CITY OF RIVERBANK
Regular Planning Commission Board Hybrid Meeting
(Virtual via ZOOM)
Tuesday, July 19, 2022 AT 6:00 P.M.
Council Chambers, 6707 Third St., Ste B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, JULY 19, 2022 **– 6:00 P.M.**
(**THE AGENDA PACKET IS ONLINE AT** T HTTP://WWW.RIVERBANK.ORG/AGENDACENTER)

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 59453, SUBDIVISION (e) OF THE RALPH M. BROWN ACT (CALIFORNIA GC § 54950, ET SEQ.), THE FEDERAL AMERICANS WITH DISABILITIES. WHILE THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC, GIVEN THE STATE OF EMERGENCY REGARDING THE THREAT OF COVID-19, MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE AND COMMENT VIA THE ZOOM VIRTUAL PLATFORM. REFER TO THE LAST PAGE OF THE AGENDA FOR PARTICIPATION INFORMATION.

CALL TO ORDER:	Chair:	Steve Link
ROLL CALL:	Chair:	Steve Link
	Vice Chair:	Natasha Basso
	Commissioner:	John Dinan
	Commissioner:	Joan Stewart
	Commissioner:	Benjamin Reuben
	Commissioner:	Vacant

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

1. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission Board.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission Board unless otherwise requested by an individual Planning Commission Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the Planning Commission Board.

Item 2.1: Posting of the Agenda. The Agenda for the July 19, 2022 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North

& South bulletin boards, Post Office, city website, and emailed to the Library on July 15, 2022.

Item 2.2: Approval of the July 19, 2022 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Recommendation: Approval by roll call vote.

1st_____ 2nd _____

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1 and 3.2 was published on July 6, 2022 in the Riverbank News.

Item 3.1: Architecture and Site Plan Review No. 04-2022 (Dept. File# 22-0011) Countryside II – LGI Homes. The project consists of the Architecture and Site Plan Review for Countryside II, a 40-lot single-family residential subdivision zoned Planned Development. LGI Homes proposes 5 master plans: three single-story plans and two 2-story plans ranging in size from 1342 sf – 2215 sf. Project location: 6073 Central Avenue (APN 062-022-019). The proposed project will not have a significant effect on the environment. The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

Recommendation: Approve Resolution 2022-009 to approve the Architecture and Site Plan Review

1st_____ 2nd _____

Item 3.2: Zoning Ordinance Amendment 01-2022 – Tiny House Village Workshop (Dept. File #22-0020). The City of Riverbank is working on a zoning ordinance amendment which will permit and regulate tiny house villages. The City's consultant, JB Anderson Land Use Planning will be holding a workshop with the Planning Commission to discuss the draft ordinance before it is brought back to the Planning Commission for a recommendation to City Council.

4. PLANNING COMMISSION COMMENTS

None.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information only – No Action)

None.

6. STAFF COMMENTS (Information Only – No Action)

None.

7. ADJOURNMENT

Next Regular Planning Commission meeting – August 16, 2022 @ 6:00 pm

AFFIDAVIT OF POSTING
I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 14th day of July, 2022 /s/*Janet Smallen, Sr. CDS, City of Riverbank*

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements. A notification of 48 hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [28 CFR 35.102-35.104 ADA Title II].

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language. (Exception: When a State statute requires that at a public hearing that includes a substantial number of the population that are not able to speak or understand English, the City should provide interpreters. This determination is left at the discretion of the City.)

GENERAL INFORMATION

MEETING SCHEDULE: The Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDA & REPORTS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires agenda title pages to be posted near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents, that are not privileged, may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

City Hall Hours: City Hall is open to the public Monday through Thursday, 7:30 am – 5:30 pm.
QUESTIONS: Contact the Developmental Services Department at (209) 863-7191.

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, CA, during normal business hours.

TELECONFERENCE/VIRUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR THE HYBRID CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT AS AMENDED BY SB 361

PUBLIC "LIVE" VIEWING

- Charter Government Channel – 2
- AT&T U-VERSE Government Channel – 99
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written Comments via Mail Service: Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367. (Must be received **by 4:00 p.m.** on the day of the meeting. To ensure receipt call the Manager at (209) 863-7124.)

Written Comments via Email to cityclerk@riverbank.org:

- Written comments must be received **by 4:00 p.m.** on the day of the meeting (Indicate Agenda Item # in the ***subject line***.) Comments received will not be read aloud at the meeting, however, will be made part of the record and distributed to the Planning Commission prior to consideration of the matter.
- Technology is not a 100% proven communication tool; therefore, you are asked to call the Planning and Building Manager at (209) 863-7124 to verify receipt of your comments.

Join via ZOOM Platform:

- **Learn about using ZOOM** – **Visit** https://support.zoom.us/hc/en-us/categories/201146643
- Visit https://zoom.us/j/94943925973?status=success for a free account or to download the app.
  - Join by this link: https://us02web.zoom.us/j/88940854432
  - Join by accessing website: https://zoom.us/join
    - **Webinar ID:889 4085 4432**
  - Join by telephone:**1 669 900 9128 or 1 346 248 7799, plus Webinar ID**

ORAL COMMENTS VIA ZOOM: The Chair will announce when public comments may be made for the agenda item being considered, at which time you will:

- Using a computer – click on the "raise hand" feature in the webinar controls. This will let us know you wish to speak.
  - Once you confirm that you want to be unmuted, your 3 minutes will begin for you to make your comments.

- Using a Phone – press ***9** to "raise the hand".
  - Once you confirm that you want to be unmuted, your 3 minutes will begin for you to make your comments.

ORAL COMMENTS IN-PERSON: The Chair will ask the audience if anyone wishes to comment, at that time you may approach the podium.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the teleconference phone number (209) 863-7151 so that Council may receive your comments. Council will be waiting for your call. Thank you

JOIN THE MEETING VIA ZOOM PLATFORM

- Join by this link: https://us02web.zoom.us/j/81040537062
- Join by accessing website: https://zoom.us/join , enter Webinar ID: 81040537062
- Join by telephone:1 669 900 9128 or 1 346 248 7799, plus Webinar ID 81040537062

Learn about using ZOOM - Visit
https://zoom.us/j/94943925973?status=success
for a free account or to download the app.

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, CA, during normal business hours.

City of Riverbank

6707 Third Street ● Riverbank CA 95367
Office: (209) 863-7128 ● FAX: (209) 869-7126

This table is not for publication	
PUBLISH DATE: July 6, 2022	**TO LEGAL: June 29, 2022**
DEPT.: Planning	**Riverbank News**

NOTICE OF PUBLIC HEARING

CITY OF RIVERBANK PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regards to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, July 19, 2022, at 6:00 p.m**. or soon thereafter as practical via the Zoom virtual platform and in-person attendance in the City Council Chambers at 6707 Third Street, Suite B, Riverbank, CA. This meeting will be held in accordance with the Brown Act amendment (AB 361) in regards to teleconference/virtual public meeting requirements, the Governor's "reopening" orders, and the recent California Department of Public Health COVID orders (all of which are subject to change before the meeting date). This public hearing is to consider the following matter:

Architecture and Site Plan Review No. 04-2022 (Dept. File #22-0011) – Countryside II – LGI Homes. The project consists of the Architecture and Site Plan Review for Countryside II, a 40-lot single-family residential subdivision zoned Planned Development. LGI Homes proposes 5 master plans: three single-story plans and two 2-story plans ranging in size from 1342 sf – 2215 sf. Project location: 6073 Central Avenue (APN 062-022-019). The proposed project will not have a significant effect on the environment. The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

Zoning Ordinance Amendment 01-2022 – Tiny House Village Workshop (Dept. File #22-0020. The City of Riverbank is working on a zoning ordinance amendment which will permit and regulate tiny house villages. The City's consultant, JB Anderson Land Use Planning will be holding a workshop with the Planning Commission to discuss the draft ordinance before it is brought back to the Planning Commission for a recommendation to City Council.

Planning Commission (Hybrid) Meeting
June 19, 2022 at 6:00 pm
City Hall Council Chambers - 6707 Third St., Suite B - Riverbank, California

REPORT AVAILABILITY: Public materials pertaining to the presentation of the subject matter are made available as part of the agenda packet at http://www.riverbank.org/AgendaCenter upon distribution to a majority of the Planning Commission, (72 hours prior to the meeting), and may be viewed at the City Clerk's Office, 6707 Third St., Suite A, Riverbank, during normal business hours.

ALL INTERESTED PERSONS are invited to participate in this public meeting to express views or submit evidence for or against the subject matter being considered. Comments are not accepted via telephone. The following submission of comments are accepted for the record.

Written Comments Prior to the Meeting. Written comments may be delivered in-person to the City of Riverbank, City Clerk's Office, 6707 Third St., Suite A, Riverbank, 95367. Written comments submitted via email to dkenney@riverbank.org or via Mail Delivery Service requires a follow up phone call to (209) 863-7124 for verification of receipt by staff. All written comments must be received by the City Clerk **no later than 4:00 p.m. on the day of the meeting.** Comments received by the deadline will be distributed to the Planning Commission for consideration and will be made part of the official record, but will not be read aloud during the meeting.

Oral Comments Via ZOOM or In-Person During the Meeting. Oral comments may be made at the time the Chair officially opens the hearing for public comment and in the order as called upon by the Chair. *Via In-Person:* Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. *Via Zoom:* The public participation and comment procedures are provided *on the last page of the agenda* that is posted (72) hours prior to the meeting at http://www.riverbank.org/AgendaCenter.

TECHNICAL DIFFICULTIES: In accordance with the amended Brown Act, if there is a disruption of the meeting broadcast, or in the ability to take call-in or internet based public comment during the conduct of the meeting, the Planning Commission will recess until the issue is resolved, or may adjourn the remainder of the agenda business to a stated time and place, which allows the current meeting to be continued.

ADA COMPLIANCE: In accordance with ADA, every effort will be made to accommodate any person requiring special assistance to participate in the meeting. Contact the City Clerk at (209) 863-7198 or cityclerk@riverbank.org at least (48) hours prior to the meeting.

Questions regarding the proposed subject matter may be made to Planning and Building Manager Donna Kenney at (209) 863-7124 or email dkenney@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or call the Administration Dept. at (209) 863-7122 prior to 4:00 p.m. on the day of the meeting.

Published this 6th day of July 2022.
/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

AFFIDAVIT OF POSTING
I, Janet Smallen, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA. Dated this 6th of July 2022. /s/ Janet Smallen, Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 7/6/2022	Publish: 7/6/2022	Remove: 7/20/2022

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING CITY OF RIVERBANK PLANNING COMMISSION

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Planning Commission (Hybrid) Meeting June 19, 2022 at 6:00 pm. City Hall Council Chambers -6707 Third St., Suite B -Riverbank, California

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Clerk's Office, 6707 Third St., Suite A, Riverbank, 95367. Written comments submitted via email to dkenney@riverbank.org or via Mail Delivery Service requires a follow up phone call to (209) 863-7124 for verification of receipt by staff. All written comments must be received by the City Clerk **no later than 4:00 p.m. on the day of the meeting.** Comments received by the deadline will be distributed to the Planning Commission for consideration and will be made part of the official record, but will not be read aloud during the meeting. ***Oral Comments Via ZOOM or In-Person During the Meeting.*** Oral comments may be made at the time the Chair officially opens the hearing for public comment and in the order as called upon by the Chair. Via In-Person: Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. Via Zoom: The public participation and comment procedures are provided on the last page of the agenda that is posted (72) hours prior to the meeting at http://www.riverbank.org/AgendaCenter

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July, 6, 2022
RN#22-054

CITY OF RIVERBANK
PLANNING COMMISSION

STAFF REPORT

ITEM NO:	**3.1**	**July 19, 2022**
APPLICATION:	**Architecture and Site Plan Review No. 04-2022 (Dept. File #22-0011) – Countryside II, LGI Homes – California, LLC.** The project consists of the Architecture and Site Plan Review for Countryside II, a 40-lot single-family residential subdivision zoned Planned Development. LGI Homes proposes 5 master plans: three single-story plans and two 2-story plans ranging in size from 1342 sf – 2215 sf. Project location: 6073 Central Avenue (APN 062-022-019). The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.	
OWNER:	LGI Homes – California LLC 2251 Douglas Boulevard, STE #110 Roseville, CA 95661	
APPLICANT REPRESTATIVE:	Pat Eres	
GENERAL PLAN:	Low Density Residential (LDR)	
ZONING:	Planned Development (PD)	
ENVIRONMENTAL DETERMINATION:	The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve the Architecture and Site Plan Review subject to the conditions in Resolution 2022-009 (Attachment 1).	
ACROMYMS:	CEQA – California Environmental Quality Act FT – Feet or foot	

I. EXECUTIVE SUMMARY:

The applicant proposes the architectural review of forty-five (45) single family residences for the Countryside II subdivision. Tentative Map 07-2004 to subdivide Countryside I and II (formerly Hayes 4 Phases 1 and 2) was adopted April 25, 2005. A Development Agreement for Countryside II was approved by the City Council on April 25, 2017 for the Hayes Family. On October 7, 2019, McRoy Wilbur Communities assumed the Development Agreement to construct Countryside II. McRoy Wilbur Communities is in the process of selling the subdivision to LGI Homes – California, LLC, which has assumed the Development Agreement from McRoy Wilbur Communities.

II. ARCHITECTURE AND DESIGN:

A. The chart below provides the names and details of each model:

Model / Total Square Feet	**Bedrooms**	**Bathrooms**	**Notes**
Baker – 1,342	3	2	Single story and great room.
Carmel – 1,509	3	2	Single story and great room.
Imperial – 1,848	4	2	Single story, great room, and covered patio.
Malibu – 1,940	4	2.5	Two story, great room, and covered porch.
Stinson – 2,215	5	3	Two story, nook, great room, and covered porch.

B. The chart below shows the colors and materials for each scheme:

	Scheme 1	**Scheme 2**	**Scheme 3**	**Scheme 4**	**Scheme 5**	**Scheme 6**	**Scheme 7**
Roof	George-town Gray	Weathered Wood	Weathered Wood	George-town Gray	Weathered Wood	George-Town Gray	Weathered Wood
Stucco	Divine White	Pueblo	Greek Villa	Drift of Mist	Bungalow Beige	Porcelain	Perfect Greige
Accent	Stone Lion	Chocolate Powder	Flexible Gray	------	-----	------	------

Trim	Thunder Gray	Aurora Brown	Bitter Chocolate	Cornwall Slate	Rookwood Med. Brown	Highly Reflective White	Natural Linen
Siding	-----	-----	-----	Night Owl	Tranquil Aqua	Folkstone	Special Gray
Masonry	-----	-----	-----	Grey Drift Brick	Antique Red Brick	Gray Drift Fieldstone	Chablis Fieldstone

C. The chart below shows the color schemes for each model:

	Baker	**Carmel**	**Imperial**	**Malibu**	**Stinson**
Early California - Schemes 1, 2, 3	√	√	√	√	√
Bungalow - Schemes 4 and 5		√	√		√
Cottage - Schemes 6 and 7	√			√	

D. The above color schemes can be seen in Exhibit A to Attachment 1. Additional details of the project plans:

1. Porches and Entries – A clear sense of entry and design interest to a home is provided through the inclusion of covered porches and other architectural elements such as window trim and shutters that contribute to a sense of place and activity. Four (4) plans have color accents of shake or lap siding and masonry of brick or fieldstone to further enhance the facade.

2. Garage Frontage and Placement – Each dwelling unit has two (2) covered parking spaces in the garage. For garages accessed from the street, the zoning code requires the garage face to be recessed a minimum of twenty (20) feet from the front property line. Garages are all recessed behind the houses' façades to minimize their prominence.

3. Driveways and Parking – As noted above, there are two (2) parking spaces in each garage. All driveways have room to park two (2) vehicles and still provide clearance for the public sidewalk. Street parking is permitted

4. Fences, Walls, and Entry Features – The designs of walls and fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development and adjacent properties. Good neighbor fences will be installed in their permanent locations at required setbacks.

5. Side yards – To ensure privacy, the side elevations of the homes show very few windows. This keeps sight access to neighboring yards, pools, and windows to a minimum. This is standard practice for this developer on all interior lot houses and will not be used on corner lot houses.

6. Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Per the City of Riverbank Standard Conditions, Resolution 2013-014 #22, if the project is a Planned Development, Covenants, Conditions and Restrictions (CC&Rs) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

III. GENERAL PLAN CONSISTENCY:

The Planning Commission must determine General Plan consistency relevant to the Architecture and Site Plan Review:

1. ***Policy* Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets.** *The developer has provided residential building designs with garage placements that are recessed to prevent monotonous streetscapes and a pedestrian friendly environment.*

2. ***Policy* Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.** *The developer has provided five (5) models and seven (7) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details include shutters, pillars, decorative vents, brick, rock, shake shingles, lap siding, accent windows and foam trim.*

3. ***Policy* Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby "provide eyes on the street," helping to maintain a sense of security within neighborhoods.** *The developer has provided a street-facing front porch for each unit and group mailboxes will be installed in a heavy use area.*

IV. FINDINGS

The Riverbank Planning Commission must make the following findings in order to approve the project:

1. The proposed project, together with the provisions for its design and

improvements, is consistent with the goals, policies, program and uses of the General Plan. *The proposed project is consistent with General Plan Policies Design-3.2, Design-4.2, and Design-5.2 as discussed above.*

2. The proposed Architecture and Site Plan Review along with Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances. *As reviewed by staff, all requirements and conditions conform to both the intent and provisions of the Zoning Ordinance.*

V. ENVIRONMENTAL REVIEW:

The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

VI. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on July 6, 2022 and posted at City Hall North, South, Post Office, Community Center and website on July 7, 2022. In addition, the Applicant posted a Notice of Development Permit Application at Santa Fe Street and Central Avenue on July 7, 2022 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on June 30, 2022. At the time of writing this Staff Report (July 14, 2022), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

VII. RECOMMENDATION:

Approve the Architectural and Site Plan Review based upon the findings contained in Resolution 2022-009.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2022-009
   Exhibit A – Elevations, Floor Plans, and Colors & Materials

Respectfully Submitted By:

Donna M. Kenney

_____
Donna M. Kenney
Planning and Building Manager

City of Riverbank
Planning Commission
Resolution No. 2022-009

APPROVAL OF ARCHITECTURE AND SITE PLAN REVIEW 04-2022
FOR COUNTRYSIDE II, 6073 CENTRAL AVENUE
APN: 062-022-019

WHEREAS, an Architecture and Site Plan Review application has been received from LGI Homes – California, LLC with a proposal for forty (40) single-family dwelling units within the Countryside II subdivision located at 6073 Central Avenue (APN: 062-022-019); and

WHEREAS, the Planning Commission held a public hearing on July 19, 2022, to consider Architecture and Site Plan Review 04-2022 and take public comment; and

WHEREAS, the architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.

2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets.

2. Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.

3. Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods.

WHEREAS, the plans and elevations of LGI Homes – California, LLC are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project; and

2. The applicant shall build the entire project according to the floor plans and elevations date stamped April 19, 2022 and on file with the Community Development Department and as presented to the Planning Commission as part of this action; and

3. The Community Development Director shall approve block walls and fencing; and

4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and

5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption; and

6. CC&R documents, if used, shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti.

7. Street names shall not be final until Final Map adoption.

8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 04-2022 is hereby approved, subject to those conditions established by Resolution No. 2022-009 and as illustrated in Exhibit “A” Floor Plans, Elevations, and Colors & Materials.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 19th of July, 2022; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of _-_:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:	**Approved:**
_____	_____
Donna M. Kenney, Planning and Building Manager	Steve Link, Chairperson Planning Commission

Exhibit A – Plans, Elevations, and Colors & Materials

COUNTRYSIDE

SINGLE FAMILY HOMES

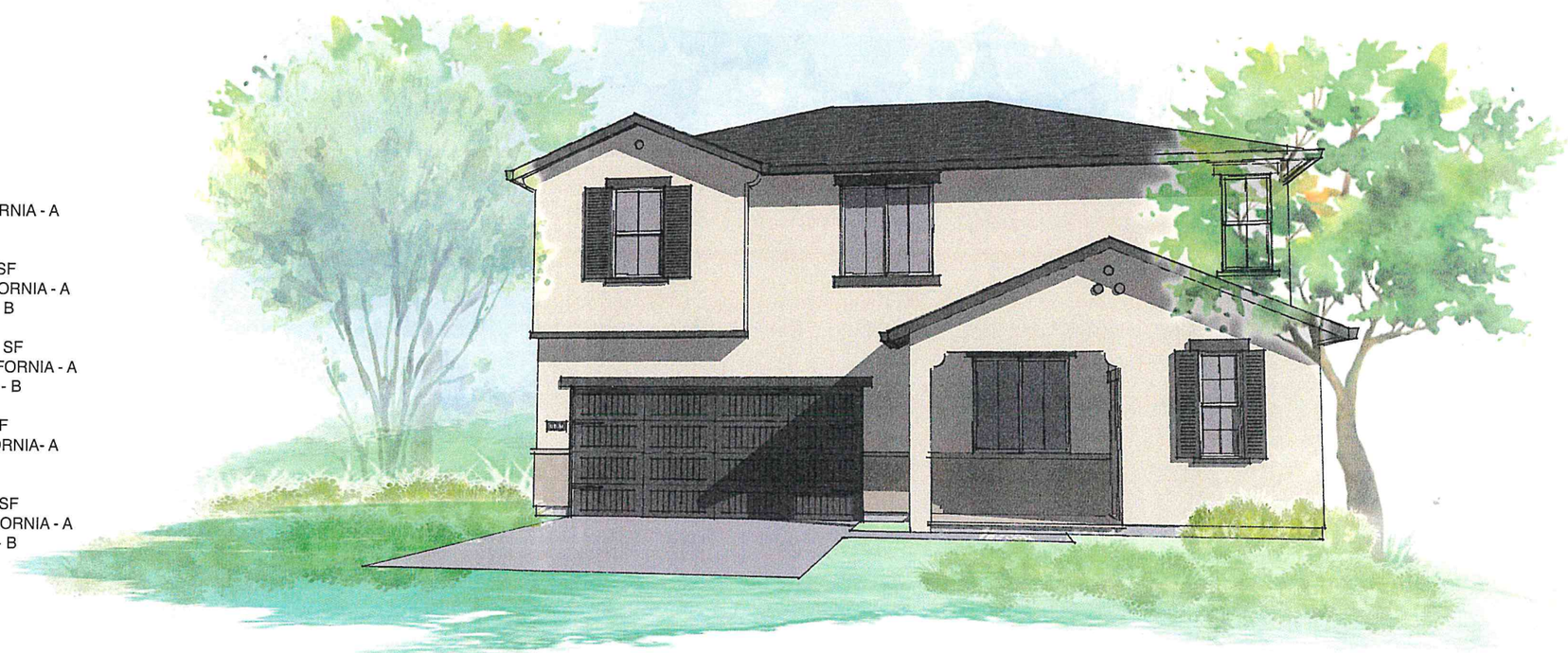
LGI HOMES | JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

CITY OF RIVERBANK
04.11.2022

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

SHEET INDEX

0.	COVER SHEET
C1 of 4	SITE: COUNTRYSIDE, PHASE 2
C2 of 4	SITE: COUNTRYSIDE, PHASE 2
C3 of 4	SITE: COUNTRYSIDE, PHASE 2
C4 of 4	SITE: COUNTRYSIDE, PHASE 2
A1.1	SCHEMATIC STREET SCENE
A1.2	SITE PHOTOS I PHASE 2
A2.1	BAKER I SCHEMATIC FLOOR PLAN - 1,342 SF
A2.2	BAKER I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA - A
A2.3	BAKER I SCHEMATIC ELEVATIONS I COTTAGE - C
A3.1	CARMEL I SCHEMATIC FIRST FLOOR PLAN - 1,508 SF
A3.2	CARMEL I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA - A
A3.3	CARMEL I SCHEMATIC ELEVATIONS I BUNGALOW - B
A4.1	IMPERIAL I SCHEMATIC FIRST FLOOR PLAN - 1,848 SF
A4.2	IMPERIAL I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA - A
A4.3	IMPERIAL I SCHEMATIC ELEVATIONS I BUNGALOW - B
A5.1	MALIBU I SCHEMATIC FIRST FLOOR PLAN - 1,940 SF
A5.2	MALIBU I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA- A
A5.3	MALIBU I SCHEMATIC ELEVATIONS I COTTAGE - C
A6.1	STINSON I SCHEMATIC FIRST FLOOR PLAN - 2,215 SF
A6.2	STINSON I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA - A
A6.3	STINSON I SCHEMATIC ELEVATIONS I BUNGALOW - B
A7.1	COLOR & MATERIALS I EARLY CALIFORNIA -A
A7.2	COLOR & MATERIALS I BUNGALOW - B
A7.3	COLOR & MATERIALS I COTTAGE - C

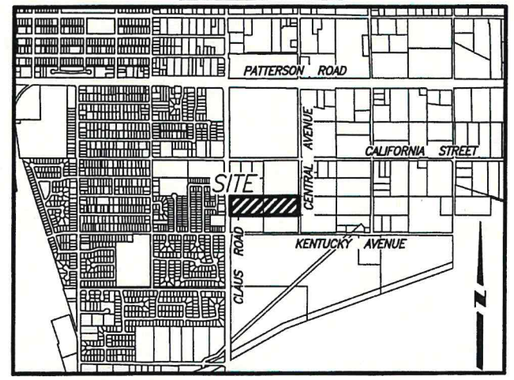


COUNTRYSIDE, PHASE 2

BEING A SUBDIVISION OF LOTS 335 AND 336 AS SHOWN ON THAT MAP ENTITLED "MAP OF RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, ALSO DESCRIBED IN THAT CERTAIN GRANT DEED FILED AS DOC. NO. 2019-0069100, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN,
CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA
MARCH 2021

BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

VICINITY MAP N.T.S.



OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

WE OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE, IN FEE, 20' OF CENTRAL AVENUE, BEAGLE DRIVE, COMPANION LANE, FRIENDSHIP COURT, SCOUT COURT, AND LOT B (~~25/N~~); AS EASEMENTS, THE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS; ALL AS SHOWN ON AND LYING WITHIN THE BOUNDARY OF THE LAND BEING DIVIDED BY THIS SUBDIVISION MAP.

OWNER: McROY-WILBUR COMMUNITIES, INC., A CALIFORNIA CORPORATION

MARK WILBUR PRESIDENT — DATE August 30, 2021

OWNER: McROY-WILBUR COMMUNITIES, INC., A CALIFORNIA CORPORATION

IAN WILBUR SECRETARY / TREASURER — DATE: 8-31-21

BENEFICIARY JAMES A. BARTMAN A SINGLE MAN

JAMES A. BARTMAN — DATE: August 30, 2021

NOTARY STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Stanislaus } S.S.

ON August 30, 2021, BEFORE ME, M. Cooper,
A NOTARY PUBLIC, PERSONALLY APPEARED James A. Bartman,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/~~THEY~~ EXECUTED THE SAME IN HIS/~~HER~~/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER~~/~~THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE: M. Cooper — COMMISSION NUMBER: 2310197
PRINCIPAL COUNTY OF BUSINESS: Stanislaus — MY COMMISSION EXPIRES: Nov 20, 2023

NOTARY STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Stanislaus } S.S.

ON August 30, 2021, BEFORE ME, M. Cooper,
A NOTARY PUBLIC, PERSONALLY APPEARED Mark Wilbur,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/~~THEY~~ EXECUTED THE SAME IN HIS/~~HER~~/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER~~/~~THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE: M. Cooper — COMMISSION NUMBER: 2310197
PRINCIPAL COUNTY OF BUSINESS: Stanislaus — MY COMMISSION EXPIRES: Nov. 20, 2023

TAX COLLECTORS CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL, IRRIGATION OR LOCAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.
APN: 062-022-019 AND 062-022-022

DATED THIS 13th DAY OF September, 2021.

DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

BY: _____ DEPUTY
Angie Alcala (PRINT NAME)

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS: (CHECK ONE)

☒ A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE AT THE TIME OF FILING OF THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.

☐ B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 13th DAY OF September, 2021.

ELIZABETH A. KING
CLERK OF THE BOARD OF SUPERVISORS
STANISLAUS COUNTY, CALIFORNIA

BY: Kelly Rodriguez DEPUTY
Kelly Rodriguez (PRINT NAME)

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MARK WILBUR. ON FEBRUARY 17 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 19th DAY OF SEPTEMBER, 2021.

SCOTT L. BLAKE L.S. 8489

PROFESSIONAL LAND SURVEYOR — SCOTT L. BLAKE — No. 8489 — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 13 DAY OF OCTOBER, 2021.

WILLIAM F. KULL, CITY SURVEYOR, CITY OF RIVERBANK L.S. 5792

LICENSED LAND SURVEYOR — WILLIAM F. KULL — 5792 — STATE OF CALIFORNIA

PLANNING COMMISSION STATEMENT

THIS IS TO STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND RECOMMENDED BY THE PLANNING COMMISSION AT A DULY AUTHORIZED MEETING HELD ON ~~APRIL 25, 2005~~ November 16, 2004 AND APPROVED BY THE CITY COUNCIL AT A DULY AUTHORIZED MEETING HELD ON ~~NOVEMBER 27, 2006~~ April 26, 2005.

DATED THIS 12 DAY OF October, 2021.

DONNA M. KENNEY, SECRETARY PLANNING COMMISSION
CITY OF RIVERBANK

CITY CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT AT A REGULAR MEETING HELD ON THE 12th DAY OF October, 2021, THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, APPROVED THIS FINAL MAP AND ACCEPTED ON BEHALF FOR PUBLIC USE THE STREETS, AVENUES, ROADS, EASEMENTS, AND OTHER PUBLIC PLACES AND DEDICATIONS AS SHOWN ON THIS FINAL MAP. SAID APPROVAL IS NOT TO BE CONSTRUED AS ACCEPTANCE OF THE REMAINING STREETS THEREON.

DATED THIS 26 DAY OF October, 2021.

BY: _____ ANNABELLE AGUILAR, CITY CLERK, CITY OF RIVERBANK — Annabelle Aguilar PRINT NAME

RECORDER'S STATEMENT

FILED THIS 27 DAY OF October, 2021, AT 13:05:38 O'CLOCK P M.
IN BOOK 45 OF MAPS AT PAGE 04, S.C.R.
AT THE REQUEST OF MARK WILBUR — 2021-0100530
DONNA LINDER
STANISLAUS COUNTY RECORDER
FEE: Ø
BY: Nicole Bailey, DEPUTY
Nicole Bailey PRINT NAME

SHEET 1 OF 4

NOTARY STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Stanislaus } S.S.

ON August 31, 2021, BEFORE ME, M. Cooper,

A NOTARY PUBLIC, PERSONALLY APPEARED

Jan Wilbur,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: M. Cooper COMMISSION NUMBER: 2310197

PRINCIPAL COUNTY OF BUSINESS: Stanislaus MY COMMISSION EXPIRES: Nov 20, 2023

COUNTRYSIDE, PHASE 2

BEING A SUBDIVISION OF LOTS 335 AND 336 AS SHOWN ON THAT MAP ENTITLED "MAP OF RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, ALSO DESCRIBED IN THAT CERTAIN GRANT DEED FILED AS DOC. NO. 2019-0069100, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN,
CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA
MARCH 2021

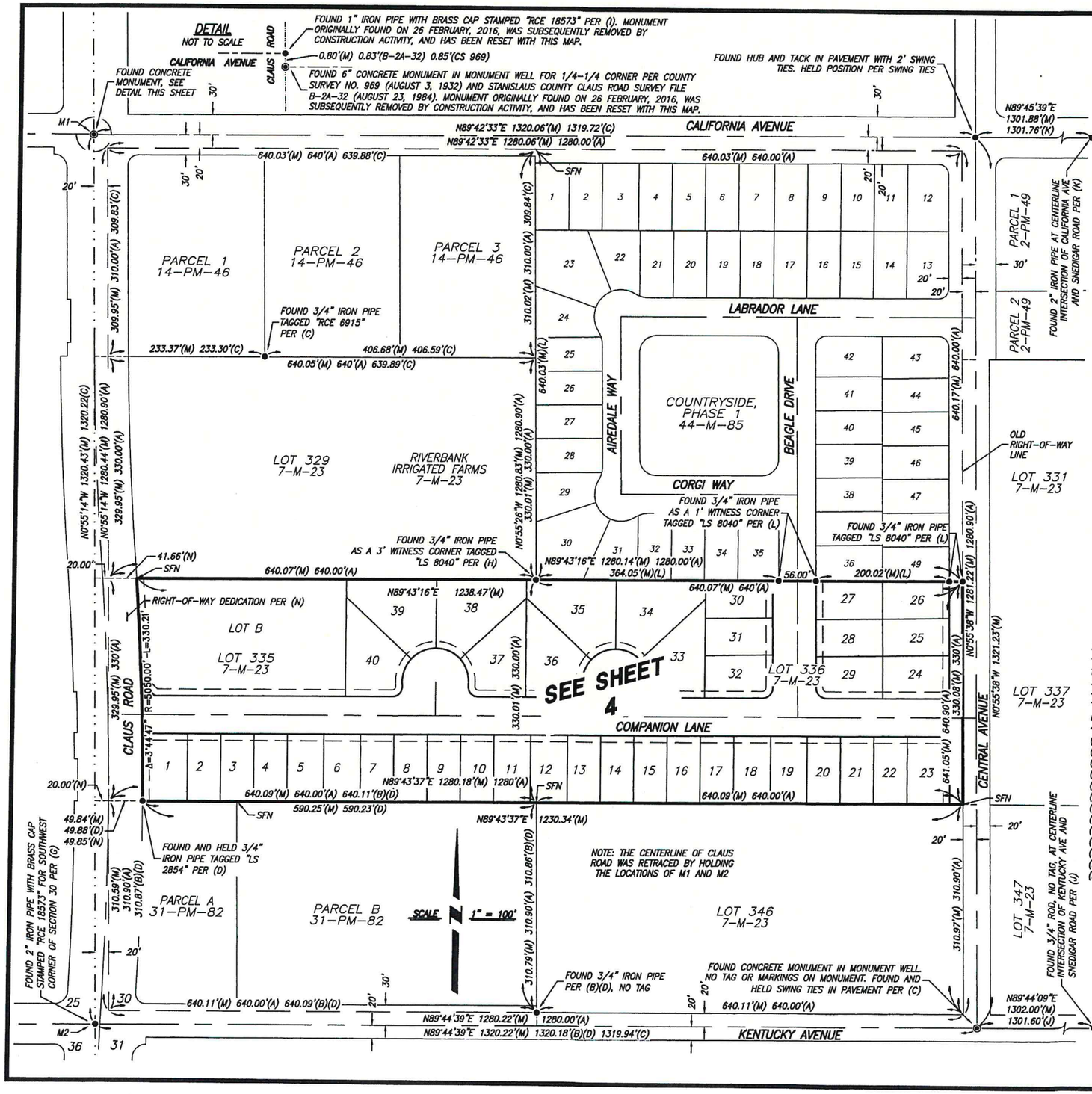
BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

45 M 04

45 M 04



COUNTRYSIDE, PHASE 2

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CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA
MARCH 2021

BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- ● FOUND AND ACCEPTED MONUMENT AS NOTED
- ◉ FOUND AND ACCEPTED MONUMENT IN MONUMENT WELL, AS NOTED HEREON
- ◉ FOUND GPS MONUMENT, AS NOTED
- ○ SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8489
- ○ SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8489 IN MONUMENT WELL
- SET BRASS TAG STAMPED LS 8489 IN CONCRETE AS A WITNESS CORNER 1.00' FROM TRUE CORNER, MEASURED PERPENDICULAR FROM RIGHT-OF-WAY ANGLES AND CURVE POINTS
- (R) RADIAL BEARING
- -PM- PARCEL MAP
- -M- RECORDED MAP
- (M) MEASURED ON THIS SURVEY
- S.C.R. STANISLAUS COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- WC WITNESS CORNER

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM STANISLAUS COUNTY RECORDS.
4. WITNESS CORNERS MEASURED ALONG PROPERTY LINES, UNLESS NOTED OTHERWISE.

REFERENCES

(A) 7-M-23, MAP OF RIVERBANK IRRIGATED FARMS, S.C.R.
(B) 11-S-121, S.C.R.
(C) 14-PM-46, S.C.R.
(D) 31-PM-82, S.C.R.
(E) 35-M-89, CHURCHILL DOWNS SUBDIVISION, S.C.R.
(F) CORNER RECORD NO. 599, S.C.R.
(G) CORNER RECORD NO. 647, S.C.R.
(H) DOCUMENT NO. 2021-0010563, S.C.R.
(I) 34-M-79, KATHLEEN ESTATES, UNIT NO. 1, S.C.R.
(J) 12-PM-55, S.C.R.
(K) 24-PM-87, S.C.R.
(L) COUNTRYSIDE, PHASE 1, 44-M-85, S.C.R.
(N) INSTRUMENT NO. 1985-08824, S.C.R.

SUBDIVISION SUMMARY

40 LOTS	5.85 ACRES
LOT B	1.23 ACRES
STREETS	2.26 ACRES
TOTAL	9.34 ACRES

BASIS OF BEARINGS

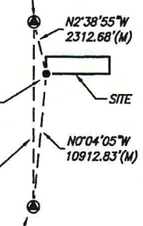
BEARINGS ON THIS MAP ARE BASED UPON A LINE OBSERVED BETWEEN CITY OF MODESTO GPS MONUMENT 2728 AND NGS MONUMENT "CLAUS" (PID HS4637). THE BEARING BETWEEN THOSE POINTS IS CALCULATED TO BE N0°31'09"W BASED UPON THE COORDINATES PUBLISHED ON THE RECORD OF SURVEY FILED IN 22-S-51, S.C.R. AND THE NGS DATA SHEET FOR STATION "CLAUS". SEE GPS DETAIL ON THIS SHEET.

FOUND BRASS DISC STAMPED "CLAUS1973" SET IN CONCRETE, IN MONUMENT WELL AT INTERSECTION OF PATTERSON ROAD AND CLAUS ROAD PER NGS DATASHEET FOR PID HS4637. NORTHING 2089512.13 EASTING 6439582.55

FOUND AND HELD 3/4" IRON PIPE TAGGED "LS 2854" PER 31-PM-82, S.C.R. NORTHING 2089512.13 EASTING 6439582.55

(BASIS OF BEARINGS) N0°31'09"W 13223.57'(M-GROUND) 13221.77'(CALC-GRID)

FOUND BRASS DISC STAMPED "CITY OF MODESTO GPS SURVEY MONUMENT NO.2728" IN MONUMENT WELL AT INTERSECTION OF RICE ROAD AND CLAUS ROAD PER RECORD OF SURVEY 22-S-51, S.C.R. NORTHING 2076290.905 EASTING 6439702.323



GPS DETAIL
NOT TO SCALE

SHEET 3 OF 4

45 M 04

45 M 04

COUNTRYSIDE, PHASE 2

BEING A SUBDIVISION OF LOTS 335 AND 336 AS SHOWN ON THAT MAP ENTITLED "MAP OF RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, ALSO DESCRIBED IN THAT CERTAIN GRANT DEED FILED AS DOC. NO. 2019-0069100, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN,
CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA
MARCH 2021

BENCHMARK ENGINEERING, INC.
915 17TH STREET, MODESTO, CALIFORNIA, 95354

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	96°09'31"	15.00'	25.17'
C2	49°00'08"	50.00'	42.76'
C3	47°09'23"	50.00'	41.15'
C4	47°12'26"	50.00'	41.20'
C5	48°57'05"	50.00'	42.72'
C6	96°09'31"	15.00'	25.17'
C7	96°09'31"	15.00'	25.17'
C8	49°03'11"	50.00'	42.81'
C9	47°06'20"	50.00'	41.11'
C10	47°09'23"	50.00'	41.15'
C11	49°00'08"	50.00'	42.76'
C12	96°09'31"	15.00'	25.17'
C13	90°39'15"	15.00'	23.73'
C14	89°20'45"	16.00'	24.95'
C15	90°39'15"	16.00'	25.32'
C16	89°20'45"	15.00'	23.39'
C17	91°09'14"	15.00'	23.86'
C18	0°57'40"	5050.00'	84.70'
C19	0°29'29"	5050.00'	43.32'
C20	0°32'11"	5050.00'	47.27'

REFERENCES

(A) 7-M-23, MAP OF RIVERBANK IRRIGATED FARMS, S.C.R.
(B) 11-S-121, S.C.R.
(C) 14-PM-46, S.C.R.
(D) 31-PM-82, S.C.R.
(E) 35-M-89, CHURCHILL DOWNS SUBDIVISION, S.C.R.
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(H) DOCUMENT NO. 2020-0009381-00, S.C.R.
(I) 34-M-79, KATHLEEN ESTATES, UNIT NO. 1, S.C.R.
(J) 12-PM-55, S.C.R.
(K) 24-PM-87, S.C.R.
(L) COUNTRYSIDE, PHASE 1, 44-M-85, S.C.R.

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED LS 8040 PER (A), UNLESS NOTED OTHERWISE
- FOUND AND ACCEPTED MONUMENT IN MONUMENT WELL, TAGGED LS 8040 PER (B), UNLESS NOTED OTHERWISE
- FOUND GPS MONUMENT, AS SHOWN ON REF (C).
- SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
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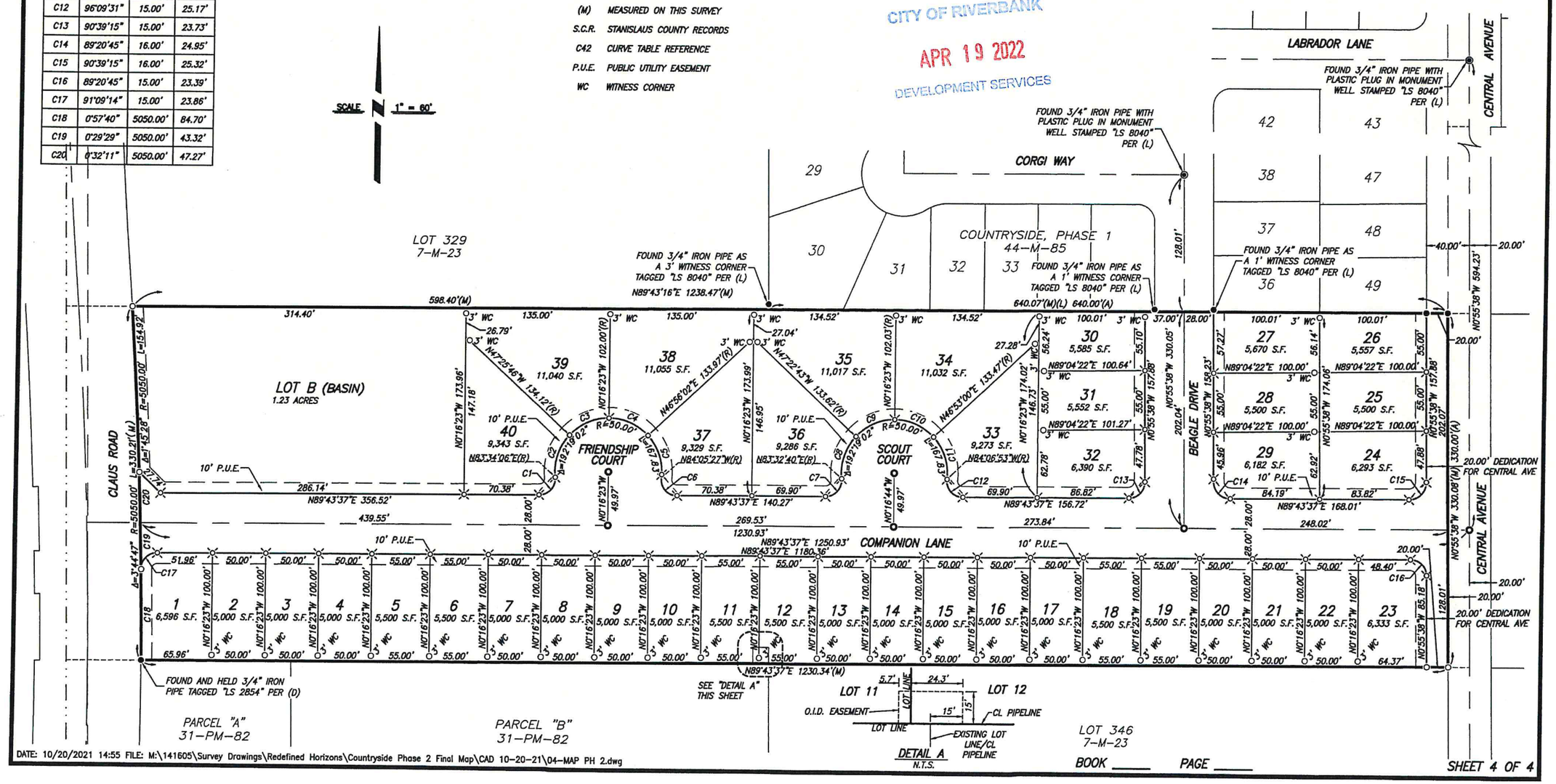
(R) RADIAL BEARING
-PM- PARCEL MAP
-M- RECORDED MAP
(M) MEASURED ON THIS SURVEY
S.C.R. STANISLAUS COUNTY RECORDS
C42 CURVE TABLE REFERENCE
P.U.E. PUBLIC UTILITY EASEMENT
WC WITNESS CORNER

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES



DATE: 10/20/2021 14:55 FILE: M:\141605\Survey Drawings\Redefined Horizons\Countryside Phase 2 Final Map\CAD 10-20-21\04-MAP PH 2.dwg

45 M 04

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.11.2022 I PROGRESS SET

LGI HOMES

COUNTRYSIDE

CITY OF RIVERBANK, CALIFORNIA

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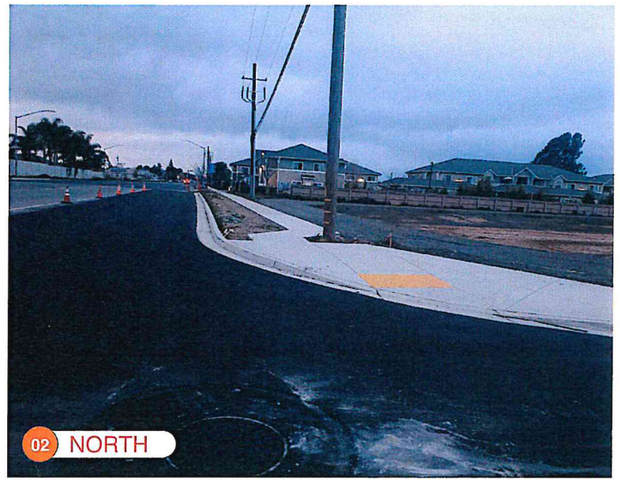
SCHEMATIC STREET SCENE

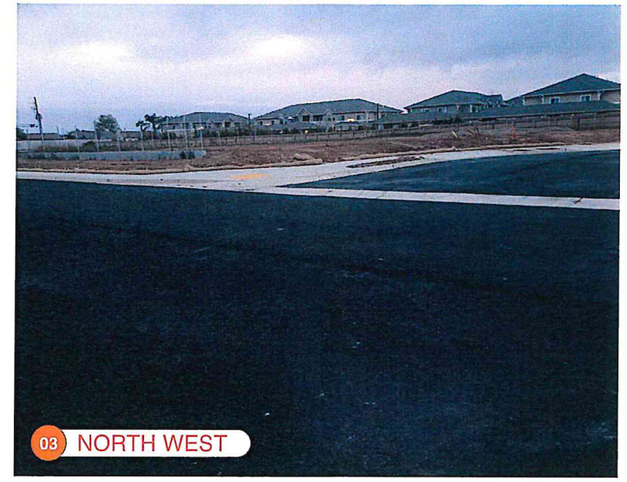
5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM

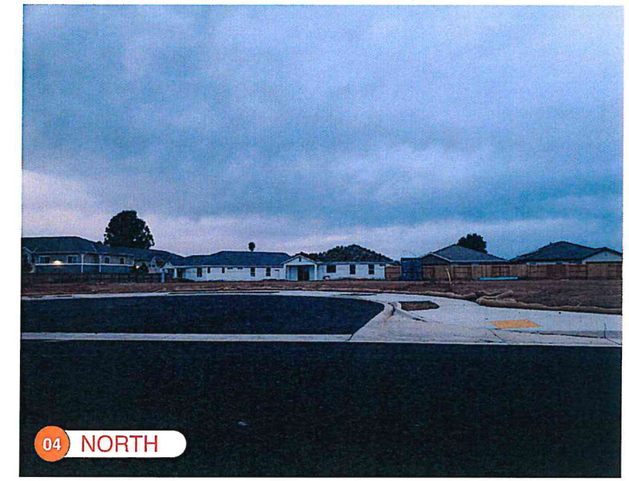
JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

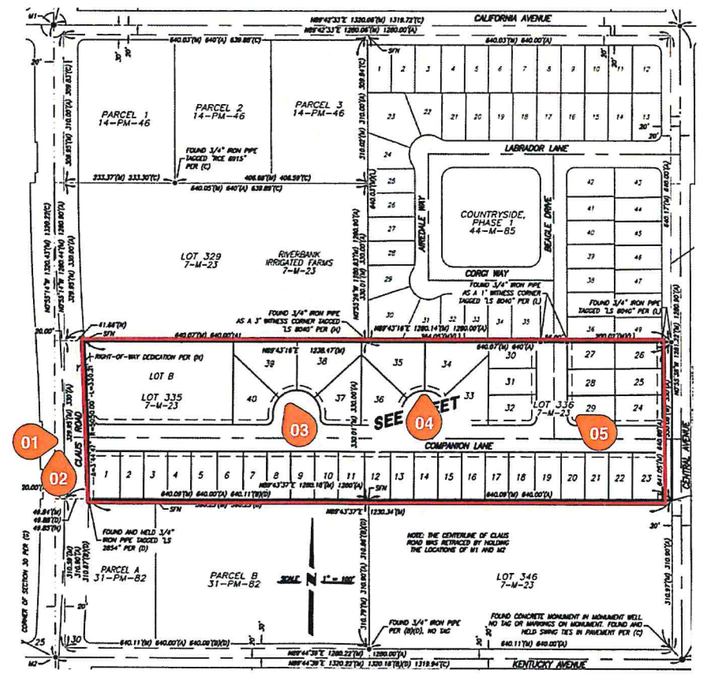
JD+A JOB NUMBER: 22011
DATE: 04.11.2022

A1.1

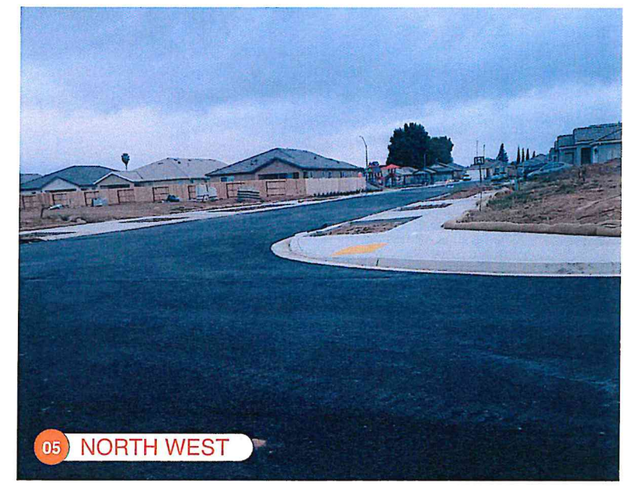








PARTIAL SITE PLAN



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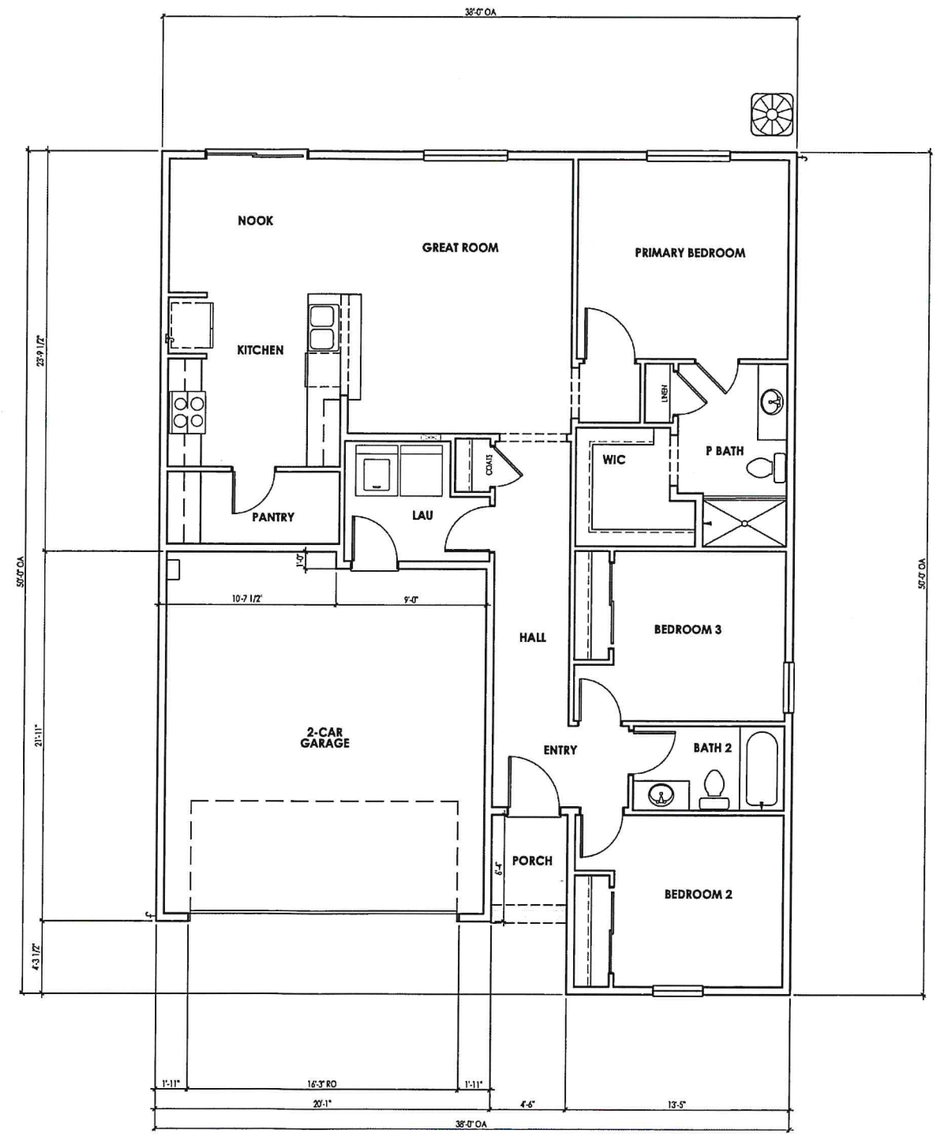
SITE PHOTOS | PHASE 2

JD+A JOB NUMBER: 22011
DATE: 04.11.2022

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA 95746 I 916.783.3700 I WWW.JDAARCH.COM

A1.2

/Volumes/jdsearch (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A2_PLAN 1_24x36L



SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
COVERED PORCH		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,342 SF
GARAGE	=	424 SF
PORCH	=	28 SF

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.12.2022 I PROGRESS SET

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BAKER | SCHEMATIC FLOOR PLAN - 1,342 SF

0 2 4 8
SCALE: 1/4" = 1'-0"

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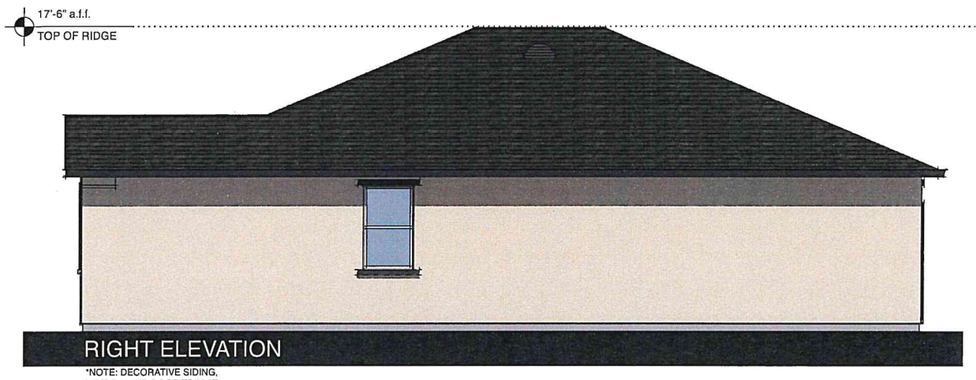
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A2.1

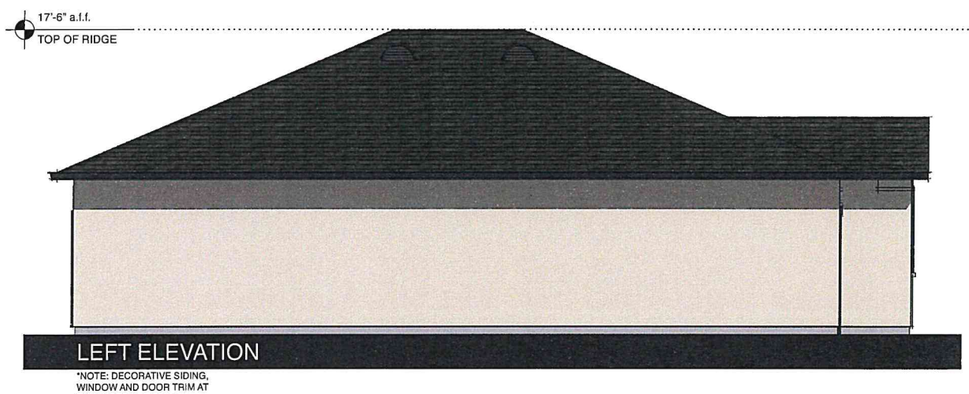
/Volumes/jdaarch (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A2_PLAN 1_2442BL



RIGHT ELEVATION

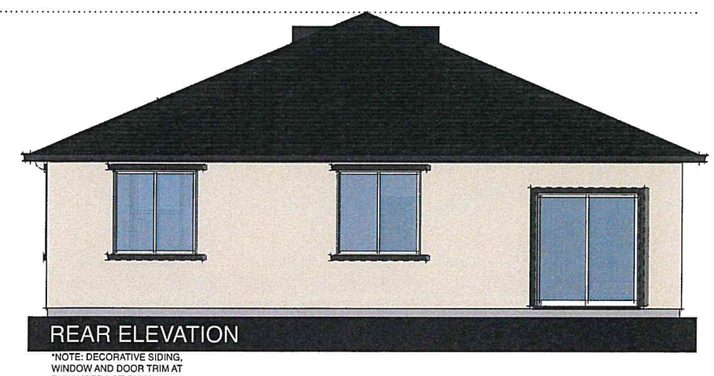
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

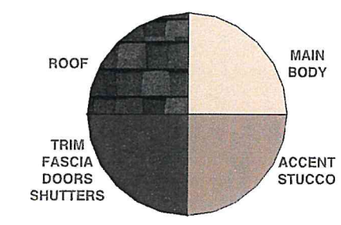
SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,342 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

COLOR SCHEME

EARLY CALIFORNIA I SCHEME #1



CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.12.2022 I PROGRESS SET

LGI HOMES

COUNTRYSIDE

CITY OF RIVERBANK, CALIFORNIA

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BAKER | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A

0 2 4 8

SCALE: 1/4" = 1'-0"

JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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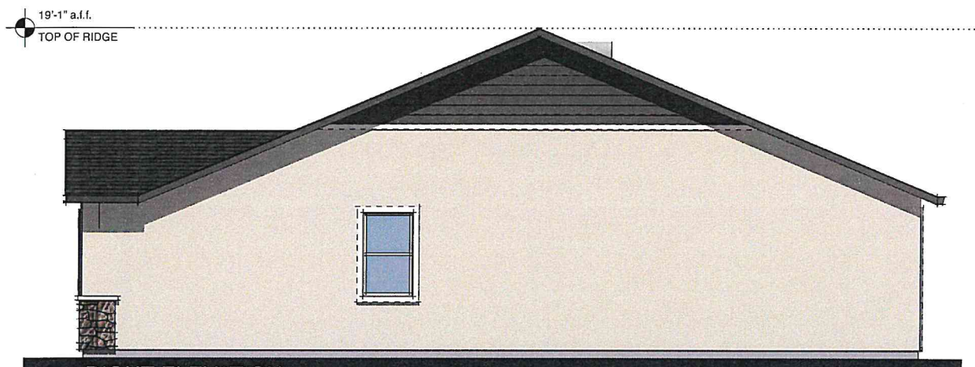
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A2.2

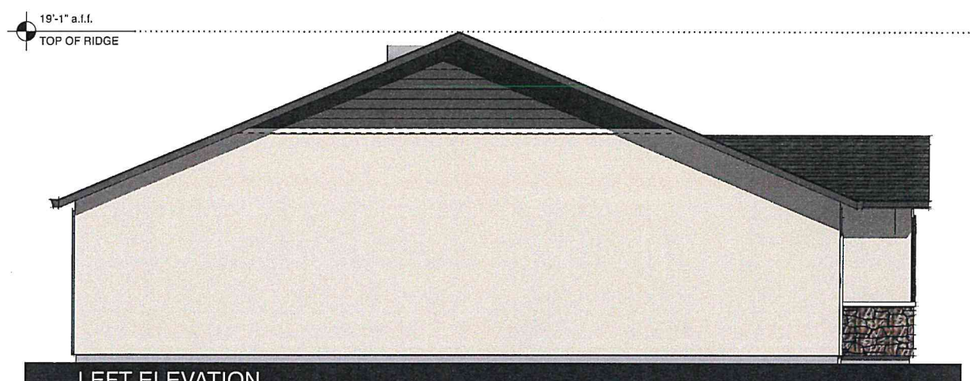
/Volumes/Search (3)/Shared02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A2_PLAN 1_24x36L



RIGHT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

REAR ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

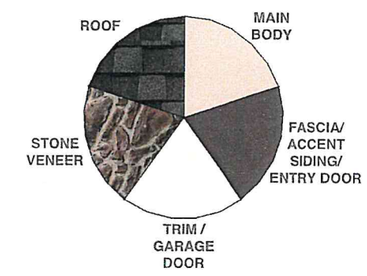
SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,342 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

COLOR SCHEME

COTTAGE I SCHEME #6



CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.12.2022 I PROGRESS SET

LGI HOMES

COUNTRYSIDE

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BAKER | SCHEMATIC ELEVATIONS | COTTAGE - C

0 2 4 8

SCALE: 1/4" = 1'-0"

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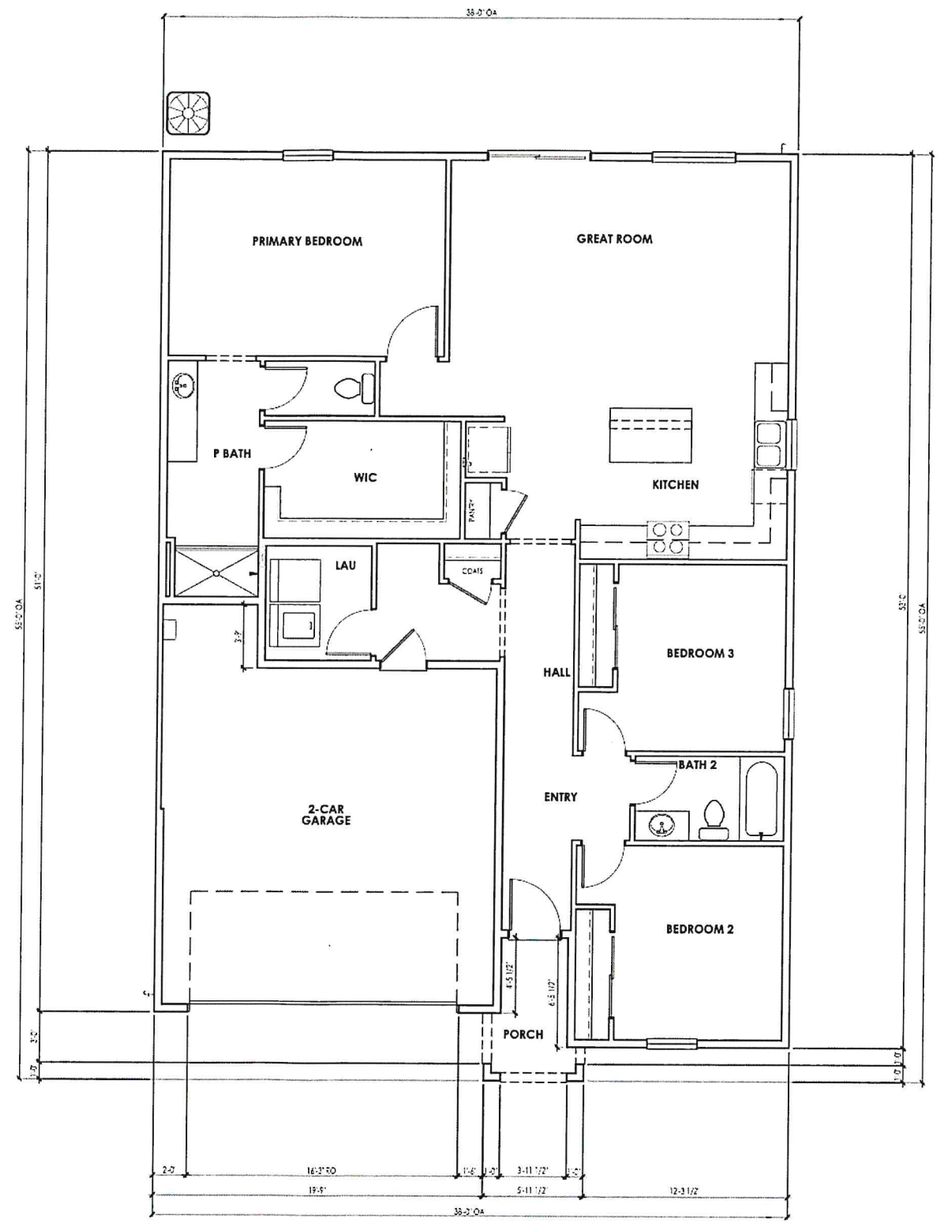
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A2.3

/Volumes/Search (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A3_PLAN 2_24x36L



SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
COVERED PORCH		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,509 SF
GARAGE	=	438 SF
PORCH	=	39 SF

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.12.2022 | PROGRESS SET

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CARMEL | SCHEMATIC FLOOR PLAN - 1,509 SF

0 2 4 8
SCALE: 1/4" = 1'-0"

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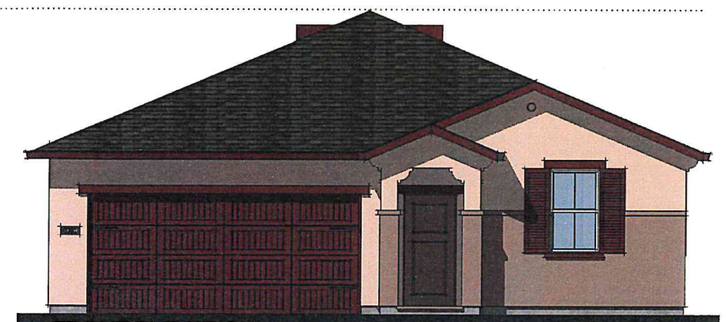
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A3.1

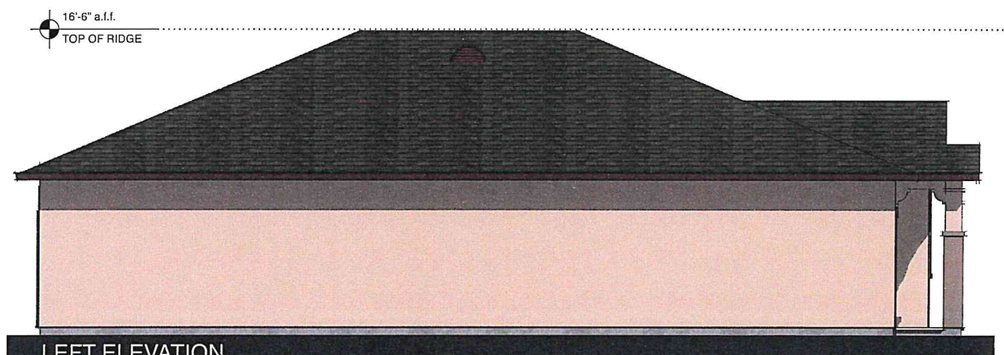
/Volumes/Search (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A3_PLAN 2_24x36L

RIGHT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

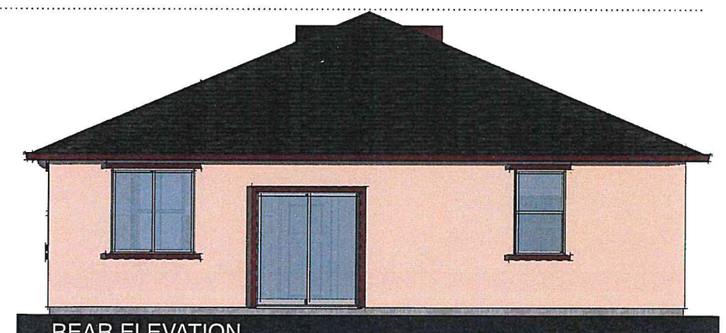


FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

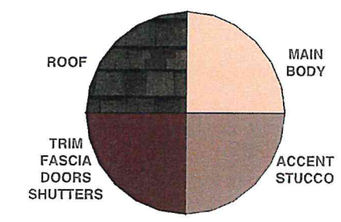
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,508 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

COLOR SCHEME
EARLY CALIFORNIA I SCHEME #2



CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

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CARMEL | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A

0 2 4 8
SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 22011
DATE: 04.12.2022

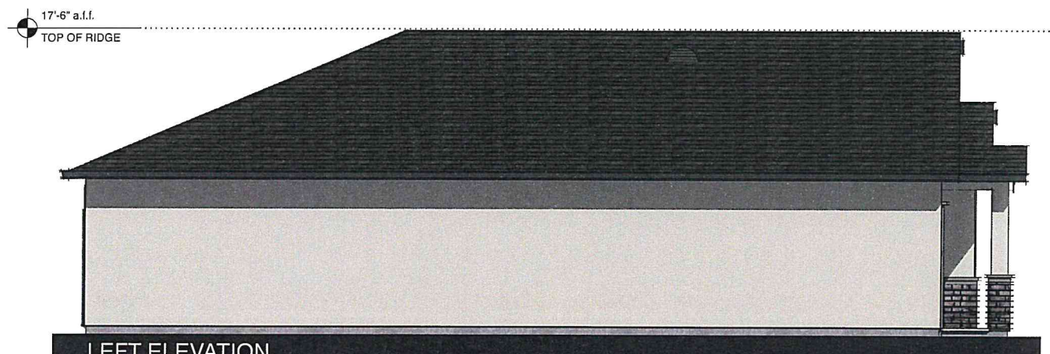
A3.2

/Volumes/jdaarch (3)/Share402 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A3_PLAN 2_24x36L

RIGHT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

REAR ELEVATION

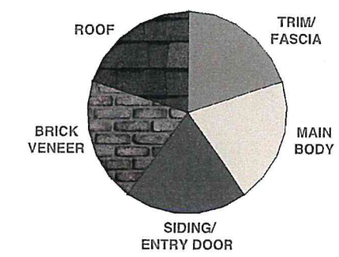
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,508 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

COLOR SCHEME
BUNGALOW I SCHEME #4



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CARMEL | SCHEMATIC ELEVATIONS | BUNGALOW - B

0 2 4 8
SCALE: 1/4" = 1'-0"

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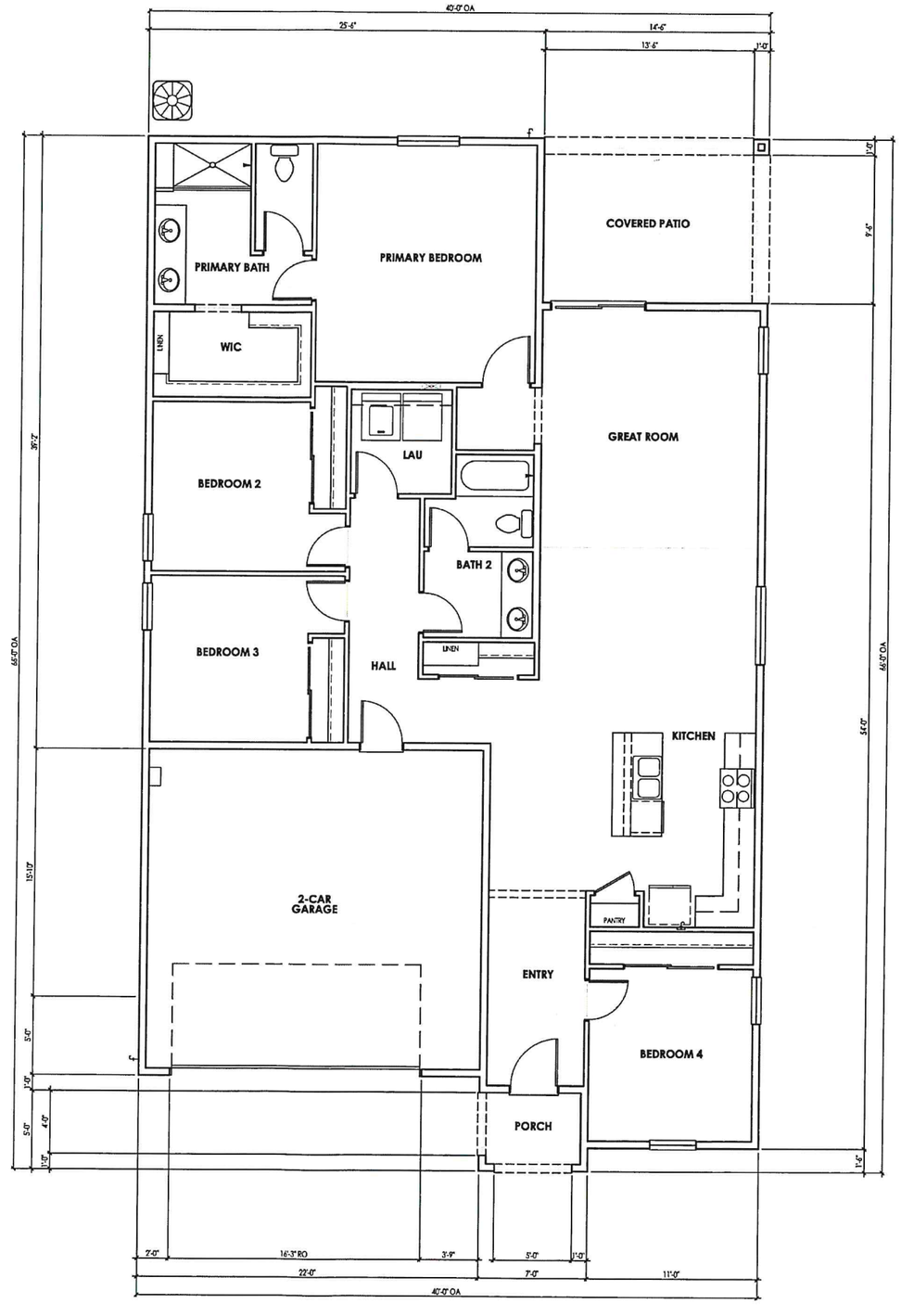
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A3.3

/Volumes/jdarch (3)/Shared02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A4_PLAN 3_24x36L



SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	4
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
COVERED PATIO & PORCH		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,848 SF
GARAGE	=	458 SF
PORCH / PATIO	=	185 SF

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

IMPERIAL | SCHEMATIC FLOOR PLAN - 1,848 SF

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 22011
DATE: 04.12.2022

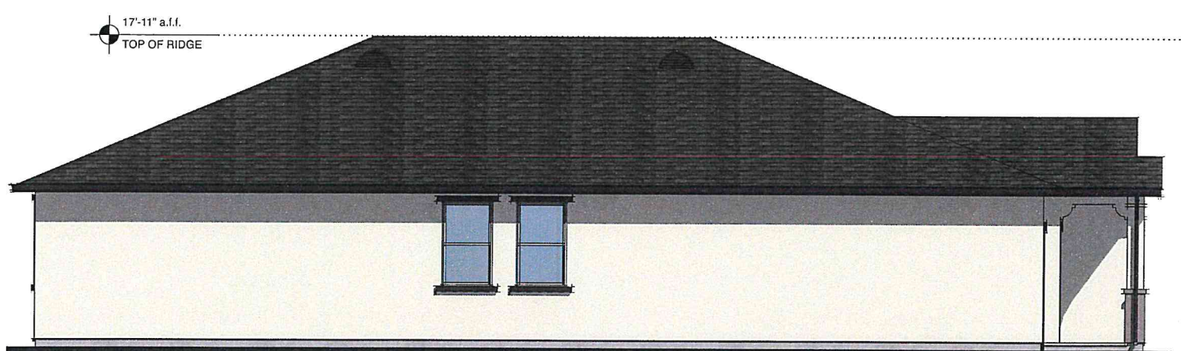
A4.1

A:\Autoreq\Search (3)\Shared\92 PROJECTS\LGI HOMES\22011 COUNTRYSIDE\01 DESIGN\02 WORKING FILES\02 LAYOUT\01 SD\22011_A4_PLAN 3_24x36L

RIGHT ELEVATION

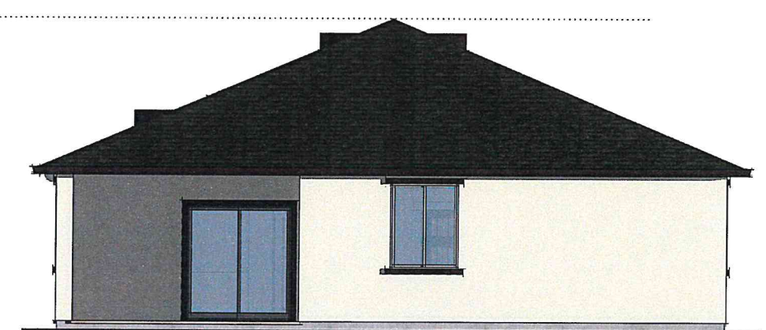
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

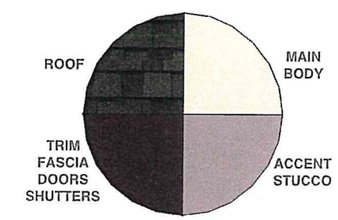
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,848 SF
STORIES	=	1
BEDROOMS	=	4
BATHROOMS	=	2

COLOR SCHEME
EARLY CALIFORNIA I SCHEME #3



CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.12.2022 I PROGRESS SET

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IMPERIAL | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A

0 2 4 8
SCALE: 1/4" = 1'-0"

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JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

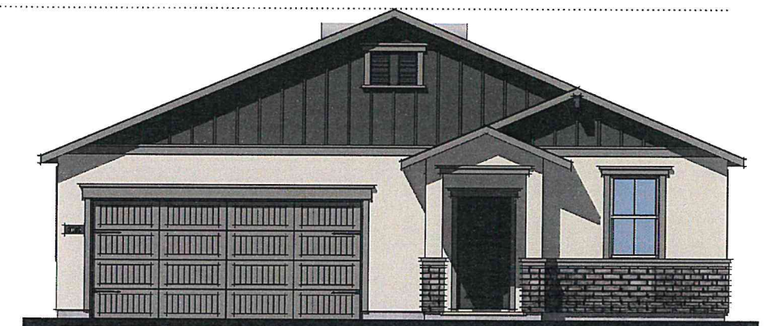
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A4.2

/Volumes/jdaarch (3)/Shared02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A4_PLAN 3_24x36L

RIGHT ELEVATION

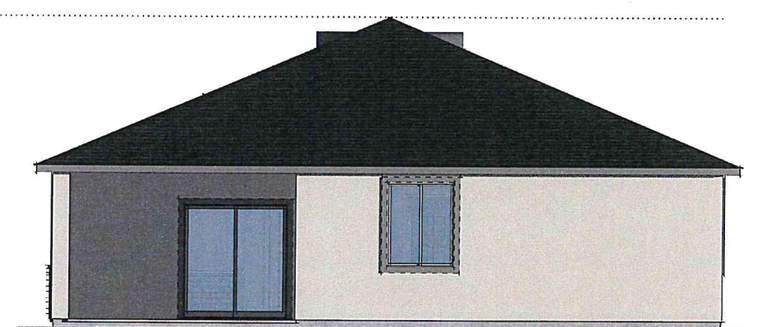
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



FRONT ELEVATION

LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

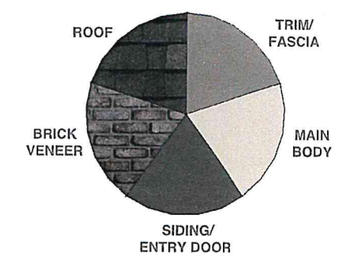
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,848 SF
STORIES	=	1
BEDROOMS	=	4
BATHROOMS	=	2

COLOR SCHEME
BUNGALOW I SCHEME #4



CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.12.2022 I PROGRESS SET

LGI HOMES

COUNTRYSIDE

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IMPERIAL | SCHEMATIC ELEVATIONS | BUNGALOW - B

0 2 4 8
SCALE: 1/4" = 1'-0"

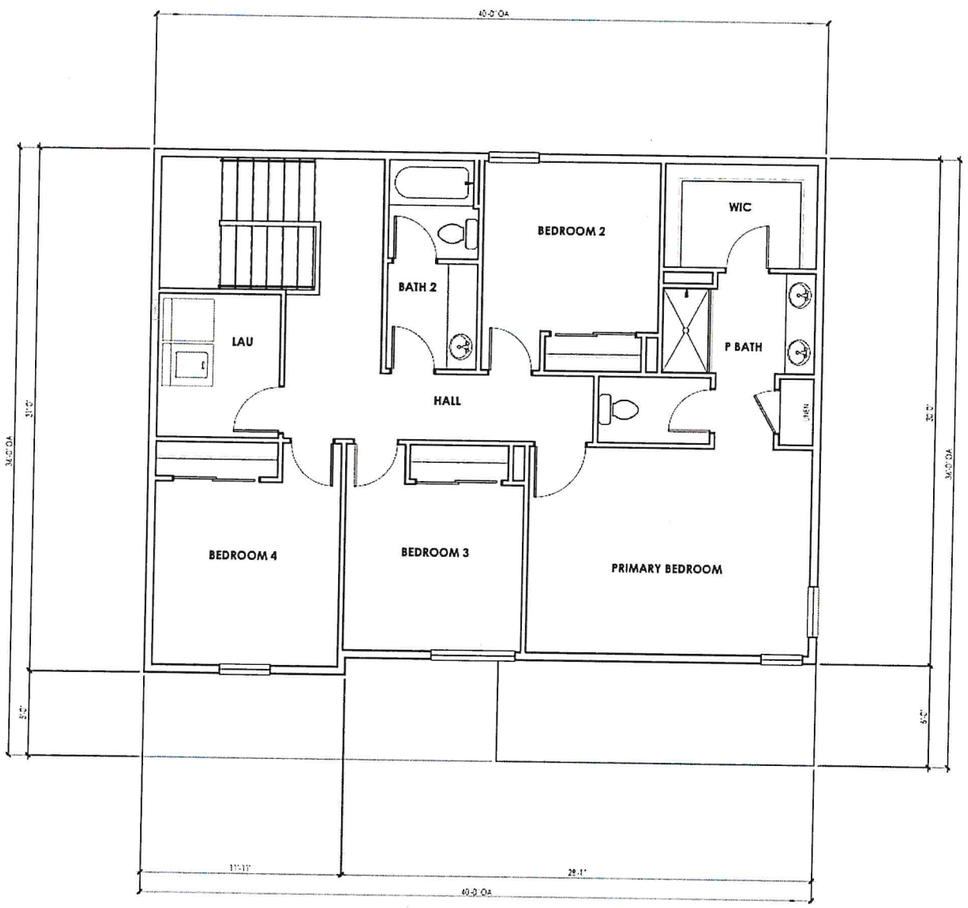
5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM

JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

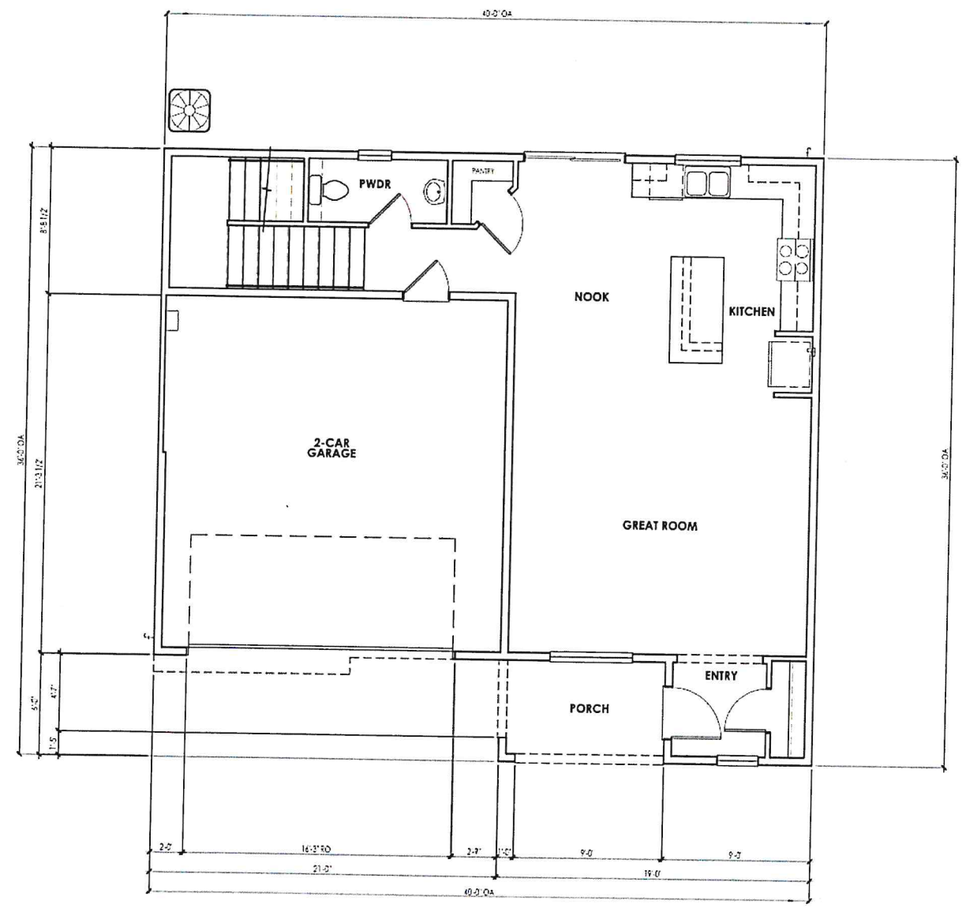
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A4.3

/Volumes/jdaarch (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/R2 LAYOUT/01 SD/22011_A5_PLAN 4_24x36L



SECOND FLOOR I 1,133 SF



FIRST FLOOR I 807 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
COVERED PORCH		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,940 SF
GARAGE	=	447 SF
PORCH	=	60 SF

CITY OF RIVERBANK
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COUNTRYSIDE

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MALIBU | SCHEMATIC FLOOR PLAN - 1,940 SF

0 2 4 8
SCALE: 1/4" = 1'-0"

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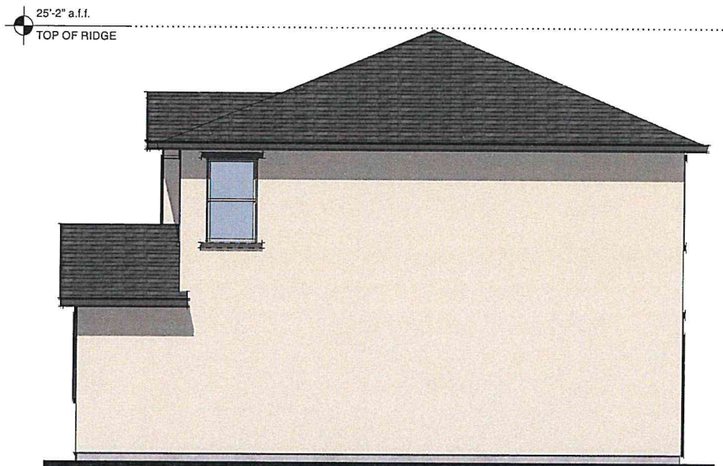
JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS PLANNERS

JD+A JOB NUMBER: 22011
DATE: 04.11.2022

A5.1

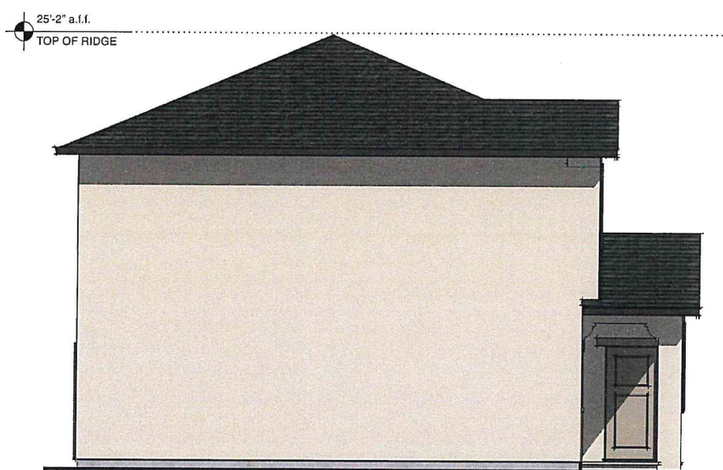
/Volumes/jdaserv (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A5_PLAN 4_24x36L



RIGHT ELEVATION

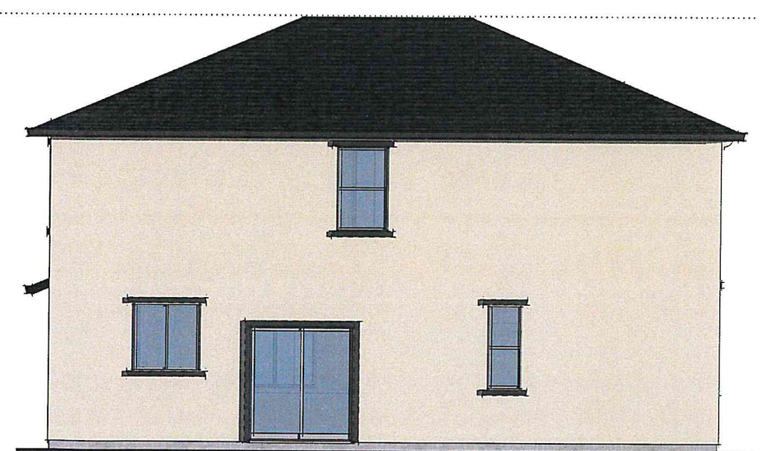
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

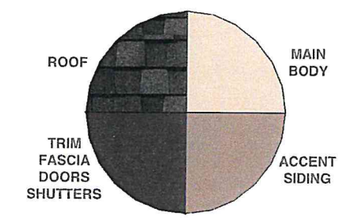
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,940 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	2.5

COLOR SCHEME
EARLY CALIFORNIA I SCHEME #1



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APR 19 2022
DEVELOPMENT SERVICES

04.11.2022 I PROGRESS SET

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COUNTRYSIDE

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MALIBU | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A

0 2 4 8
SCALE: 1/4" = 1'-0"

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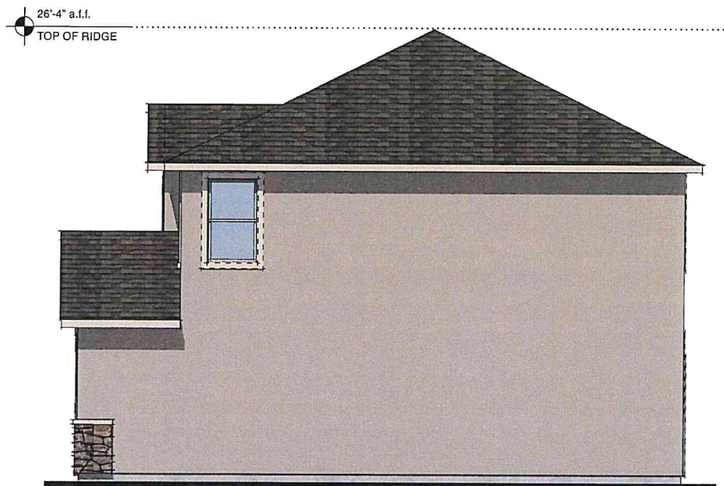
JD+A JOB NUMBER: 22011
DATE: 04.11.2022

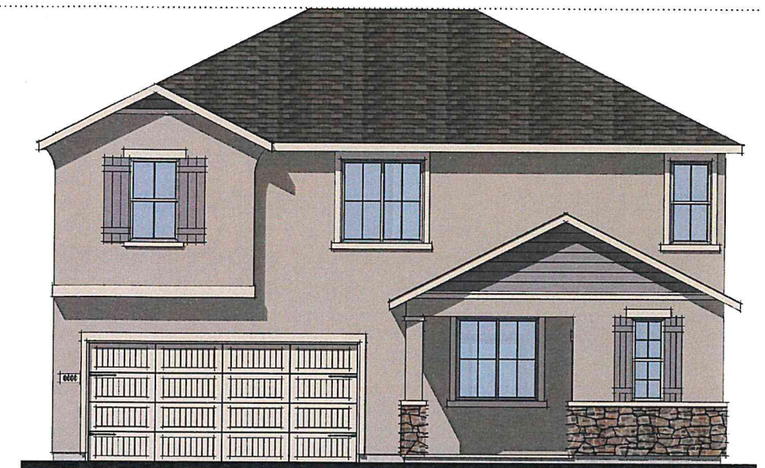
A5.2

/Volumes/jdarch (3)/Shared02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A5_PLAN 4_2.4.dwl

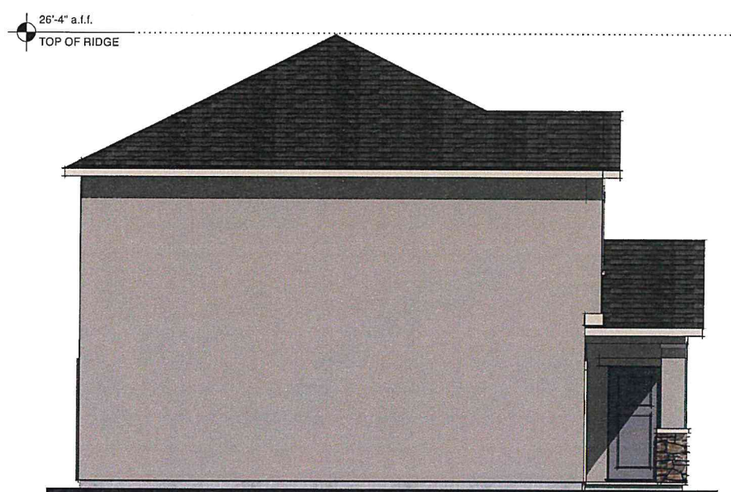


RIGHT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

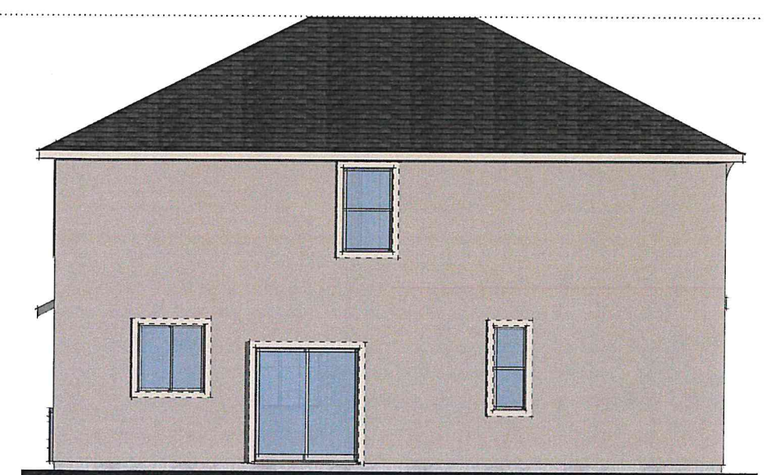


FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

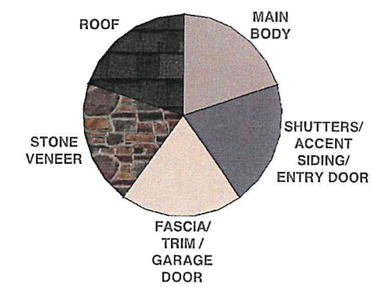
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,940 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	2.5

COLOR SCHEME
COTTAGE I SCHEME #7



CITY OF RIVERBANK
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MALIBU | SCHEMATIC ELEVATIONS | COTTAGE - C

0 2 4 8
SCALE: 1/4" = 1'-0"

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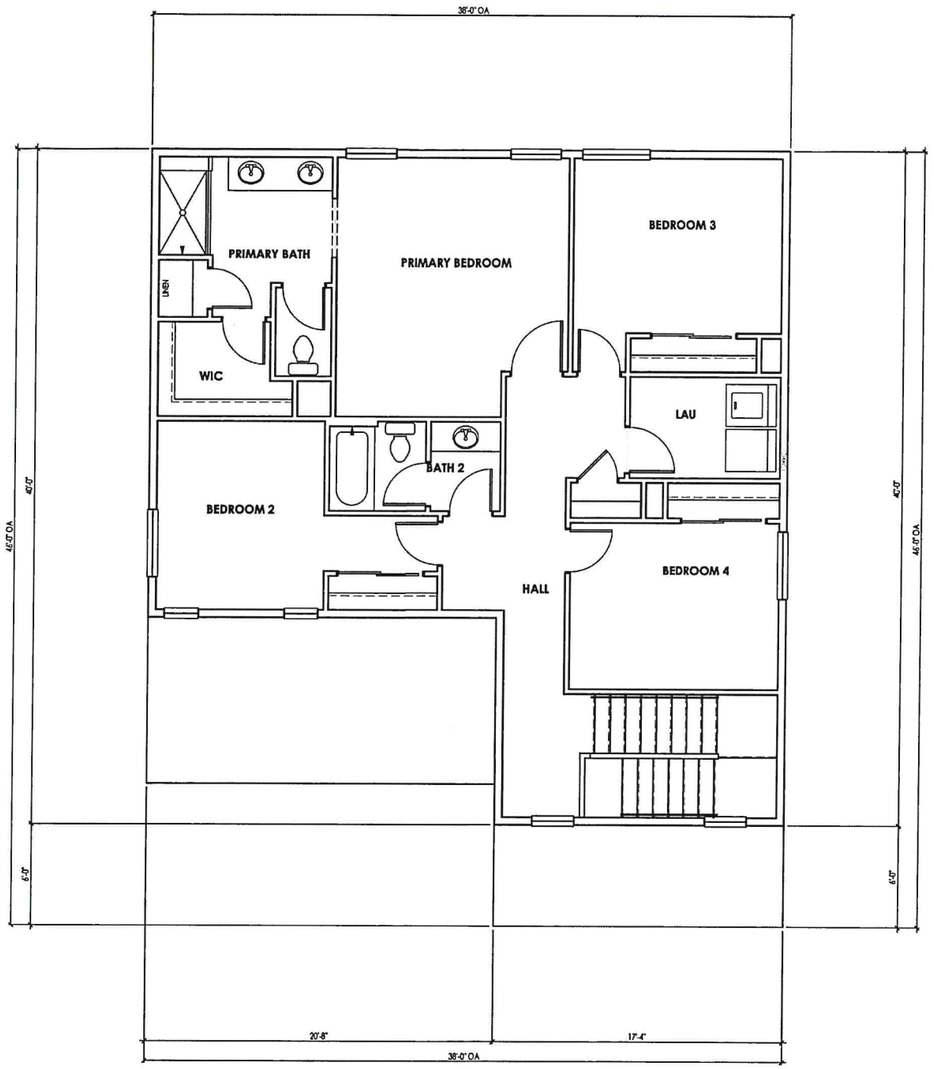
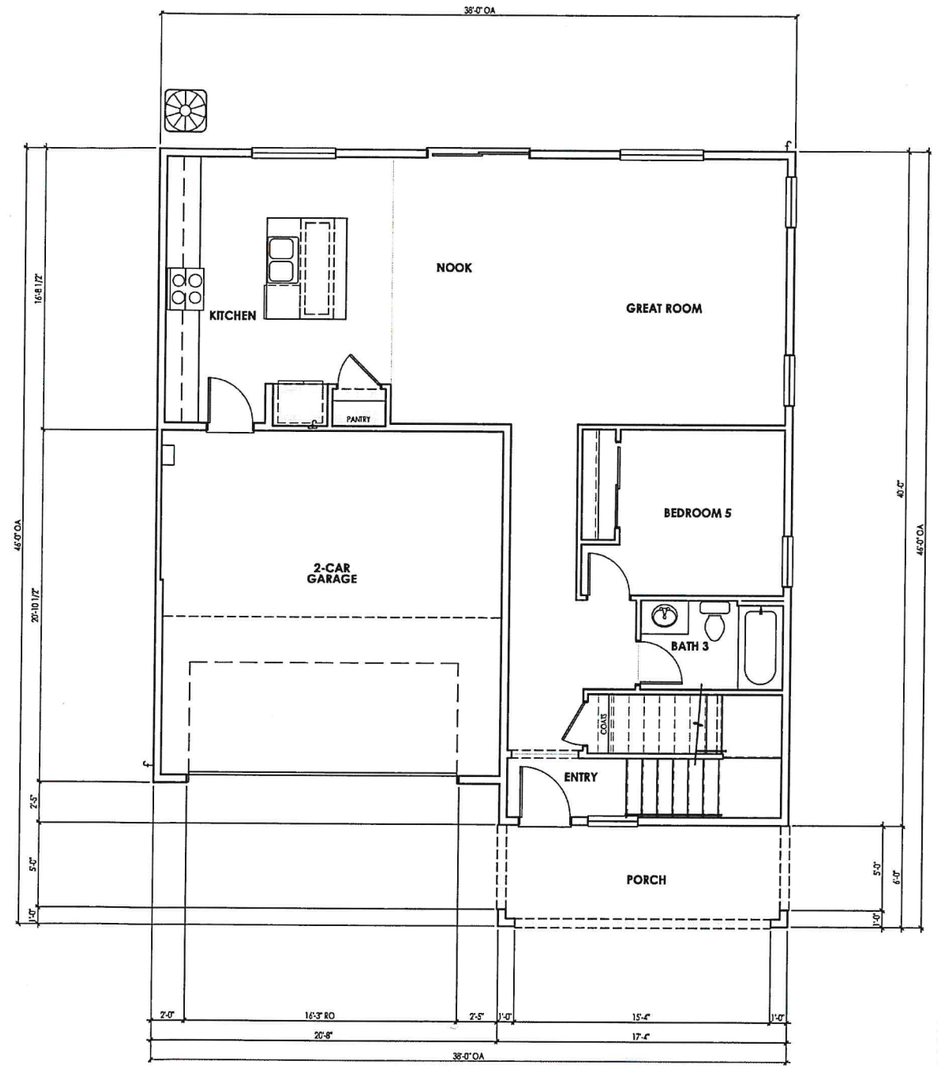
JD+A JOB NUMBER: 22011
DATE: 04.11.2022

A5.3

/Volumes/jdaarch (3)/Shared/02 PROJECTS.01 HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A6_PLAN 5_24x36L



SECOND FLOOR I 1,176 SF



FIRST FLOOR I 1,039 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
COVERED PORCH		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	2,215 SF
GARAGE	=	431 SF
PORCH	=	104 SF

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STINSON | SCHEMATIC FLOOR PLAN - 2,215 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

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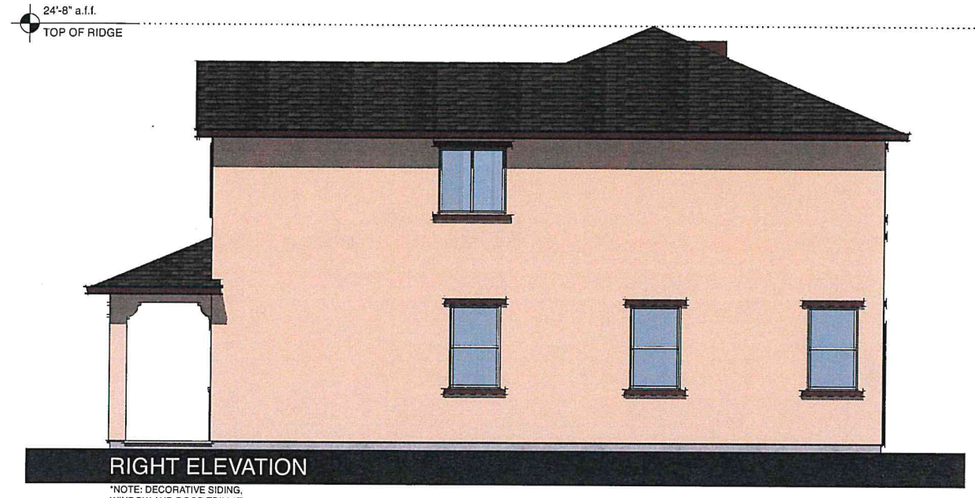
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A6.1

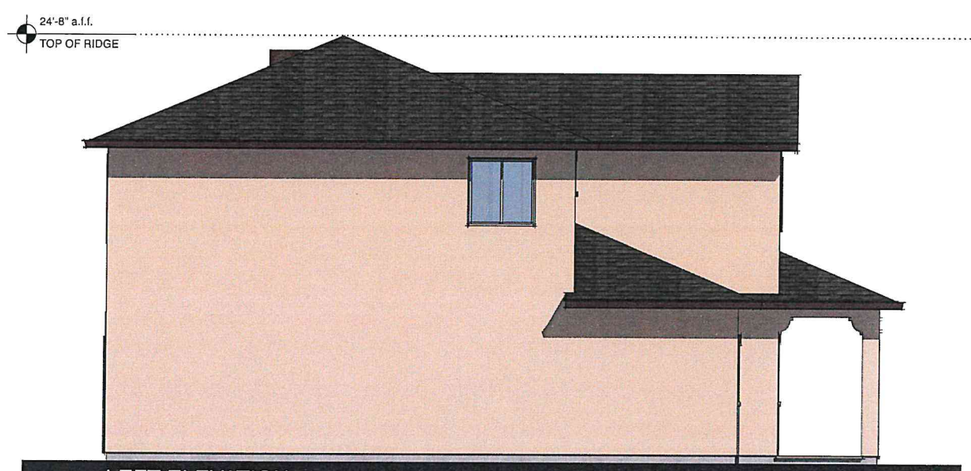
/Volumes/jdsearch (3)/Shared/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A6_PLAN 5_24x36L



RIGHT ELEVATION

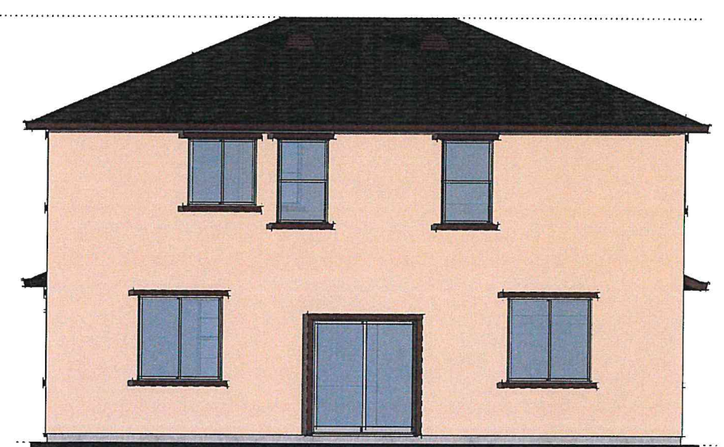
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

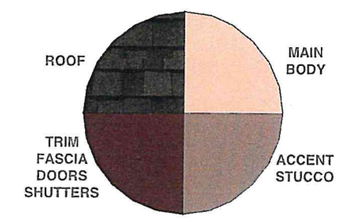
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #5

SQUARE FOOTAGE	=	2,215 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

COLOR SCHEME
EARLY CALIFORNIA I SCHEME #2



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STINSON | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA – A

0 2 4 8
SCALE: 1/4" = 1'-0"

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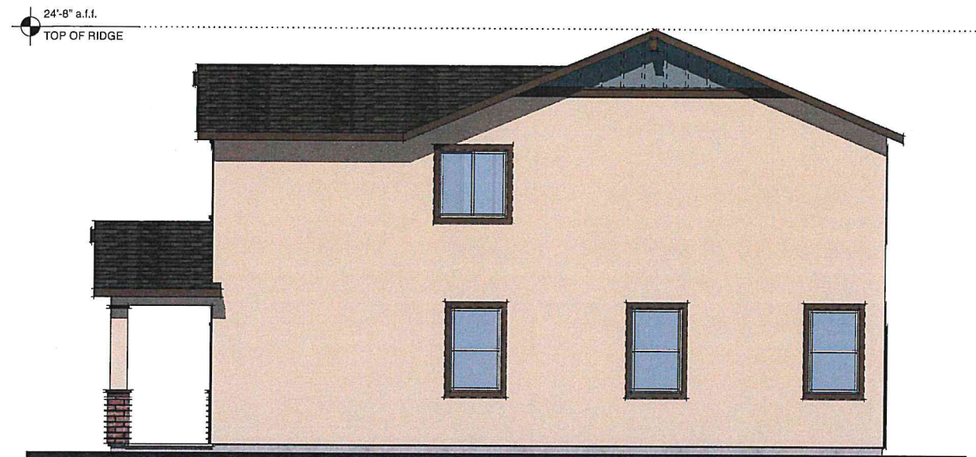
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

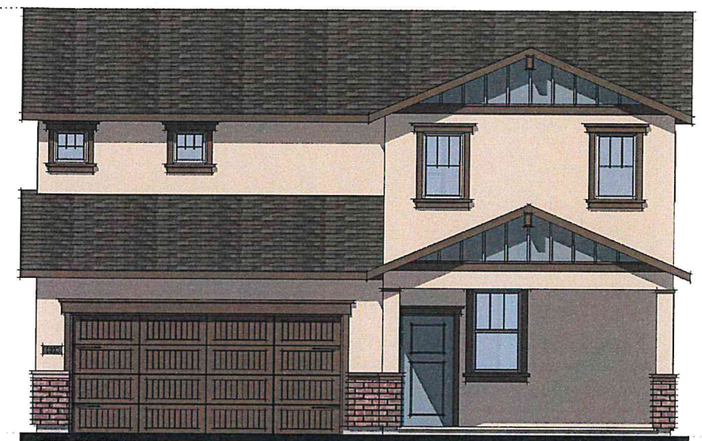
A6.2

/Volumes/jdarch (3)/Sheets/02 PROJECTS/LGI HOMES/22011 COUNTRYSIDE/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/22011_A6_PLAN 5_2x4.dwl

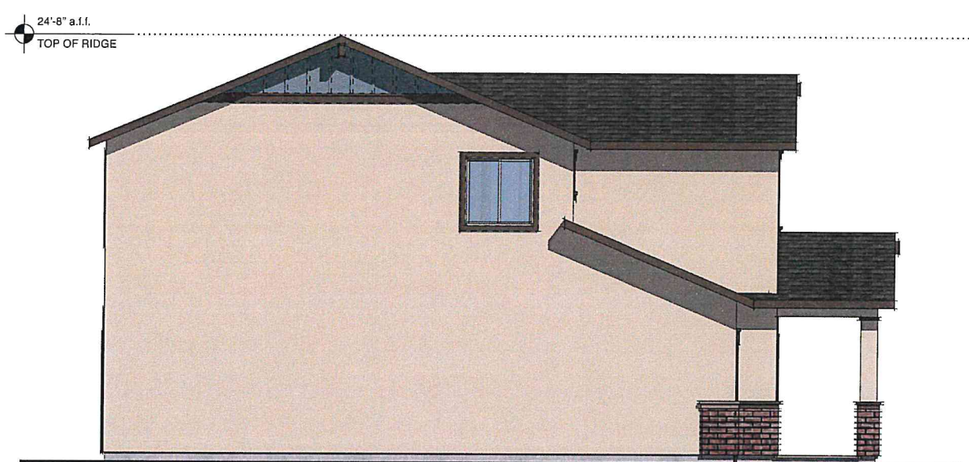


RIGHT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

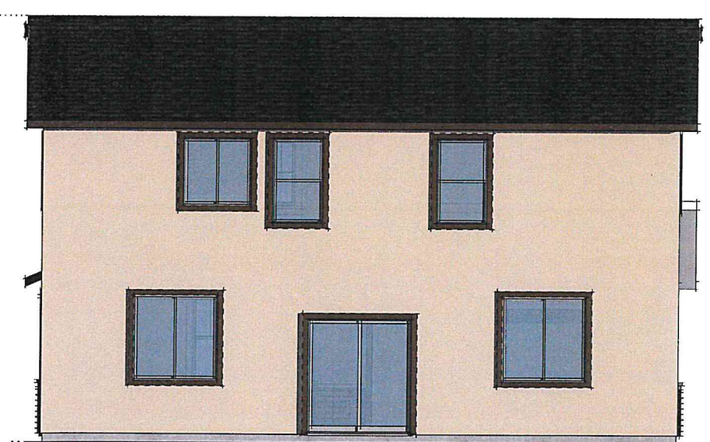


FRONT ELEVATION



LEFT ELEVATION

*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY



REAR ELEVATION

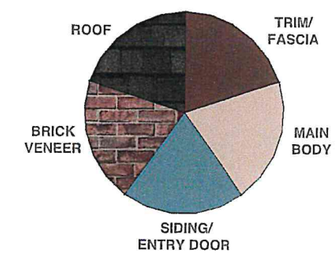
*NOTE: DECORATIVE SIDING, WINDOW AND DOOR TRIM AT ENHANCED LOT ONLY

SHEET NOTES

PLAN #5

SQUARE FOOTAGE	=	2,215 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

COLOR SCHEME
BUGALOW I SCHEME #5



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STINSON | SCHEMATIC ELEVATIONS | BUNGALOW - B

0 2 4 8
SCALE: 1/4" = 1'-0"

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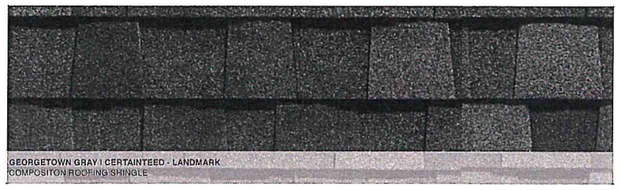
JD+A JOB NUMBER: 22011
DATE: 04.12.2022

A6.3

SCHEME #1
EARLY CALIFORNIA



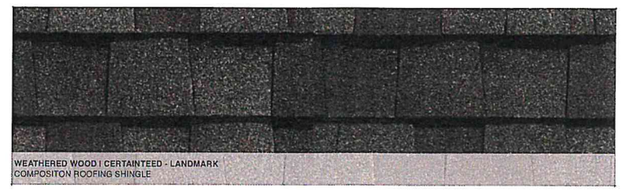
GEORGETOWN GRAY I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

DIVINE WHITE I SHERWIN WILLIAMS 6105
STUCCO BODY

STONE LION I SHERWIN WILLIAMS 7507
ACCENT STUCCO BODY, FRONT DOOR, TRIM BAND

THUNDER GRAY I SHERWIN WILLIAMS 7645
DOOR AND WINDOW TRIM, FASCIA, SHUTTERS, GARAGE DOOR

SCHEME #2
EARLY CALIFORNIA



WEATHERED WOOD I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

PUEBLO I SHERWIN WILLIAMS 7711
STUCCO BODY

CHOCOLATE POWDER I SHERWIN WILLIAMS 9082
ACCENT STUCCO BODY, FRONT DOOR, TRIM BAND

AURORA BROWN I SHERWIN WILLIAMS 2837
DOOR AND WINDOW TRIM, FASCIA, SHUTTERS, GARAGE DOOR

SCHEME #3
EARLY CALIFORNIA

WEATHERED WOOD I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

GREEK VILLA I SHERWIN WILLIAMS 7551
STUCCO BODY

FLEXIBLE GRAY I SHERWIN WILLIAMS 6010
ACCENT STUCCO BODY, FRONT DOOR, TRIM BAND

BITTER CHOCOLATE I SHERWIN WILLIAMS 6013
DOOR AND WINDOW TRIM, FASCIA, SHUTTERS, GARAGE DOOR

BAKER | EARLY CALIFORNIA - A
CARMEL | EARLY CALIFORNIA - A
IMPERIAL | EARLY CALIFORNIA - A
MALIBU | EARLY CALIFORNIA - A
STINSON | EARLY CALIFORNIA - A

CITY OF RIVERBANK
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LGI HOMES

COUNTRYSIDE

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COLOR & MATERIALS | EARLY CALIFORNIA - A

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JD+A JOB NUMBER: 22011
DATE: 04.11.2022

A7.1

SCHEME #4
BUNGALOW

GEORGETOWN GRAY I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

CORNWALL SLATE I SHERWIN WILLIAMS 9131
DOOR AND WINDOW TRIM, FASCIA, GARAGE DOOR

DRIFT OF MIST I SHERWIN WILLIAMS 9166
STUCCO BODY

NIGHT OWL I SHERWIN WILLIAMS 7061
SHAKE SIDING, FRONT DOOR

GREY DRIFT I ENVIRONMENTAL STONE - TUMBLED BRICK
MASONRY AREA

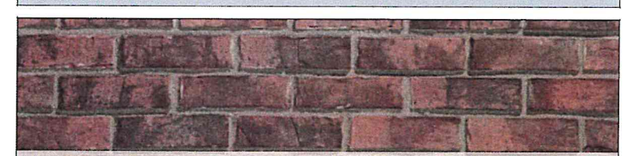
SCHEME #5
BUNGALOW

WEATHERED WOOD I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

ROOKWOOD MEDIUM BROWN I SHERWIN WILLIAMS 2807
DOOR AND WINDOW TRIM, FASCIA, GARAGE DOOR

BUNGALOW BEIGE I SHERWIN WILLIAMS 7511
STUCCO BODY

TRANQUIL AQUA I SHERWIN WILLIAMS 7611
SHAKE SIDING, FRONT DOOR



ANTIQUE RED I ENVIRONMENTAL STONE - TUMBLED BRICK
MASONRY AREA

CARMEL | BUNGALOW - B
IMPERIAL | BUNGALOW - B
STINSON | BUNGALOW - B

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COLOR & MATERIALS | BUNGALOW - B

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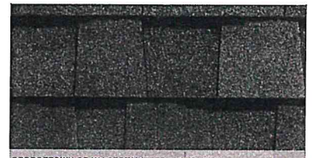
A7.2

SCHEME #6
COTTAGE



GEORGETOWN GRAY I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

HIGH REFLECTIVE WHITE I SHERWIN WILLIAMS 7757
DOOR AND WINDOW TRIM, FASCIA, GARAGE DOOR

PORCELAIN I SHERWIN WILLIAMS 0053
STUCCO BODY

FOLKSTONE I SHERWIN WILLIAMS 6005
LAP SIDING, FRONT DOOR, SHUTTERS

GREY DRIFT I ENVIRONMENTAL STONE - FIELDSTONE
MASONRY AREA

SCHEME #7
COTTAGE

WEATHERED WOOD I CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE

NATURAL LINEN I SHERWIN WILLIAMS 9109
DOOR AND WINDOW TRIM, FASCIA, GARAGE DOOR

PERFECT GREIGE I SHERWIN WILLIAMS 6073
STUCCO BODY

SPECIAL GRAY I SHERWIN WILLIAMS 6277
LAP SIDING, FRONT DOOR, SHUTTERS

CHABLIS I ENVIRONMENTAL STONE - FIELDSTONE
MASONRY AREA

BAKER | COTTAGE - C
MALIBU | COTTAGE - C

CITY OF RIVERBANK
APR 19 2022
DEVELOPMENT SERVICES

04.11.2022 I PROGRESS SET

LGI HOMES

COUNTRYSIDE

CITY OF RIVERBANK, CALIFORNIA

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A7.3

CITY OF RIVERBANK

Tiny House Village Ordinance Workshop

Planning Commission Meeting
July 19, 2022

1

Summary

- The City is working on a Zoning Ordinance Amendment to permit and regulate Tiny House Villages.
- Purpose of this Planning Commission Workshop is to discuss potential regulations and development standards.

2

Summary

- What is a Tiny House Village?
  - Housing options that permit homes and parcels smaller in size than the current City minimum square footage requirement.
  - The definition for a "Tiny Home" is subjective but generally speaking, it's a home between 150 and 800 square feet.

3

Key Components of the Tiny House Village Ordinance

- Zoning
- Entitlement Requirements (CUP, ASPR)
- Square Footage Requirements (Min. and Max)
- Lot Area Standard
- Setback Requirements (Front, Side and Rear)
- Off-Street Parking Requirements
- Landscaping and Open Space

4

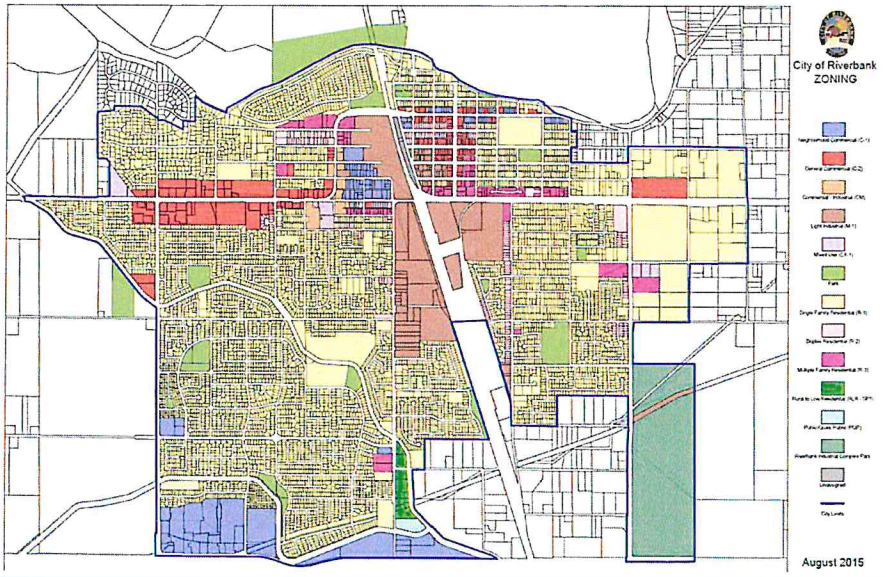
Zoning

- Which Zoning District should permit Tiny House Villages?

- Single Family Residential (R-1)
- Duplex Residential (R-2)
- Multifamily Residential (R-3)
- Mixed Use (CX-1)

5

Zoning



Entitlement

- What kind of Entitlement should be required?
- Conditional Use Permit?
  - Primary focus on use and consistency with neighborhood.
- Architecture Site Plan Review?
  - Primary focus on consistency with Development Standards (setbacks, coverage, etc.) and Elevations

7

Development Standards - Size

- Minimum Size
- Maximum Size
- 150 sq. ft. to 800 sq. ft.

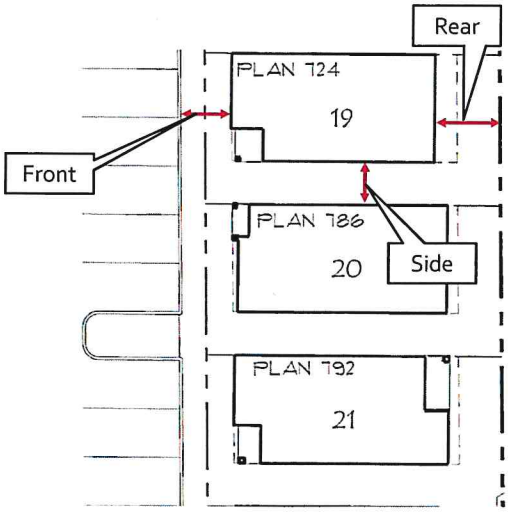
8

Development Standards – Lot Area

- Minimum Lot Size
- Lot Width?
- Lot Depth?
- Area?
- Consider 30' x 60' = 1,800 sq. ft.

9

Development Standards - Setbacks

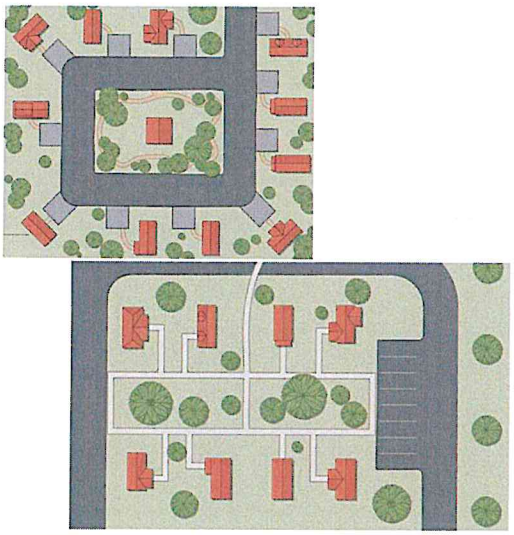


Consider:

- Front – 10 ft.
- Rear – 10 ft.
- Side – 0 ft. Min. 4 ft. on one side.
- To garage – 18 or 20 ft.

10

Development Standards – Off-Street Parking



- Common Area Off-Street Parking
- Consider 1 space per unit and 1 space of guest parking per unit.
- Covered or Uncovered?

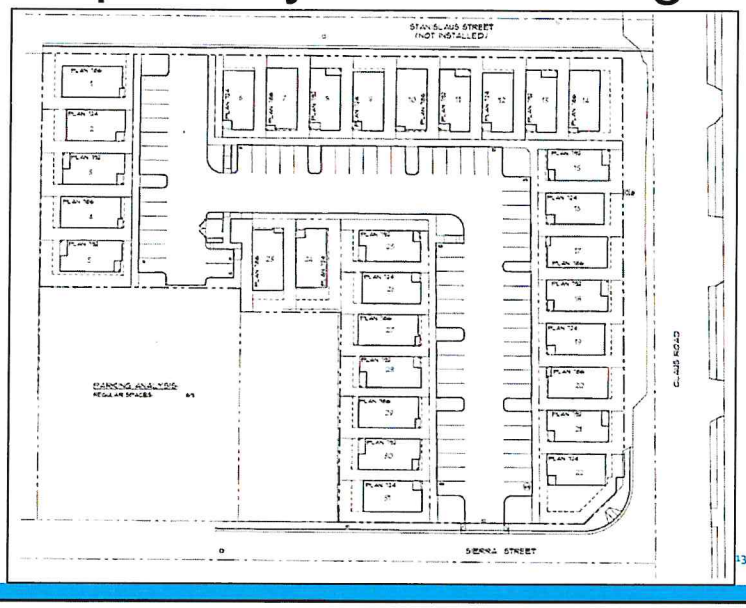
11

Development Standards – Landscaping

- Should there be a Landscape and Open Space Requirement?
- Example is a Square Footage requirement per unit such as 50 – 100 sq. ft. that would allow for common area amenities.

12

Example Tiny House Village



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Thank you! Questions?

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