



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, March 21, 2023 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, MARCH 21, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT T [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

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. 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 Members.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission 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.

Item 2.1: Posting of the Agenda. The Agenda for the March 21, 2023 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 March 15, 2023.

Item 2.2: Approval of the March 21, 2023 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.

Item 2.3: Approval of the Minutes of the December 20, 2022 Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted. *Abstain from voting: Joan Stewart.*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PLANNING COMMISSION PROCEDURES

Item 3.1: Annual Nomination and Appointment of Chair and Vice Chair – per Planning Commission Rules and Procedures. Current order is: Chair Link, Vice Chair Basso, Commissioners Dinan, Reuben, and Stewart. Alternate Commissioner is vacant.

New order: Chair Basso, Vice Chair Stewart, Commissioners Dinan, Rueben, Zamora. Alternate Commissioners Link and Halterman

4. PLANNING COMMISSION PRESENTATION

Item 4.1: Annual General Plan and Housing Element Report

5. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 5.1, 5.2, 5.3, and 5.4 was published on March 8, 2023 in the Riverbank News.

Item 5.1: Architecture and Site Plan Review 03-2023 (Dept. File #23-0004) – Ward Villas/McRoy Wilbur Communities, Inc – 2912 Ward Avenue (APN 132-036-003).

The project is the Architecture and Site Plan Review of the floor plans and elevations for 28 homes in the approved Ward Villas subdivision. The applicant proposes duets on zero lot lines. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Recommendation:

Approve Resolution 2023-001 to approve the ASPR.

1st _____ 2nd _____

Item 5.2: Architecture and Site Plan Review 02-2023 (Dept. File #23-0002) – Diamond Bar East/LGI Homes – 4424 Santa Fe Street (APN 062-020-010/-025).

The project is the Architecture and Site Plan Review of the floor plans and elevations for 83 homes in the approved Diamond Bar East subdivision. A larger number of lots was originally proposed but the basin was enlarged to make it a regional basin. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Recommendation:

Approve Resolution 2023-002 to approve the ASPR.

1st _____ 2nd _____

Item 5.3: Architecture and Site Plan Review 01-2023 (Dept. File #22-0031) – Countryside 2/DR Horton – (APN 062-022-019 & -022). The project is the Architecture and Site Plan Review of the floor plans and elevations for 34 homes in the approved Countryside 2 subdivision. The subdivision contains 40 homes but another developer has constructed 6 homes before selling the rest of the project. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Recommendation:

Approve Resolution 2023-003 to approve the ASPR.

1st _____ 2nd _____

Item 5.4: Conditional Use Permit 02-2023 (Dept. File #23-0003) – Black Diamond Event Center Alejandro Aguilar – 6701 Second Street (APN 132-010-051). The project is a Conditional Use Permit to serve alcohol (Type 47 License) in a bona fide eating establishment and to permit a dance hall. Both uses require a use permit per the Downtown Specific Plan. The property is located at 6701 Second Street APN 132-010-051. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

Recommendation:

Approve Resolution 2023-004 to approve the CUP.

1st _____ 2nd _____

6. PLANNING COMMISSION COMMENTS

None.

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

None.

8. STAFF COMMENTS (Information Only – No Action)

Item 8.1: April 18, 2023 meeting is canceled.

9. ADJOURNMENT

Next Regular Planning Commission meeting – May 16, 2023 @ 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 _____ day of March, 2023.

/s/ Janet Smullen, 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.)

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.

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 Development Services Department at (209) 863-7138.



TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR THE PLANNING COMMISSION MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC “LIVE” VIEWING

- Charter Government Channel – 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the day of the meeting in order for them to be distributed to the Planning Commission prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 p.m., please call the Planning and Building Manager at (209) 863-7124.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 4:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367.
(Call 209-863-7124 / 209-863-7198 to ensure they were received.)
- **Via Email:** Email to dkenney@riverbank.org (Note: This technology is not a guaranteed method.)
Indicate Agenda Item # in the **subject line**.
(Call 209-863-7124 / 209-863-7198 to ensure receipt.)
- **Oral Comments In-Person:** The Chair will ask the public if anyone wishes to comment and at that time, you may approach the podium.
- **Oral Comments via Zoom:** The Chair will announce when public comments may be made for a limit of 5 minutes on the agenda item being considered, at which time you will:
(Please make sure the volume on your video device or any nearby device is turned down.)
 - **Using a computer** – Click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak and you will be unmuted.
 - **Using a Phone** – Press *9 to “raise hand”. This will alert staff that you wish to speak and you will be unmuted.

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 the Commission may receive your comments. The Commission will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/82147035124>

- Join by accessing website: <https://zoom.us/join>, enter Webinar ID: 82147035124
- Join by telephone: 1-669-444-9171 OR 1-669-900-9128, enter Webinar ID: 82147035124

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

Architecture and Site Plan Review of the floor plans and elevations for 28 homes in the approved Ward Villas subdivision. The applicant proposes duets on zero lot lines. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

**Planning Commission Meeting
March 21, 2023 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 8th day of March 2023.

/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 8th of March 2023.

/s/ Janet Smallen, Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 3/8/2023	Publish: 3/8/2023	Remove: 3/22/2023
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**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, March 21, 2023, 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 matters:

Architecture and Site Plan Review 01-2023 (Dept. File #22-0031) – Countryside 2/DR Horton – (APN 062-022-019 & -022). The project is the Architecture and Site Plan Review of the floor plans and elevations for 34 homes in the approved Countryside 2 subdivision. The subdivision contains 40 homes but another developer has constructed 6 homes before selling the rest of the project. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Architecture and Site Plan Review 02-2023 (Dept. File #23-0002) – Diamond Bar East/LGI Homes – 4424 Santa Fe Street (APN 062-020-010/-025). The project is the Architecture and Site Plan Review of the floor plans and elevations for 83 homes in the approved Diamond Bar East subdivision. A larger number of lots was originally proposed but the basin was enlarged to make it a regional basin. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Conditional Use Permit 02-2023 (Dept. File #23-0003) – Black Diamond Event Center Alejandro Aguilar – 6701 Second Street (APN 132-010-051). The project is a Conditional Use Permit to serve alcohol (Type 47 License) in a bona fide eating establishment and to permit a dance hall. Both uses require a use permit per the Downtown Specific Plan. The property is located at 6701 Second Street APN 132-010-051. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

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Planning Commission Meeting
March 21, 2023 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
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Planning Commission, (72 hours prior to
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City Clerk's Office, 6707 Third St., Suite A,
Riverbank, during normal business
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ALL INTERESTED PERSONS are invited to
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Oral Comments Via ZOOM or In-Person
During the Meeting. Oral comments
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by the Chair. Via In-Person: Public
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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 8th day of March 2023.
/s/ Donna M. Kenney, Planning and
Building Manager, City of Riverbank
Mar. 8, 2023
RN#23-023



City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

MINUTES
Tuesday, December 20, 2022
(In-Person, and Virtual via ZOOM)

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, if available, for a fee by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Link, Commissioners: Dinan, Basso and Rueben

Absent: Stewart

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

None

1. PUBLIC COMMENTS (No action to 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. 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.

- *Mayor Richard O'Brien – thanked the Planning Commission for all the work they have done throughout the year.*
- 1. *Jaime Aggers stated that she is against the proposed River Walk Project.*
- 2. *Barney Aggers stated that he is against the proposed River Walk Project.*
- 3. *Dan Whetstone stated that he is against the proposed River Walk Project.*
- 4. *Karen Conrotto stated that she is against the proposed River Walk Project.*

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the December 20, 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 December 16, 2022.

Item 2.2: Approval of the December 20, 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.

Item 2.3: Approval of the Minutes of the September 20, 2022 Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted. *Abstain from voting: None.*

ACTION: *By motion moved/second (Dinan / Rueben / passed 4-0) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Link, Dinan, Basso and Reuben

Nays: None

Absent: Stewart

Abstained: None

3. PLANNING COMMISSION PROCEDURES

Item 3.1: Annual Nomination and Appointment of Chair and Vice Chair – per Planning Commission Rules and Procedures. Current order is: Chair Link, Vice Chair Basso, Commissioners Dinan, Reuben, and Stewart. Alternate Commissioner is vacant.

New order: Chair Basso, Vice Chair Stewart, Commissioners Dinan, Rueben, Zamora. Alternate Commissioners Link and Halterman

Item 3.1: *Item removed and to be placed on the January 17, 2023 – Planning Commission Meeting instead.*

4. PLANNING COMMISSION PUBLIC HERINGS

The public notice for items 4.1 & 4.2 was published on December 7, 2022 in the Riverbank News.

Item 4.1: **General Plan Amendment 01-2022, Rezone 03-2021, and Architecture and Site Plan Review 08-2021 (Dept. File #21-0034) – Summerfair Commerce Center – 6448 Claus Road (APN 062-020-001).** The applicant requests a General Plan Amendment to modify the existing Medium Density Residential (MDR) land-use designation to Community Commercial (C/C) and to rezone the existing General Commercial (C-2) site to Planned Development (PD), which will allow for the development of a self-storage and recreational vehicle facility and associated improvements on the 5.9-acre site. The architectural review of the site will include one 2,000 sf office/apartment use, 623 climate-controlled storage units, and 62 RV and boat storage spaces with concierge service. An initial study and mitigated negative declaration (SCH#2022100579) have been prepared for this project.

- Donna M. Kenney, Planning and Building Manager presented the PowerPoint presentation and spoke on behalf of the project.

-
- Commissions Link, Dinan and Stewart asked Donna some questions in regards to the project.
 - Donna M. Kenney responded to the Commissions questions.
 - Public Hearing opened at 6:20 pm.
 - Steve Mothersell applicant for the project, spoke on behalf of his project to the Planning Commission.
 - Commissioner Dinan asked the applicant some questions.
 - Steve Mothersell applicant responded to the Commissioner Dina's questions.
 - John Anderson, applicant's Engineer also spoke to the Commission in regards to the project.
 - Steve Mothersell, provided some final comments in regards to his project.
 - Donna M. Kenney, Planning and Building Manager informed the Commission that she had received one email from a resident who lives near the project area and is against the project.
 - Being no further comments the Public Hearing was closed at 6:50 p.m.

ACTION: By motion moved/second (Dinan / Rueben passed 4-0); motion carried by the roll call vote. Approval of Resolution #2022-011 General Plan Amendment.

Ayes: Planning Commissioners: Link, Basso, Dinan, and Rueben

Nays: None

Absent: Stewart

Abstained: None

ACTION: By motion moved/second (Dinan / Link passed 4-0); motion carried by the roll call vote. Approval of Resolution #2022-012 Rezone.

Ayes: Planning Commissioners: Link, Basso, Dinan and Rueben

Nays: None

Absent: Stewart

Abstained: None

ACTION: By motion moved/second (Dinan / Link passed 4-0); motion carried by the roll call vote. Approval of Resolution #2022-013 Architecture and Site Plan Review.

Ayes: Planning Commissioners: Link, Basso, Dinan and Rueben

Nays: None

Absent: Stewart

Abstained: None

Item 4.2: ZONING ORDINANCE AMENDMENT 02-2022 – An Ordinance Amending Title XV: Land Usage, by Amending Section 153.003, Definitions, Section 153.031, Uses Permitted, Section 153.033, Building Requirements, Section 153.046, Uses Permitted, Section 153.061, Uses Permitted, Section 153.067, Uses Permitted, and adding new Sections 153.170 through 153.177 related to Tiny House Villages. The proposed project is exempt from analysis under the California Environmental Quality Act (CEQA) under the “Common Sense Exemption” that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in Section 15061(b)(3) of the State CEQA Guidelines. The proposed project is also exempt from CEQA pursuant to State CEQA Guidelines Section 15305 (Minor Alternations in Land Use Limitations).

- Donna M. Kenney, Planning and Building Manager introduced David Niskanen/JB Anderson Land Use Planning, who presented the PowerPoint presentation and spoke on behalf of the project.
- Commission had no comments for staff.
- Public Hearing was opened at 7:09 p.m.
- Evelyn Halbert had some questions and concerns, David Niskanen and the city attorney responded to her comments.
- Being no further comments the Public Hearing was closed at 7:17 p.m.

ACTION: *By motion moved/second (Link / Dinan passed 4-0); motion carried by the roll call vote. Approval of Resolution #2022-015 Ordinance.*

Ayes: Planning Commissioners: Link, Basso, Dinan and Rueben

Nays: None

Absent: Stewart

Abstained: None

5. PLANNING COMMISSION COMMENTS – NO ACTION

- Commissioner Dinan had a few comments.

6. COUNTY REFERRAL / CORRESPONDENCE / INFORMATION

- Donna M. Kenney, stated that the Stanislaus County is asking for information on our Tiny House Ordinance.

7. STAFF COMMENTS (Information Only – NO ACTION

- Donna M. Kenney informed the Commission we have some new Commissioners that will be starting the first of the year.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Steve Link
Chair Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 4.1

March 21, 2023

APPLICATION: **2022 General Plan Annual Progress Report.** The Project consists of the Annual Progress Report for the General Plan and Housing Element.

ENVIRONMENTAL The proposed project is not considered a Project pursuant to the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Donna M. Kenney, Planning and Building Manager
Jailah Smith, JB Anderson Contract Planner

I. EXECUTIVE SUMMARY:

Each year, California cities are required to prepare an annual progress report on the status of implementing the General Plan Housing Element and submit the report to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Using a form provided by HCD, the annual report provides a snapshot of housing unit production across affordability levels, development applications received and processed during the reporting year, affordable housing production and provides an update on housing program implementation. The annual report must be provided to the legislature (City Council) prior to sending to the State.

II. BACKGROUND & PROJECT INFORMATION:

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Riverbank General Plan includes four optional elements: Community Character and Design, Economic Development, Public Services and Facilities and Air Quality. Except for the Housing Element, all elements of the Riverbank General Plan were adopted as a single document on April 22, 2009. State requirements for Housing Elements are more detailed and specific than for the other General Plan elements. Housing Elements are updated every eight years according to a schedule set by the State. For these reasons the Riverbank Housing Element is contained in a separate document which was certified by the State HCD on December 30, 2015 and then adopted by the City Council February 23, 2016. The Housing Element covers the eight-year period from 2015 to 2023. Other elements may be updated less frequently and typically have a 20-year horizon.

As part of the update to the City's Housing Element, the City is required to identify sites to accommodate its Regional Housing Needs Allocation (RHNA), as determined by HCD and the Stanislaus Council of Governments (StanCOG). In summary, the RHNA process allocates the State of California's future housing needs to each County throughout the State. The State of California requires HCD to identify housing needs for each region in response to projected population and household growth. State law further mandates that each Council of Governments (COG) distribute the RHNA to each jurisdiction within the COG's region, or in this case, StanCOG. As such, the City, in the update to the Housing Element, identified a number of sites that could accommodate the City's fair share of the RHNA, in all income categories (e.g. very-low income, above-moderate income, etc.).

Under California Government Code Section 65400, the City is required to prepare a General Plan Housing Element Annual Progress Report for submittal to the City Council, OPR and HCD by April 1st of each year. The purpose of the annual report is to provide the City Council and the State Departments a progress on the General Plan Housing Element's implementation status toward meeting the City's fair share in the RHNA (as discussed above).

The forms provided online by HCD have recently been updated pursuant to Assembly Bill 879 (AB 879) and Senate Bill 35 (SB 35). The forms provided by HCD require the following information:

- Status of the plan and progress in its implementation.
- Progress in meeting its share of the regional housing needs.
- The number of housing development applications received in the prior year.
- The number of units included in all development applications in the prior year.
- The number of units approved and disapproved in the prior year.
- The degree to which its approved general plan complies with the guidelines developed.
- List of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level.
- Number of net new units of housing, including both rental and for-sale housing, that have been issued an entitlement, a building permit, or a certificate of occupancy.

III. ANALYSIS:

Staff has prepared the 2022 Riverbank Housing Element Annual Progress Report, included as an attachment to this staff report. Some highlights of the 2022 calendar year include:

Progress Towards RHNA Goals

The RHNA table for the current Housing Cycle has been updated to reflect progress made towards the City's RHNA goal and is presented in the Attachment to this Staff Report. In Summary the City has completed:

- Ten (10) percent of the Very Low-Income goal;
- Eighteen (18) percent of the Low-Income goal;
- Less than one (1) percent of the Moderate-Income goal; and
- Fifty-Four (54) percent of the Above Moderate-Income goal.

New Home Construction

The City of Riverbank issued building permits for ninety-seven (97) above moderate-income residential units in 2022, all of which were for single-family residences. The majority of the building permits were issued in Crossroads West and Bruin Heights. One (1) building permit was issued for a moderate-income category JADU. No permits were issued for very low- and low-income categories.

Grant Applications

In 2020 the City was awarded an SB2 grant for \$160,000 to obtain a consultant (JB Anderson Land Use Planning) to update City's Municipal Code Section on Accessory Dwelling Units (ADUs). Below are the 2022 updates for the ADUs goals:

- The ADU regulations are consistent with new State laws (ordinance adopted December 2021) - Completed
- Conduct a fee study to review and adopt ADU development fees – In Process
- Develop Design Guidelines for ADUs – In Process
- Develop an Administrative Procedures ordinance to streamline housing development processes and provide counter handouts - Completed
- Develop an ordinance to permit and regulate Tiny House Villages - Completed

The City has also partnered with Stanislaus County and local cities to create eight sets of fully engineered ADU plans that will be provided free to our citizens. These plans are complete and available.

The City was awarded a LEAP grant of \$150,000 in 2020 to upgrade the City's permit processing software to streamline the development process and add activities like online submittals and payments. iWorQ Systems is the selected vendor and they are working with staff to transition to this new cloud-based system. Staff anticipates being online by mid-2023. The hold-up has been the module for Building Permit fees, which are each broken down into several fee accounts.

New Entitlement Applications

The City anticipates additional new multifamily construction in the near future as it has received and is reviewing a tentative map for a 7.52-acre High Density Residential (HDR)

Riverbank Planning Commission Meeting

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Meeting of March 21, 2023

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apartment project with 144 units at Claribel Road and Roselle Avenue. In addition, Browman Development proposes the construction of up to 350 apartments adjacent to their Crossroads West commercial site across Oakdale Road from Heartland Drive. Finally, the City approved a general plan amendment and a rezone to planned development for the Pocket Avenue Senior Housing Project in 2022, which is anticipated to build at least 28 single-story age-restricted units.

IV. ATTACHMENTS:

1. 2022 General Plan Annual Progress Report
2. 2022 Housing Element Annual Progress Report

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager



2022 General Plan Annual Progress Report
City of Riverbank

March 2023

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CHAPTER 1 – INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ANNUAL PROGRESS REPORT

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the Governor’s Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

B. PURPOSE OF THE GENERAL PLAN

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Riverbank General Plan establishes a vision for the City’s long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals and policies, and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. STATUS OF THE ADOPTED ELEMENTS OF THE RIVERBANK GENERAL PLAN

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Riverbank General Plan includes four optional elements: Community Character and Design, Economic Development, Public Services and Facilities and Air Quality. Except for the Housing Element, all elements of the Riverbank general Plan were adopted as a single document on April 22, 2009. State requirements for housing elements are more detailed and specific than for the other general plan elements. Housing elements are updated every eight years according to a schedule set by the State. For these reasons the Riverbank Housing Element is contained in a separate document which was adopted by the City Council February 23, 2016 and certified by the State HCD on December 30, 2015. The Housing Element covers the eight-year period from 2015 to 2023. Other elements may be updated less frequently and typically have a 20-year horizon.

The correspondence between State mandated elements and the Riverbank General Plan is illustrated in the table below.

Correspondence Between Required General Plan Elements and the Riverbank General Plan	
Element	Riverbank General Plan
Land Use	LAND-1-20: Land Use
Circulation	CIRC-1-18: Circulation

Conservation	CONS-1-10: Conservation and Open Space
Open Space	CONS-1-10: Conservation and Open Space
Safety	SAFE-1-4: Safety Element
Noise	NOISE-1-7: Noise
Community Character and Design (optional)	DES-1-17: Community Character and Design
Economic Development (optional)	ED-1-12: Economic Development
Public Services and Facilities (optional)	PUBLIC-1-12: Public Services and Facilities
Air Quality (optional)	AIR-1-15: Air Quality
Housing	Separate Document

Compliance with OPR Guidelines

Riverbank's General Plan was updated in 2009 according to OPR's Guidelines and remained consistent with the Guidelines.

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

This chapter discusses the implementation of all the adopted elements of the General Plan except for the Housing Element. The annual progress report on the Housing Element is contained in Chapter 3. Exhibit A shows the implementation status of each General Plan policy.

A. REVIEW OF IMPLEMENTATION MEASURES

Progress Report Highlights

The following are highlights of the progress made in calendar year 2022 organized by general plan element:

Land Use:

- *Permitting and New Development.*
 - Crossroads West Unit 1 – Council approved the Final Map in 2021 to construct ninety-one (91) single-family units. Thirty (30) building permits were issued in 2022.
 - Crossroads West Unit 2 – Council approved the Final Map in October 2022 to construct one hundred sixty-two (162) single-family units. No building permits were issued in 2022.
 - Countryside 1 - Approved in 2020, construction is complete on a forty-nine (49) single-family residential project, located in eastern Riverbank. The final two (2) building permits were issued in 2022.
 - Countryside 2 – The final map was approved in 2021 for forty (40) residential lots and six (6) permits were issued in 2022.
 - Bruin Heights – The Bruin Heights final map was approved by Council in 2021. In 2022, fifty-one (51) building permits were issued for single-family homes.
 - Elmwood Estates – This developer has been slowly working on his subdivision for over 10 years. In 2022, he was issued five (5) more building permits.

- Infill Housing – The City issued two (2) building permits for infill single-family houses in 2022 and one (1) for a junior accessory dwelling unit (JADU).

Circulation:

- *Amendments.* There were no amendments to the Circulation Element in 2022.

Community Character and Design:

- *Amendments.* There were no amendments to the Character and Design Element in 2022.

Economic Development:

- *Amendments.* There were no amendments to Economic Development Element in 2022.

Conservation and Open Space:

- *Amendments.* There were no amendments to the Conservation and Open Space Element in 2022.

Safety:

- *Amendments.* There were no amendments to the Safety Element in 2022.

Noise:

- *Amendments.* There were no amendments to the Noise Element in 2022.

Public Services and Facilities:

- *Amendments.* There were no amendments to the Public Services and Facilities Element in 2022.

Air Quality:

- *Amendments.* There were no amendments to the Air Quality Element in 2022.

Housing:

- *Amendments.* There were no amendments to the Housing Element in 2022.

Regional Coordination

- *North County Corridor.* The Mayor and City Staff continued to participate with the Stanislaus Council of Governments (StanCOG) to provide input and direction as to how the North County Corridor should be aligned as it passes Riverbank. The Mayor Richard D. O'Brien is a member of the Stanislaus Council of Governments Policy Board and Donna Kenney, a City Staff member, is vice-chair of the Valley Vision Stanislaus Steering Committee to help collaboratively address the requirements of Senate Bill 375 (SB 375).
- *Regional Transportation Plan / Sustainable Communities Strategies (RTP / SCS).* City staff continued to participate with Stanislaus Council of Governments in the Sustainable Communities Strategy process to develop and implement an action plan that will lead to a more sustainable region, and implement SB 375. Staff regularly attended Valley Vision Stanislaus Steering Committee meetings and made periodic presentations to the City Council and Planning Commission.

- *Stanislaus County Planning Directors Meeting.* The Planning and Building Manager meets monthly with the Planning Directors of other cities in Stanislaus County to share information and discuss topics of mutual interest.

General Plan Amendments

The General Plan was amended to redesignate 2.1 acres from Low Density Residential to Higher Density Residential, as a part of a forty (40) unit age-restricted single-story apartment complex development in 2022.

B. GOALS, POLICIES, OBJECTIVES, STANDARD OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED.

In 2021, Riverbank received a REAP grant, part of which was used to fund a Civic Spark Fellow. The Fellow did community outreach in 2022 to educate our citizens on environmental justice and prepare them to help draft and review policies for our upcoming Housing Element and General Plan updates.

CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT

The report addresses the progress in meeting the Regional Housing Need Allocation (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2014-2023 Housing Element, adopted February 23, 2016. The State of California Department of Housing and Community Development requires an annual report attached as Exhibit B.

Following are highlights of the Calendar Year 2022 Housing Element Annual Progress Report:

Housing Element Implementation Highlights

The following are highlights of the Calendar Year 2022 Housing Element Annual Progress Report:

- Seven (7) years have elapsed for the January 2014 through September 2023 Regional Housing Needs Allocation (RHNA) period. As measured through the issuance of building permits, the City has met:
 - Ten (10) percent of the Very Low-Income goal;
 - Eighteen (18) percent of the Low-Income goal;
 - Less than one (1) percent of the Moderate-Income goal; and
 - Fifty-Four (54) percent of the Above Moderate-Income goal.
- *Building Permits Issued in 2022.* In 2022, ninety-seven (97) building permits were issued for single-family development.
- The City, in collaboration with Stanislaus County and the cities of Ceres, Modesto, Oakdale, Turlock, and Waterford, have developed seven (7) different ADU plans that are free to property owners and pre-approved against development standards.

2022 General Plan Annual Progress Report

Exhibit A: General Plan Annual Implementation Report – 2022

Table I: General Plan Annual Implementation Report - 2022

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Land Use Element					
Land – 1	The City will conduct a comprehensive review of the land use element, including analysis and actions to ensure there is adequate land in appropriate locations for employment-generating land uses.		X	CDD	The City continues to monitor and review the Land Use Element for adequate land in appropriate locations. No updates to the Land Use Element occurred in 2022.
Land – 2	The CDD will maintain an inventory of vacant and underutilized land to (a) evaluate proposed annexations and (b) ensure an adequate supply of vacant land to meet the community’s needs.	X		CDD	The Development Services Department and City Council continue to maintain vacant and underutilized land for annexations and supply. As part of the Housing Element Update, a list was developed to determine the amount of Vacant and Underutilized Multi-family Residential (R-3) land within City limits. Further, the City currently maintains an underutilized site inventory on Oppsites.com to connect potential developers with vacant and underutilized sites.
Land – 3	The City and Redevelopment Agency will pursue grant monies, as well as other funding sources for road and public infrastructure improvements to revitalize areas in need.	X		EDH, F, CDD,	The Development Services Department, Finance Department and the Public Works Department continue to pursue funding for road and public infrastructure improvements. No action for Redevelopment Agency due to the demise of Redevelopment.
Land – 4	The City will develop a comprehensive infill development streamlining and incentive program to encourage the redevelopment and revitalization of the Infill Opportunity Area.	X		CDD	The City provides free preapplication reviews so developers can submit a formal application that moves more quickly through the approval process and with fewer resubmittals. In 2022, Staff met with multiple developers who were interested in developing land within the City of Riverbank in infill development areas. Staff expressed support for new development in infill areas.

Action Number	Implementation Action	Timeframe	Dept/	Status of Implementation
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Agency Codes**City of Riverbank & Local**

CC	City Council	PW Public Works Dept
CM	City Manager	F Finance Department
PC	Planning Commission	EDH Economic Development and Housing
CDD	Development Services Department	P&R Parks and Recreation
ENG	Engineering Department	EDD Economic Development Department
LRA	Local Redevelopment Agency	OES Office of Emergency Services

Regional, State, Federal and Private

StanCOG Stanislaus Council Of Governments
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		On-going	0 – 5 years	Agency	
Land – 5	The City will update the Zoning Code and other Municipal Code sections regulating land development to ensure consistency with the General Plan.	X		CDD	In 2022, the City adopted an ordinance amendment to update and streamline Administrative Procedures such as Architecture and Site Design Review.
Land – 6	The City will coordinate with StanCOG and member jurisdictions and Caltrans to remove the State Highway 108 designation as it occurs through Riverbank and plan and condition land uses along a future alignment to enable Caltrans to redesignate Highway 108 near the Riverbank Planning Area.	X		CDD	The City of Riverbank continues to be involved in the North County Corridor planning process and is among the members of the Joint Powers Authority, securing a voice for Riverbank as the project moves forward and rights-of-way are purchased.
Land – 7	The City will draft an implementing ordinance for the Clustered Rural Residential land use designation consistent with the policies presented in the General Plan.	X		CDD	No Action in 2022.
Land – 8	Update the General Plan using data to be made available by the DWR and the Central Valley Flood Protection Board.	X		CDD	The update to the General Plan Safety Element occurred in 2015 as it relates to SB5 (2007) and 200-year floodplain protection. No action in 2022.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Circulation Element					

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CC City Council
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CIRC – 1	Develop and implement a Bicycle Master Plan.	X		CDD	The City Council adopted the City of Riverbank's Bicycle and Pedestrian Master Plan on October 26, 2022. The City is also working with a consultant to update the Active Transportation Plan.
CIRC – 2	As a part of implementation of the City's bicycle master plan, the City will work with local irrigation districts, the County, local railroad concerns, other property owners, and other agencies and interested parties to acquire and/or use existing easements and rights-of-way for development of off-street pedestrian and bicycle pathways.	X		CDD	The Development Services Department has been in discussion with BNSF and Sierra Northern Railway to utilize some Right-of-Way for off-street pedestrian and bicycle pathways along Patterson Road. Through these discussions, the City is working on developing a safe, efficient multi-modal system for Patterson Road. The City Council adopted the City of Riverbank's Bicycle and Pedestrian Master Plan on October 26, 2022
CIRC – 3	Develop a Travel Demand Management ordinance that requires large employers to provide incentives for employees to commute via transit, bicycle, on foot or by carpool rather than the SOV commute	X		CDD	No Action in 2022.
CIRC – 4	Revise street improvement standards to be consistent with this Circulation Element, including consideration on equal footing of all locally available forms of travel.	X		CDD, PW, ENG	The City revised street improvement standards to be consistent with Complete Streets, LID Development Standards and MS4 requirements. The new street standards were adopted by City Council in 2016. The City continues to enforce their street standards adopted in 2016. No Action in 2022.
Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		

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CIRC – 5	Coordinate with relevant transit providers and include, as appropriate, transit improvements in the Capital Improvements Plan (CIP).	X		CDD, PW, F	The Development Services Department, Finance Department and the Public Works Department work with transit providers and update the City’s Capital Improvement Plans (CIP) annually.
CIRC – 6	The City will actively pursue State and Federal funding for developing, improving, and enhancing bicycle and pedestrian routes in the existing developed City.	X		CDD, F	Funding continues to be pursued for the development of bicycle and pedestrian amenities. The City is using CDBG funding to make improvements ADA and trail improvements to Castleberg Park and ADA improvements to Pioneer Park. The City Council adopted the City of Riverbank’s Bicycle and Pedestrian Master Plan on October 26, 2022
CIRC – 7	Develop and implement a Parking Master Plan to coordinate and manage parking in the City.	X		CDD, PW	A parking survey was conducted in 2022. Parking in the Downtown Area has not been a problem.
CIRC – 8	Work with surrounding jurisdictions, the County, and StanCOG to develop regional solutions to regional vehicular transportation issues.	X		CDD, PW, ENG	City Council, Planning Commission and Development Services Department will continue to work with the County and StanCOG to develop regional solutions to regional vehicular transportation.
Community Character and Design Element					
DESIGN – 1	Establish distinctive crosswalks at major street intersections and other locations expected to generate significant pedestrian traffic in the existing City, as funding allows.	X		F, CDD	Utilizing CMAC and Safe Routes to School funds, the City is currently re-designing the Patterson Road and Roselle Avenue intersection to improve circulation and overall safety for non-motorized travelers, including students on bicycles. The City Council adopted the City of Riverbank’s Bicycle and Pedestrian Master Plan on October 26, 2022. Additionally, the City is in the design phases of a Complete Street located at the intersection of Callander Avenue and Santa Fe Street.
Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		

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DESIGN – 2	Where appropriate opportunities and sufficient right-of-way exists, the City will modify wide streets into boulevards with landscaped medians or landscaped strips between the roadway and sidewalks to visually and functionally enhance streets for pedestrians.	X		CDD, ENG, PW	The City developed standard street widths to include landscaped medians and landscaped strips between roadways for minor and major collectors and minor arterials in 2016. No Action in 2022. The City continues to enforce the standards adopted in 2016.
DESIGN – 3	The City will establish design standards and parking requirements for accessory dwelling units.	X		CDD	In 2022 the City adopted an ordinance update for accessory dwelling units. The City received had received an SB2 grant in the amount of \$160K to hire a consultant, establish design standards and parking requirements, conduct community outreach, and conduct a fee study for accessory dwelling units and tiny houses. The City also collaborated with other cities in Stanislaus County to hire an architect to develop 8 fully engineered ADU plan sets between 250 sf and 1200 sf to give to our citizens for free. They are currently available to the public.
DESIGN – 4	Pursue improvements downtown that reduce effective Downtown street widths in relationship to building height and bulk, while allowing for automobile movements.		X	CDD	The Downtown Specific Plan was adopted in 2015. No Action in 2022. The City continues Implementation Actions to enforce the Downtown Specific Plan.
DESIGN – 5	Prepare comprehensive streetscape plans for Patterson Road, Atchison Street/Highway 108, 1 st Street, Claribel Road, Oakdale Road, Roselle Avenue, and Claus Road.		X	CDD, ENG	A Streetscape plan for Patterson Road, east of Roselle Avenue is currently being developed to include Complete Streets Principles, including a Bicycle Path adjacent to the BNSF/Sierra Railroad. Other Streets and intersections will be improved as funds become available. Further in 2022, the City completed the design of a Complete Street at the intersection of Callander Avenue and Santa Fe Street.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
DESIGN – 6	The City will define the edges, focal points, and landmarks of the Downtown. The City will establish gateways to Riverbank.	X		CDD	The Downtown Specific Plan identifies “gateways to Downtown” as 108/Patterson Road to the west and Atchison Street/Highway 108 to the east. Additionally, the revised DTSP expanded the east gateway, along Atchison Street.
DESIGN – 7	Adopt development standards that minimize environmental impacts of development through an appropriate balance of regulations and incentives	X		CDD	The City continues to minimize environmental impacts of development through the implementation and oversight of the California Environmental Quality Act (CEQA) where mitigation is assessed on projects that may have a significant impact on the environment. Further, the City has a relationship with the appropriate State and Federal environmental agencies allowing them to comment and assess appropriate mitigation on development projects. The City also works with developers to ensure that mitigation is practical and feasible for their development plans.
DESIGN – 8	Projects shall provide artwork by a qualified artisan(s) within their developments as approved by the Director of Development Services	X		CDD	The Development Services Department, Planning Commission and City Council continue to consider artwork by qualified artisan(s) within development projects. This will continue to be approved by the Development Services Director.
Economic Development Element					
ED – 1	Continue to dedicate staff resources to economic development activities, and identify ways to improve upon existing initiatives	X		F, CDD, EDD	The Finance Department and Development Services Department continues to dedicate staff resources to economic development activities. In 2022, staff attended valuable economic development training workshops and seminars.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
ED – 2	Continue to identify funding resources, and apply for those resources for which the City of Riverbank qualifies	X		EDD, F	The City will continue to identify funding resources and apply for those resources for which the City of Riverbank qualifies.
ED – 3	Continue to leverage redevelopment funds to develop programs and initiatives that improve the physical environment and business climate within the project area	X		EDD, CDD	There has not been any work done to leverage redevelopment funds due to the demise of redevelopment.
ED – 4	Work with Modesto Junior College, Stanislaus Opportunity, other public agencies, and private job training providers to develop and refine job training programs that meet the needs of private industry and prospective businesses seeking to locate in Riverbank	X		EDD	City staff continues to meet with Opportunity Stanislaus, to identify existing businesses and potential businesses that could benefit from their programs and resources.
ED – 5	Identify opportunities to locate job training sites in Riverbank. Most of the existing job training and business assistance resources are based in Modesto. If a major facility development or expansion can be attracted to Riverbank, opportunities should be explored to base any resultant job training activities within Riverbank.	X		EDD, CDD	No action necessary. The Development Services Department will explore options for job training in Riverbank as opportunities arise when new expansion or development occurs. The management of the Riverbank Industrial Complex has now transferred from the City to Aemetis, a company expected to construct a state-of-the-art biofuel plant in Riverbank and hire locally. The City is currently processing a conditional use permit to construct the facility.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
ED – 6	Implement a business outreach program that identified home-based businesses operating in Riverbank	X		EDD	No action in 2022.
ED – 7	Implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Riverbank	X		EDD	No action in 2022.
Ed – 8	Assign City staff and personnel from appropriate agencies to a “rapid response” team that will respond to changes in the job training and workforce development needs for large employers in Riverbank	X		All Depts.	No Action in 2022.
Ed – 9	Develop specific marketing messages for different industry sectors, based on Riverbank’s strengths, market position, and future growth opportunities	X		EDD	In 2022, the City continues to update the Oppsites webpage which list vacant and underutilized parcels.
ED – 10	Refine business attraction targets to include business-to-business suppliers. Business suppliers would potentially include material distributors, services providers, and component manufacturing.	X		EDD	No action in 2022.
ED – 11	Systematically track available land, and available building vacancies. Continually update the information and identify the most efficient and cost-effective methods for distributing the information, including web-based systems.	X		CDD	The Development Services Department utilizes the County’s Geographical Information Systems (GIS) to track available land (vacant land) as well as Oppsites.com, mentioned above.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
ED – 12	The City should contract with a sales tax accounting firm to provide customized and quarterly updated audits of the City's sales tax receipts	X		EDD	The City contracts with Avenu to conduct sales' tax receipt audits.
ED – 13	Dedicate staff resources to tracking employment and payroll trends, in order to monitor progress toward community goals for economic development	X		EDD	No Action in 2022.
ED – 14	Implement a residential survey that includes information on where Riverbank residents work and their occupations	X		EDD	No Action in 2022. The City continues to participate in the Federal Census which supplies information regarding population, where residents work and their occupations.
Ed – 15	Facilitate the formation of business district committees, and assist those districts that wish to further explore the benefits and implementation steps for the creation of a Business Improvement District	X		EDD	No action in 2022 due to a lack of interest by businesses.
ED – 16	Proactively use the business outreach process to identify priorities for business climate improvement	X		EDD	No Action in 2022.
ED – 17	Include the redevelopment agency in any efforts to improve the local business climate within the redevelopment district	X		EDD, CDD	There has not been any work done to include the redevelopment agency due to the demise of redevelopment.
	Implementation Action	Timeframe		Dept/	Status of Implementation

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Action Number		On-going	0 – 5 years	Agency	
ED – 18	Initiate a hotel/lodging feasibility study to identify the types, numbers, and appropriate locations of lodging facilities that Riverbank could attract.	X		EDD	No Action in 2022 on a feasibility study but city staff has contacted known hotel developers and provided them with information on building and zoning in Riverbank
ED – 19	Prioritize business attraction initiatives in the categories identified in Goal ED-6.	X		EDD	In late 2015 the City adopted a Grease Interceptor Waiver Program and a Conditional Waiver to Install Grease Interceptors Program to encourage restaurants to locate in the downtown. No Action in 2022.
ED – 20	Identify options and preferred alternatives for rail spur locations and potential relocations, particularly as they pertain to the reuse of the Riverbank Army Munitions site.	X		CC, LRA	The Riverbank Industrial Complex Specific Plan (Former Army Ammunitions Plant) was adopted by City Council in March of 2013. The Plan identified options in regards to the rail spurs in and out of the Riverbank RAAP.
ED – 21	Initiate a retail leakage study in order to identify retail and other local-serving attraction opportunities that remain, and project the future growth in household retail demand and supportable establishments.	X		EDD	No Action in 2022.
ED – 22	Initiate a feasibility study that identifies market opportunities for entertainment and recreational uses in Riverbank, particularly as they apply to creating an arts district in downtown Riverbank.	X		EDD	No Action in 2022.
Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		

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ED – 23	Continue to identify and procure the necessary funding to fully implement the streetscape improvement plans identified in the Downtown Revitalization Plan.	X		F, EDD, CDD	No Action in 2022, the City continues to implement the Downtown Specific Plan adopted in 2015.
ED – 24	Continue to facilitate special events in downtown Riverbank.	X		P&R, F, EDD	During 2022, the Parks and Recreation Department held many successful events, which engaged the community and encouraged them to get involved. The largest events typically are the annual Riverbank Cheese and Wine Festival and the Christmas Parade.
ED – 25	Initiate a fiscal impact analysis that identifies fiscal costs and benefits associated with specific types of development.	X		F, EDD, CDD	No Action in 2022.
ED – 26	Identify options such as Zoning Code changes, corridor planning for older commercial areas, and specific plans for new growth areas that would implement and promote mixed use development.	X		CDD	In 2019, the City annexed 380 acres of the Crossroads West Specific Plan, an area adjacent to west City Limits. The Crossroads West Specific Plan features a mixed-use type development with many types of land uses including commercial (58 acres), residential (2,100+ units), and parkland. In 2022, the City approved a 298 unit tentative map, a 114 unit tentative map, and a 91 lot Final Map within this Specific Plan area. One map is under construction.
ED – 27	Prepare an urban design plan for downtown Riverbank to compliment business attraction, redevelopment strategies, and streetscape improvements.	X		CDD	The Downtown Specific Plan was adopted in 2015 and includes urban design standards for the Downtown area.
ED – 28	Continue to network with regional agencies as part of the City’s economic development program, and include Latino/Hispanic business organizations as part of this strategy.	X		EDD	The City continues to network with regional agencies as part of the City’s economic development program. No action necessary.
Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		

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Conservation and Open Space Element					
CONS-1	1) Require development projects and subdivisions be consistent with, and implement land use planning and greenhouse gas emission reduction measures developed pursuant to the regional Sustainable Community Strategy. 2) Develop a Sustainable Agricultural Strategy to minimize the agricultural production loss to urban development	X		CDD, CC, PC	This Action is ongoing. Development Projects, as they are processed, are required to comply with the County's Sustainable Community Strategy.
CONS – 2	Adopt a “right-to-farm” ordinance that informs residents of ongoing agricultural practices at the edges of Riverbank and protects farmers and other agriculture interests from dumping, nuisance, complaints, and other problems typically associated with new residents on the City fringe.		X	CDD	No Action in 2022. The City of Riverbank Sustainable Agricultural Strategy was adopted by City Council in 2016.
CONS – 3	Seek funding to assist private owners in the preservation of buildings and site of historic importance	X		CDD, EDD	No Action in 2022.
CONS - 4	Seek funding for implementing energy efficient improvement and utilities infrastructure renewal projects	X		CDD, PW, EDD	The City began the installation of 4 solar projects for city facilities such as public works, the police station, a park well site, and the community center in 2022.

	Implementation Action	Timeframe	Dept/	Status of Implementation
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Action Number		On-going	0 – 5 years	Agency	
Safety Element					
SAFE – 1	Work with the Department of the Army to ensure successful clean-up and reuse of the decommissioned Riverbank Ammunition Plant	X			The Riverbank RAAP was selected for closure as part of the Base Realignment and Closure (BRAC) plan of 2008. The City continues to work with the Department of the Army and the Federal Environmental Protection Agency to ensure the successful clean-up and reuse of the plant. In November of 2013, the Riverbank Industrial Complex Specific Plan was adopted by City Council. In 2017 PCB clean-up was completed at the site. In 2022, Land transfer discussions between the Department of the Army and the City of Riverbank continued. the City has finalized a contract with a Master Developer, Aemetis, to develop the existing and remaining parcels of the site.
SAFE – 2	Implement and periodically update disaster plans, including the City's Emergency Operations Plan		X	CDD, EDD	In 2016 the City updated and adopted its Emergency Operations Plan.
SAFE – 3	Will coordinate with public safety service providers serving the City to ensure proper training and disaster preparedness and periodic testing of equipment and facilities	X			In 2022 City department leaders met with the OES and participated in health and safety measures considering the 2022 Covid-19 pandemic.
SAFE – 4	Support the purchase and maintenance of proper emergency communication systems and equipment and other necessary tools dealing with emergencies.	X			No Action in 2022.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Noise Element					
NOISE – 1	Update implementing ordinances related to noise consistent with the policies of this element and City redevelopment and revitalization planning	X		CC, PC, CDD	This action has not been implemented due to the demise of Redevelopment. The Development Services Department, City Council and Planning Commission will continue to implement the Noise element on a project-by-project basis, ensuring that specific projects do not affect adjacent land uses that may be sensitive, such as schools and residential.
NOISE – 2	Ensure that personnel charged with enforcing such ordinances are properly trained and equipped for on-site measurement techniques and other necessary tasks	X		CDD	Depending on the Project, a Noise Analysis may be commissioned to ensure that the project is consistent with the Noise Element of the General Plan and any applicable ordinances. This may be done in-house or by an outside consultant.
NOISE – 3	Coordinate with StanCOG and Caltrans to ensure transportation planning and improvement programs are consistent with this element	X		CC, PC, CDD	The City Council, Planning Commission and Development Services Department will continue to work with StanCOG and Caltrans to ensure transportation planning and programs are consistent with the Noise Element.
Public Services and Facilities Element					
PUBLIC – 1	Coordinate with area reclamation districts, Stanislaus County, the City of Modesto, and other agencies and jurisdictions for planning and coordinating drainage programs and policies on an area wide and regional basis.	X		CDD	The City continues to participate in the Storm Drainage partnership with multiple local agencies to address state requirements for storm water.
	Implementation Action	Timeframe		Dept/	Status of Implementation

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Action Number		On-going	0 – 5 years	Agency	
PUBLIC – 2	Develop a park master plan that describes the standards, design, land requirements, locations, planning, and funding to support the City's existing and future park system		Complete 2022	P&R	In 2022, the Parks Master Plan was adopted.
PUBLIC – 3	Update the water, wastewater, and stormwater drainage master plans at least every five years to ensure the appropriate level of service is maintained as the City grows, and to ensure that appropriate projects include a capital improvements planning and can be funded		Complete, 2015	CDD	The City's 2020 Urban Water Management Plan was adopted by City Council on October 26, 2015.
PUBLIC – 4	Coordinate with the United States Postal Service and other public agencies serving Riverbank, regarding needs for expansion, satellite locations, and other issues related to land use planning	X		CDD	The City has ongoing contact with the Post Office in regards to the locations of gang mail boxes in new subdivisions. Addresses in the 2019 annexation area are still Modesto addresses. Staff is working with Rep. Josh Harder's office to change them to Riverbank addresses.
Air Quality Element					
AIR – 1	Develop a program to reduce daily emissions of nitrogen oxides	X		CDD	No Action in 2022. The City continues to consult with the San Joaquin Valley Air Pollution Control District (SJVAPCD) whom enforces federal air quality standards.
AIR – 2	Develop a local greenhouse gas reduction program	X		CDD	No Action in 2022. The City continues to consult with the SJVAPCD which enforces federal greenhouse gas reduction programs.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		

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AIR – 3	Pursue and use State and Federal funds earmarked for bicycle and transit improvements, transit-oriented planning and development, and other planning and improvement grant programs intended to encourage alternatives to automobile transportation	X		CDD, EDD, F	The City continues to pursue and use State and Federal funds earmarked for the programs listed in AIR-3.
AIR – 4	Coordinate with local irrigation districts, the County, Caltrans, and other interested parties to develop bikeways and pedestrian paths along canals, abandoned railroad lines, and other easements and rights-of-ways	X		CDD, P&R	The Development Services Department has been in discussion with Hetch-Hetchy Water and Power to develop a dog park or multi-use path on SFPUC Right-of-Way. Transmission lines are currently being replaced.
AIR – 5	Develop planning strategies and supportive ordinances addressing Downtown Riverbank and West Riverbank	X		CDD	The City annexed the Crossroads West Plan Area in June 2019 and new Tentative Map applications. 30 homes in West Riverbank are now occupied.
AIR – 6	In planning and budgeting for transportation infrastructure, before considering constructing more roadway capacity, the City of Riverbank will consider measures to increase the capacity of the existing road network	X		CC, PC, CDD, PW, ENG	The Development Services Department, Public Works Department and Engineering will continue to consider measures to increase the capacity of the existing road network prior to considering constructing more roadway capacity. City Staff is recently revised the City's Standard Street Widths, which will incorporate DOT's directive of Complete Streets and LID Standards (MS4 Requirements).
Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	On-going		

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AIR – 7	Coordinate with transit providers on the portion of long-range transit plans serving Riverbank and accommodate necessary facilities such as bus pull-outs, bus shelters, information kiosks, street furniture, lighting, etc.	X		CDD	The Development Services Department continues to consider transit plans serving Riverbank for new development.
AIR – 8	Require project proponents to prepare health risk assessments in accordance with Air District-recommended procedures as part of environmental review when the proposed industrial process has associated air emissions that have been designated by the State as a toxic air contaminant or, similarly, by the federal government as a hazardous air pollutant	X		CDD	The Development Services Department will continue to work with SJVAPCD to ensure that new projects are mitigating air quality impacts. Air Emissions are calculated and reviewed by SJVAPCD.

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2022 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Progress Report – 2022
Reported Data – January 1, 2022 – December 31, 2022

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Cells in grey contain auto-calculation formulas

[illegible]

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 5.1 **March 21, 2023**

APPLICATION: **Architecture and Site Plan Review 03-2023 (Dept. File #23-0004) – Ward Villas/McRoy Wilbur Communities, Inc – 2912 Ward Avenue (APN 132-036-003).** The project is the Architecture and Site Plan Review of the floor plans and elevations for 28 homes in the approved Ward Villas subdivision. The applicant proposes duets on zero lot lines. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

PROPERTY OWNER: Cary Pope
Ammo Plant Management Inc.
1120 Scenic Dr
Modesto, CA 95350

HOUSING DEVELOPER: Ian Wilbur
McRoy Wilbur Communities
2909 Coffee Rd, STE #12A
Modesto, CA 95355

GENERAL PLAN: Medium Density Residential (MDR)

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 Architecture and Site Plan Review 03-3023 subject to the conditions in Resolution 2023-001 (Attachment 1).

ACROMYMS: CEQA – California Environmental Quality Act
MDR - Medium Density Residential

I. EXECUTIVE SUMMARY:

The applicant proposes the architectural review of twenty-eight (28) single family units for the approved Ward Villas subdivision.

II. BACKGROUND:

On February 9, 2016, the City Council adopted Resolution No. 2016-008 approving a general plan amendment for Troy Wright, which redesignated Ward Villas' 2.42 acres to medium density residential (MDR) and allows for a net density of eight to sixteen (8-16) dwelling units per acre. At that same meeting, the Council adopted Resolution No. 2016-009 to approve tentative subdivision map 01-2015 and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of twenty-eight (28) residential lots and a stormwater basin. Finally, Council adopted Ordinance No. 2015-002, which approved a Rezone to Planned Development. Amenities provided to compensate for variations in standards in a Planned Development include additional benches at the basin, rear covered patios, and window blinds.

Troy Wright decided to sell Ward Villas to Cary Pope, who has recently partnered with McRoy Wilbur Communities to construct the homes. On October 13, 2020, Cary Pope and the City entered into a Development Agreement ("DA") for affordable housing for the site. The DA extended the life of the tentative map to five (5) years. On October 27, 2020, the City and Cary Pope entered into a Memorandum of Understanding ("MOU") to approve a PLHA spending plan and to prioritize the Ward Villas Affordable Housing Project as eligible for funding. The Project stalled due to significant changes in the housing market, including delays related to a lack of materials and equipment needed to construct the project. On February 28, 2023 the City Council approved amendments to the MOU to provide the developer the flexibility necessary to continue his project. Finally, on March 14, 2023, the City Council approved a Subdivision Improvement Agreement and the Final Map for the Ward Villas subdivision. The Architecture and Site Plan Review of the housing plans is the final step before building permits can be issued.

II. ARCHITECTURE AND DESIGN:

- A. The chart below provides the details of the four (4) elevations McRoy Wilbur Communities proposes for their duet floor plan with zero lot line:

Elevation / Total Square Feet	Bedrooms	Bathrooms	Notes
A – 1,033 (per unit)	3	2	Hip concrete tile roof, stone veneer, stucco

B – 1,033 (per unit)	3	2	Dormer comp roof, stone veneer, horizontal hardi-plank siding, gable vents
C – 1,033 (per unit)	3	2	Open gable roof with vents, vertical hardi-plank siding
D – 1,033 (per unit)	3	2	Concrete tile open gable roof, stucco, curved decorative trim

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

	Comp Roofing	Tile Roofing	Main Body	Siding	Trim	Front Door	Shutters	Stone
Scheme 1	Weathered Wood	Alameda Range	Analytical Gray	Pure White	Pure White	Cordial	Classic French Gray	-----
Scheme 2	Weathered Wood	Brown Range	Natural Choice	Smokehouse	Smokehouse	Rookwood Sash Green	Deep Forest Brown	-----
Scheme 3	Weathered Wood	Seattle Blend	Mineral Deposit	Elder White	Elder White	Spiced Cider	Homburg Gray	-----
Scheme 4	Weathered Wood	Slate Range	Dorian Gray	First Star	First Star	Jasper Stone	Charcoal Blue	-----
Scheme 5	Moire Black	Brown Gray Range	Outerbanks	Sandbar	Porpoise	Raisin	-----	-----
Scheme 6	Resawn Shake	Arcadia	Artisan Tan	Grizzle Gray	Chateau Brown	Rookwood Red	-----	-----
Scheme 7	Heather Blend	Manteca Blend	Useful Gray	Link Grey	Pure White	Sommelier	-----	-----
Scheme 8	Weathered Wood	Del Norte Blend	Bittersweet Stem	Pottery Urn	Downy	Roycroft Pewter	-----	-----
Scheme 9	Georgetown Gray	Rocklin Blend	Ecru	Roycroft Vellum	Extra White	Muddled Basil	Library Pewter	Hudson Bay
Scheme 10	Weathered Wood	Hillsborough Blend	Chocolate Powder	Hot Cocoa	Heron Plume	Rockwood	Functional Gray	Ashfall
Scheme 11	Georgetown Gray	Charcoal	Zircon	African Gray	High Reflective White	Toile Red	Outerspace	White Oak
Scheme 12	Weathered Wood	Brown Gray Range	Analytical Gray	Studio Clay	Nuance	Plum Brown	Plum Brown	Grand Mesa

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

	A	B	C
Farmhouse - Schemes 1, 2, 3, 4	√		

Craftsman - Schemes 5, 6, 7, 8		√	
Cottage - Schemes 9, 10, 11, 12			√

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 architectural elements such as decorative windows, doors, and vents that contribute to a sense of place and activity. The four (4) front elevations vary with horizontal or vertical hardi-plank siding and stone veneer to further enhance the facade.
2. Garage Frontage and Placement – Each dwelling unit has one (1) covered parking space 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 is one (1) parking space in each garage. There is a shared driveway space between two (2) units to provide room to park one (1) vehicle for each unit, and clearance for the public sidewalk. Street parking is permitted but limited.
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 fewer windows than many homes do. This keeps sight access to neighboring yards, pools, and windows to a minimum. This is especially important for the existing homes to the south of the project as they are at a lower elevation than this subdivision. Enhanced landscaping for the side yards of the two homes at the end of Chavez Court will be used to help screen these yards.
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 after a project receives its entitlements. The basin and common area landscaping will be maintained by Community Facilities District (CFD) 2016-01. Ward Villas was one of the projects annexed into the CFD when it was first formed. 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 decorative garage doors that are recessed behind the front doors to prevent monotonous streetscapes and a pedestrian friendly environment. Front hip and gable roof lines draw attention away from the garage doors.*
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 four (4) elevations and twelve (12) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, roof-lines, and architectural details. These details include hip and gable roofs, dormers, vertical and horizontal lap siding, accent windows and foam trim.*
2. **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 large street-facing window as well as front doors with windows for each dwelling.*

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 March 8, 2023 and posted at City Hall North, South, Post Office, Community Center and website on March 8, 2023. In addition, the Applicant posted a Notice of Development Permit Application at Santa Fe Street and Snedigar Road on February 16, 2023 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on March 6, 2023. At the time of writing this Staff Report (March 15, 2023), 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 2023-001.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2023-001
Exhibit A – Plans, Elevations, and Colors & Materials

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-001**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 03-2023
FOR WARD VILLAS, 2912 WARD AVENUE
APN: 132-036-003**

WHEREAS, an Architecture and Site Plan Review application has been received from McRoy Wilbur Communities with a proposal for twenty-eight (28) single-family dwelling units within the Ward Villas subdivision located at Ward Avenue (APN: 132-036-003); and

WHEREAS, the Planning Commission held a public hearing on March 21, 2023, to consider Architecture and Site Plan Review 03-2023 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. *The developer*

WHEREAS, the plans and elevations of McRoy Wilbur Communities 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 site plans and elevations 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. 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 on Chavez Court, 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.
6. 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 03-2023 is hereby approved, subject to those conditions established by Resolution No. 2023-001 and as illustrated in “**Exhibit A**” Floor Plans, Elevations, and Colors and Materials.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 21st of March, 2023; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES: None

ABSENT: None

ABSTAIN: None

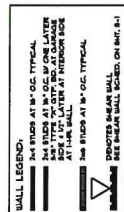
Attest:

Approved:

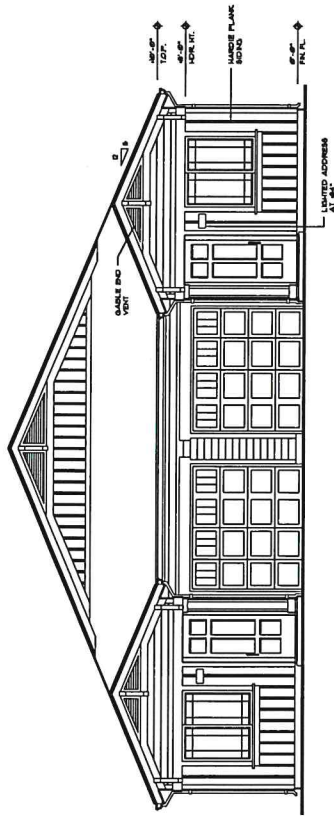
Donna M. Kenney,
Planning and Building Manager

_____, Chairperson
Planning Commission

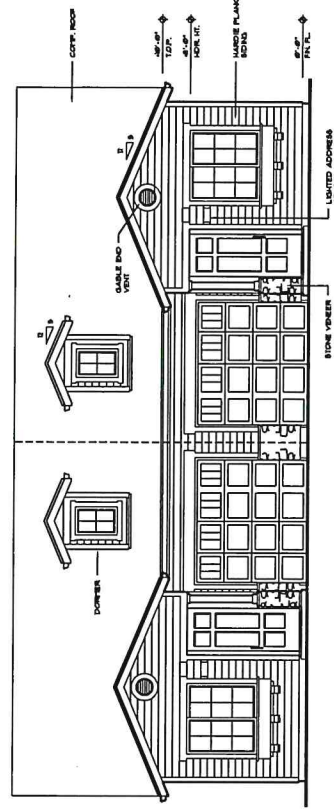
Exhibit A – Floor Plans, Elevations, and Colors and Materials



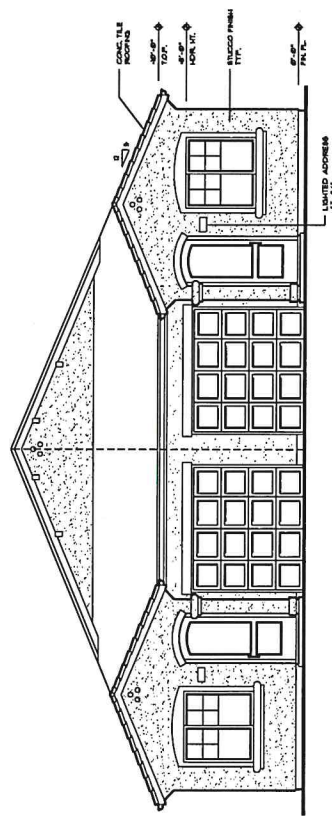
skw & associates 
architecture • engineering • surveying
13277 seneca drive, modelo, ca 93555 p. 209-529-7804 f. 209-529-7804
jan 2003 SCALE 1/4" = 1'-0"



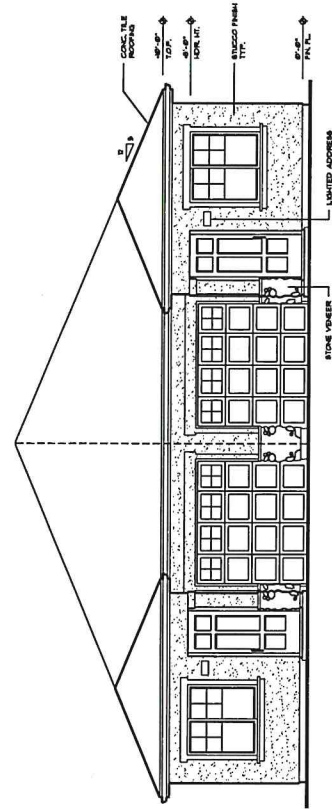
FRONT ELEVATION - C



FRONT ELEVATION - B



FRONT ELEVATION - D



FRONT ELEVATION - A

PRE-LIM. EXTERIOR ELEVATIONS FOR:

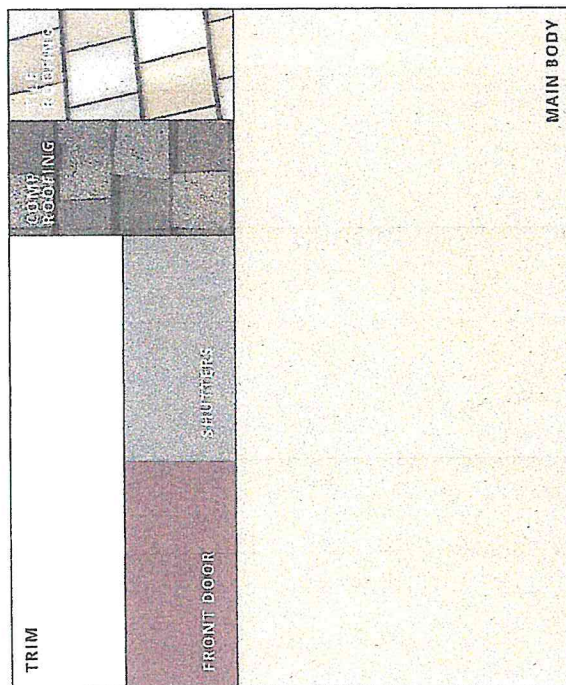
McROY WILBUR
WARD AVE VILLAS (TOWNHOUSES)
RIVERBANK, CA

skw & associates
Architecture • Engineering • Surveying
227 Zanker Drive, Modesto, CA 95351 P. 209-223-6822 F. 209-229-7804
ZIMMODS
SCALE 1/4" = 1'-0"

COLOR PALETTES

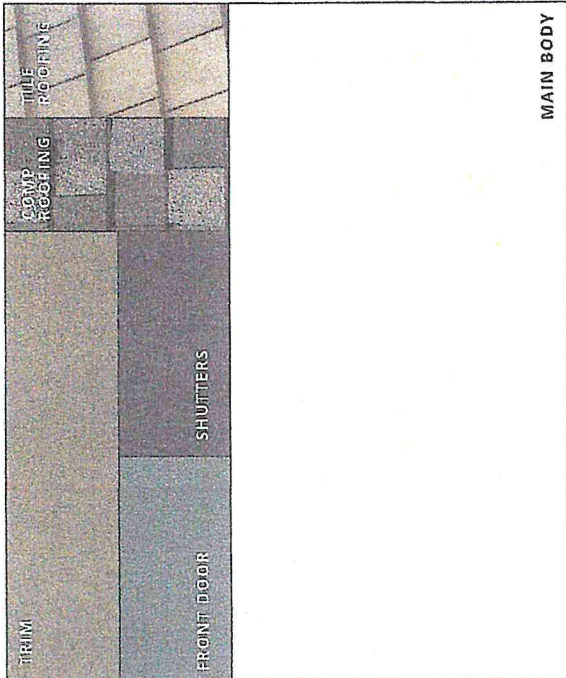
COMP ROOFING: CERTAINTED || TILE ROOFING: EAGLE || PAINT: SHERWIN-WILLIAMS || MASONRY: CULTURED STONE BY BORAL

FARMHOUSE (A) - SCHEME 1



LEGEND			
Comp Roofing	Weathered Wood	Landmark Pro	
Tile Roofing	Alameda Range	4884	Bel Air Slate Profile
Main Body	Analytical Gray	SW 7051	Stucco Body
Siding	Pure White	SW 7005	Horizontal Siding
Trim	Pure White	SW 7005	Door & Window Trim, Fascia, Garage Door
Front Door	Cordial	SW 6306	Front Entry Door
Shutters	Classic French Gray	SW 0077	Decorative Shutters

FARMHOUSE (A) - SCHEME 2



LEGEND			
Comp Roofing	Weathered Wood	Landmark Pro	
Tile Roofing	Brown Range	4689	Bel Air Slate Profile
Main Body	Natural Choice	SW 7011	Stucco Body
Siding	Smokehouse	SW 7040	Horizontal Siding
Trim	Smokehouse	SW 7040	Door & Window Trim, Fascia, Garage Door
Front Door	Rookwood Sash Green	SW 2810	Front Entry Door
Shutters	Deep Forest Brown	SW 9175	Decorative Shutters

COLORS MAY VARY FROM ACTUAL PRODUCT COLOR. PLEASE REFER TO PHYSICAL SAMPLES FOR TRUE COLOR REPRESENTATION.



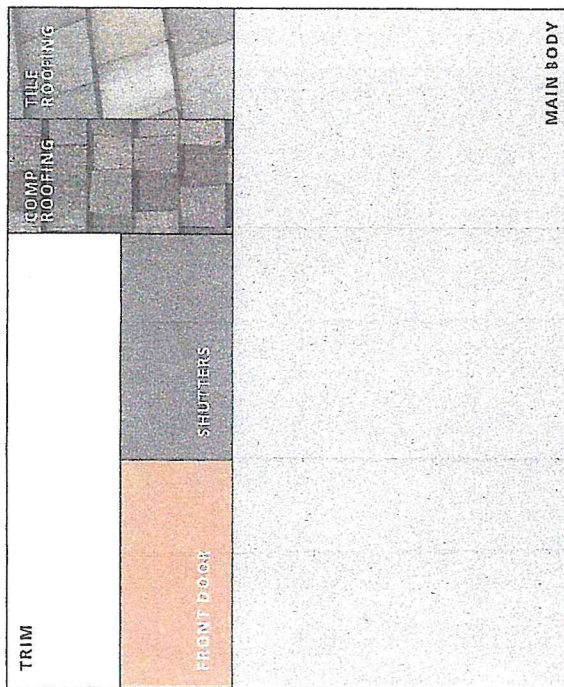
THE VINEYARDS
City of Ripon, California



COLOR PALETTES

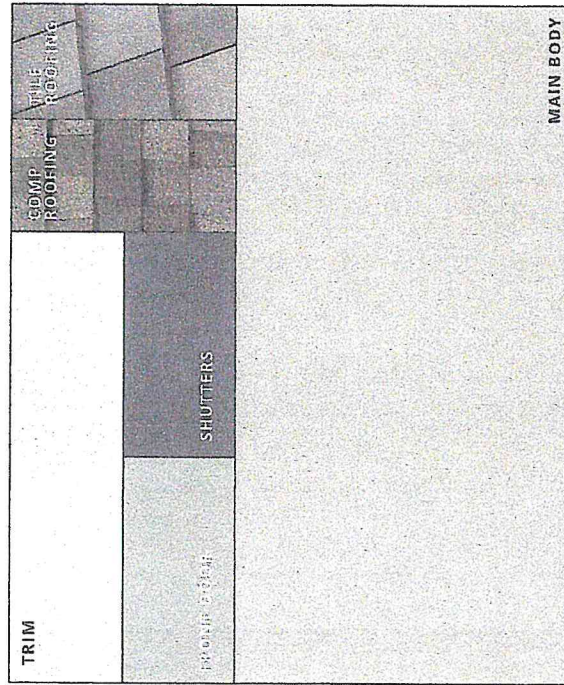
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FARMHOUSE (A) - SCHEME 3



LEGEND			
Comp Roofing	Weathered Wood	Landmark Pro	
Tile Roofing	Seattle Blend	8805	Bel Air Slate Profile
Main Body	Mineral Deposit	SW 7652	Stucco Body
Siding	Elder White	SW 7014	Horizontal Siding
Trim	Elder White	SW 7014	Door & Window Trim, Fascia, Garage Door
Front Door	Spiced Cider	SW 7702	Front Entry Door
Shutters	Homburg Gray	SW 7622	Decorative Shutters

FARMHOUSE (A) - SCHEME 4



LEGEND			
Comp Roofing	Weathered Wood	Landmark Pro	
Tile Roofing	Slate Range	4697	Bel Air Slate Profile
Main Body	Dorian Gray	SW 7017	Stucco Body
Siding	First Star	SW 7646	Horizontal Siding
Trim	First Star	SW 7646	Door & Window Trim, Fascia, Garage Door
Front Door	Jasper Stone	SW 9133	Front Entry Door
Shutters	Charcoal Blue	SW 2739	Decorative Shutters

COLORS MAY VARY FROM ACTUAL PRODUCT COLOR. PLEASE REFER TO PHYSICAL SAMPLES FOR TRUE COLOR REPRESENTATION.



City of Ripon, California

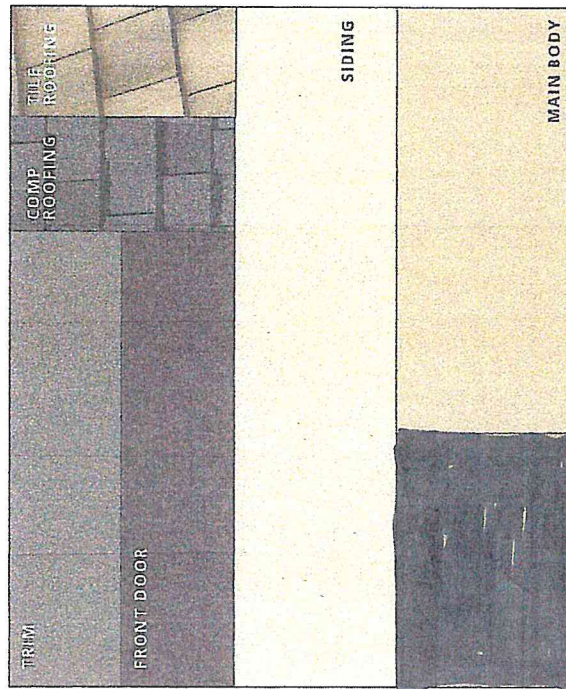
THE VINEYARDS



COLOR PALETTES

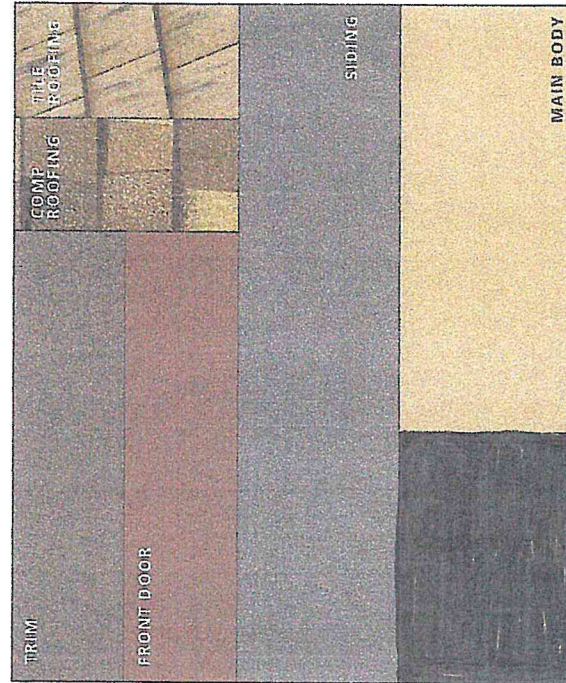
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CRAFTSMAN (B) - SCHEME 5



LEGEND		Moire Black	Landmark Pro
Comp Roofing			
Tile Roofing		Brown Gray Range	Bel Air Slate Profile
Main Body		Outerbanks	SW 7534 Stucco Body
Siding		Sandbar	SW 7547 Horizontal Siding
Trim		Porpoise	SW 7047 Board & Batten, Door & Window Trim, Fascia, Garage Door, Railing
Front Door		Raisin	SW 7630 Front Entry Door

CRAFTSMAN (B) - SCHEME 6



LEGEND		Resawn Shake	Landmark Pro
Comp Roofing			
Tile Roofing		Arcadia	4502 Bel Air Slate Profile
Main Body		Artisan Tan	SW 7540 Stucco Body
Siding		Grizzle Gray	SW 7068 Board & Batten and Horizontal Siding
Trim		Chateau Brown	SW 7510 Door & Window Trim, Fascia, Garage Door, Railing
Front Door		Rockwood Red	SW 2802 Front Entry Door

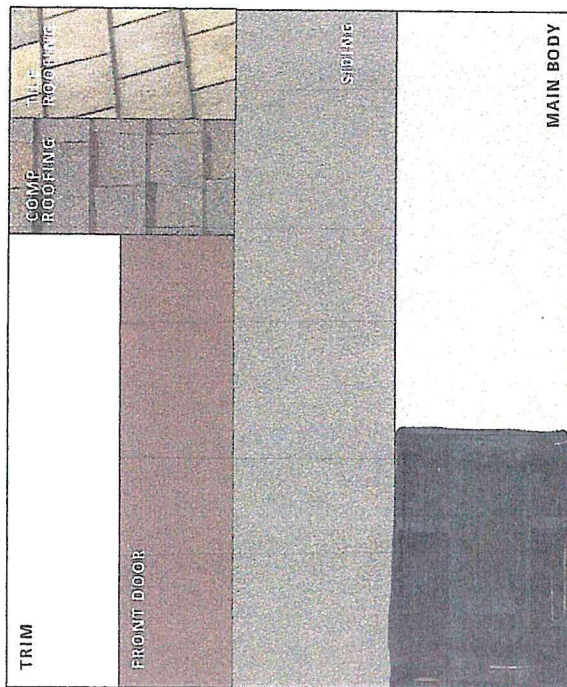
COLORS MAY VARY FROM ACTUAL PRODUCT COLOR. PLEASE REFER TO PHYSICAL SAMPLES FOR TRUE COLOR REPRESENTATION.

COLOR PALETTES

COMP ROOFING: CERTAINTED || TILE ROOFING: EAGLE || PAINT: SHERWIN-WILLIAMS || MASONRY: CULTURED STONE BY BORAL

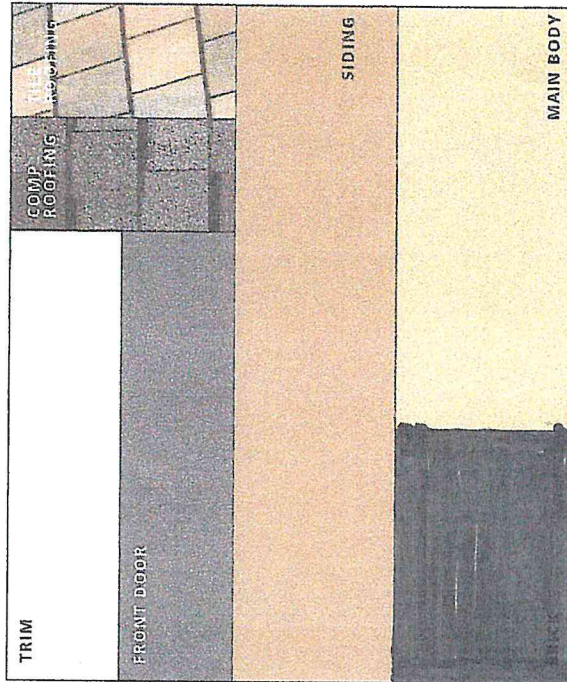
Lot 6

CRAFTSMAN (B) - SCHEME 7



LEGEND		Landmark Pro
Comp Roofing	Heather Blend	Bel Air Slate Profile
Tile Roofing	Manteca Blend	SW 7050 Stucco Body
Main Body	Useful Gray	SW 6200 Board & Batten and Horizontal Siding
Siding	Link Gray	SW 7005 Door & Window Trim, Fascia, Garage
Trim	Pure White	Door, Railing
Front Door	Somneller	Front Entry Door

CRAFTSMAN (B) - SCHEME 8



LEGEND		Landmark Pro
Comp Roofing	Weathered Wood	Bel Air Slate Profile
Tile Roofing	Del Norte Blend	SW 7536 Stucco Body
Main Body	Bittersweet Stem	SW 7715 Horizontal Siding
Siding	Pottery Urn	SW 7002 Board & Batten, Door & Window Trim,
Trim	Downy	Fascia, Garage Door, Railing
Front Door	Roycroft Pewter	Front Entry Door

COLORS MAY VARY FROM ACTUAL PRODUCT COLOR. PLEASE REFER TO PHYSICAL SAMPLES FOR TRUE COLOR REPRESENTATION.



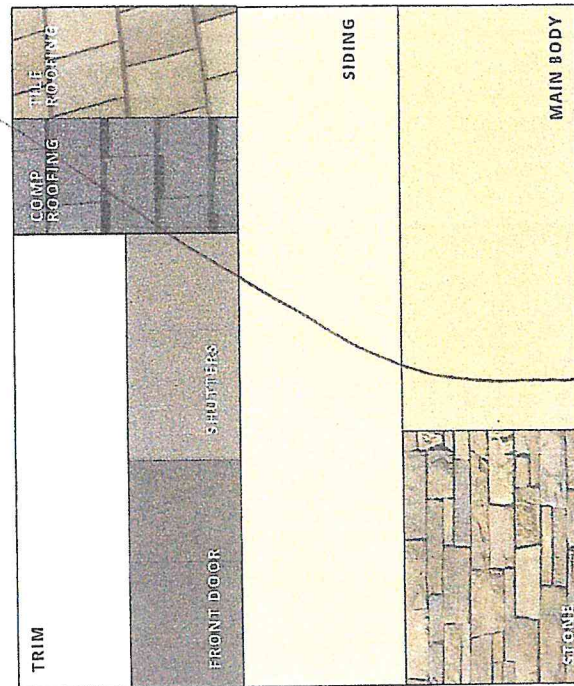
THE VINEYARDS
City of Ripon, California



COLOR PALETTES

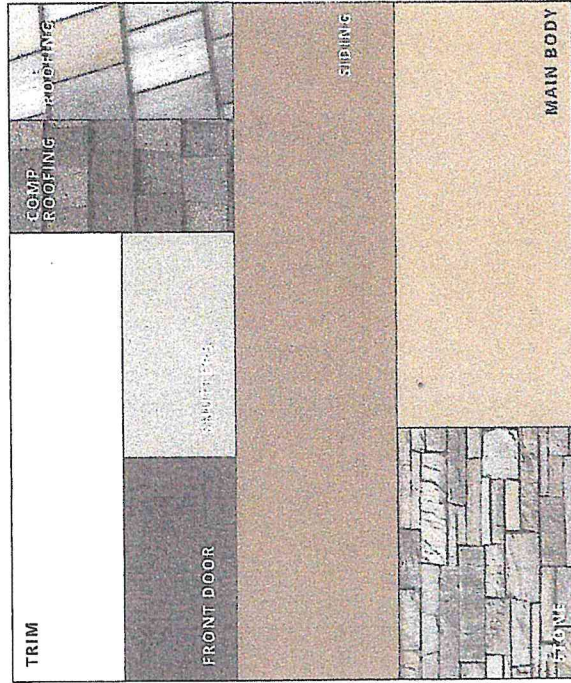
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COTTAGE (C) - SCHEME 9



LEGEND			
Comp Roofing	Georgetown Gray	Landmark Pro	
Tile Roofing	Rocklin Blend	Bel Air Slate Profile	
Main Body	Ecu	Stucco Body	4804
Siding	Reynolds Veilum	Horizontal Siding	SW 6135
Trim	Extra White	Door & Window Trim, Fascia, Garage Door, Railing	SW 2833
Front Door	Muddled Basil	Front Entry Door	SW 7006
Shutters	Library Pewter	Decorative Shutters	SW 7745
Stone	Hudson Bay	Country Ledge Stone	SW 0038
		Masonry Accent	

COTTAGE (C) - SCHEME 10



LEGEND			
Comp Roofing	Weathered Wood	Landmark Pro	
Tile Roofing	Hillsborough Blend	Bel Air Slate Profile	
Main Body	Chocolate Powder	Stucco Body	4883
Siding	Hot Cocoa	Horizontal Siding	SW 9082
Trim	Heron Plume	Door & Window Trim, Fascia, Garage Door, Railing	SW 6047
Front Door	Rockweed	Front Entry Door	SW 6670
Shutters	Functional Gray	Decorative Shutters	SW 2735
Stone	Ashfall	Country Ledge Stone	SW 7024
		Masonry Accent	

COLORS MAY VARY FROM ACTUAL. PRODUCT COLOR. PLEASE REFER TO PHYSICAL SAMPLES FOR TRUE COLOR REPRESENTATION.



THE VINEYARDS
City of Ripon, California

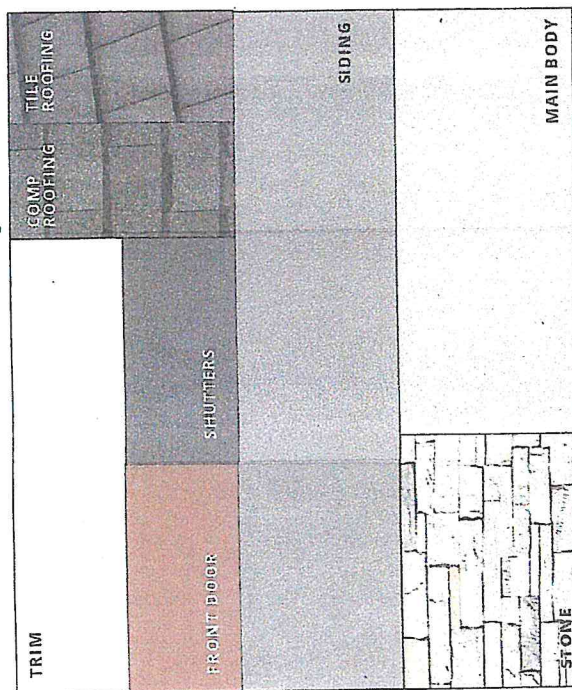


COLOR PALETTES

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Lot 7

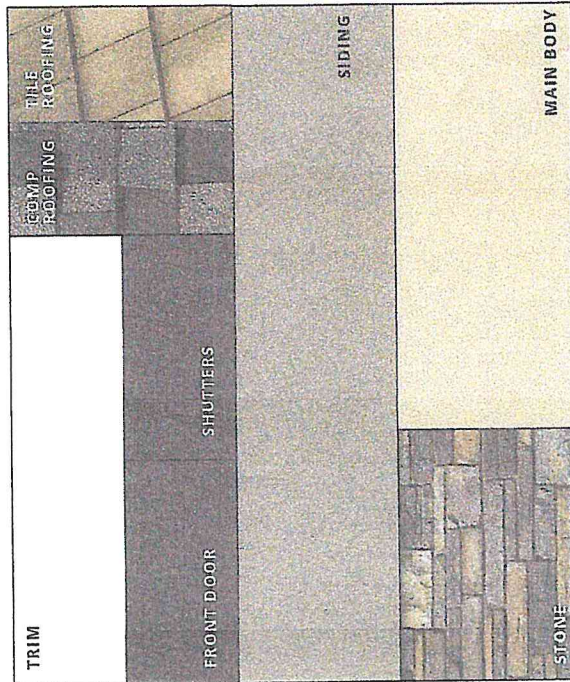
COTTAGE (C) - SCHEME 11



LEGEND		Georgetown Gray	Landmark Pro
Comp Roofing		Charcoal	Bel Air Slate Profile
Tile Roofing		Zircon	Stucco Body
Main Body		African Gray	Horizontal Siding
Siding		High Reflective White	Door & Window Trim, Fascia, Garage Door, Railing
Trim		Toile Red	Front Entry Door
Front Door		Outerspace	Decorative Shutters
Shutters		White Oak	Masonry Accent
Stone			Country LedgeStone

Lot 10

COTTAGE (C) - SCHEME 12



LEGEND		Weathered Wood	Landmark Pro
Comp Roofing		Brown Gray Range	Bel Air Slate Profile
Tile Roofing		Analytical Gray	Stucco Body
Main Body		Studio Clay	Horizontal Siding
Siding		Nuance	Door & Window Trim, Fascia, Garage Door, Railing
Trim		Plum Brown	Front Entry Door
Front Door		Plum Brown	Decorative Shutters
Shutters		Grand Mesa	Masonry Accent
Stone			Country LedgeStone

COLORS MAY VARY FROM ACTUAL. PRODUCT COLOR. PLEASE REFER TO PHYSICAL SAMPLES FOR TRUE COLOR REPRESENTATION.

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	5.2	March 21, 2023
APPLICATION:	Architecture and Site Plan Review No. 02-2023 (Dept. File #23-0002) – Diamond Bar East, LGI Homes – California, LLC. The project is the Architecture and Site Plan Review of the floor plans and elevations for 85 homes in the approved Diamond Bar East subdivision. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines. 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 REPRESENTATIVE:	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 2023-002 (Attachment 1).	
ACROMYMS:	CEQA – California Environmental Quality Act FT – Feet or foot LDR - Low Density Residential LID - Low Impact Development	

I. EXECUTIVE SUMMARY:

The applicant proposes the architectural review of eighty-five (85) single family residences for the approved Diamond Bar East subdivision.

II. BACKGROUND:

On March 24, 2015, the Council adopted Resolution No. 2015-017 approving a general plan amendment for McRoy Wilbur Communities, which redesignated Diamond Bar East's 17.9 acres to low density residential (LDR) and allows for a net density of zero to eight (0-8) dwelling units per acre. At that same meeting, the Council adopted Resolution No. 2015-018 to approve tentative subdivision map 02-2014 and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of ninety-six (96) lots. Finally, Council adopted Ordinance No. 2015-007, which approved a Rezone to Planned Development and an Initial Study with Mitigated Negative Declaration.

A redesign of the stormwater basin was necessary to make it a regional basin so the tentative map was adjusted to enlarge the basin and drop the number of lots down to eighty-five (85) lots. The City Engineer determined that the tentative map was substantially consistent with its approval so a new public hearing on the change was not required. Besides working with staff on an exercise circuit around the basin, the developer intends to install a shade structure and picnic tables without reimbursement by the City.

On August 4, 2020, McRoy Wilbur Communities and the City entered into a Development Agreement ("DA") for the site, which included Design Guidelines. The DA extended the life of the tentative map to ten (10) years. McRoy Wilbur then decided to sell Diamond Bar East to LGI Homes – California LLC ("LGI") and the two parties entered into an Assumption and Assignment Agreement dated January 26, 2022. The proposed LGI floor plans in **Exhibit A** to Attachment 1 must meet the Diamond Bar East DA Design Guidelines in **Exhibit B** to Attachment 1.

II. ARCHITECTURE AND DESIGN:

A. The chart below provides the names and details of each of the six (6) models that LGI proposes:

Model / Total Square Feet	Bedrooms	Bathrooms	Notes
Avila – 1,109	3	2	Single story and great room.
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:

	Avila	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. 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 after a project receives its entitlements. The basin and common area landscaping will be maintained by Community Facilities District (CFD) 2016-01. Diamond Bar East was one of the projects annexed into the CFD when it was first formed. 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 six (6) 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 March 8, 2023 and posted at City Hall North, South, Post Office, Community Center and website on March 8, 2023. In addition, the Applicant posted a Notice of Development Permit Application at Santa Fe Street and Snedigar Road on February 16, 2023 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on March 6, 2023. At the time of writing this Staff Report (March 15, 2023), 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 2023-002.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2023-002
Exhibit A – Plans, Elevations, and Colors/Materials
Exhibit B – Design Guidelines

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-002**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 02-2023
FOR DIAMOND BAR EAST, SANTA FE STREET AND SNEDIGAR ROAD
APN: 062-020-010 & -025**

WHEREAS, an Architecture and Site Plan Review application has been received from LGI Homes – California LLC with a proposal for eighty-five (85) single-family dwelling units within the Diamond Bar East subdivision located at Santa Fe Street and Snedigar Road (APN: 062-020-010 & -025); and

WHEREAS, the Planning Commission held a public hearing on March 21, 2023, to consider Architecture and Site Plan Review 02-2023 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. *The developer has provided residential building designs with garage placements that are varied 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 layouts, 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 six (6) floor plan models, three (3) variations (Early California, Bungalow, and Cottage) 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 layouts, square footages, roof-lines, and architectural details. These details may include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, 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 window and small front porch for each unit. Mailboxes will be installed in a heavy use area.*

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 site plans and elevations 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.
9. The developer will be installing a shade structure and picnic tables at the basin at their own cost.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 02-2023 is hereby approved, subject

to those conditions established by Resolution No. 2023-002 and as illustrated in “**Exhibit A**” Floor Plans, Elevations, and Colors/Materials and “**Exhibit B**” Design Guidelines.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 21st of March, 2023; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES: Commissioners:

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Natasha Basso, Chairperson
Planning Commission

Exhibit A – Floor Plans, Elevations, and Colors/Materials
Exhibit B – Design Guidelines

DIAMOND BAR EAST

SINGLE FAMILY HOMES



CITY OF RIVERBANK
01.27.2023

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A2.2	AVILA SCHEMATIC ELEVATIONS EARLY CALIFORNIA - A
A2.3	AVILA SCHEMATIC ELEVATIONS BUNGALOW - B
A3.1	BAKER SCHEMATIC FLOOR PLAN - 1,342 SF
A3.2	BAKER SCHEMATIC ELEVATIONS EARLY CALIFORNIA - A
A3.3	BAKER SCHEMATIC ELEVATIONS COTTAGE - C
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A8.3	COLOR & MATERIALS COTTAGE - C





BAKER I EARLY CALIFORNIA - A

MALIBU I EARLY CALIFORNIA - A

AVILA I BUNGALOW - B

CARMEL I EARLY CALIFORNIA - A



STINSON I BUNGALOW - B

BAKER I COTTAGE - C

IMPERIAL I BUNGALOW - B

AVILA I EARLY CALIFORNIA - A



CARMEL I BUNGALOW - B

STINSON I EARLY CALIFORNIA - A

IMPERIAL I EARLY CALIFORNIA - A

MALIBU I COTTAGE - C

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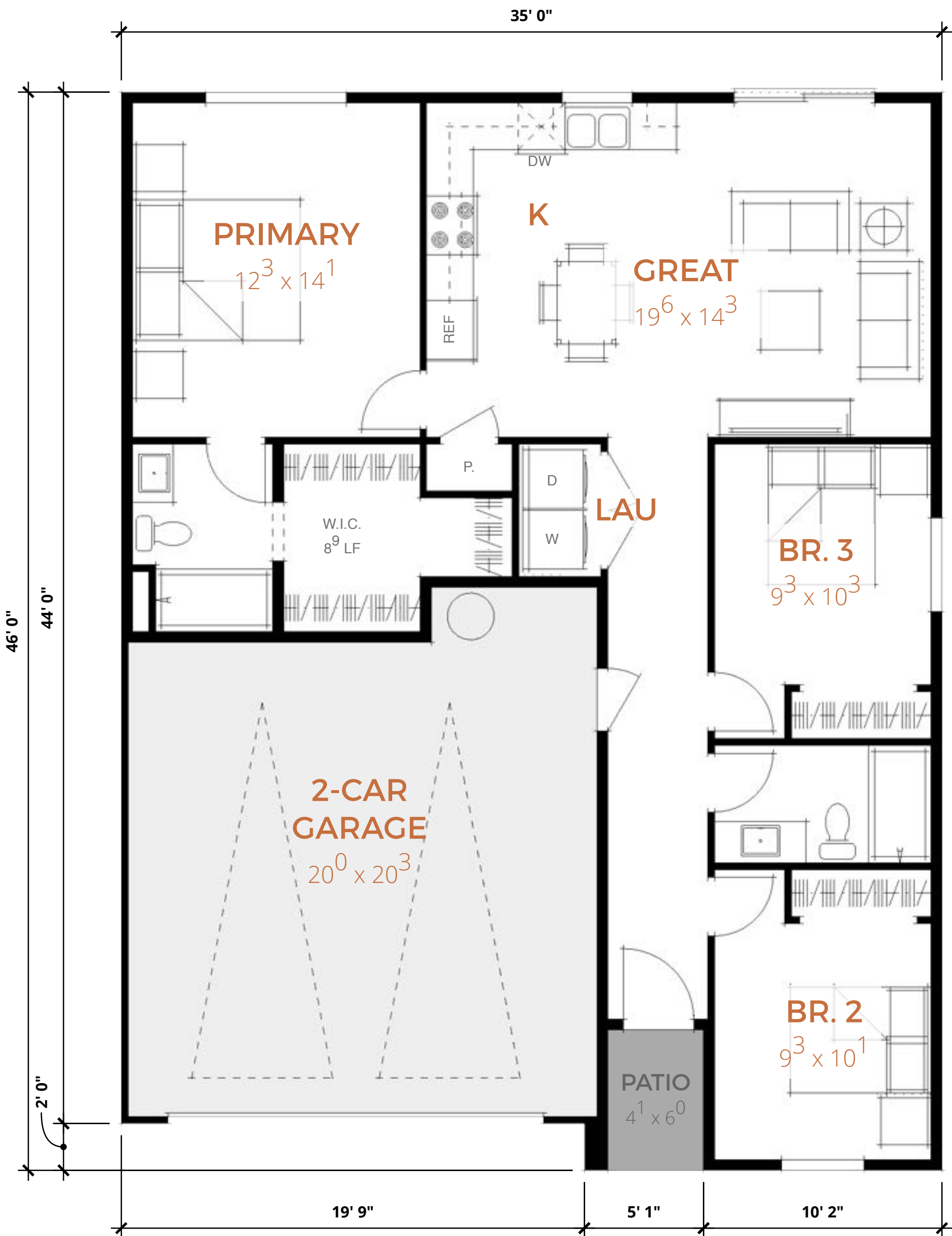
SHEET NOTES

PROGRAM

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

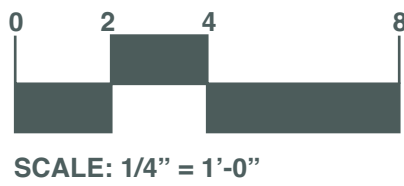
AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,109 SF
GARAGE	=	431 SF
PORCH	=	26.5 SF



FIRST FLOOR | 1,109 SF

AVILA | SCHEMATIC FLOOR PLAN - 1,109 SF



JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A2.1

DESIGN REVIEW SUBMITTAL PACKAGE



DIAMOND BAR EAST

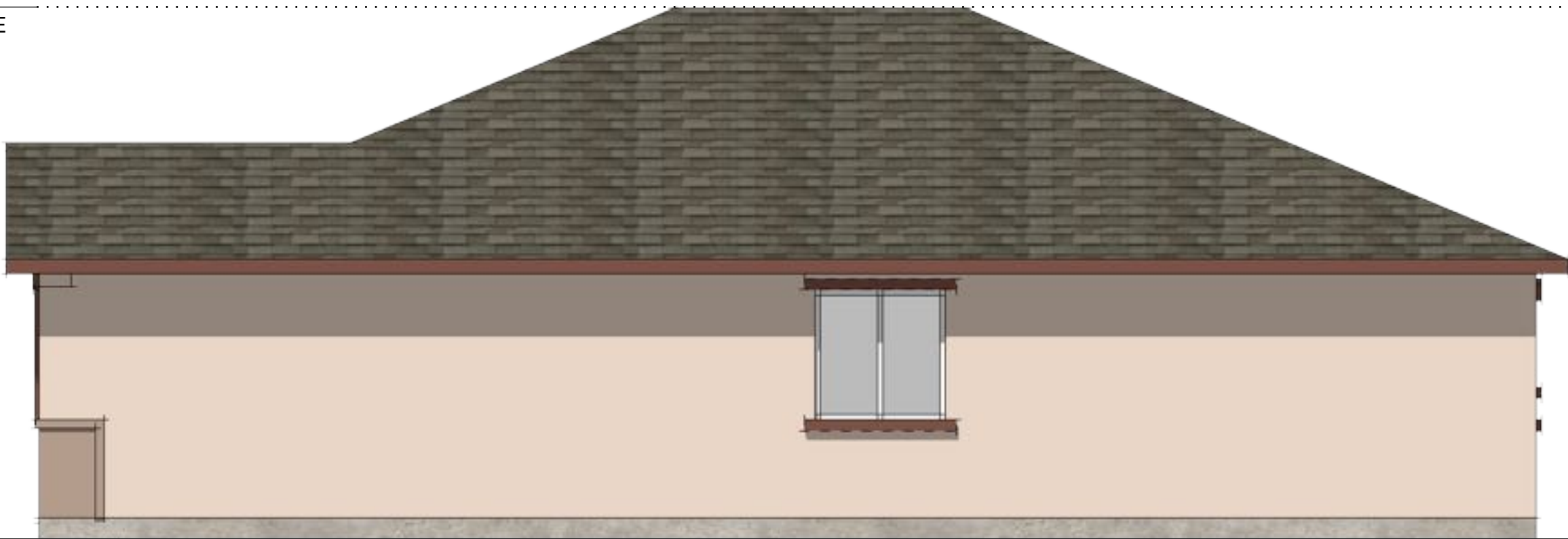
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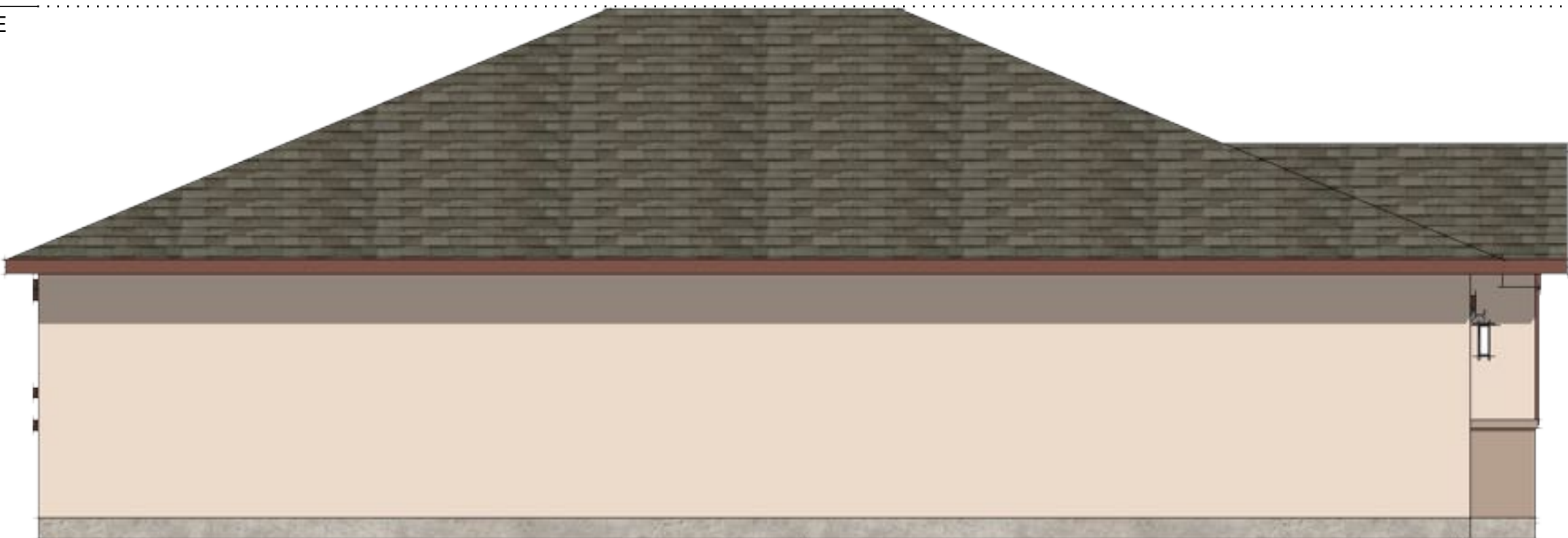
15'-8" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

*NOTE: DECORATIVE TRIM AT
ENHANCED LOTS ONLY

15'-8" A.F.F.
TOP OF RIDGE



LEFT ELEVATION

*NOTE: DECORATIVE TRIM AT
ENHANCED LOTS ONLY



FRONT ELEVATION



REAR ELEVATION

*NOTE: DECORATIVE TRIM AT
ENHANCED LOTS ONLY

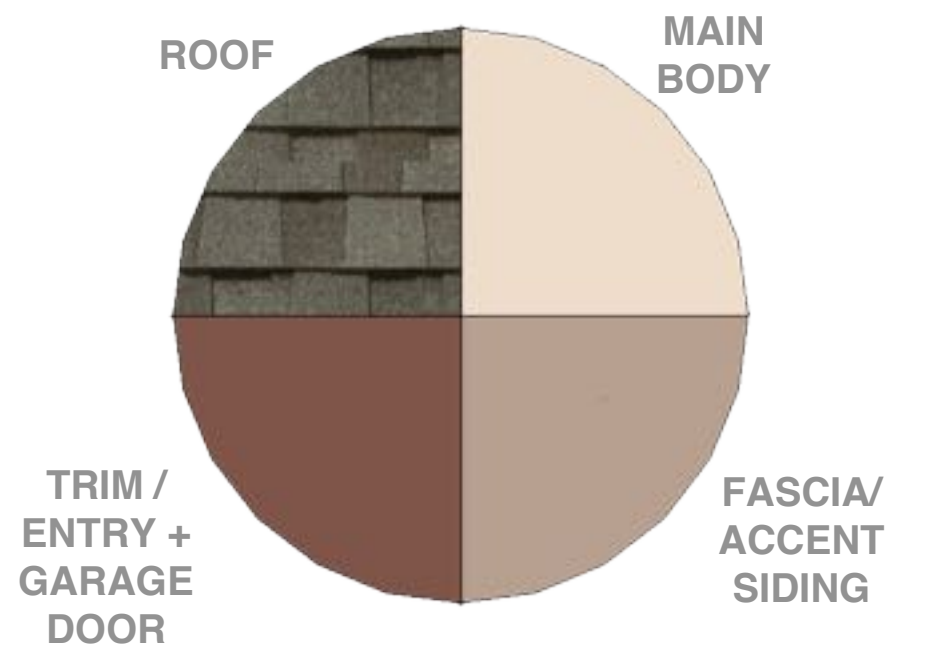
SHEET NOTES

PLAN #0

SQUARE FOOTAGE	=	1,109 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

COLOR SCHEME

EARLY CALIFORNIA | SCHEME #2



DESIGN REVIEW SUBMITTAL PACKAGE

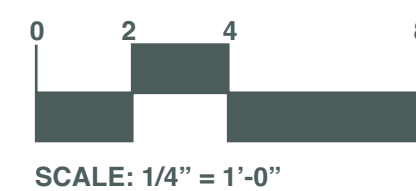


DIAMOND BAR EAST

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AVILA | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A



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



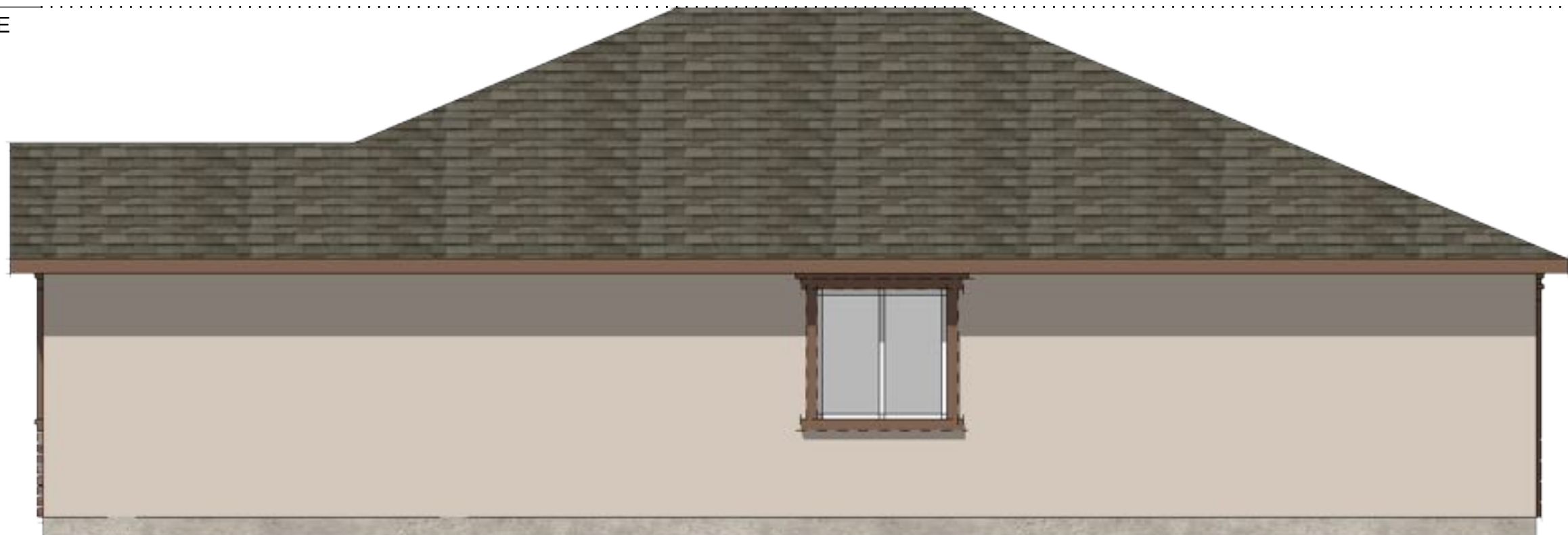
JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A2.2

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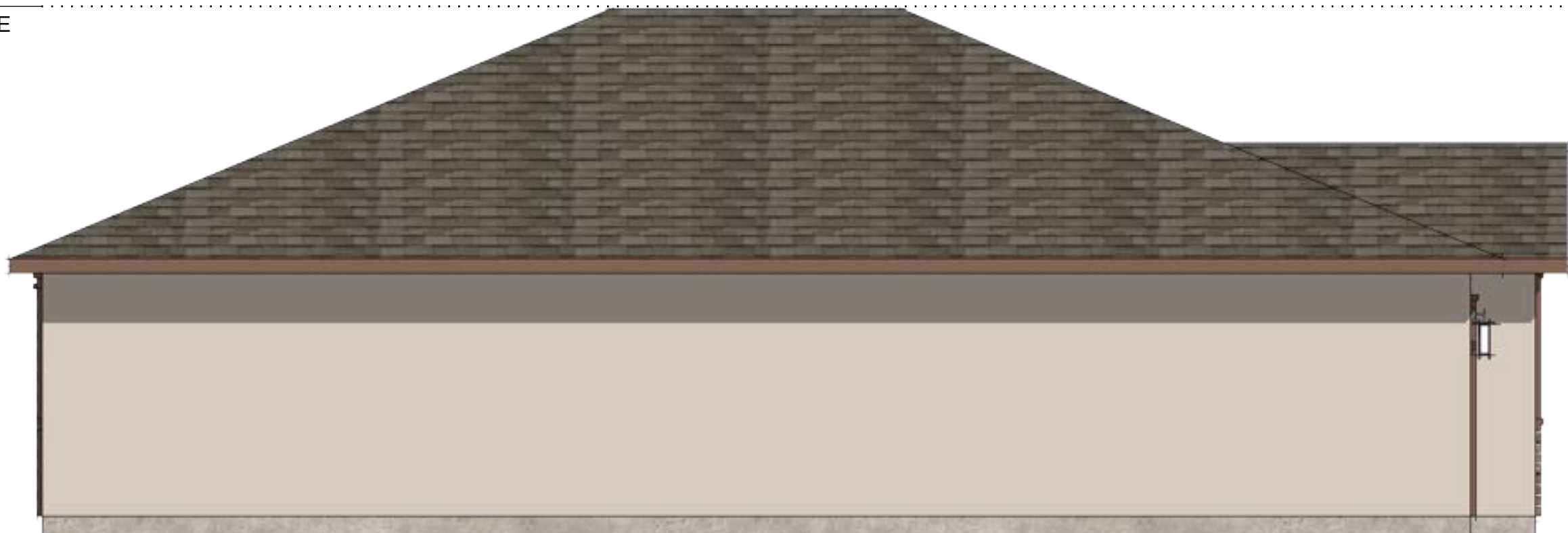
15'-8" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

*NOTE: DECORATIVE TRIM AT
ENHANCED LOTS ONLY

15'-8" A.F.F.
TOP OF RIDGE

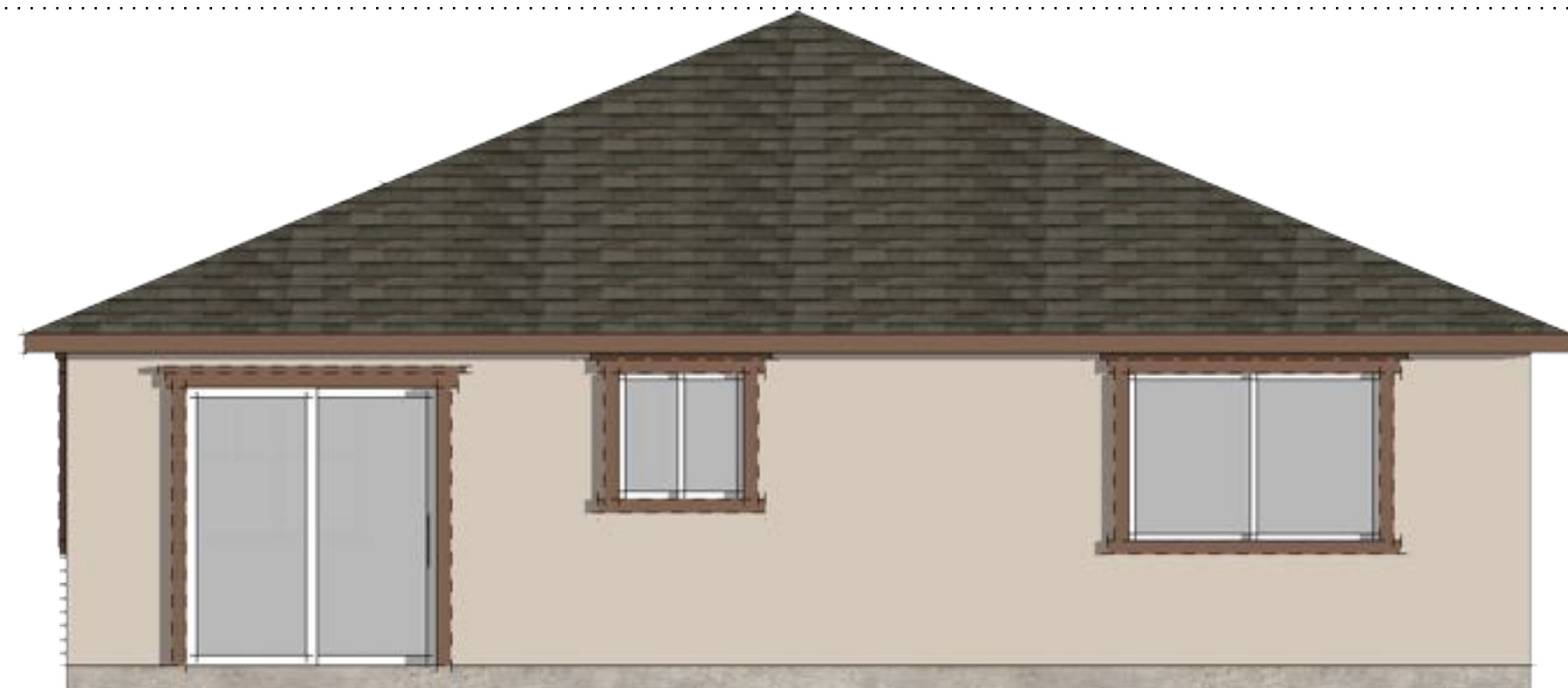


LEFT ELEVATION

*NOTE: DECORATIVE TRIM AT
ENHANCED LOTS ONLY



FRONT ELEVATION



REAR ELEVATION

*NOTE: DECORATIVE TRIM AT
ENHANCED LOTS ONLY

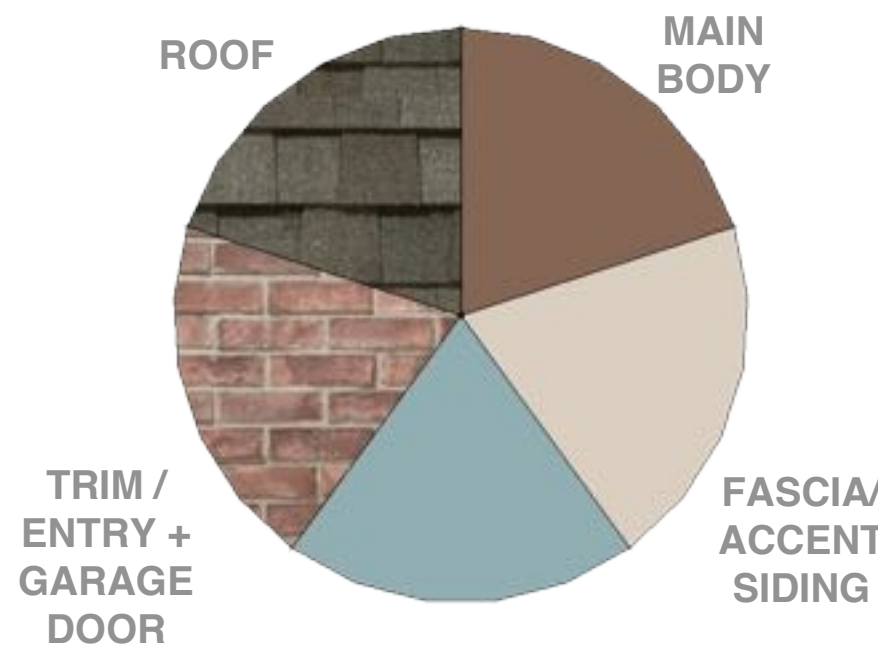
SHEET NOTES

PLAN #0

SQUARE FOOTAGE	=	1,109 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

COLOR SCHEME

BUNGALOW | SCHEME #5



DESIGN REVIEW SUBMITTAL PACKAGE

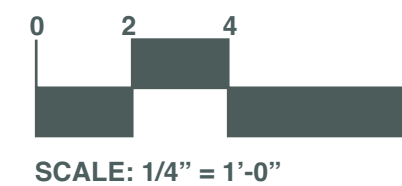


DIAMOND BAR EAST

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AVILA | SCHEMATIC ELEVATIONS | BUNGALOW - B



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DATE: 01.27.2023

A2.3

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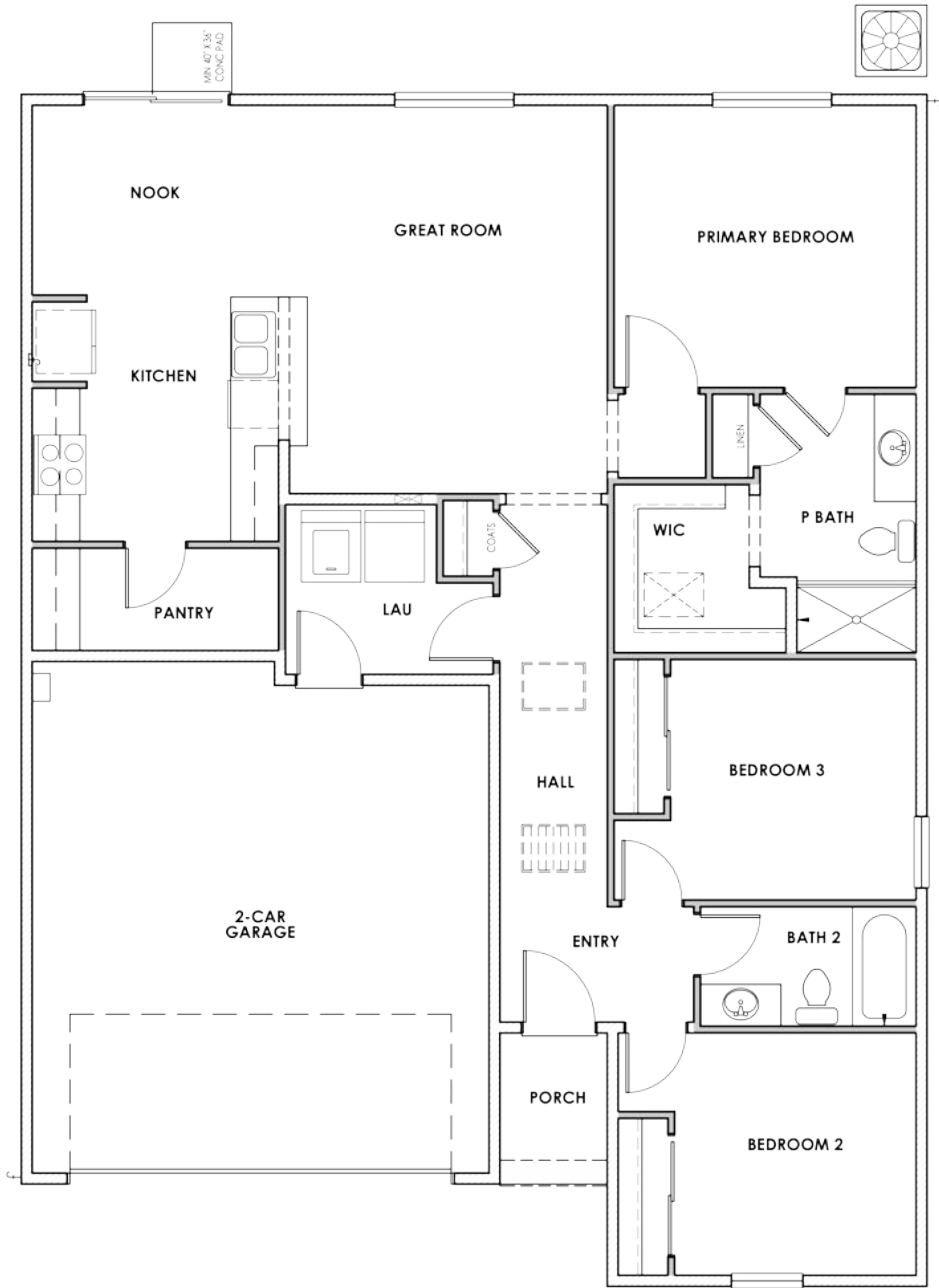
SHEET NOTES

PROGRAM

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

AREA CALCS (Building Total)

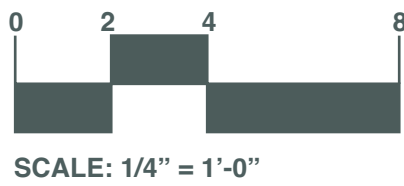
LIVING (Conditioned)	=	1,342 SF
GARAGE	=	424 SF
PORCH	=	28 SF



ELEVATION "A"
FIRST FLOOR PLAN

1/4" = 1'-0"

BAKER | SCHEMATIC FLOOR PLAN - 1,342 SF



JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A3.1

PROGRESS SET



DIAMOND BAR EAST

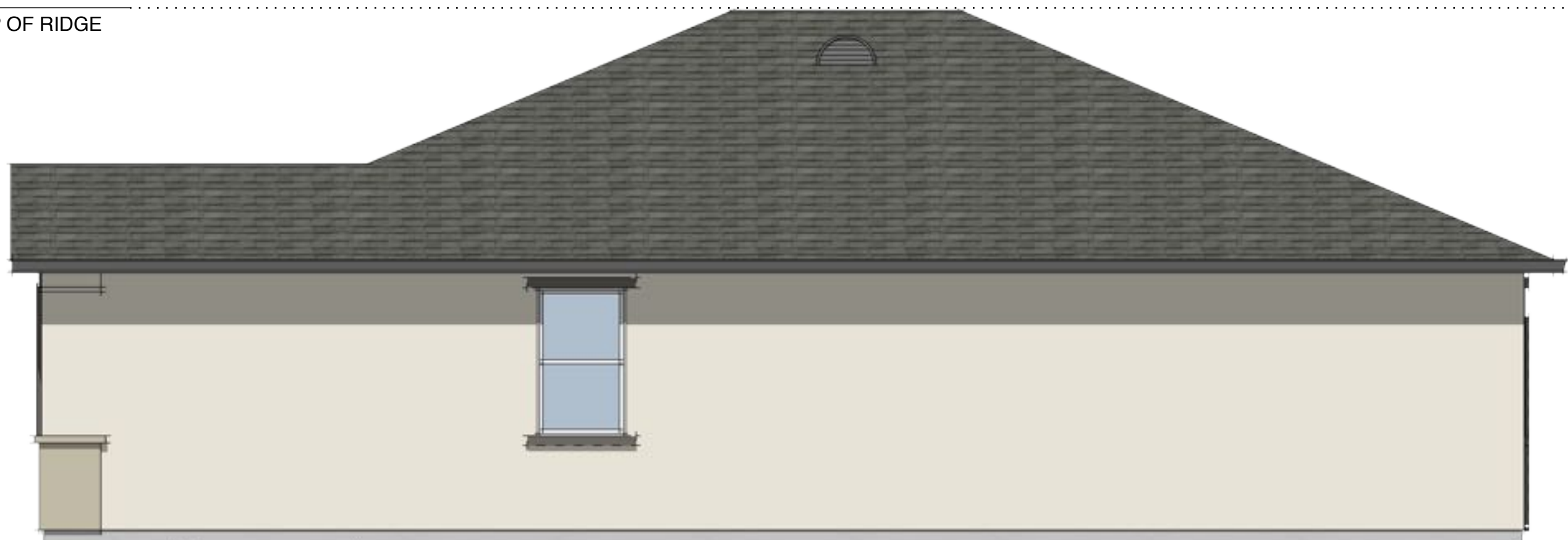
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17'-6" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

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



FRONT ELEVATION

17'-6" a.f.f.
TOP OF RIDGE



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

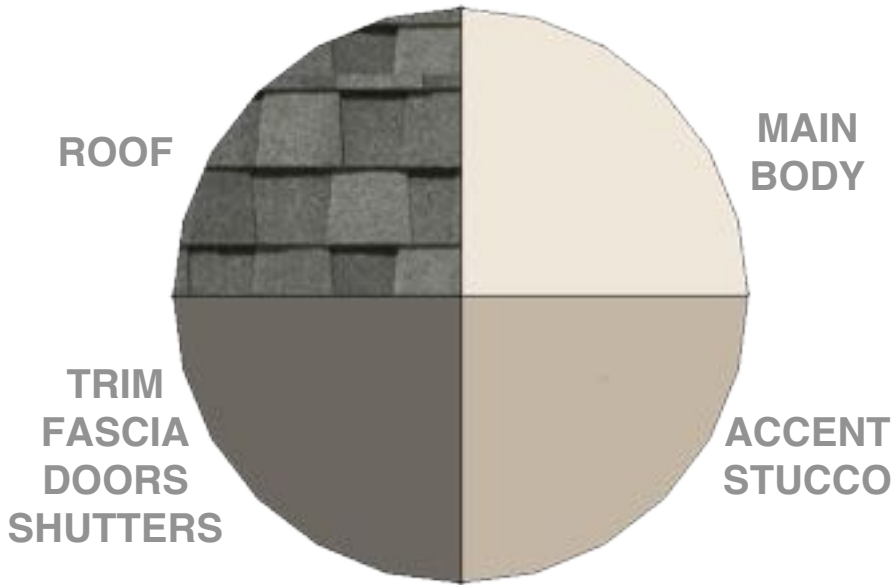
SHEET NOTES

PLAN #1

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

COLOR SCHEME

EARLY CALIFORNIA | SCHEME #1



PROGRESS SET

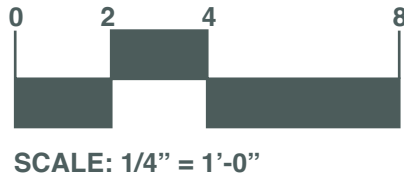


DIAMOND BAR EAST

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BAKER | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A



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

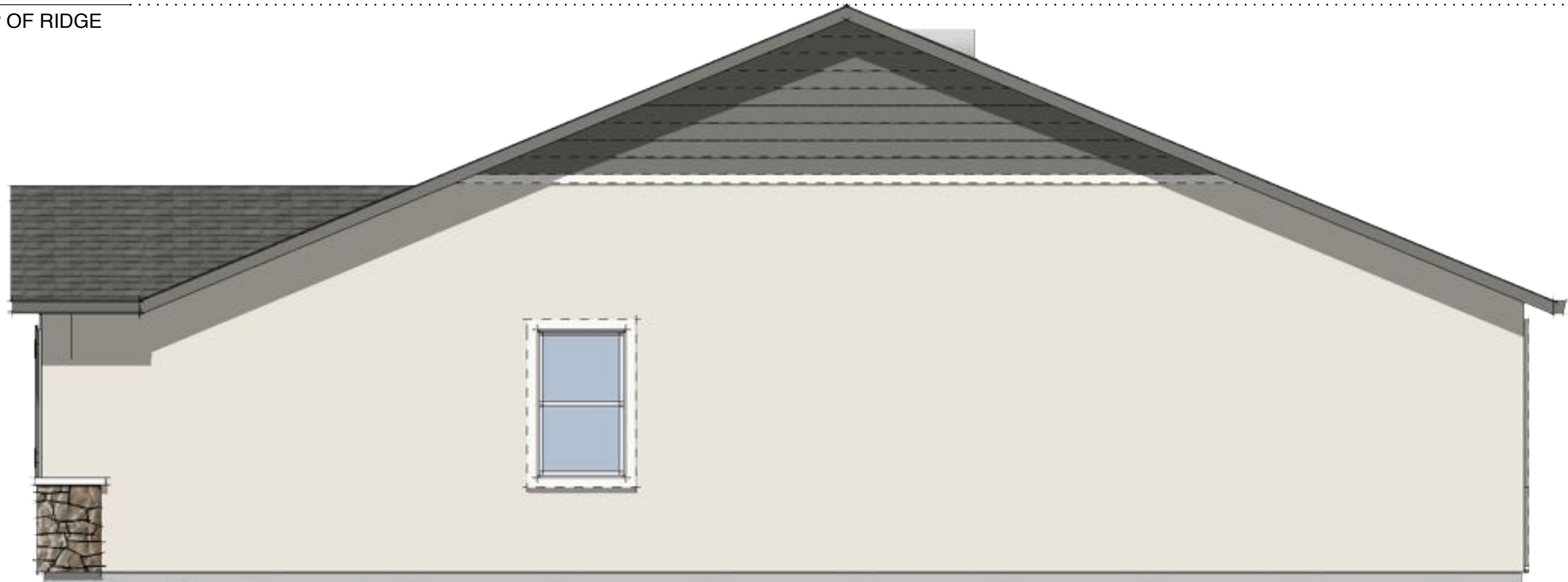


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DATE: 01.27.2023

A3.2

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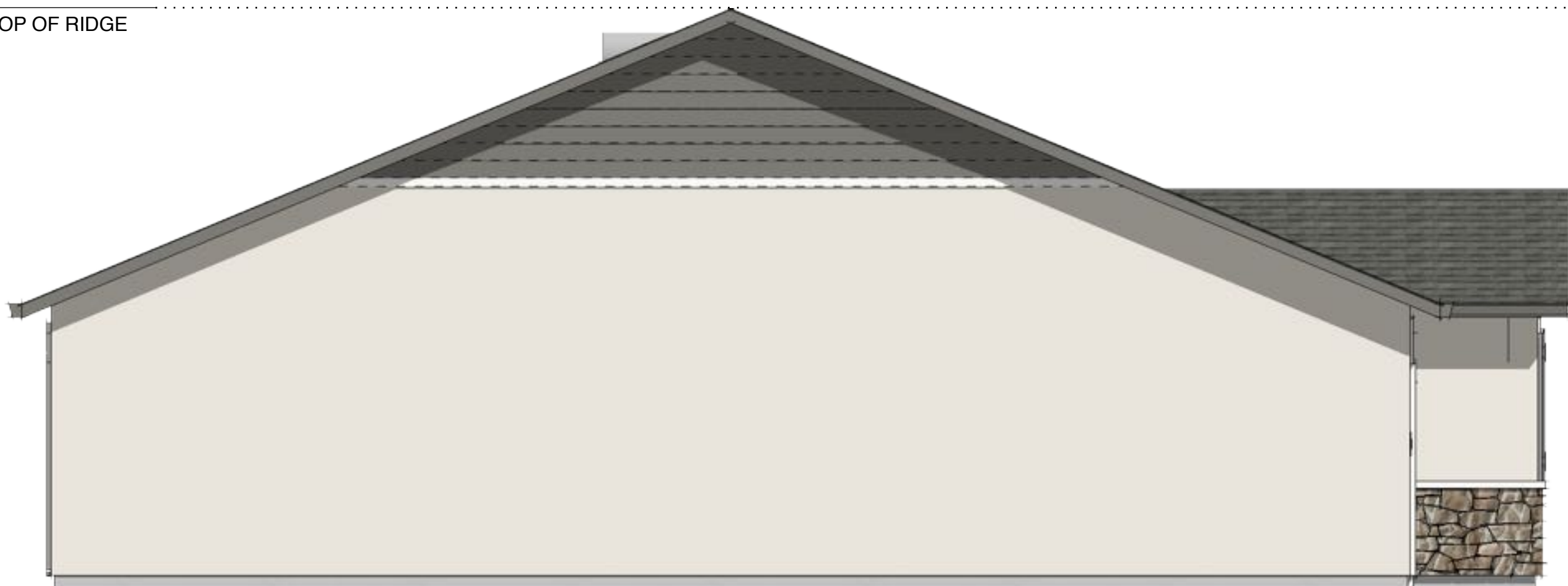
19'-1" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

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

19'-1" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

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



FRONT ELEVATION



REAR ELEVATION

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

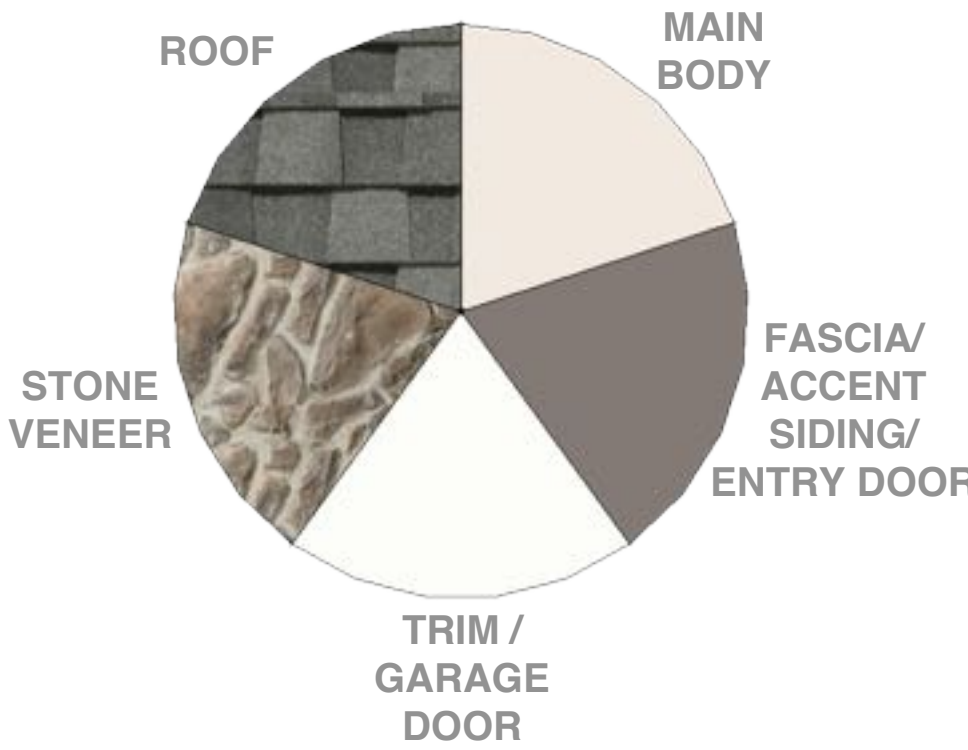
SHEET NOTES

PLAN #1

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

COLOR SCHEME

COTTAGE | SCHEME #6



PROGRESS SET

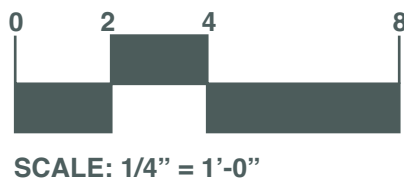


DIAMOND BAR EAST

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BAKER | SCHEMATIC ELEVATIONS | COTTAGE - C



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

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DATE: 01.27.2023

A3.3



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A4.1

LIVING (Conditioned)	=	1,508 SF
GARAGE	=	438 SF
PORCH	=	39 SF

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16'-6" a.f.f.
TOP OF RIDGE



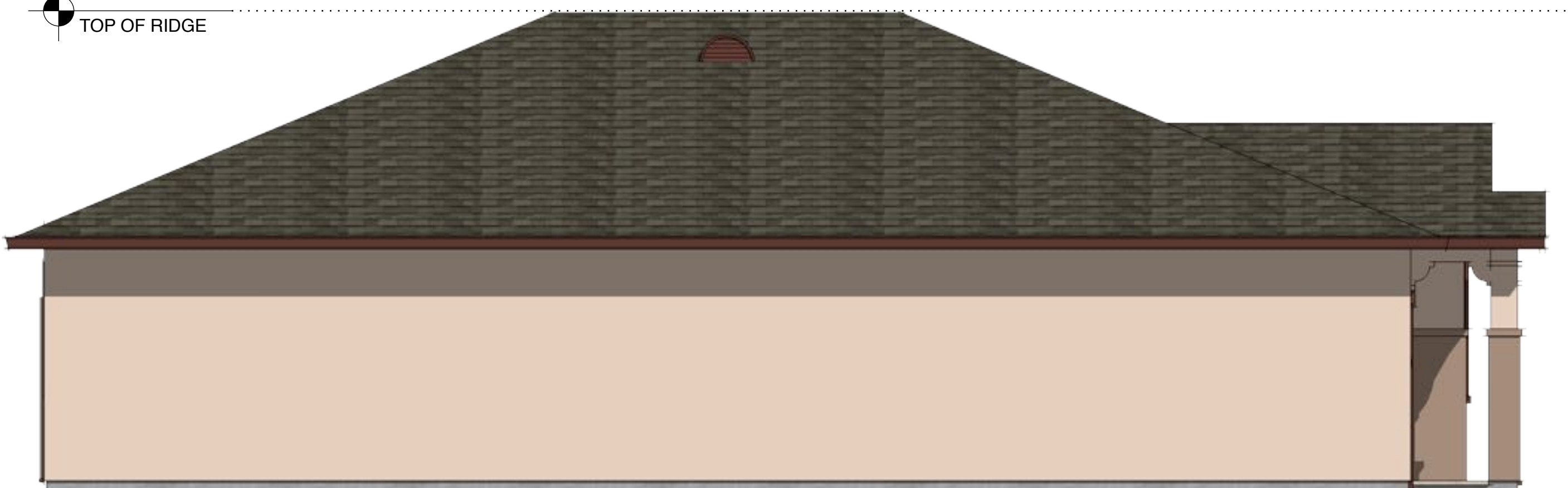
RIGHT ELEVATION

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



FRONT ELEVATION

16'-6" a.f.f.
TOP OF RIDGE



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

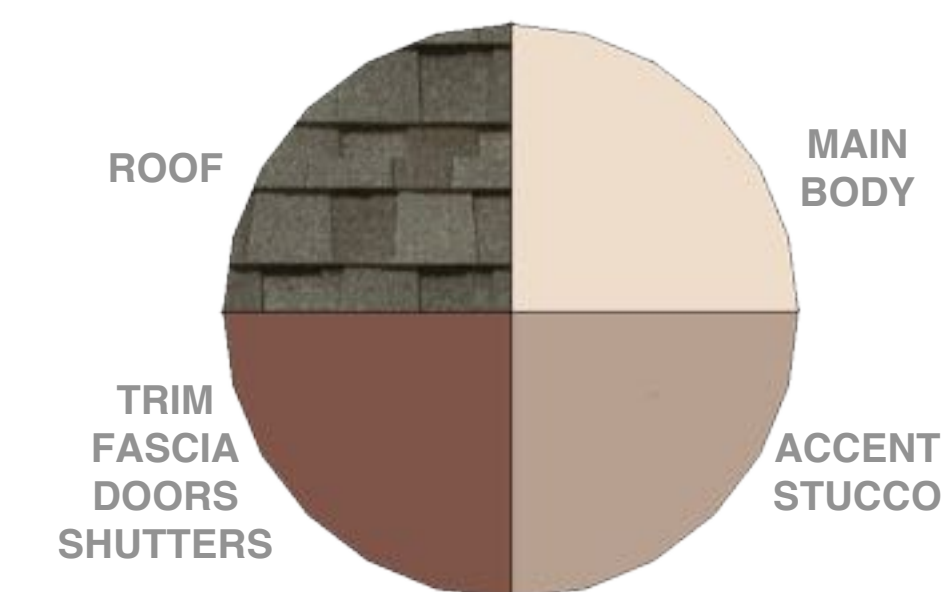
SHEET NOTES

PLAN #2

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

COLOR SCHEME

EARLY CALIFORNIA | SCHEME #2



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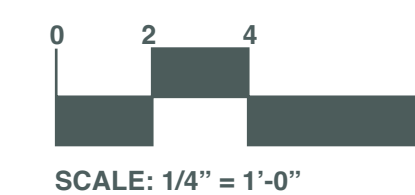


DIAMOND BAR EAST

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CARMEL | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A



JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A4.2

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17'-6" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

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

17'-6" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

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



FRONT ELEVATION



REAR ELEVATION

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

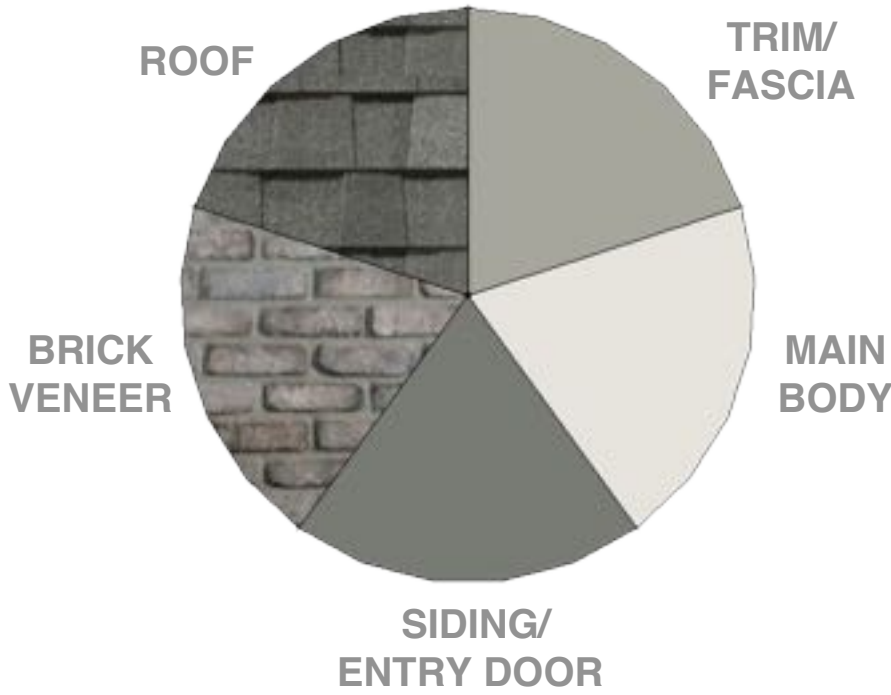
SHEET NOTES

PLAN #2

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

COLOR SCHEME

BUNGALOW | SCHEME #4



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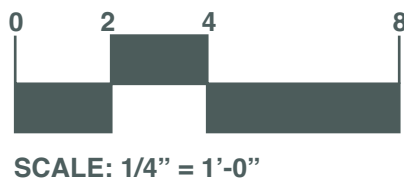


DIAMOND BAR EAST

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CARMEL | SCHEMATIC ELEVATIONS | BUNGALOW - B



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JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A4.3

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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

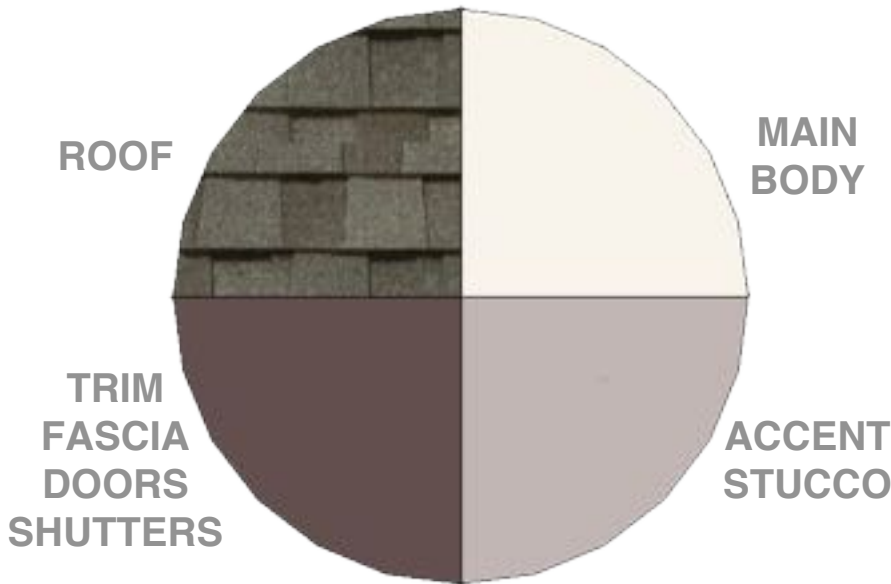
SHEET NOTES

PLAN #3

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

COLOR SCHEME

EARLY CALIFORNIA | SCHEME #3



DESIGN REVIEW SUBMITTAL PACKAGE

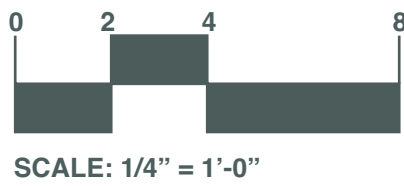


DIAMOND BAR EAST

CITY OF RIVERBANK, CALIFORNIA

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IMPERIAL | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A



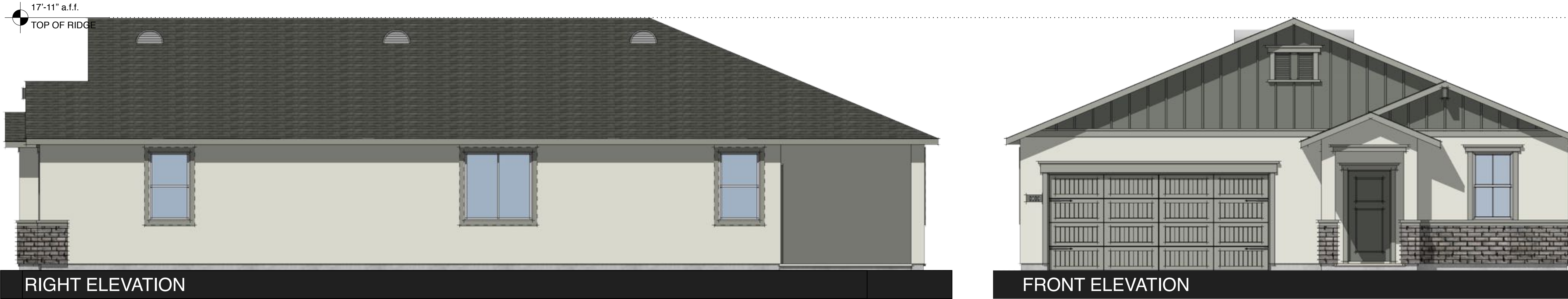
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JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A5.2

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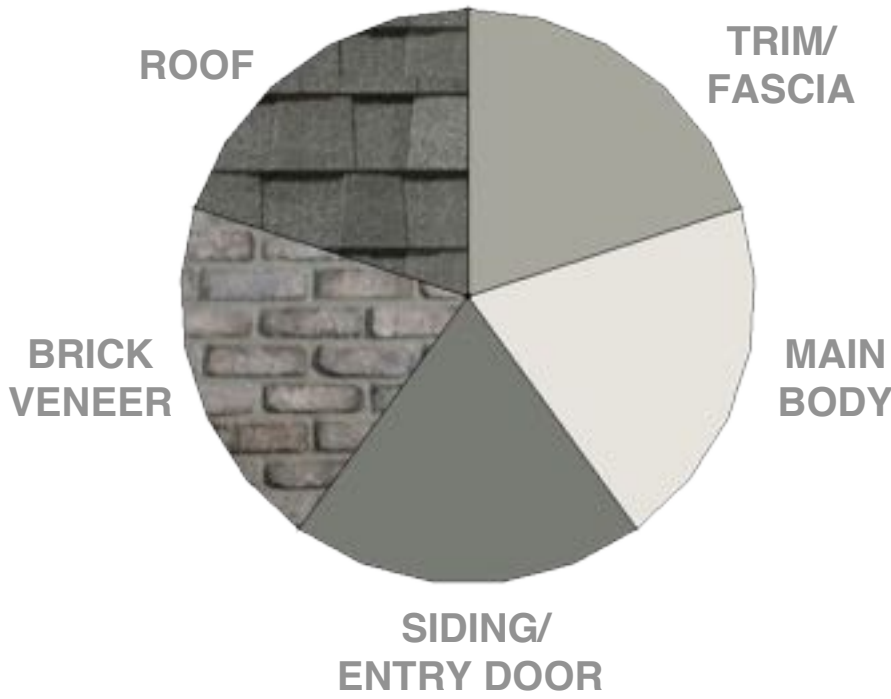


SHEET NOTES

PLAN #3			
SQUARE FOOTAGE	=	1,848 SF	
STORIES	=	1	
BEDROOMS	=	4	
BATHROOMS	=	2	

COLOR SCHEME

BUNGALOW I SCHEME #4



DESIGN REVIEW SUBMITTAL PACKAGE

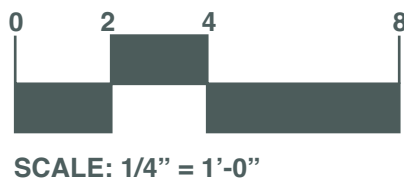


DIAMOND BAR EAST

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IMPERIAL | SCHEMATIC ELEVATIONS | BUNGALOW - B



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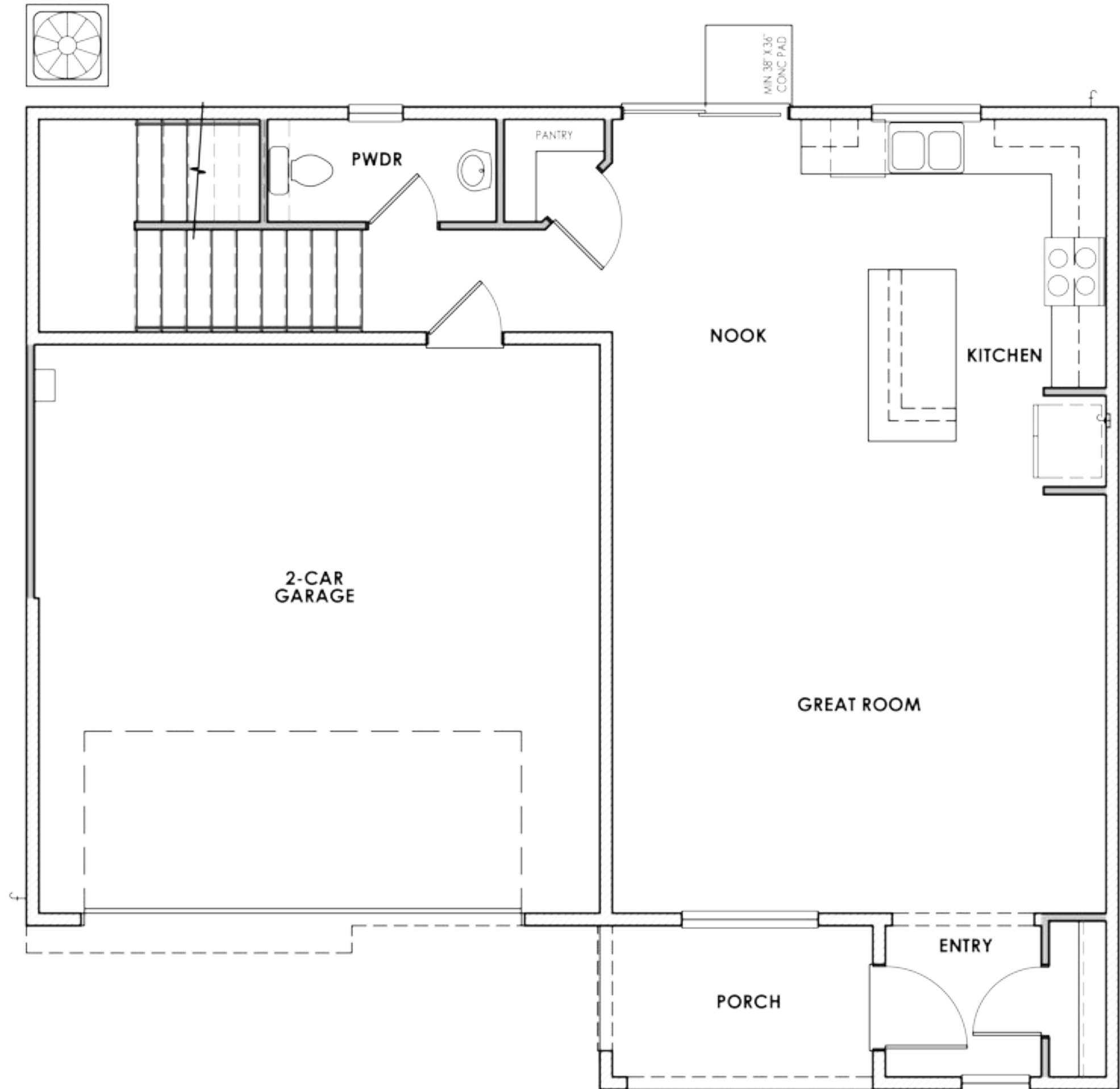
JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A5.3

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SECOND FLOOR | 1,133 SF



FIRST FLOOR | 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

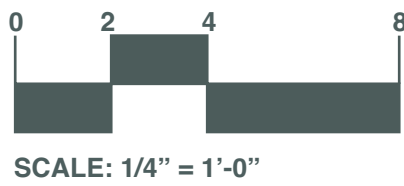
DESIGN REVIEW SUBMITTAL PACKAGE



DIAMOND BAR EAST
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MALIBU | SCHEMATIC FLOOR PLAN - 1,940 SF



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DATE: 01.27.2023

A6.1

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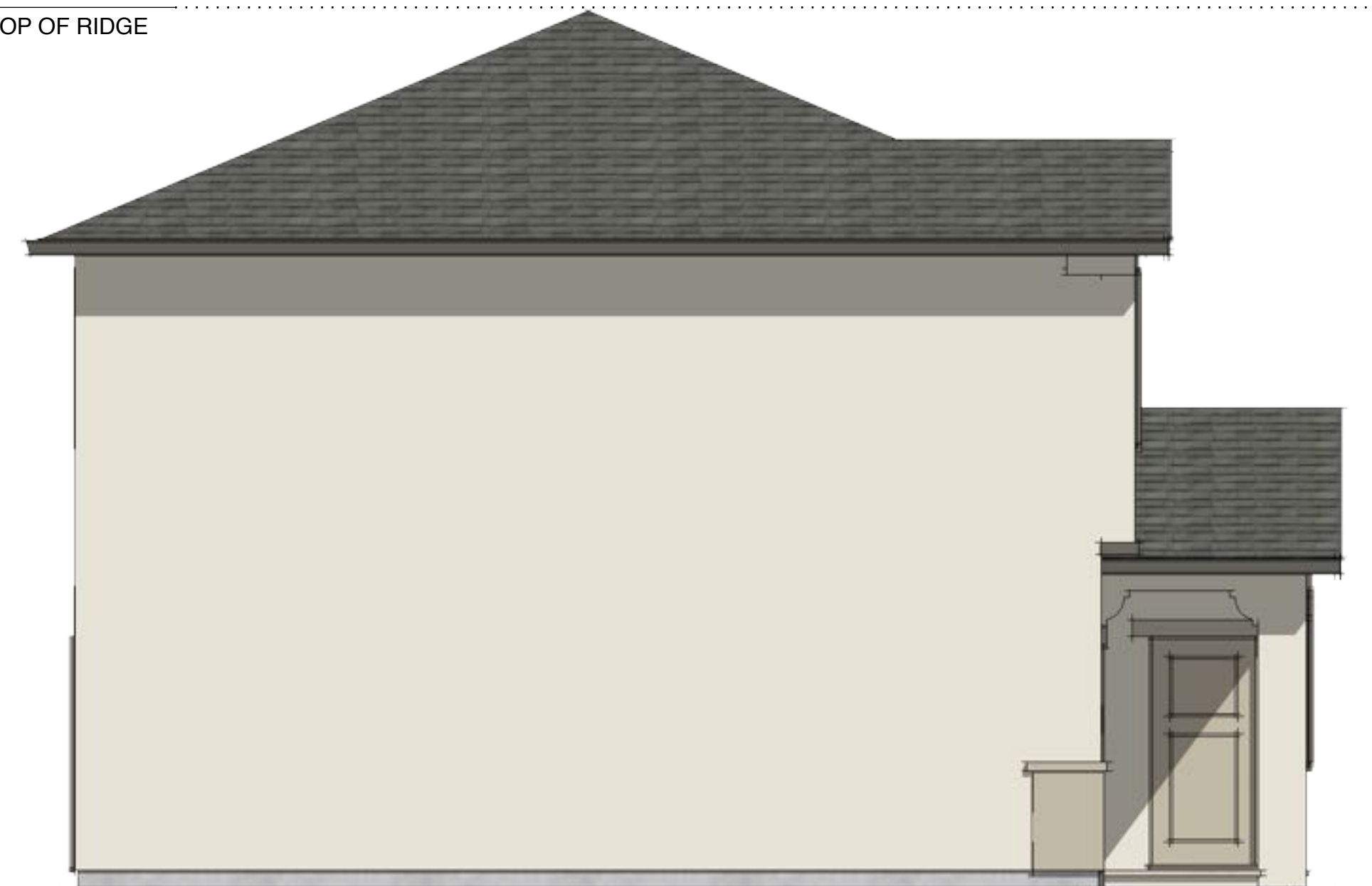
25'-2" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

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

25'-2" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

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



FRONT ELEVATION



REAR ELEVATION

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

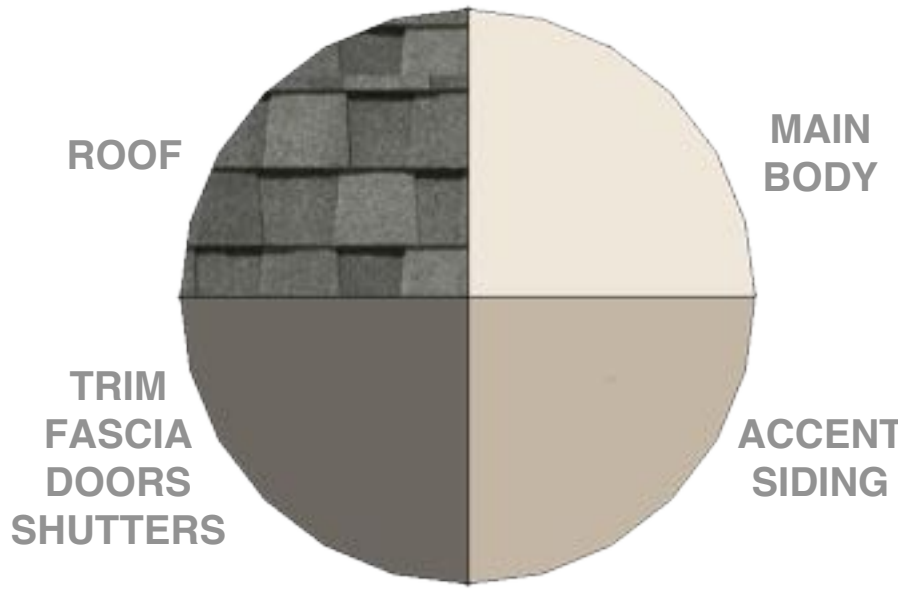
SHEET NOTES

PLAN #4

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

COLOR SCHEME

EARLY CALIFORNIA | SCHEME #1



DESIGN REVIEW SUBMITTAL PACKAGE

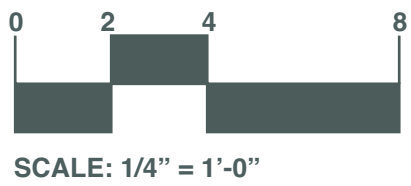


DIAMOND BAR EAST

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MALIBU | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A



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



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DATE: 01.27.2023

A6.2

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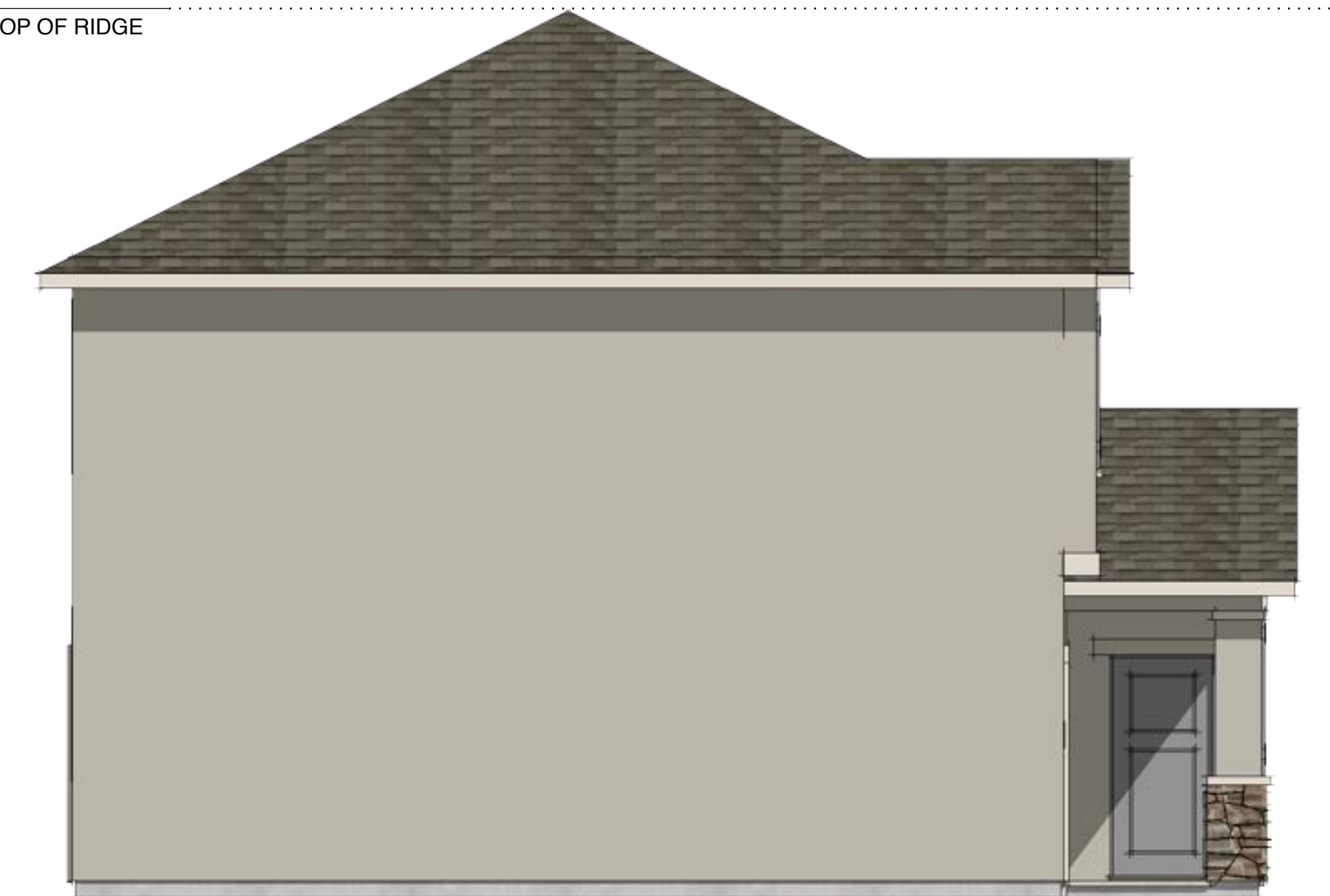
26'-4" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

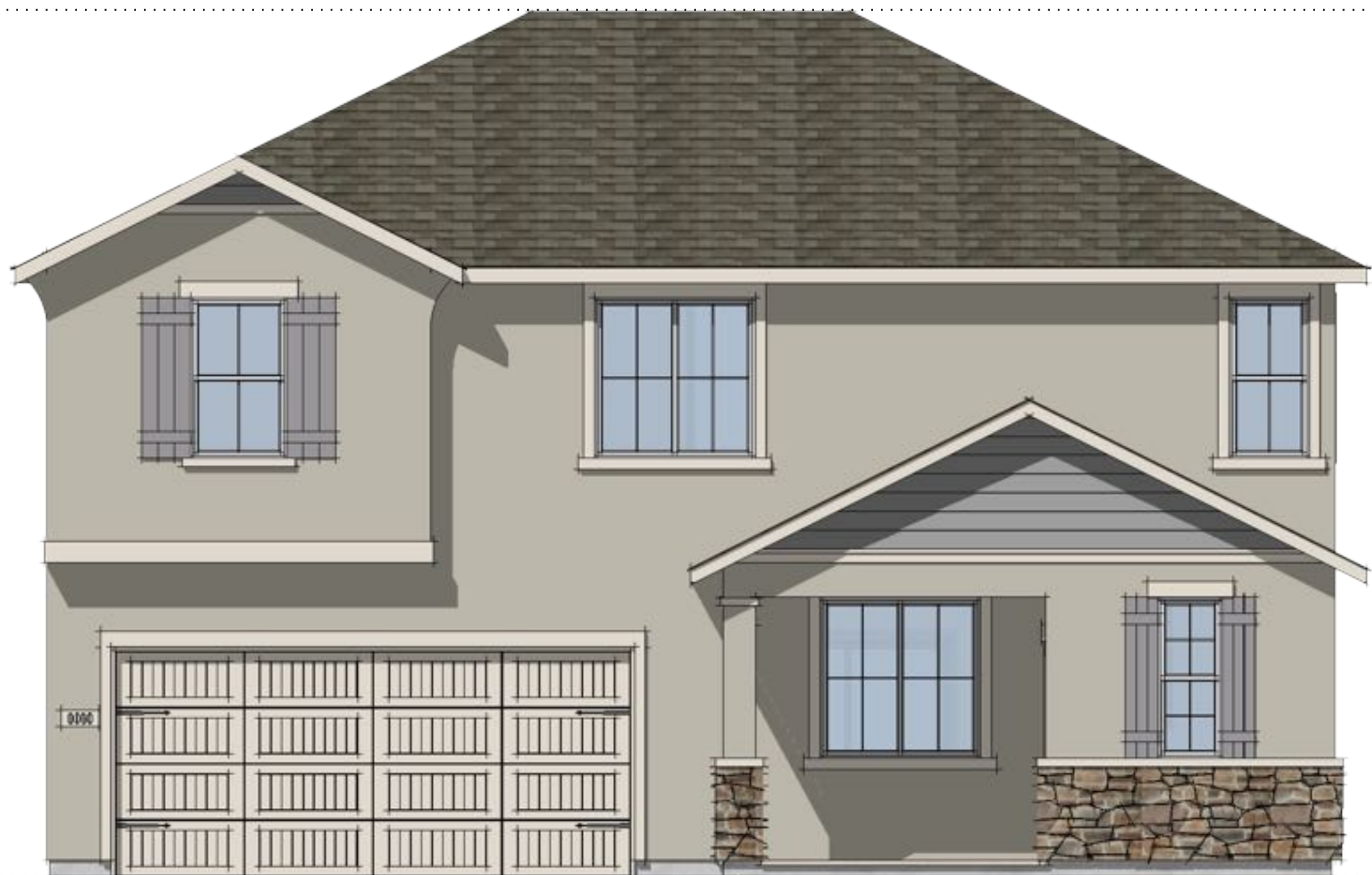
*NOTE: DECORATIVE SIDING,
WINDOW AND DOOR TRIM AT
ENHANCED LOT ONLY

26'-4" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

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



FRONT ELEVATION



REAR ELEVATION

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

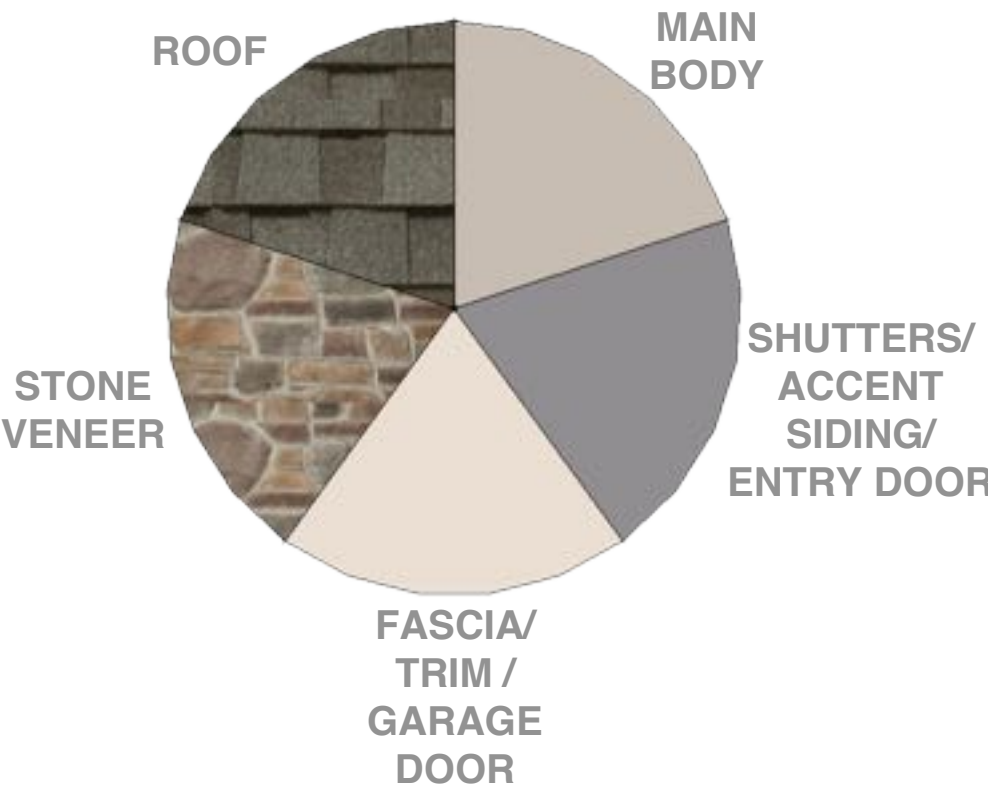
SHEET NOTES

PLAN #4

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

COLOR SCHEME

COTTAGE | SCHEME #7



DESIGN REVIEW SUBMITTAL PACKAGE

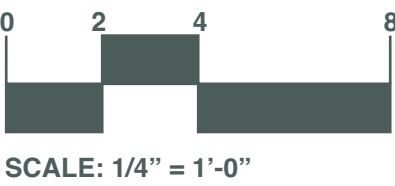


DIAMOND BAR EAST

CITY OF RIVERBANK, CALIFORNIA

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MALIBU | SCHEMATIC ELEVATIONS | COTTAGE - C



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DATE: 01.27.2023

A6.3

Floor Plan Details:

- Overall Dimensions:** 38'-0" x 44'-0"
- Rooms and Dimensions:**
 - 2-CAR GARAGE:** 20'-0" x 20'-0"
 - KITCHEN:** 16'-8 1/2" x 16'-8 1/2"
 - NOOK:** 16'-8 1/2" x 16'-8 1/2"
 - GREAT ROOM:** 16'-8 1/2" x 16'-8 1/2"
 - PANTRY:** 16'-8 1/2" x 16'-8 1/2"
 - BEDROOM 5:** 16'-8 1/2" x 16'-8 1/2"
 - BATH 3:** 16'-8 1/2" x 16'-8 1/2"
 - ENTRY:** 16'-8 1/2" x 16'-8 1/2"
 - PORCH:** 16'-8 1/2" x 16'-8 1/2"
- Other Features:**
 - COATS:** Closet in the entry area.
 - Staircase:** Located in the entry area.
 - Fireplace:** Located in the Great Room.
 - Windows:** Multiple windows are shown along the exterior walls.
 - Doors:** Various door types are indicated by arcs.

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24'-8" a.f.f.
TOP OF RIDGE



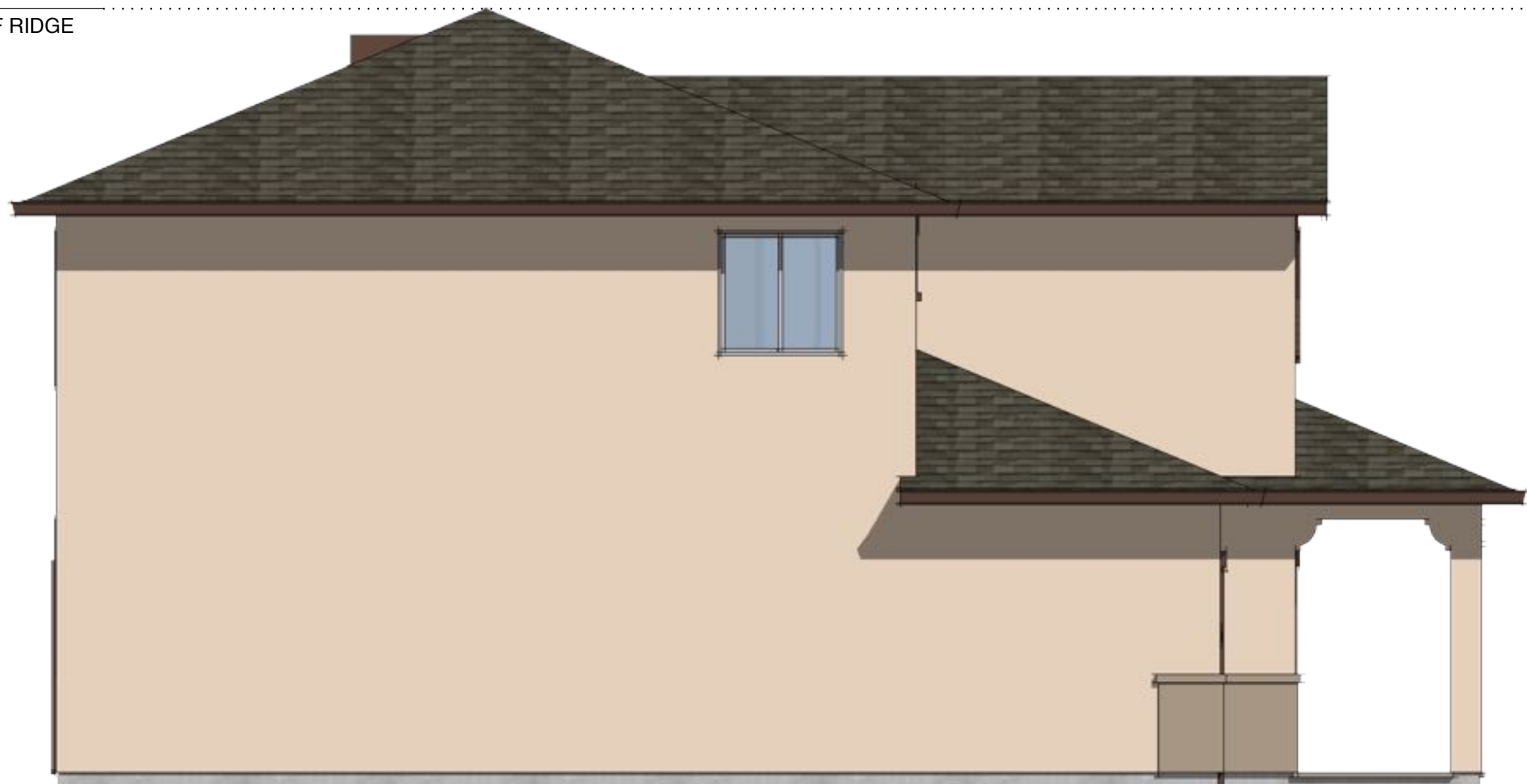
RIGHT ELEVATION

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



FRONT ELEVATION

24'-8" a.f.f.
TOP OF RIDGE



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

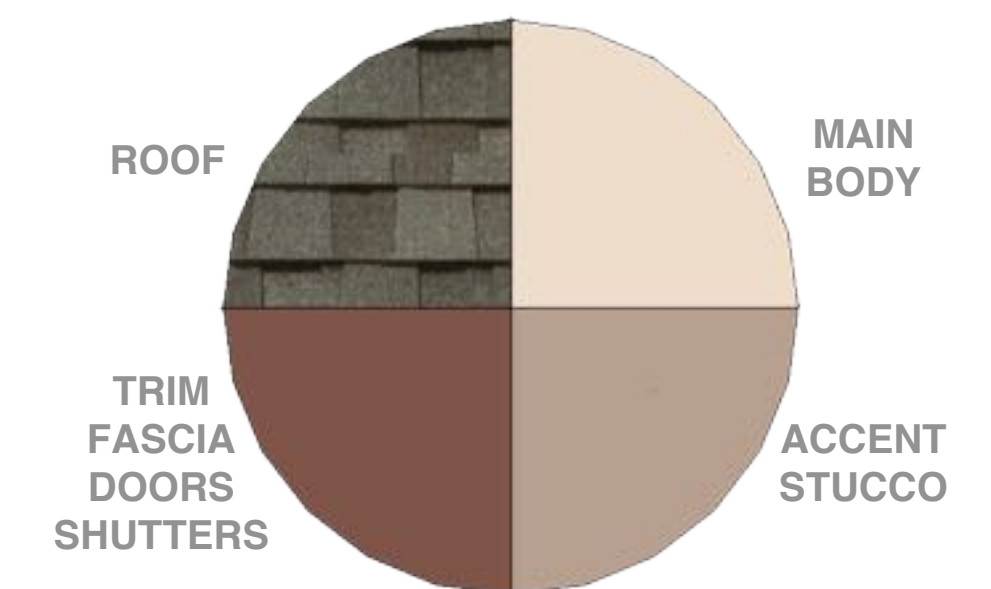
SHEET NOTES

PLAN #5

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

COLOR SCHEME

EARLY CALIFORNIA | SCHEME #2



DESIGN REVIEW SUBMITTAL PACKAGE

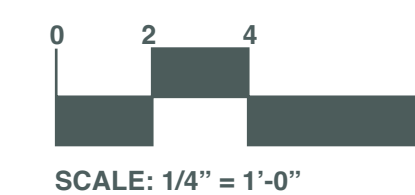


DIAMOND BAR EAST

CITY OF RIVERBANK, CALIFORNIA

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STINSON | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA - A



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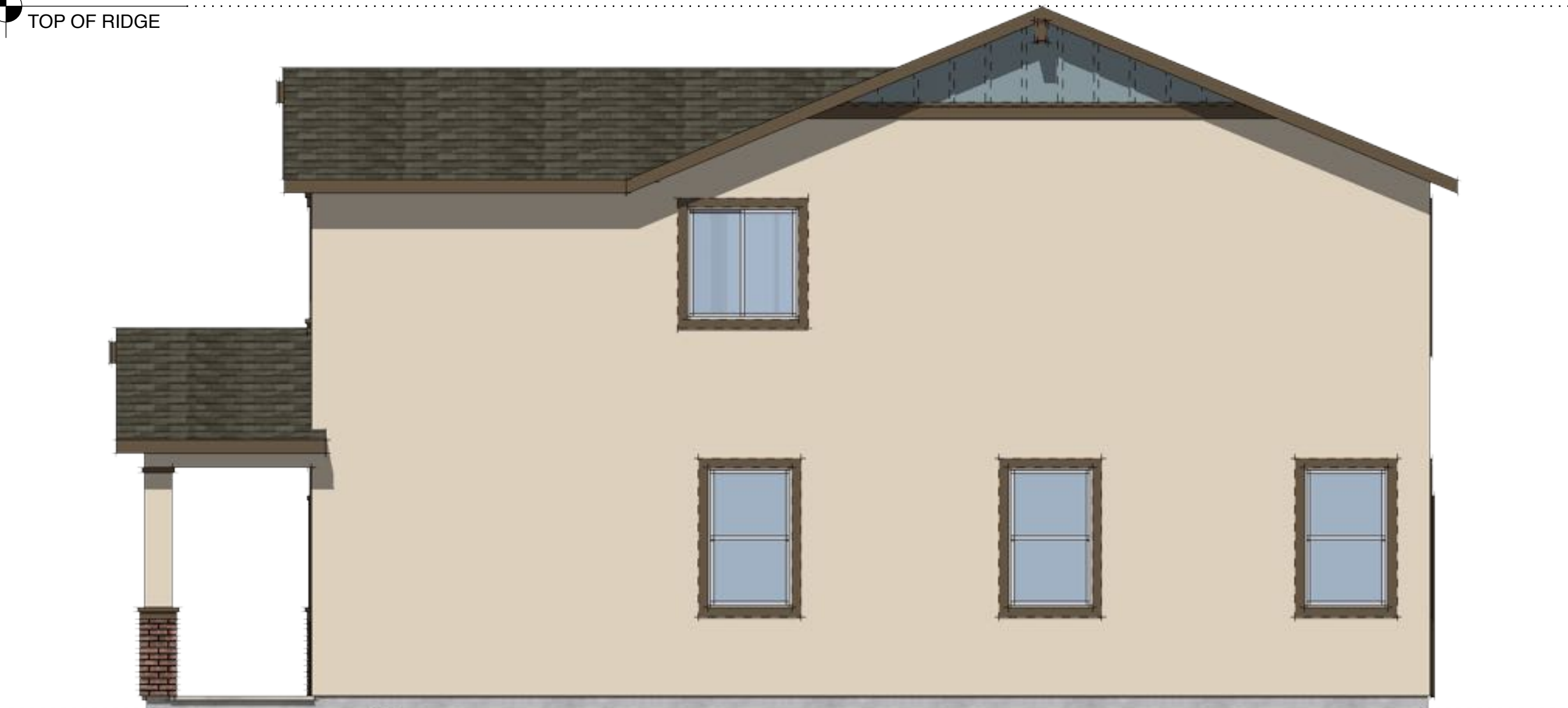


JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A7.2

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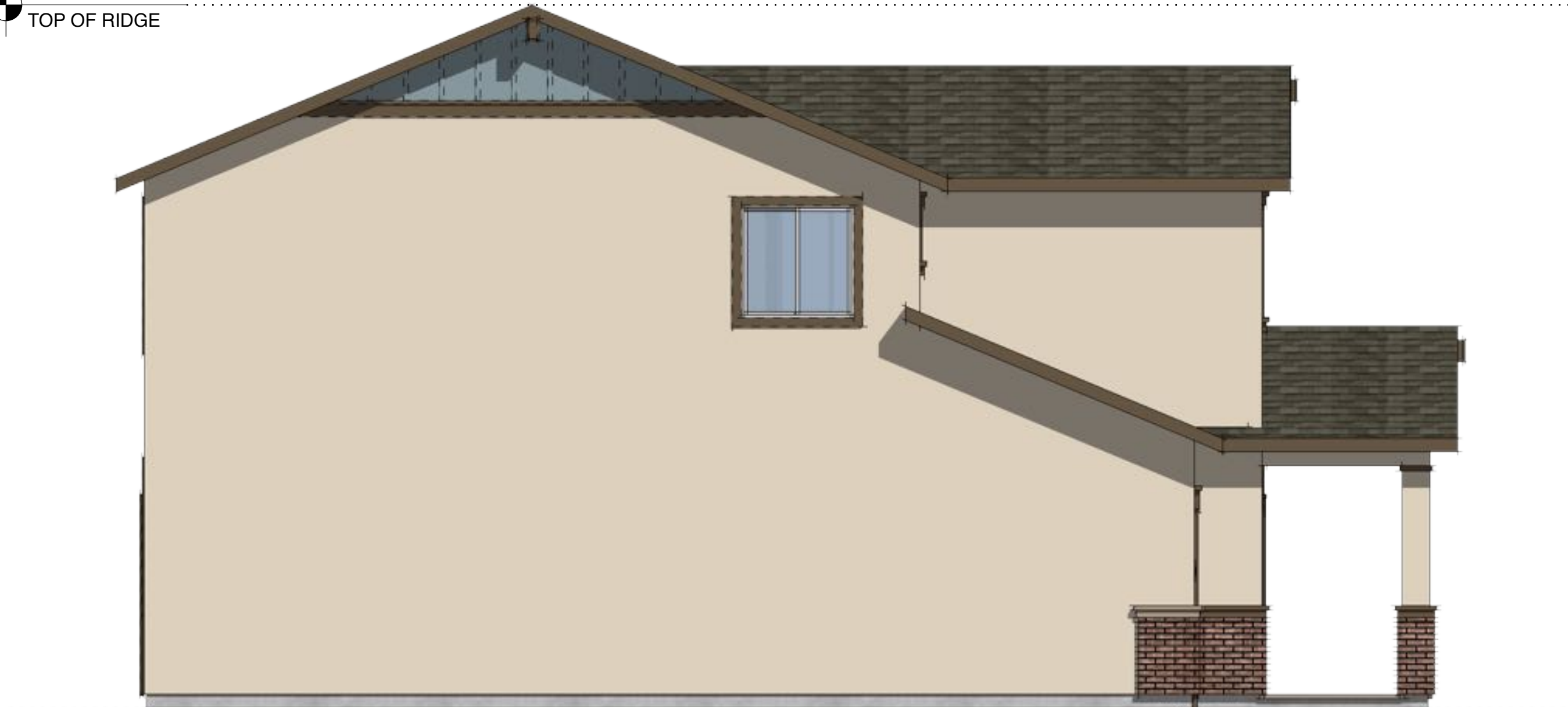
24'-8" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

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

24'-8" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

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



FRONT ELEVATION



REAR ELEVATION

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

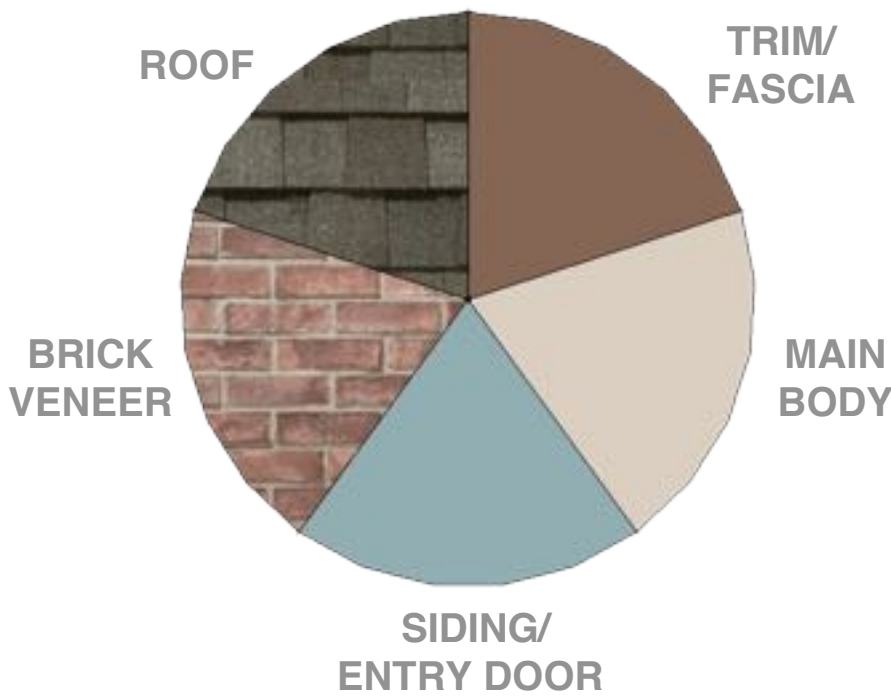
SHEET NOTES

PLAN #5

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

COLOR SCHEME

BUGALOW | SCHEME #5



DESIGN REVIEW SUBMITTAL PACKAGE

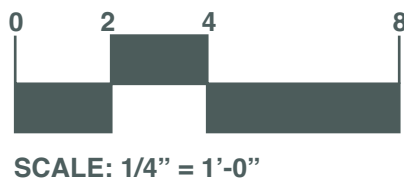


DIAMOND BAR EAST

CITY OF RIVERBANK, CALIFORNIA

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STINSON | SCHEMATIC ELEVATIONS | BUNGALOW - B



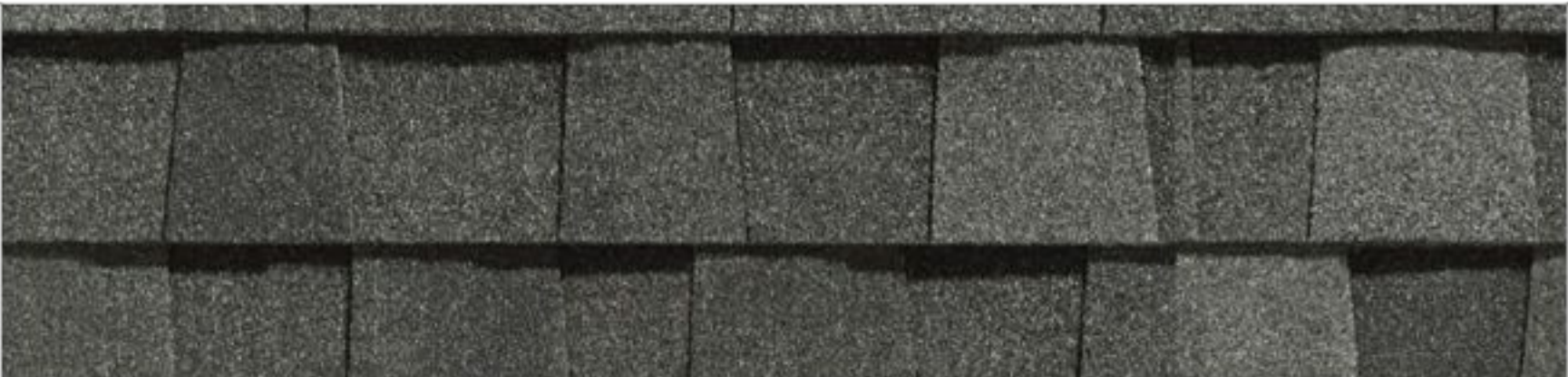
5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM



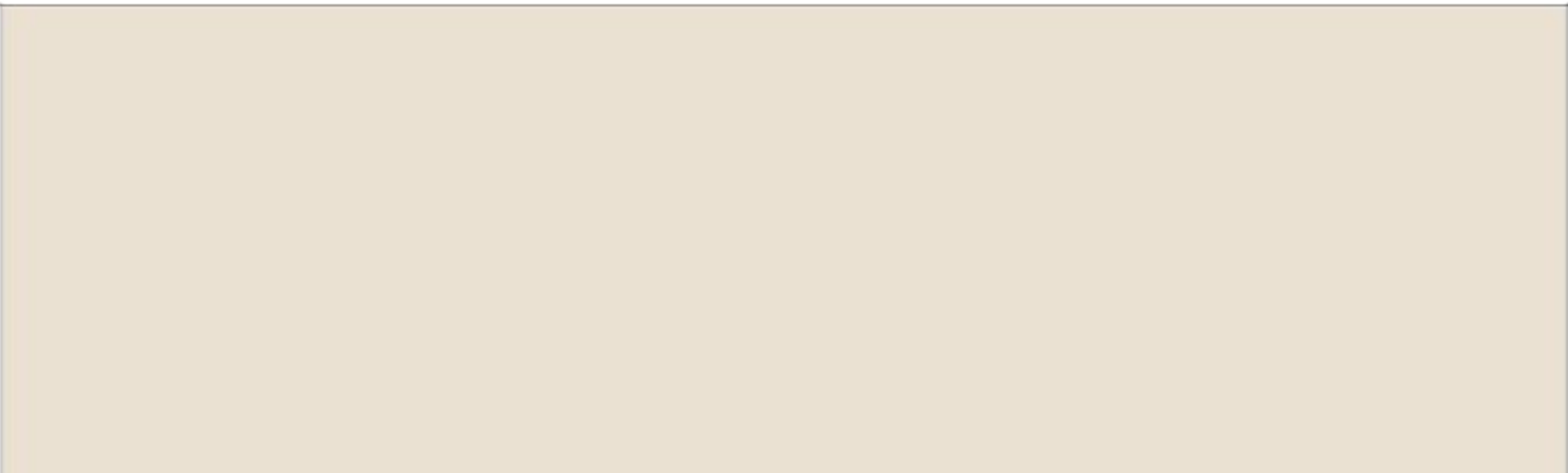
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DATE: 01.27.2023

A7.3

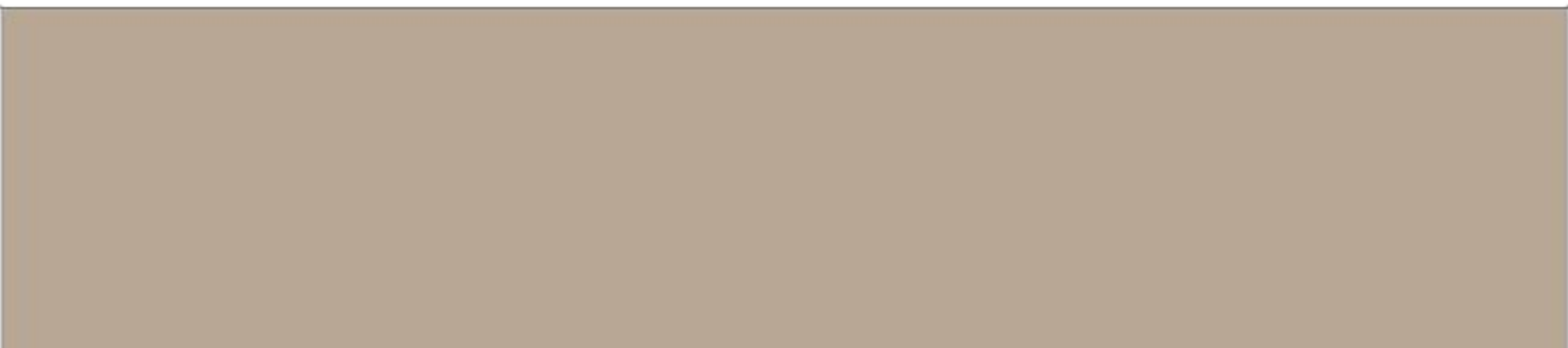
SCHEME #1
EARLY CALIFORNIA



GEORGETOWN GRAY | CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE



DIVINE WHITE | SHERWIN WILLIAMS 6105
STUCCO BODY



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

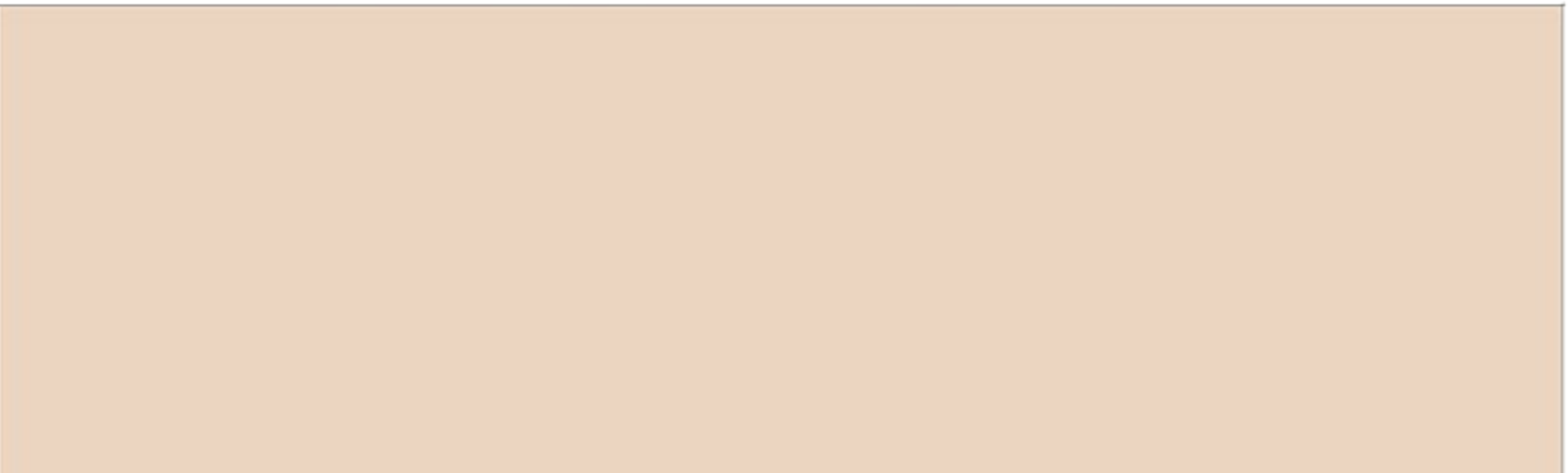


THUNDER GRAY | SHERWIN WILLIAMS 7645
DOOR AND WINDOW TRIM, FASCIA, SHUTTERS, GARAGE DOOR

SCHEME #2
EARLY CALIFORNIA



WEATHERED WOOD | CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE



PUEBLO | SHERWIN WILLIAMS 7711
STUCCO BODY



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

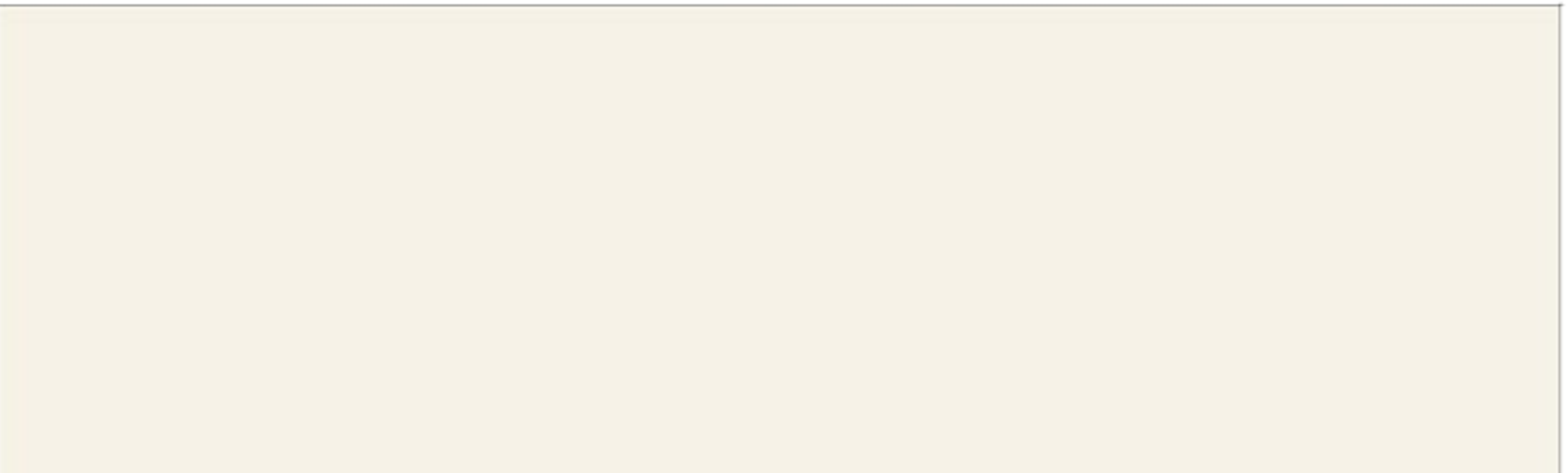


AURORA BROWN | SHERWIN WILLIAMS 2837
DOOR AND WINDOW TRIM, FASCIA, SHUTTERS, GARAGE DOOR

SCHEME #3
EARLY CALIFORNIA



WEATHERED WOOD | CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE



GREEK VILLA | SHERWIN WILLIAMS 7551
STUCCO BODY



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



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

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

COLOR & MATERIALS | EARLY CALIFORNIA - A

DESIGN REVIEW SUBMITTAL PACKAGE



DIAMOND BAR EAST
CITY OF RIVERBANK, CALIFORNIA

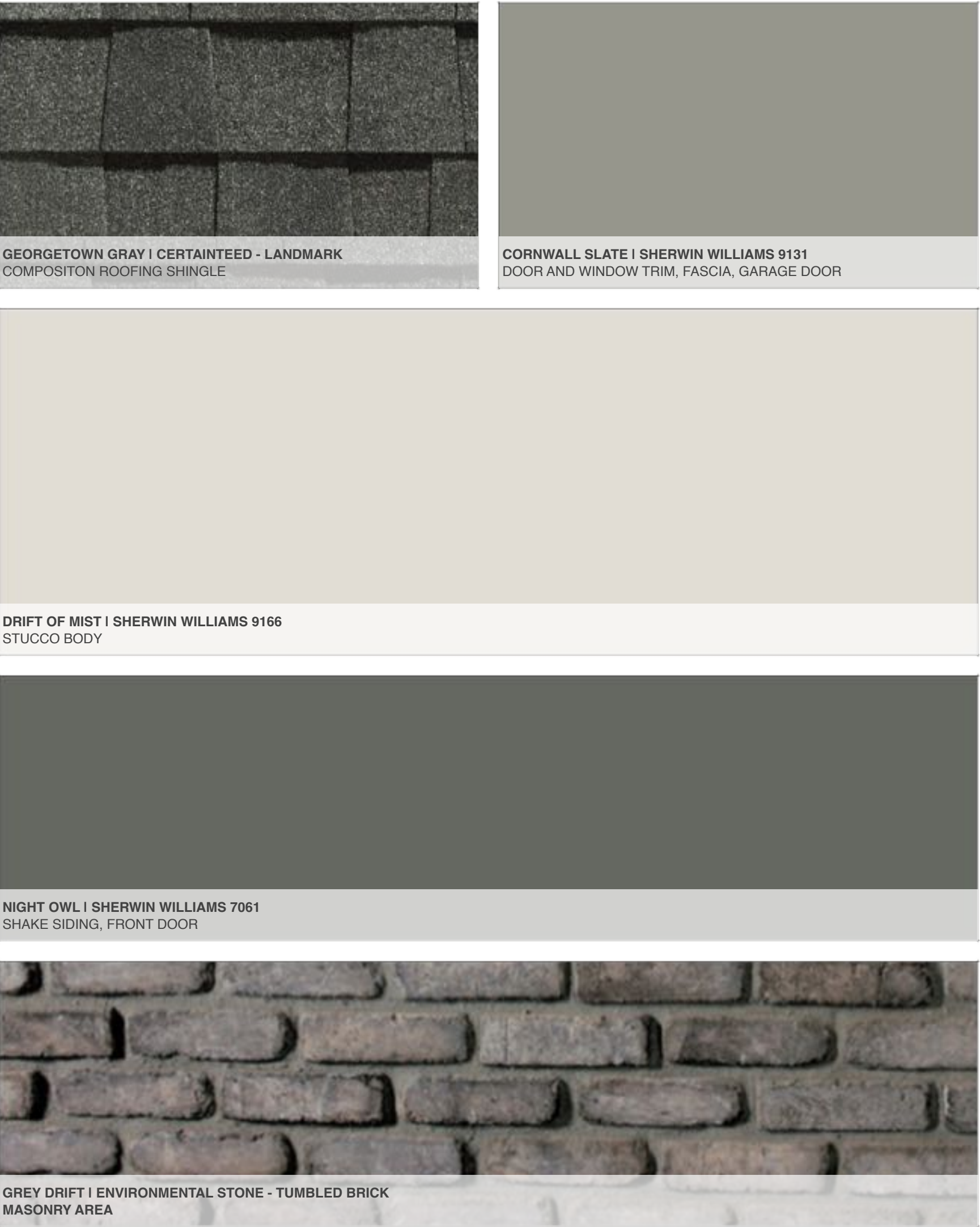
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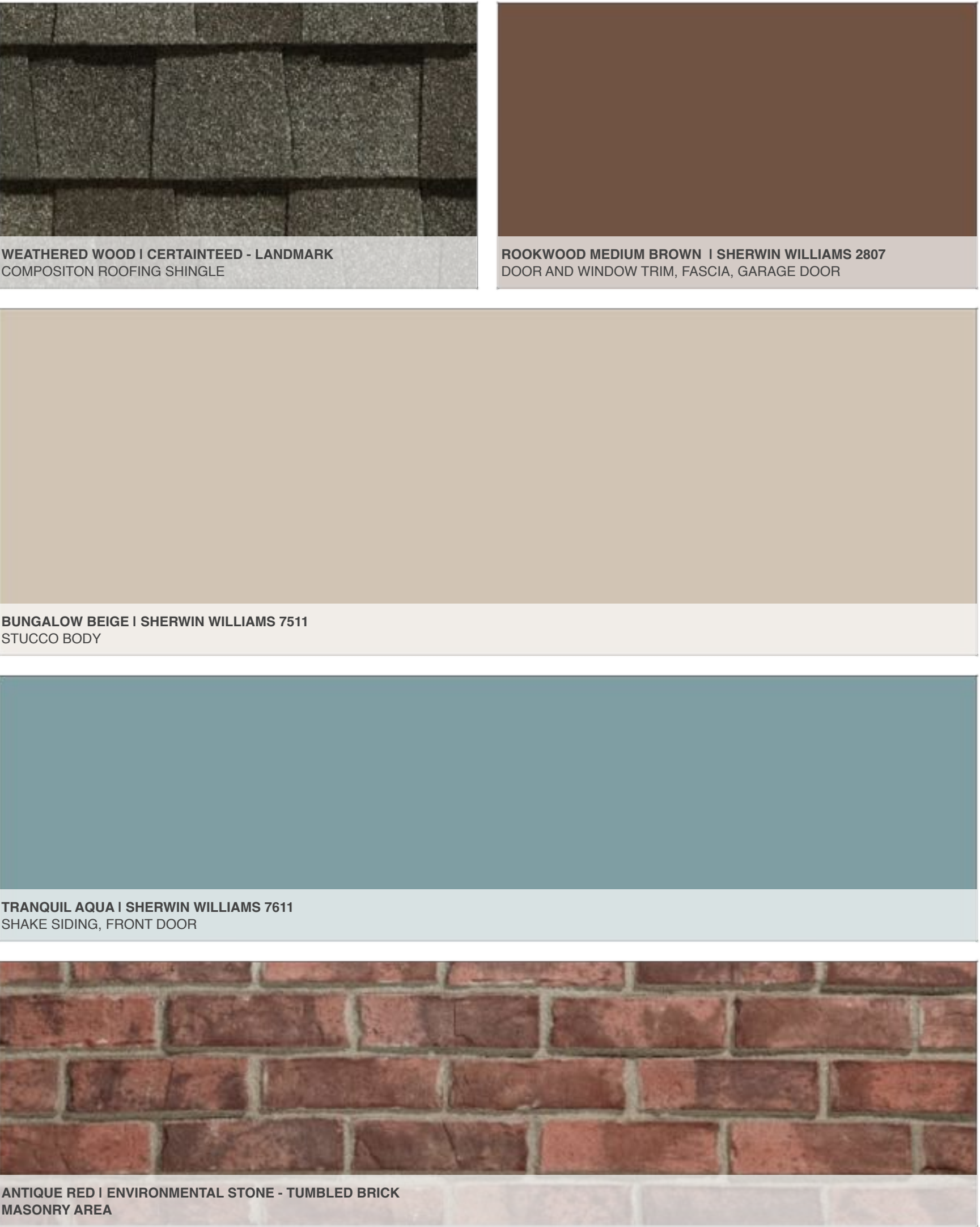
JD+A JOB NUMBER: 23007
DATE: 01.27.2023

A8.1

SCHEME #4
BUNGALOW



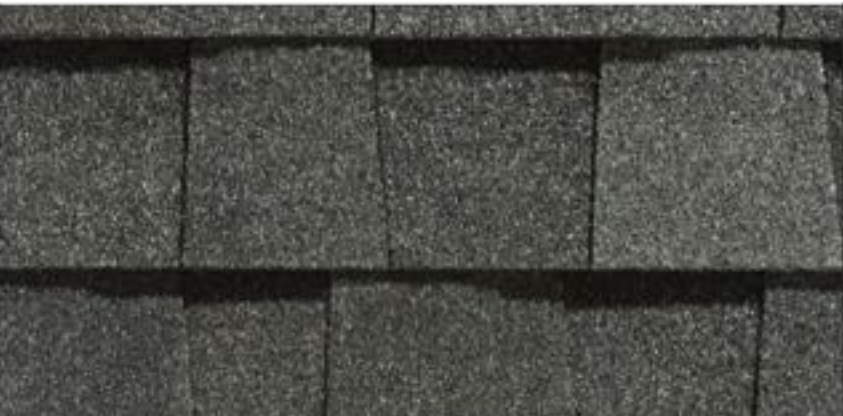
SCHEME #5
BUNGALOW



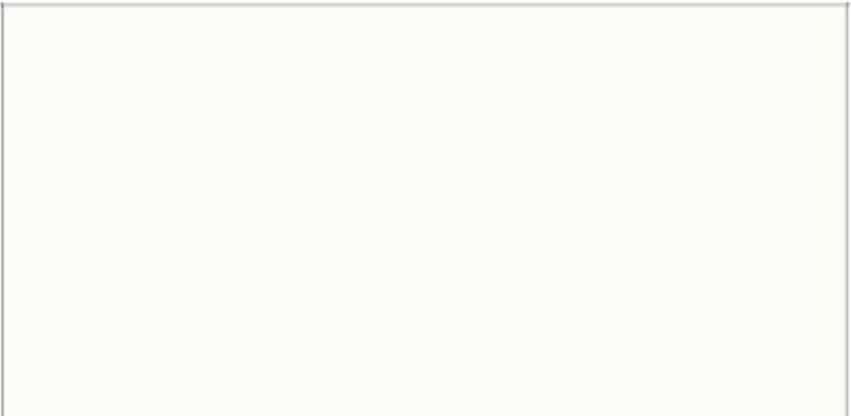
AVILA | BUNGALOW - B
CARMEL | BUNGALOW - B
IMPERIAL | BUNGALOW - B
STINSON | BUNGALOW - B



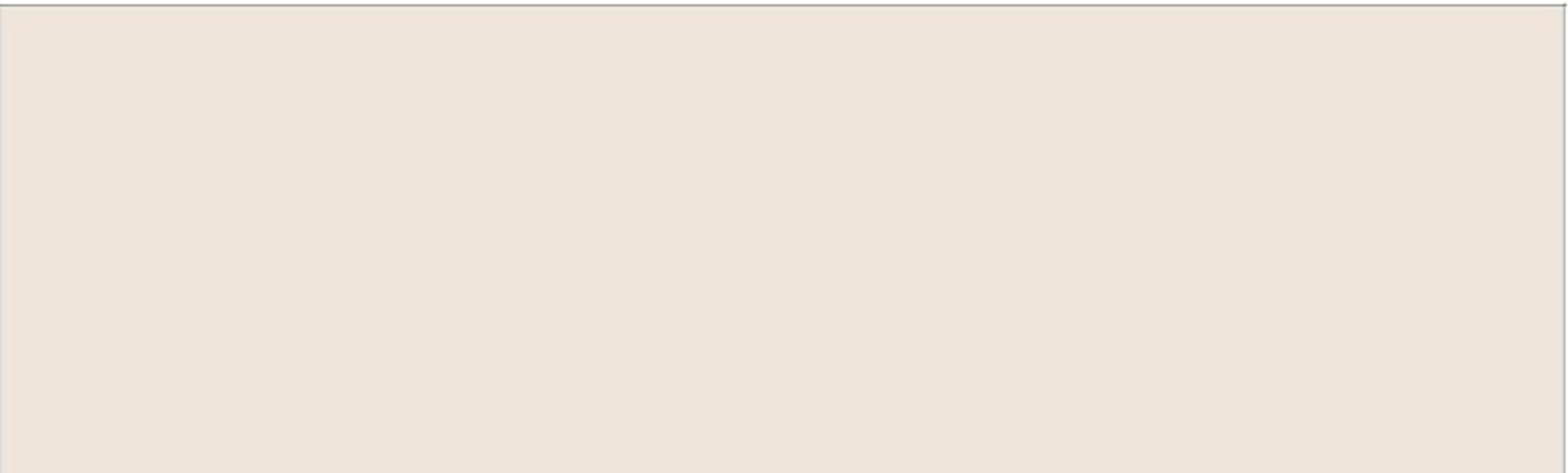
SCHEME #6
COTTAGE



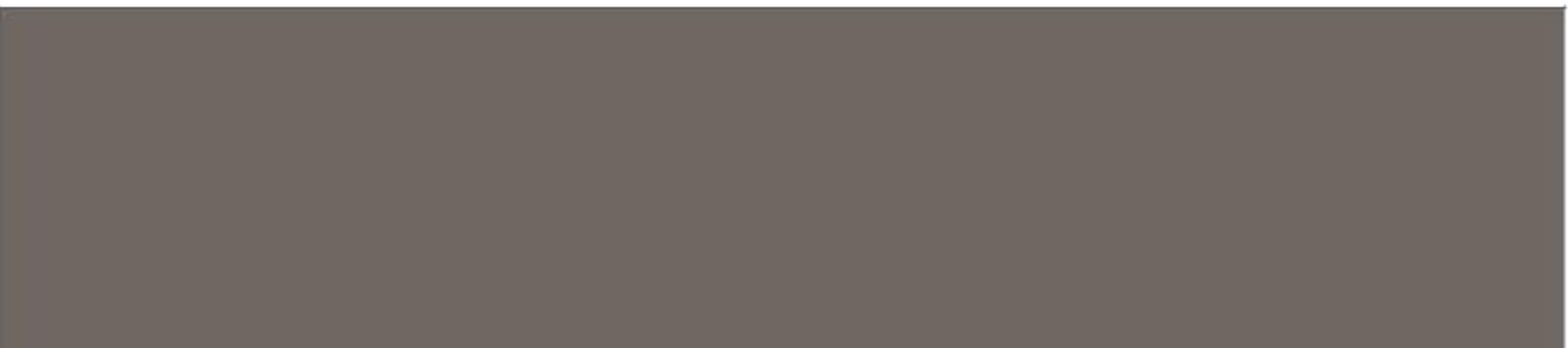
GEORGETOWN GRAY | CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE



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



PORCELAIN | SHERWIN WILLIAMS 0053
STUCCO BODY



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

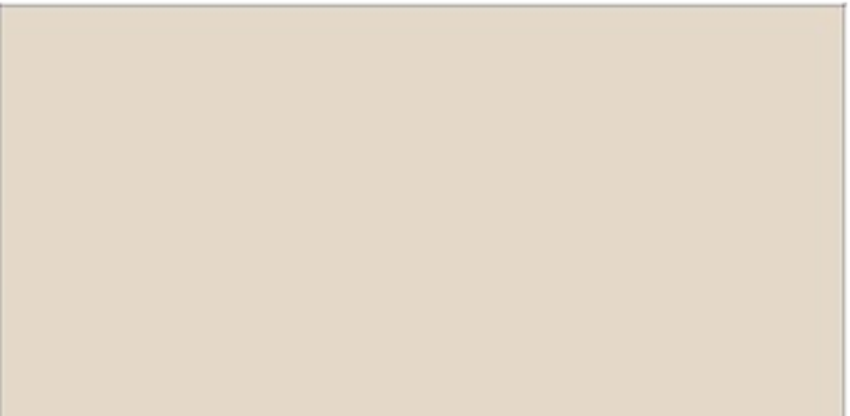


GREY DRIFT | ENVIRONMENTAL STONE - FIELDSTONE
MASONRY AREA

SCHEME #7
COTTAGE



WEATHERED WOOD | CERTAINTEED - LANDMARK
COMPOSITON ROOFING SHINGLE



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



PERFECT GREIGE | SHERWIN WILLIAMS 6073
STUCCO BODY



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



CHABLIS | ENVIRONMENTAL STONE - FIELDSTONE
MASONRY AREA

BAKER | COTTAGE - C
MALIBU | COTTAGE - C



EXHIBIT - B

**DESIGN GUIDELINES FOR DIAMOND BAR ESTATES EAST AND
DIAMOND BAR ESTATES WEST - WITHIN THE BRUINVILLE
MASTER PLAN AREA**

FEBRUARY 2015

CITY OF RIVERBANK

DEVELOPMENT SERVICES DEPARTMENT,
6617 THRID ST., RIVERBANK, CA 95367
Phone: 209-863-7128



Diamond Bar Estates East and West – City of Riverbank

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Project History

The area that the project is located in has been annexed into the City of Riverbank for several years. The Diamond Bar Estates project is comprised of two adjacent but not connected projects, known as East Diamond Bar and West Diamond Bar. Between 2000 and 2006, there was a master plan known as "Bruinville", of which these properties were a part of. The projects have been sitting essentially dormant until the development world gets back up to speed. The state has continued to extend the life of maps through mandated map extensions. One of the parcels still has an approved map on it while the other has expired.

The maps that were approved fit the time of high density and very compact lots. Those were salable then, but they are not as salable today. Today's buyer, because of the housing crisis, expects more for their buying dollar. They are looking for room to play with their kids and use the outdoors for their personal pleasure – Larger lots to be able to grow and expand. In discussing this project with many Realtors over the last few months, the question was raised to them "What are your Homebuyers looking for?" Unequivocally, the response was elbow room – space – room to grow without disrupting their neighbors – A backyard for the Bar-B-Q and to have a dog. Traditional Americana values that have been lost in today's busy world. Buying a home is the single biggest investment most Americans will make in their lifetime, and they want a place that they can have friends and family over to throw the football, or teach the kids how to catch a baseball. Room – and affordability – is what we are trying to achieve here. We feel we have the perfect mix of room and affordability. Much market research was done to transform this property into one that, once built, will be attractive to those that are buying. In addition, the former project as a whole was very large in scope and required an annexation. With very large projects comes challenges, like storm water retention. The Bruinville project had a communal Storm Water Basin that was offsite, and many other concepts that may have worked during the boom, but not now.

Enclosed in this package are exhibits and examples of how we propose to handle issues like storm water retention, conforming to the new LID standards imposed by the state.

Proposed Development

Our proposal consists of 2 groups of properties totaling 154 Single Family lots that are a minimum of 5,000 square feet each. We are asking for the properties to be re-zoned PD LDR, or Planned Development, Lower Density Residential to allow for decreased density and latitude regarding street sections and other amenities like custom mailboxes and street lights. Examples of some of the proposed amenities are included with this package.

Since we will not be building these homes, we are asking that the architectural component that is usually required with a PD proposal be "postponed" until we have a builder in place. At that time, we suggest that the architecture and normal requirements involving the approval of floor plans and elevations be reviewed at that time. These projects are autonomous, and can each be developed on their own, or together. Each have retaining basins and open green areas and because both of these projects lie within the current City boundaries of Riverbank.

In addition, development on the East side of Riverbank will ensure that all future and new development will not occur on just the west side of the city by Crossroads – It can occur on the easterly side of the City to try and tie the Crossroads development with the Downtown, and with this project as well.

Zoning, General Plan and Density

The proposed density of the project is approximately 5 + units to the acre. Although the General Plan calls for a higher density, and the Housing element estimates were based on those densities, those higher densities can be made up once the larger annexation takes place around this project in the future. The original approved projects for both of these sites originally had 201 homes planned versus our 154. In addition, in speaking with the SCM Group that owns the parcel along the tracks to the west and south of our proposals, they intend on doing a higher density project on those 12 acres in the future.

The City will have multiple chances of having increased density in the future, once an application for new annexation is proposed, and we feel this would be the time to address the overall density issues not only in this area, but citywide.

Water, Sanitary Sewer and Storm Drainage

Water

The water main runs in front of both sites within in Santa Fe Avenue. Stanislaus Consolidated Fire performed a test flow at the fire hydrant located at Santa Fe and Central Ave. on 9/24/14. The results of the test confirmed sufficient water to accommodate the proposed development with a test flow of 1180 GPM with a static pressure of 68 PSI and a residual pressure of 44 PSI.

Sewer

Sewer is available 200 feet from the project site, near the corner of Claus and Santa Fe Streets. Capacity is available, and the sizing of the lines in Santa Fe are adequate to accommodate our proposal.

Storm Drainage

Storm drainage and retention has always been an issue in this area. Under the old Bruinville Plan, a master basin was proposed to service not only the current annexed area, of which these proposals are a part of, but a substantially larger area encompassing literally hundreds of acres that is not currently annexed into the City.

Our proposal makes each of our projects self-sufficient, as they each have retention capabilities on site. Regarding application for Diamond Bar East, since we are bordered on the south by the Railroad tracks, we established the basin along those tracks to help buffer the project from the tracks. We have spoken to the Railroad about our proposal, and they have no objection to it thus far. Many reasons exist for establishing the basin there, as we accomplish numerous goals by placing it up against the railroad tracks: 1) The onsite retention of our storm water, 2) Buffering the community from the working railroad tracks – We are a minimum of 200 feet from the tracks to our nearest home to the north. This way, noise and any vibration from the trains will be minimal, which is not the case elsewhere in town. 3) We are providing "Green open space" for the community to enjoy, as this area will feature a walking path going east to west. When there is not water in the basin, which is most of the time, the basin will act as another park-like setting. 4) This basin was designed to be "added on to" by future development to the east and the west. Eventually the city will get proposals to develop these properties that are contiguous to our projects, and in doing so, the "Linear Park" concept / buffer / parkway / basin can be extended and added on to our basin to provide an even bigger and better experience for the residents.

Design Guidelines for Diamond Bar Estates

Purpose

The purpose of the guidelines for the Bruinville Planned Development is to provide a clear set of design policies to developers, property owners, architects and designers.

Properly located and with a well-designed street network, lower-density development reduces the need for community open spaces and maximizes the use of private open space in the front and rear yards. Utilizing Low Impact Development (LID) guidelines this will provide storm water bio-filtration at the source and enhances street and landscapes by reducing the amount of impervious surfaces.

Objectives

The Guidelines are intended to address the following objectives:

- Promote higher quality development, that maximizes personal open-spaces with larger front and rear yards.
- Create residential neighborhoods of interest which are visually pleasing.
- Provide a single-family project that features a variety of home sizes, housing types, designs and building materials.
- Provide for single-family developments that include interconnected, short blocks that diffuse traffic and provide easy, direct routes for pedestrians, bicyclists and drivers around the neighborhood.
- Provide for Low Impact Development (LID) by incorporating storm drainage designs features that pre-treatment of storm water at the source while providing ground water recharge by percolating the storm water back into the soil.
- Provide a Planned Development project that integrates seamlessly with previously approved projects and existing neighborhoods in the area.

Intent

The following design guidelines are to be used to assist developers, project applicants and City staff to assist in producing a quality Planned Development. City staff and Planning Commissioners will use these Guidelines as a framework for evaluating development proposals and for commenting on the design aspects of proposed projects.

The Guidelines will be used to augment and reinforce the City of Riverbank 2005-2025 General Plan adopted April 22, 2009, The Bruinville Area Master Public Facilities Plan, adopted September 2005 and Chapter 153 single family residential zoning of the City of Riverbank Zoning Ordinance. The LDR guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. The Guidelines are also intended to ensure that new development is compatible with existing neighborhoods.

Applicability

The Guidelines for LDR Single Family Developments apply to both Diamond Bar Estates projects, East and West. LDR development, as detailed in these guidelines, can only occur in Planned Development Zones.

There is a minimum practical lot size that will accommodate one detached house and still meet the intent of these Guidelines for LDR development. These guidelines allow the project designer maximum flexibility to develop a quality project that meets the intent of the Guidelines.

Discretionary Decision Making

Every project is unique and requires a review on a case-by-case basis. This process depends upon the exercise of discretion. While some Guidelines include quantitative standards, some require qualitative interpretation. The City has the latitude to interpret the Guidelines so long as proposed projects meet the Guidelines' intent.

Architectural Review and Approvals

Architectural details, plans and elevations will be developed once a homebuilder has been selected for the projects. The City planning commission will review and approve these items through the normal site development process as provided by the Riverbank Municipal Code.

Administrative Changes

The Development Services Director has authority to correct discrepancies and conflicts within the document so long as the changes meet the overall intent of the guidelines.

Other Applicable Regulations

The Guidelines for LDR single family developments primarily address architectural and site design elements. In designing projects, designers must also reference other codes, standards and policies in effect, such as the City of Riverbank Standard Specifications, Uniform Building/Fire Code, Riverbank General Plan, Riverbank Municipal and Zoning Codes, and other applicable policies.

GUIDELINES

LDR Single-Family Detached Houses



An example of a single-family home on a Lower-Density Lot

A. Relationship to Existing Neighborhoods

New LDR residential projects should be integrated with the existing neighborhoods adjacent to them. Designs should avoid the separation caused by high, solid fencing and walls, or blank walls of buildings.

Transitions between existing and new projects should be gradual. The height and mass of new projects should not create abrupt changes from those of existing buildings. Site setbacks should consider the prevailing setback patterns of adjacent buildings.

The perimeter areas of new projects should be planned to avoid disturbing existing adjacent residential uses. The protection of privacy of adjacent residents and minimization of environmental intrusions should be a major consideration in the design of new projects.

Where existing neighborhoods have architectural distinction and/or established functional or landscape patterns, new development should incorporate characteristics of the surroundings so that there is no disruption of the streetscape and attempt to become a part of and blend into the existing neighborhood character.



Poor Transition: An older single family ranch home surrounded by much larger two story Mediterranean-style homes, creating loss of privacy and architectural disparity

B. Setbacks/Open Space

Setbacks: The front setback establishes a relationship between the house and the surrounding neighborhood. If the house is too close, indoor privacy can be compromised. If the house is too far back, people inside the house cannot observe activity on the street and can become detached from their neighborhood. Additionally, a larger front yard setback leaves a smaller private rear yard. It is equally important to ensure that the placement of the home or substantially varied elevations provide the appearance of a diverse and varied streetscape and avoid the monotonous single plane street.



An example of poor setback variation that lacks diversity and creates a monotonous streetscape

The side setback is primarily utilitarian. However, living areas of the house usually have windows that open into the side yard. Normal activity in the side yard, although limited, tends to be irritating and creates nuisances because the noise is concentrated in a small space and can be loud and irregular, such as moving trash cans or using storage sheds.

The rear yard is where most outdoor activity around under certain circumstances, where an equal amount of open space is incorporated into larger master plan areas, and for projects that do not meet the minimum number of units, a homeowner's association may not be required, provided that no private common areas are required in the development.

Open space; if well-designed, private open space, typically in the rear yard provides a place for children to play and to entertain friends. It must be large enough to allow these activities while maintaining some sense of privacy on both sides of the fence. Model homes in LDR developments should display a variety of fencing and landscape design concepts including porches, patios, walkways, covered trellises, screens and garden walls. The rear yard is where people expect to have privacy outdoors and is there children play and entertaining happens. These activities are expected and noisy, but the noise can be considered intrusive by neighbors; residents can feel as if their outdoor or indoor privacy is being invaded by rear yard neighbors. Adequate space is necessary for residents to enjoy their yards while providing a sense of privacy.

Table 1: Setbacks and Open Space for LDR PD	
Lot Size	5,000 sq. ft. min.
Minimum Width (mid-block/corner)	50'/55'
FRONT SETBACKS (A)	
Living (1 st floor) (vary front setback as noted above)	15
Living Area (2 nd floor)	15
Porches	10
Attached Garage (B) (front entry/side entry)	10/10
REAR SETBACKS *	
Living Area	20
Attached Garage (no alley/alley access) (B)	5/10
Detached Garage (no alley/alley access) (B)	5/10
Patio Covers (D)	5
SIDE SETBACKS * (A) (G) (H)	
Living Area first floor (interior side) (D)	5
Living Area (corner side) (D)	10
Detached Garage (Int. Side)	10
Attached/Detached Garages (B) (Corner Side) front entry /side entry	10
Lot Coverage	
50% of total acreage (gross)	-

NOTES:

- A. Dwelling unit & wall/fencing shall be located outside the "clear vision triangle" at street intersections.
- B. Garage setback measured from any other building and minimum of 5' from property line.
- C. Patio covers open on three sides should not exceed 30 percent of the size of the usable private open space. Setback is measured from support structures. Up to 24" overhang is permitted. No part of the structure shall be closer than 5' to property line.
- D. Includes attached garages and patio covers.
- E. Minor architectural projections, such as fireplaces and bay windows, may project into a setback or separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length, minimum 3' clearance, excluding A/C units.
- F. Fragments less than 10' will not be counted toward the common open space area.
- G. Detached garages may be attached to the main house by a breezeway so long as the breezeway is open, post supported and the garage and house meet 1 hour fire wall ratings as stipulated by the UBC.
- H. Setbacks outlined in the above table are intended to meet the setback requirements outline in the City of Riverbank R-1 Zone of the current Zoning Ordinance.

C. Lot and Building Variation

Single-family lot patterns should be varied to avoid monotonous streetscapes. This could be accomplished by the following:

Encourage:

- Larger lots that emphasize alternating designs of front and rear landscaping
- Single-story buildings and larger lots on corners.
- Mix of single and two-story units.
- Varied building setbacks and plot placement to avoid monotonous streetscapes.
- Variation of setbacks or appearance thereof (substantially different elevations), to avoid monotonous streetscapes.

Discourage/Avoid:

- Blocks more than 600 feet long.

D. General Building Design

Variation in residences, structures and buildings is achieved through the use of quality materials, detail in design and distinct variation in floor plan and architecture, which lends visual interest, distinctive character and identity to a community. Quality in detail and design contributes not only to the long-term value of a home, but the neighborhood as well.

Encourage:

- Design diversity by providing front elevation variation throughout the plan. A minimum of three model floor plans shall be made available with 4-6 choices of elevation treatments. To accomplish this, one design should be repeated no more frequently than each fourth house. Veneer treatment where applied should turn corners and avoid exposed edges (Fig. 1).
- Provide 4-sided architecture within public views. In addition to the architectural design provided for the front elevation, design side and rear elevations to include architectural design treatment (e.g. window frames, shutters, planter boxes, window sills, etc.).
- At corner lots, side yard facades should maintain the same architectural design consistent with the front façade.
- Manipulation of building elements and massing to avoid visual monotony with particular emphasis on long streets.
- Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged.
- Roof elements of a two story building that slope downward toward the side property lines providing greater light and air between buildings particularly when the separation between the floors of the two adjoining buildings would be less than 15 feet (Fig. 2).
- Single story homes distributed evenly throughout the neighborhood to provide for seniors, the disabled, and families who prefer or desire single story homes. Single story homes are also encouraged to improve the visual character of neighborhoods and minimize the perceived density of two story neighborhoods. Single story homes shall be constructed on a minimum of 50% of the development.

Discourage/Avoid:

- Excessive repetition of identical or near identical floor plans and elevations throughout a neighborhood or subdivision with little distinct differentiation.
- The use of low quality/grade materials that do not wear well and contribute to a sense of permanence.
- Roof-mounted heating and air conditioning units.
- Keyhole entries (primary entrance hidden from view on the side or within deep recess of the building) should be avoided.
- Repetition of identical or near identical floor plans and elevations.
- Poor infill design.

E. Porches, Entries and Courts

A clear sense of entry and design interest to a home is provided through the inclusion of porches, verandas and other architectural elements that contribute to a sense of place and activity.

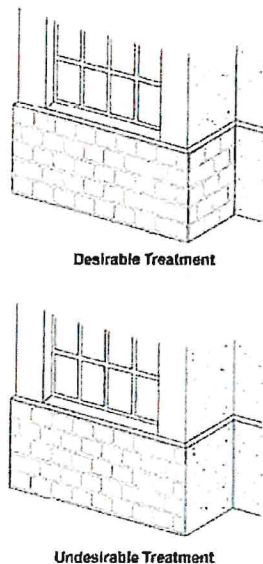
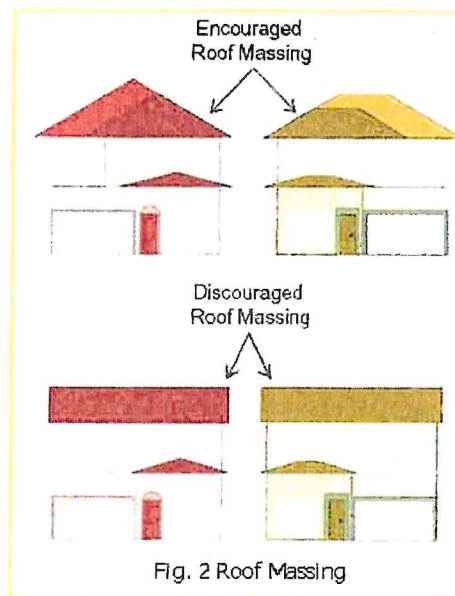


Fig . 1: Veneer Wrapping



Encourage:

- Fronts of houses and entries that face the street. Each house should have a clearly identified entry and have active use of windows (i.e. living room, kitchen) facing the street.
- Front porches large enough to accommodate chairs provide an opportunity for increased interaction among neighbors (minimum dimension of 6'x6' or 5'x7, plus circulation area).
- Porches that provide weather protection and shade are desired.
- Entries and porches that incorporate railings, short walls, trellises and roofs to add architectural detail and character and visual interest to the homes.

Discourage:

- Small entries not seen from the street.
- Locating the porch or entryway in a location obstructed by the garage or side of the house.
- Locating entryways and windows that are small and oriented to the interior or side of the site.

F. Garage Frontage and Placement

Conventional suburban development typically places the garage in a prominent location on the lot closer to the street with the house back farther from the street. The effects of garage-forward placement are to obstruct the view of the street from inside the house, to make the garage the most important feature of the house, to encourage the driver to enter the house through the garage door and prevent interaction with neighbors, and to decrease the appeal of the street. Safety is decreased and the general appeal of the street also declines.

The following measures are suggested to minimize the visual impact of garages:

Encourage:

- For garages accessed from the street, the garage face should be recessed a minimum of five feet from the primary living area façade
- Detached garages accessed from either an alley or a single-car driveway approach from the street.
- Alley loaded designs particularly for narrow lots are strongly encouraged.
- For homes facing out at community perimeter, rear loaded garages accessed from street rather than alley.



Discourage homes with recessed entry that limit the view of the street.



Encourage recessing the garage from the primary living area reduces its impact on the front façade.



Encourage de-emphasized garage doors that are offset from the primary living area

- Attached garages should be designed to de-emphasize the garage door by techniques such as recessing the garage door 12"-18", by providing pillars or substantial trellis accents and utilizing upgraded garage doors.

Discourage/Avoid:

- For garages accessed from the street, garage frontage comprising 50 percent or more of building frontage.

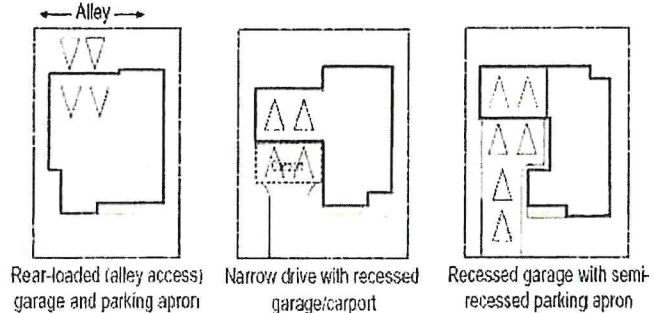
G. Driveways



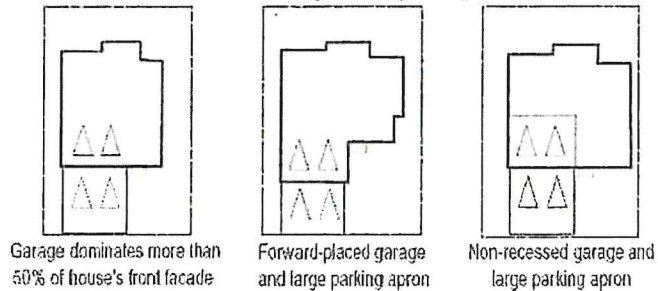
Discourage homes with garages that dominate the front elevation.

- Attached garages should be designed to de-emphasize the garage door by techniques such as recessing the garage door 12"-18", by providing pillars or substantial trellis accents and utilizing upgraded

Desirable Garage/Parking Configurations



Undesirable Garage/Parking Configurations



Driveways can consume a substantial amount of lot area. A typical automobile is approximately seven feet wide and one to two feet of space is needed on either side to allow access to car doors. In order for the house to relate to the street and to allow observation of the street from inside the house, the width of the lot helps dictate the width of driveway access from the street (one- or two-car approach) or whether the garage should be accessed from an alley at the rear of the lot.

Encourage:

- Different paving treatment to driveways, including colored concrete, stamped concrete patterns, paver insets, etc.
- Single-car width driveways that widen to two-car aprons at recessed or detached garage.
- Placement of driveways and garages within the development, as well as narrower driveway aprons, to maximize on-street parking.



Encourage homes with single-car width driveway that widens to a two-car approach in front of recessed garage.

H. Parking

Most transportation occurs through the use of the private automobile. Because of this, the Zoning Code requires a minimum of two parking spaces for every single family house. With the increasing number of automobiles in every household, there is an increased need for parking, which is typically provided on the driveway and on the street. At the same time, the current trend is toward an increase in homeownership among single adults and the future will likely see an increase in the use of transit, walking, and bicycling for transportation, particularly as density increases and daily needs are better integrated into the fabric of the city.

Two enclosed off-street parking spaces will be required for each housing unit. Tandem parking spaces will be allowed provided that the minimum width of the garage door is 9' wide and that additional off-street parking be provided at a ratio of one space per each four homes. In addition, one on-street parking space will be required for each dwelling. The placement of driveways and garages within the development, as well as narrower driveway aprons, shall be utilized to maximize on-street parking. Shared driveways are also encouraged. Off-street parking spaces within the development located within 150 feet of the unit served, may also be considered. Community off-street parking shall be generally provided adjacent to Community Open Space. Additional Community off-street parking can be provided throughout the community at locations that have the ability to serve numerous homes as approved in the site plan.



Community off-street parking adjacent to homes

I. Walls, Fences and Entry Features

Residences on the perimeter of new development should be oriented to existing streets, where applicable, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical requirements. Frontage roads are preferred in lieu of sound walls wherever possible. The design 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.

Wall design and selection of materials should consider maintenance issues, especially graffiti removal and long-term maintenance.

Encourage:

- Sound walls should have a rhythm rather than a single monotonous design along the entire length.
- Periodic entries to minimize walking distances and integrate bike paths along the major roads.
- Walls architecturally integrated with adjacent buildings and landscape buffer.



Fence that has been constructed low but topped with lattice creating a sense of privacy.

- Additional landscape setbacks, street trees and accent trees at entries to improve the appearance of sound-walls.
- Landscaping and berms to minimize the visual impact of long continuous sound walls.
- Concrete capstones on stucco walls to help prevent water damage from rainfall and moisture.
- Fences and/or walls visible from streets should be architecturally integrated with adjacent buildings and are encouraged as a means of visually tying buildings together.
- Low walls or fences (3'-4' high) at front or side yard patios where desired in lieu of porch railings, provided the wall/fence design is compatible with the architectural style of the house.
- Accent landscaping and trellises to set off development entries are desirable.

Discourage:

- Long walls separating subdivisions from street access and other subdivisions. This type of development restricts movement between neighborhoods and creates "dead" spaces along pedestrian corridors, as well as increasing driving and walking distances. Back-up and side-on conditions requiring walled streets.
- Wood fencing along streets since it is not a long-term quality material.



Discouraged: Long walls that isolate neighborhoods and paved over appearance created by lack of landscaping.

J. Landscaping

New LDR single-family developments typically have generous amounts of landscaping due to the larger front and rear yards. Landscape design guidelines are intended to improve the appearance of the streetscape with landscaping and street trees to diminish the impact of the development and provide a softer appearance

Encourage:

- Street trees or yard trees at approximately 20' to 25' on center along each side of the street (minimum 1 per lot, 2 per corner lot one on each street frontage).



Landscaping should provide a broad palate of trees and plants that are compatible to the regions climate.

- Separated sidewalks with "tree lawns" (min. 7' wide) (i.e. "parkways"). These may be planted in lawns or other appropriate ground cover (irrigation is required) if recorded with a landscape easement.
- A minimum of 15 gallon tree specimens for all street and yard trees (consult the Public Works Department, regarding tree selection).
- Tree species which attain a height in excess of 25 feet and develop a minimum canopy of 20 feet at maturity.
- Accent trees at special locations within the neighborhood.

- Variety of planting palettes for front yard landscaping to soften the development, reinforce the home design, and add variety to the streetscape.
- Front yard landscaping which reinforces other design elements of the home such as vines on trellises, hedges or low fences and walls.

K. Mailboxes

Mailboxes should be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety.

Encourage:

- Incorporate design features, such as a built frame, consistent with the development's architectural style.

Discourage:

- Pedestal-mounted cluster mailbox units.



M. Street Design Elements and Access

A street serves as more than a place to drive or park a car. Besides its most basic function as a transportation conduit for bicyclists and pedestrians, as well as for cars, a street serves architectural and social functions. Houses relate to the street on which they are located; streets serve to formalize the street edge and demarcate public and private space. Streets are where neighbors meet informally and neighborhood bonds are created. Minimal street connections within a subdivision and to the external street network increase the need to drive and the number of miles driven, discourage walking and bicycling, and reduce emergency access. The site shall be designed to provide accessibility for emergency vehicles.



Variety of planting palettes that soften the development and add to the variety of the streetscape



Sidewalks separated from the street by planting strips and tree wells are strongly encouraged

N. Lighting

Lighting should relate to the pedestrian scale of residential neighborhoods and should be considered a design element, rather than simply utilitarian.

Encourage:

- Light standards less than 15 feet in height. Decorative Visco VI-X-1-OF standard or equivalent standard with the same bulb type as the Visco are encouraged.
- Bollard lighting is encouraged along walkways.
- Metal halide luminaries should be utilized.
- Shielded light fixtures that minimize light "throw" off-site.
- Residentially scaled street lights.



Encouraged; Residential scaled lighting with ornamental design features

Discourage/Avoid:

- "Cobra head" street lights
- Sidewalks adjacent to street.
- Large-radius corner.
- Cul-de-sac and dead-end streets.

P. Utilities, Infrastructure & Easements Any and all private infrastructure shall be constructed to City standards. Public Utility Easements shall be provided for all public utility connections, in compliance with City Standards. To the maximum extent feasible, utility boxes, transformers, etc. shall be located in a manner to reduce their visual impact on the streetscape, which may include undergrounding or appropriate screening as determined by the City.

Q. Low Impact Development (LID)

Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and retain runoff on-site. Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. LID addresses stormwater through small, cost-effective landscape features located at the lot level. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. Almost all components of the urban environment have the potential to serve as an IMP. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied to new projects.



Filtterra® Stormwater Bioretention Filtration System

Encourage:

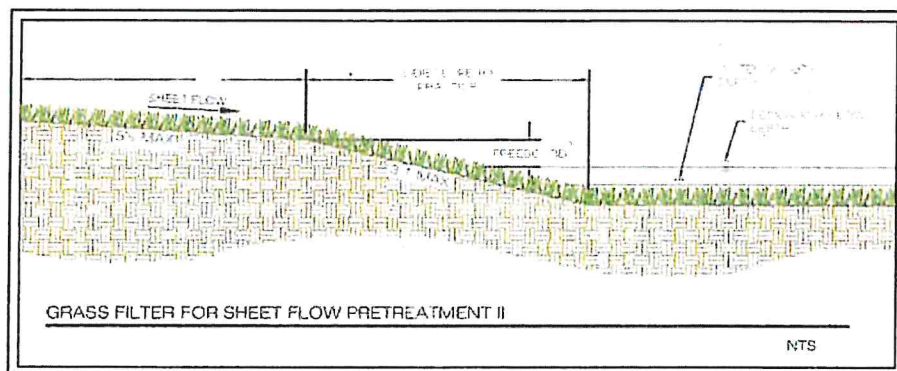
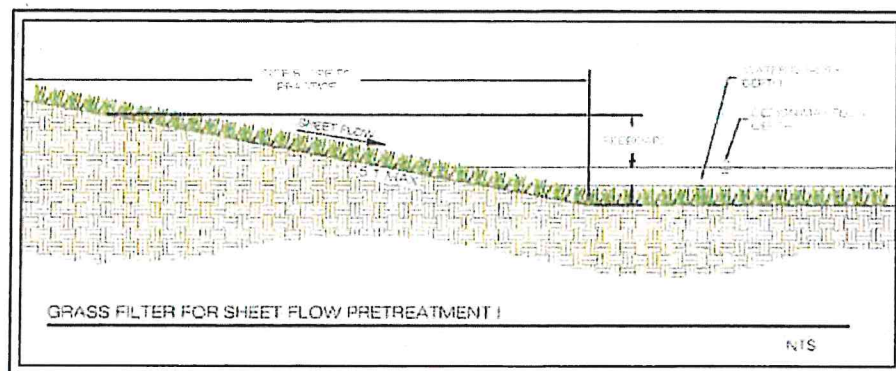
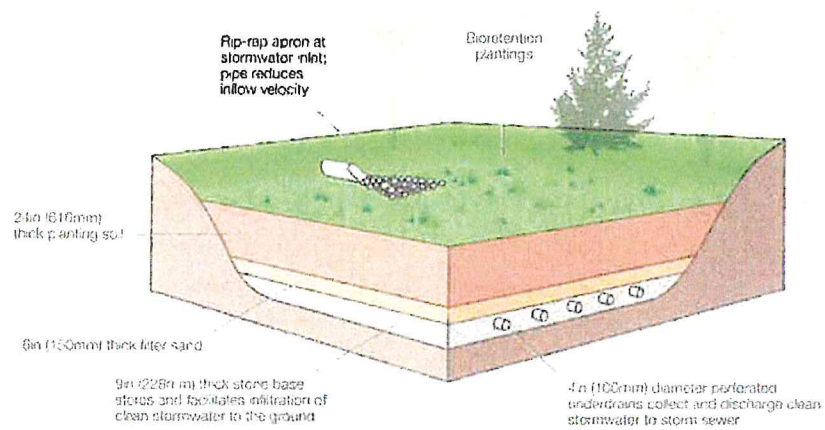
- Bio-retention swales for on-lot storm water run-off
- Decrease amount of impervious surfaces, through efficient street section widths, use of pervious materials
- Use landscape facilities for pretreatment of storm water
- Sufficient Capacity of total storm system to retain water on-site
- Treat storm water at the source
- Groundwater recharge

Discourage:

- Fully piped storm drainage system
- Discharge of storm water to nearby river/creek/waterway

LID allows for greater development potential with less environmental impacts through the use of smarter designs and advanced technologies that achieve a better balance between conservation, growth, ecosystem protection, and public health / quality of life. Today, bio-retention is one of the LID techniques available to users. Other techniques, such as permeable pavers and disconnected downspouts are all effective tools to help developers control pollutants, reduce runoff volume, manage runoff timing, and address a number of other ecological concerns.

LID has numerous benefits and advantages over conventional stormwater management approaches. In short, it is a more environmentally sound technology and a more economically sustainable approach to addressing the adverse impacts of urbanization. By managing runoff close to its source through intelligent site design, LID can enhance the local environment, protect public health, recharge groundwater tables and improve community livability - all while saving developers and local government money.



**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 5.3 **March 21, 2023**

APPLICATION: **Architecture and Site Plan Review 01-2023 (Dept. File #22-0031) – Countryside 2/DR Horton – (APN 062-022-019 & -022).** The project is the Architecture and Site Plan Review of the floor plans and elevations for 34 homes in the approved Countryside II subdivision. The subdivision contains 40 homes but another developer has constructed 6 homes before selling the rest of the project. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

OWNER: DR Horton BAY, Inc.
3000 Executive Parkway
San Ramon, CA 94583

APPLICANT REPRESENTATIVE: Megan Milburn

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 2023-003.

ACROMYMS: CEQA – California Environmental Quality Act
FT – Feet or foot
LDR - Low Density Residential
LID - Low Impact Development

I. EXECUTIVE SUMMARY:

Riverbank Planning Commission
Staff Report 5.3
Meeting of March 21, 2023
Page 1 of 5

The applicant proposes the architectural review of thirty-four (34) 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 currently completing the improvements and is in the process of selling thirty-four (34) of forty (40) lots within the subdivision to DR Horton BAY, Inc.

- A. The chart below provides the names and details of each of the models that DR Horton BAY, Inc proposes:

Model / Total Square Feet	Bedrooms	Bathrooms	Notes
Plan 1576	3	2	Single story and great room
Plan 1898	4	3	Single story and great room

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

Variant	Color Scheme 1	Color Scheme 2	Notes
Spanish	10A	9A-2	Low profile concrete tile roof
Italianate	5E	6E	Low profile concrete tile roof
Traditional	8B	11B	Concrete slate tile roof
Farmhouse	1B-2	5B-2	Concrete slate tile roof

- C. 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 split-rail fences, front yard gates, and paths leading from the public sidewalk to the gates that contribute to the usable space at the porch or stoop (Attachment 2). These features create a visually prominent front yard entrance that invites people to the front door while de-emphasizing the garage doors.
 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 house façades to minimize their prominence. All driveways have room to park two (2) vehicles

and still provide clearance for the public sidewalk. Street parking is permitted within the subdivision.

3. 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.
4. 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. McRoy Wilbur Communities, who constructed the infrastructure, is responsible for landscaping the basin and common areas. These will be maintained by Community Facilities District 2016-01 because this subdivision was annexed into the CFD. DR Horton is responsible for landscaping the front yards.

II. 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 to provide a pedestrian friendly environment. The single-story house mix will maximize access to light and air for pedestrians and well as allow for people to age in place.*
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 two models (which can be flipped to a mirror image for four models), four variations (Spanish, Italianate, Traditional, and Farmhouse) and two color schemes for each variation 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 the split-rail fence, entry gate, and path from the public sidewalk to the gate.*

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 is providing an enlarged sitting area in front which is defined by split-rail fencing, an entry gate, and path to the gate. This provides “eyes on the street” for security and allows for socialization with neighbors.*

III. 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.*

IV. ENVIRONMENTAL REVIEW:

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

V. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on March 8, 2023 and posted at City Hall North, South, Post Office, Community Center and website on March 8, 2023. In addition, the Applicant posted a Notice of Development Permit Application at the subdivision site on March 8, 2023 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on March 6, 2023. At the time of writing this Staff Report (March 15, 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.

VI. RECOMMENDATION:

Approve the Architectural and Site Plan Review based upon the findings contained in Resolution 2023-003.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2023-003
Exhibit A – Elevations, Floor Plans, and Colors & Materials
2. Entrance Feature

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-003**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 01-2023
FOR COUNTRYSIDE II AT CLAUS ROAD AND COMPANION LANE
APN: 062-022-019 & -022**

WHEREAS, an Architecture and Site Plan Review application has been received from DR Horton BAY, Inc with a proposal for the architectural review of thirty-four (34) single-family homes (APN: 062-022-019 & -022); and

WHEREAS, the Planning Commission held a public hearing on March 21, 2023, to consider Architecture and Site Plan Review 01-2023 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 layouts, 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 DR Horton BAY, Inc 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 site plans and elevations 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, types and locations in a separate submittal; and
4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and
5. 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 01-2023 is hereby approved, subject to those conditions established by Resolution No. 2023-003 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 21st of March, 2023; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Natasha Basso, Chairperson
Planning Commission

Exhibit A – Floor Plans, Elevations, and Colors/Materials





PLAN 1576
Elevation 'A' Spanish
Color Scheme 10A

PLAN 1898
Elevation 'B' Italianate
Color Scheme 6E

PLAN 1898
Elevation 'C' Traditional
Color Scheme 8B

PLAN 1576
Elevation 'D' Farmhouse
Color Scheme 1B-2

COUNTRYSIDE II

City of Riverbank, California

January 10, 2023

Sheet Index

Cover Sheet

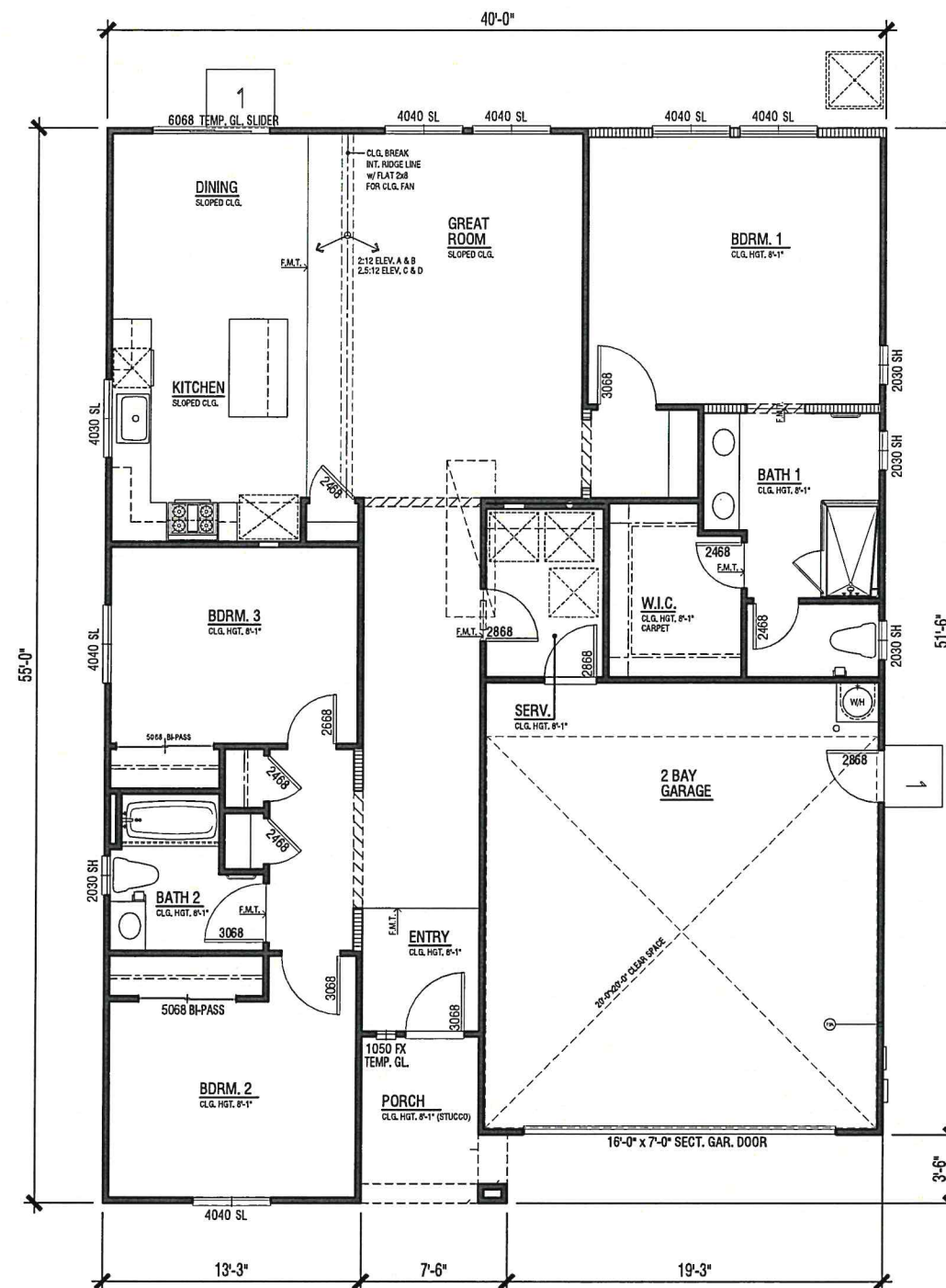
Architecture

Plan 1576 Floor Plan A1.1
Plan 1576 Roof Plans A1.2
Plan 1576 Roof Plans A1.3

Plan 1576 Front Elevations A1.4
Plan 1576 Elevation 'A' Spanish A1.5
Plan 1576 Elevation 'B' Italianate A1.6
Plan 1576 Elevation 'C' Traditional A1.7
Plan 1576 Elevation 'D' Farmhouse A1.8
Plan 1898 Floor Plan A2.1

Plan 1898 Roof Plans A2.2
Plan 1898 Roof Plans A2.3
Plan 1898 Front Elevations A2.4
Plan 1898 Elevation 'A' Spanish A2.5
Plan 1898 Elevation 'B' Italianate A2.6
Plan 1898 Elevation 'C' Traditional A2.7

Plan 1898 Elevation 'D' Farmhouse A2.8
Exterior Color & Materials CM1.1
Exterior Color & Materials CM1.2
Exterior Color & Materials CM1.3
Exterior Color & Materials CM1.4



CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES

PLAN 1576

1,576 SF
3 Bdrm | 2 Bath
2-Car Garage

COUNTRYSIDE II

RIVERBANK, CA



A1.1

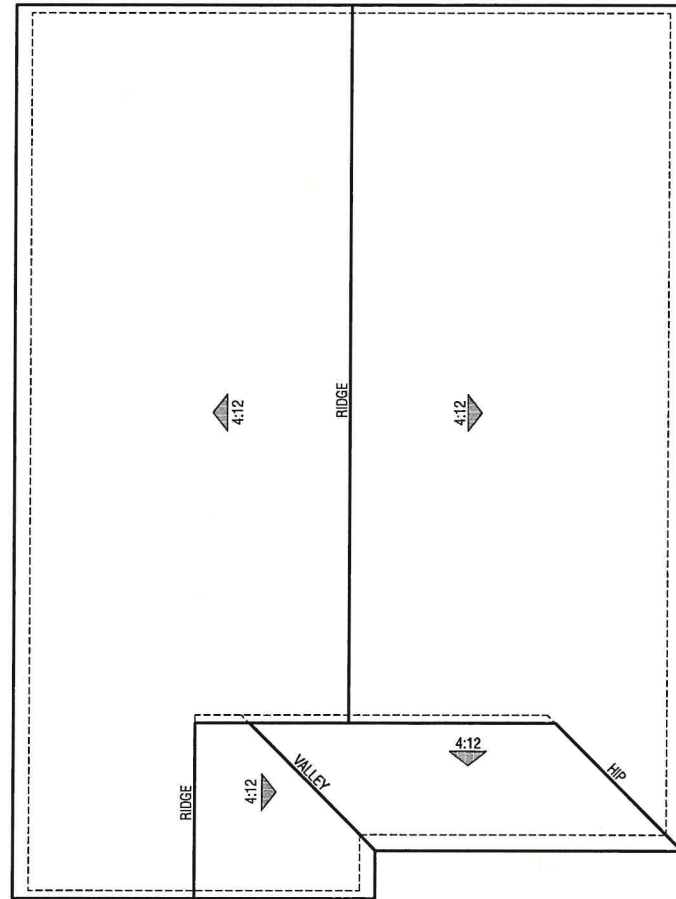
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

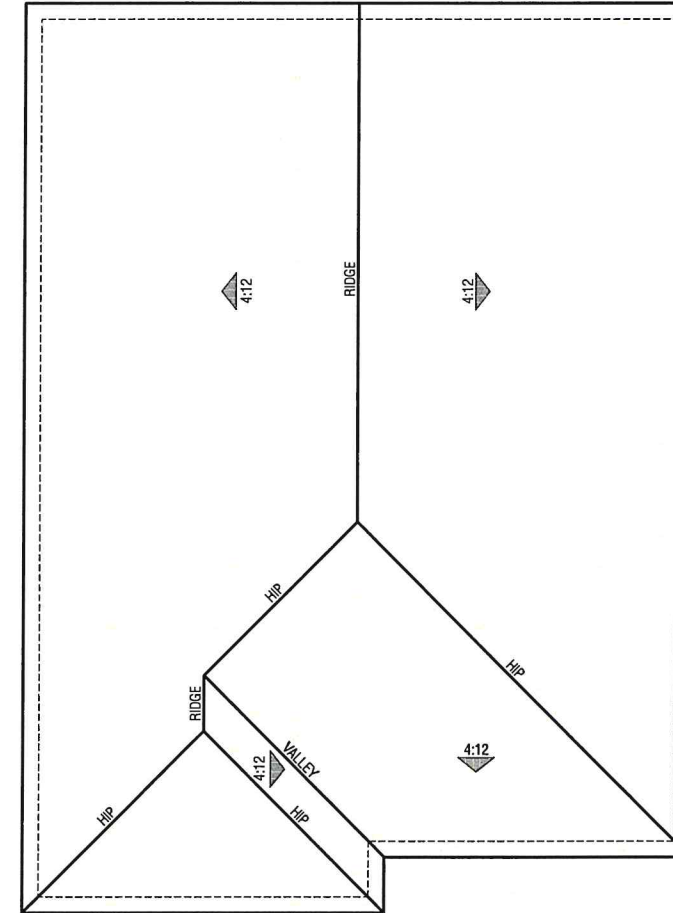
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31...

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A - Spanish Elevation



B - Italianate Elevation

CITY OF RIVERBANK

JAN 17 2023

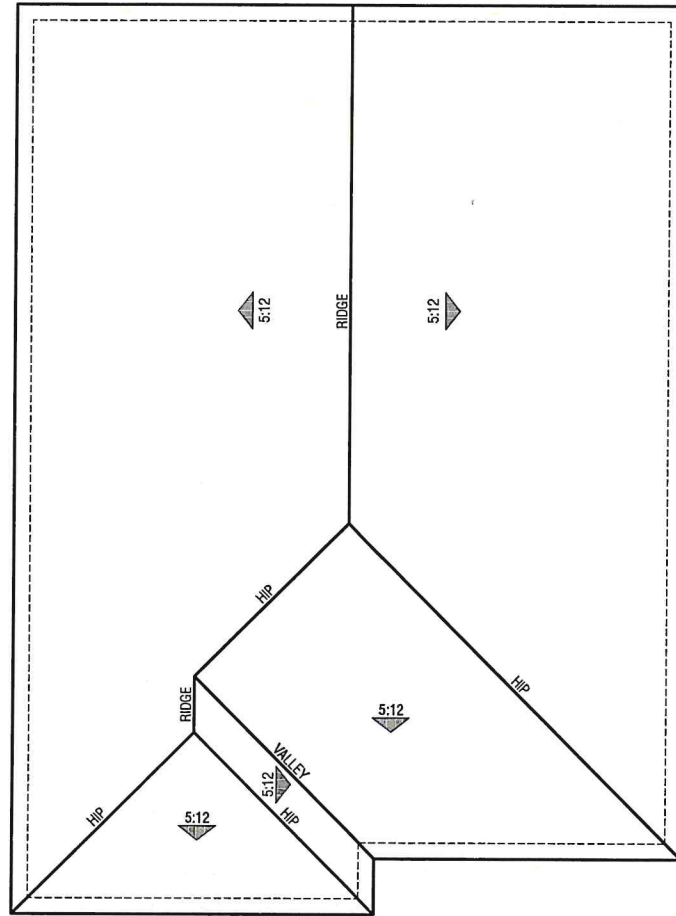
DEVELOPMENT SERVICES

PLAN 1576

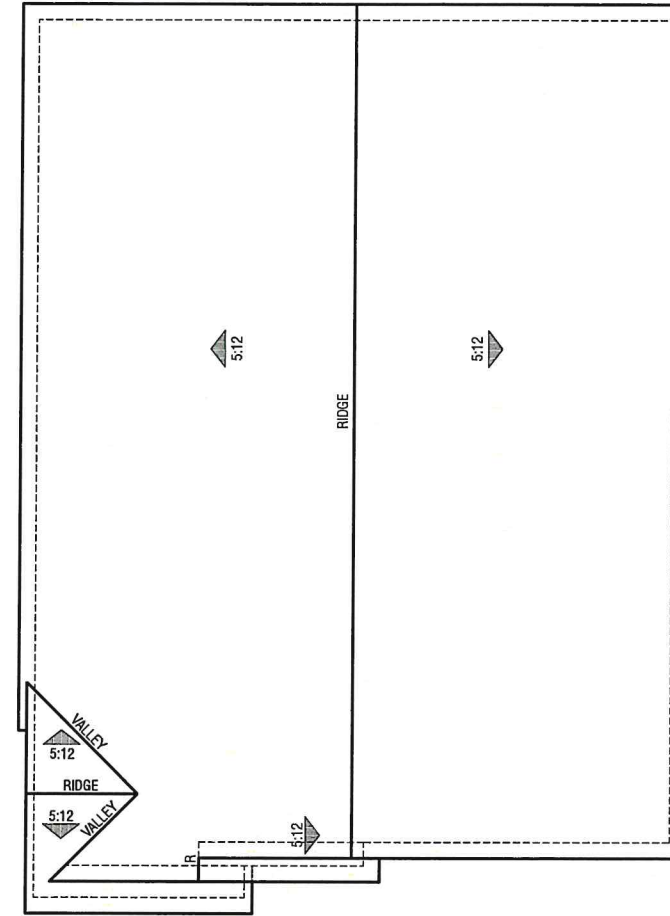
Roof Plans

COUNTRYSIDE II

RIVERBANK, CA



C - Traditional Elevation



D - Farmhouse Elevation

CITY OF RIVERBANK
JAN 17 2023
DEVELOPMENT SERVICES

PLAN 1576 Roof Plans

COUNTRYSIDE II
RIVERBANK, CA



A - Spanish Elevation
Color Scheme 10A



B - Italianate Elevation
Color Scheme 5E



C - Traditional Elevation
Color Scheme 11B

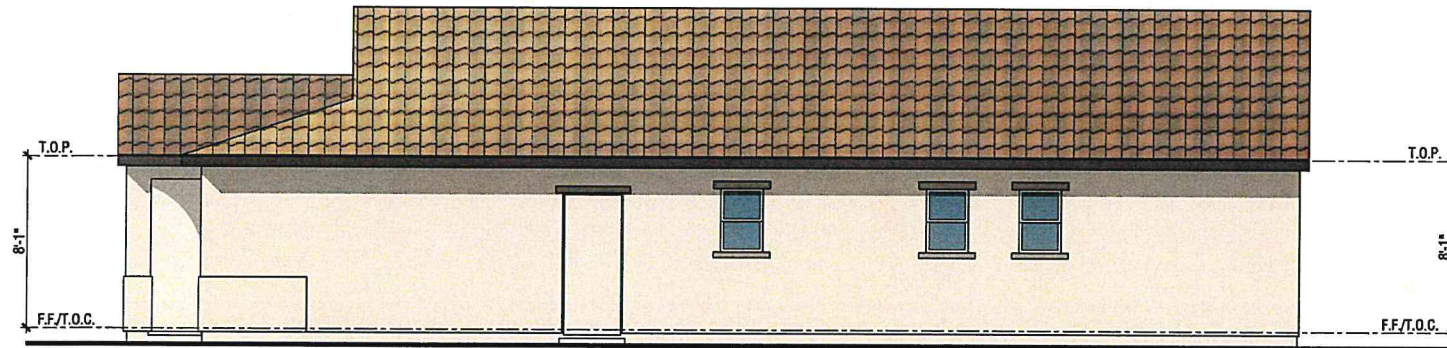


D - Farmhouse Elevation
Color Scheme 1B-2

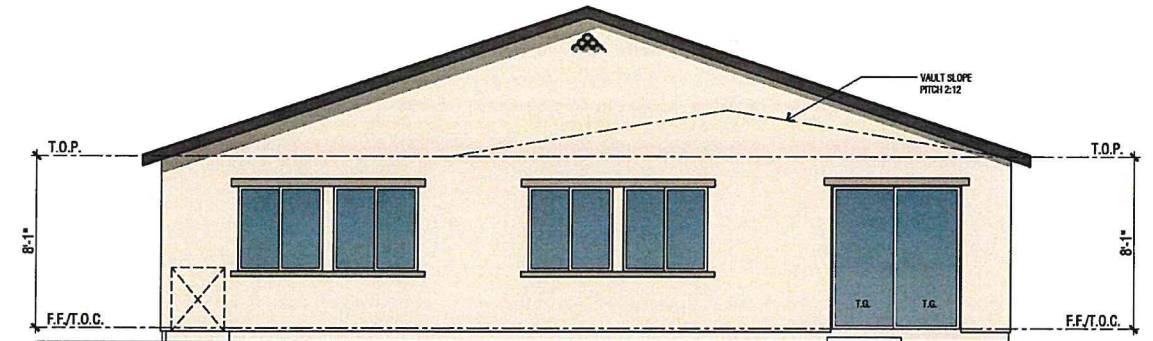
PLAN 1576

Front Elevations

COUNTRYSIDE II
RIVERBANK, CA



Right



Rear

Exterior Materials:

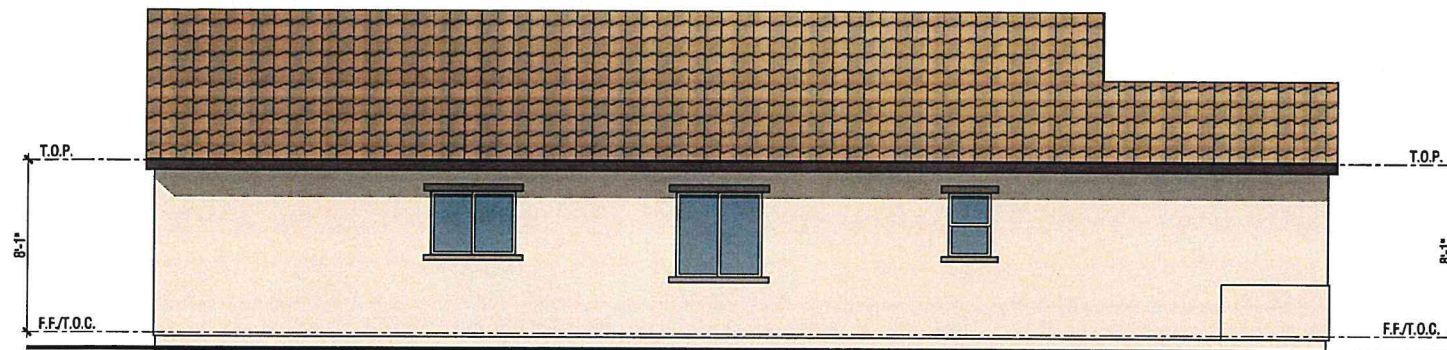
Elevation A (Color Scheme 10A)

- 1 Roof: Low Profile Concrete 'S' Tiles
- 2 Stucco: Lightface Finish
- 3 Windows: Insulated Vinyl
- 4 Pipes: Decorative Foam
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Wall-mounted Light Fixture
- 8 Address Light

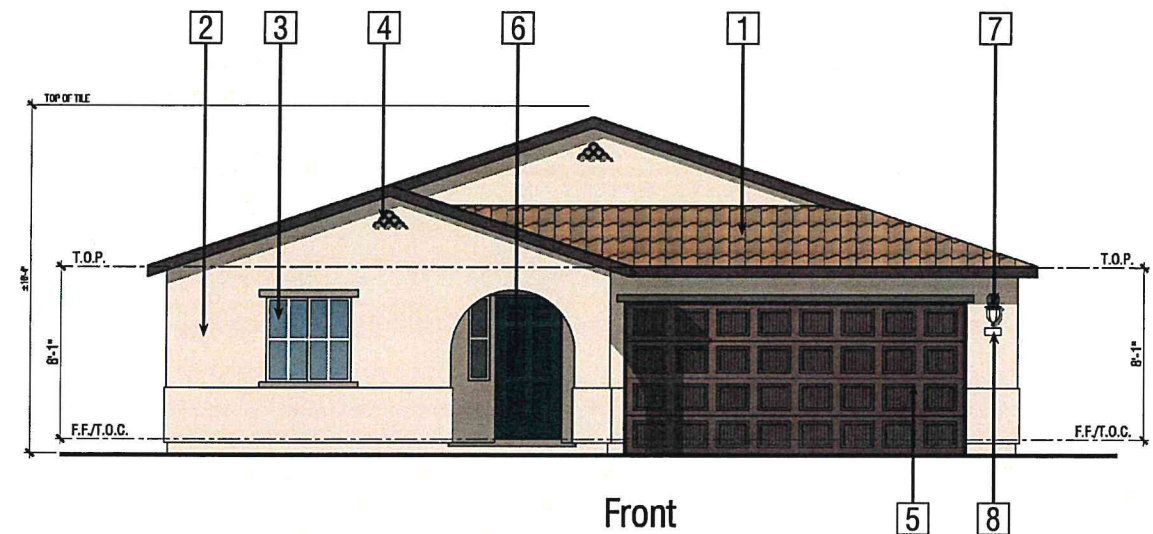
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



Left



Front

PLAN 1576

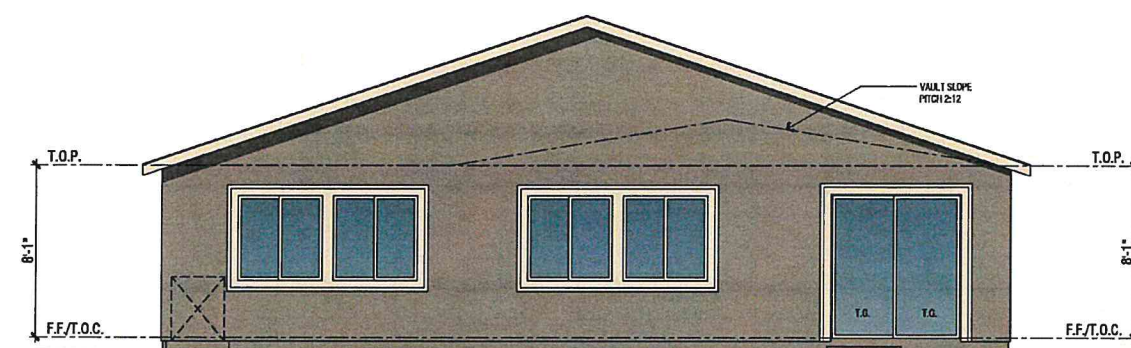
A - Spanish Elevations

COUNTRYSIDE II

RIVERBANK, CA



Right



Rear

Exterior Materials:

Elevation B (Color Scheme 5E)

- 1 Roof: Low Profile Concrete 'S' Tiles
- 2 Stucco: Lightface Finish
- 3 Windows: Insulated Vinyl
- 4 Garage Door: Metal Sectional Roll-Up
- 5 Entry Door: Fiberglass
- 6 Wall-mounted Light Fixture
- 7 Address Light

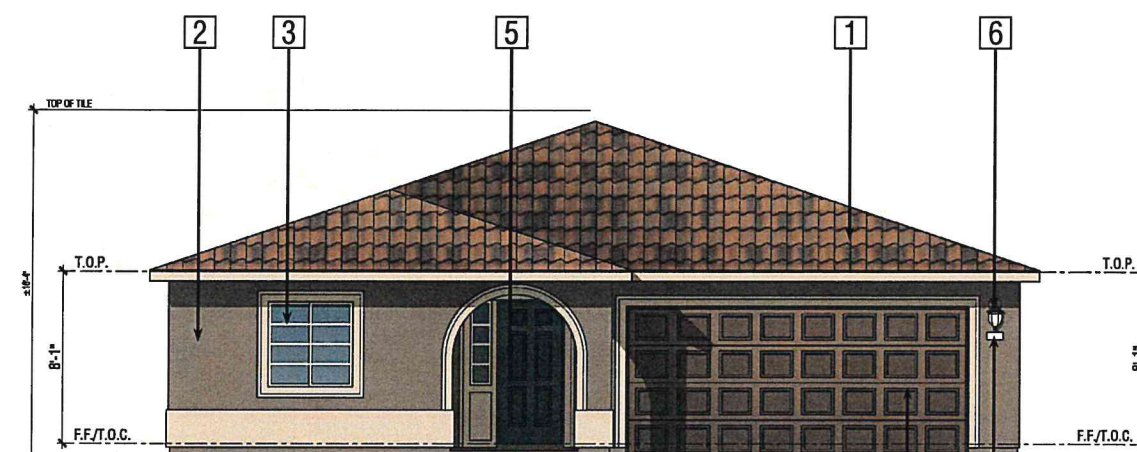
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



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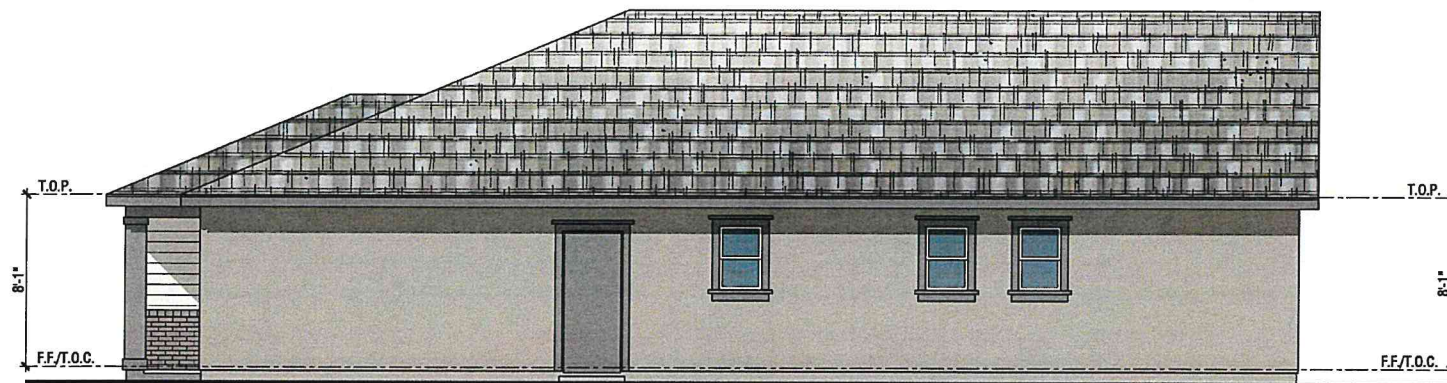
Front

PLAN 1576

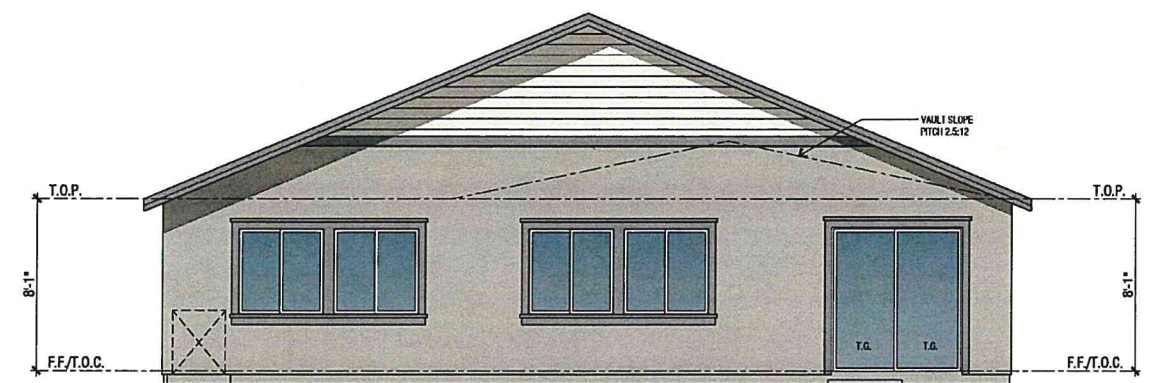
B - Italianate Elevations

COUNTRYSIDE II

RIVERBANK, CA



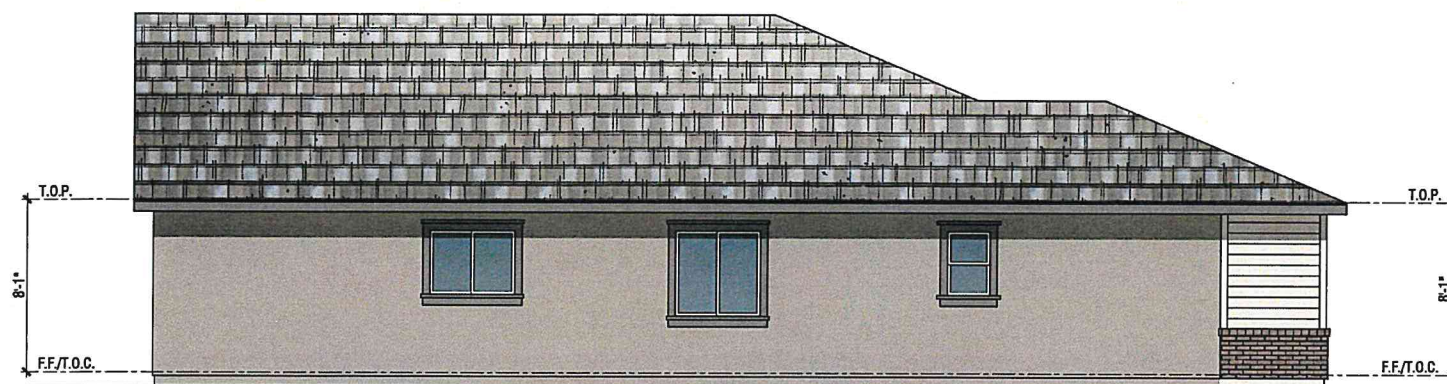
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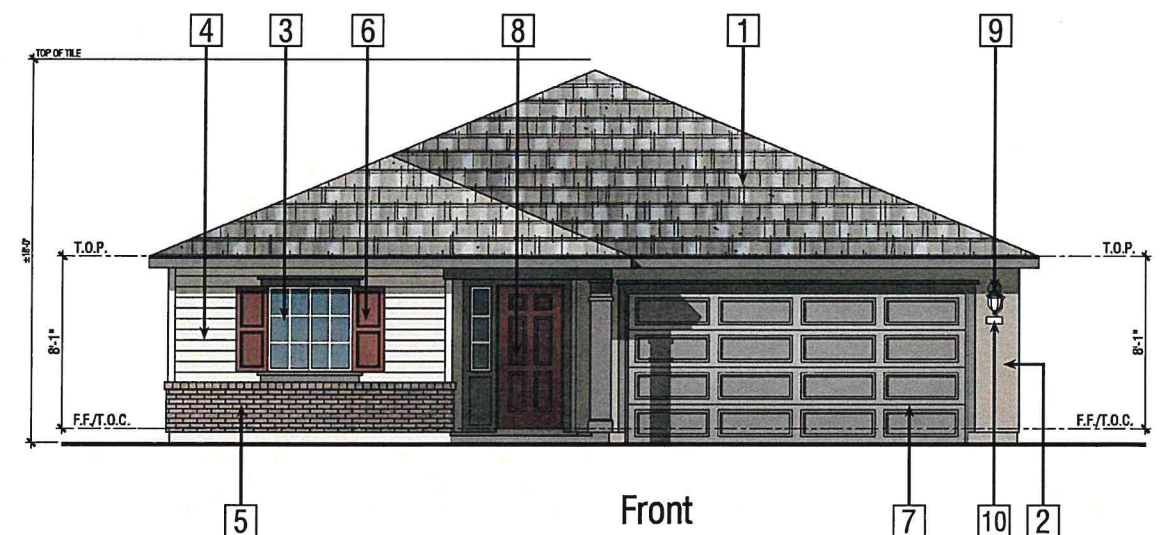
Rear

- Exterior Materials:**
Elevation C (Color Scheme 11B)
- 1 Roof: Concrete Slate Tiles
 - 2 Stucco: Lightface Finish
 - 3 Windows: Insulated Vinyl
 - 4 Siding: Fiber Cement
 - 5 Brick: Manufactured Veneer
 - 6 Shutters: Decorative Foam
 - 7 Garage Door: Metal Sectional Roll-Up
 - 8 Entry Door: Fiberglass
 - 9 Wall-mounted Light Fixture
 - 10 Address Light

CITY OF RIVERBANK
 JAN 17 2023
 DEVELOPMENT SERVICES



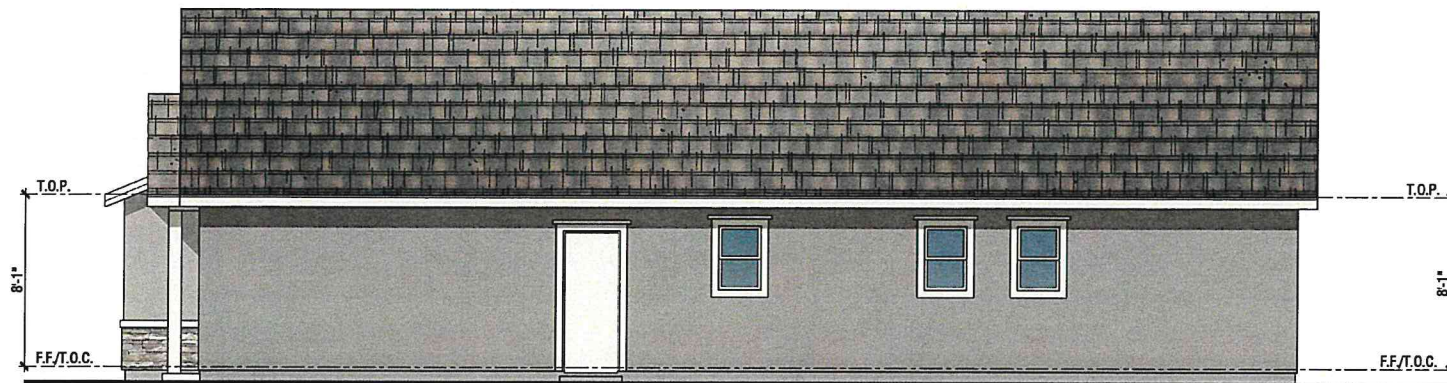
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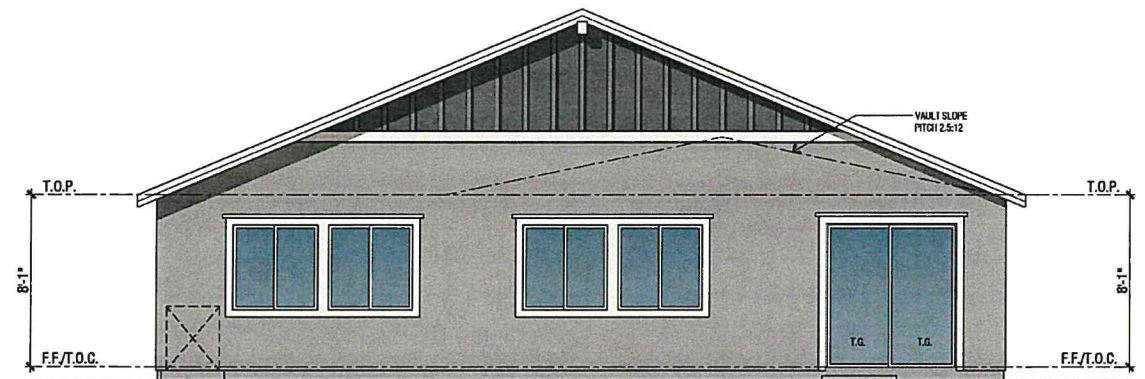
Front

PLAN 1576 C - Traditional Elevations

COUNTRYSIDE II
 RIVERBANK, CA



Right



Rear

Exterior Materials:

Elevation D (Color Scheme 1B-2)

- 1 Roof: Concrete Slate Tiles
- 2 Stucco: Lightface Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Stone: Manufactured Veneer
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Wall-mounted Light Fixture
- 9 Address Light

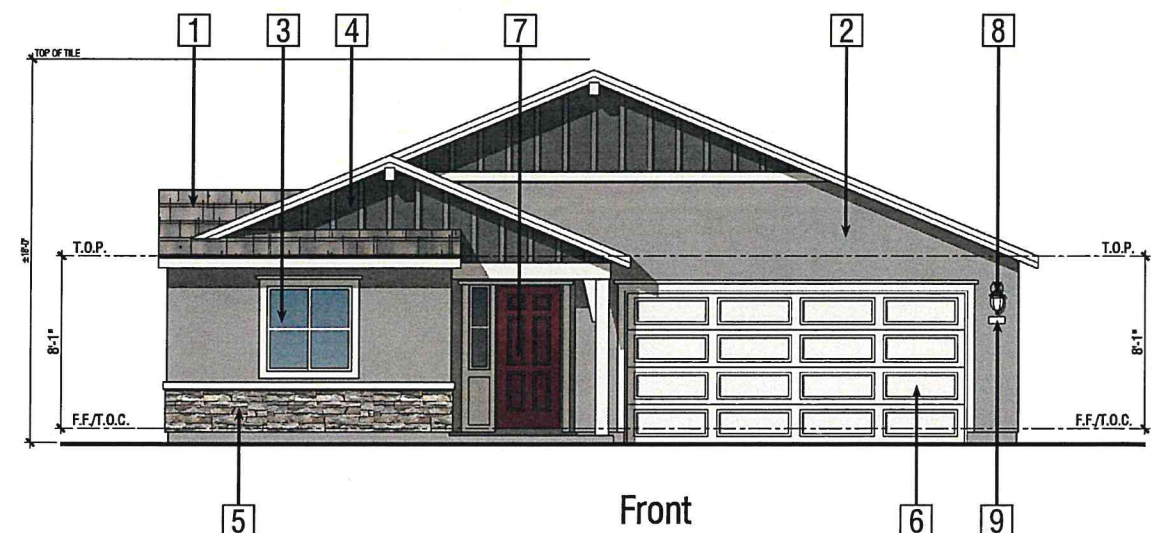
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



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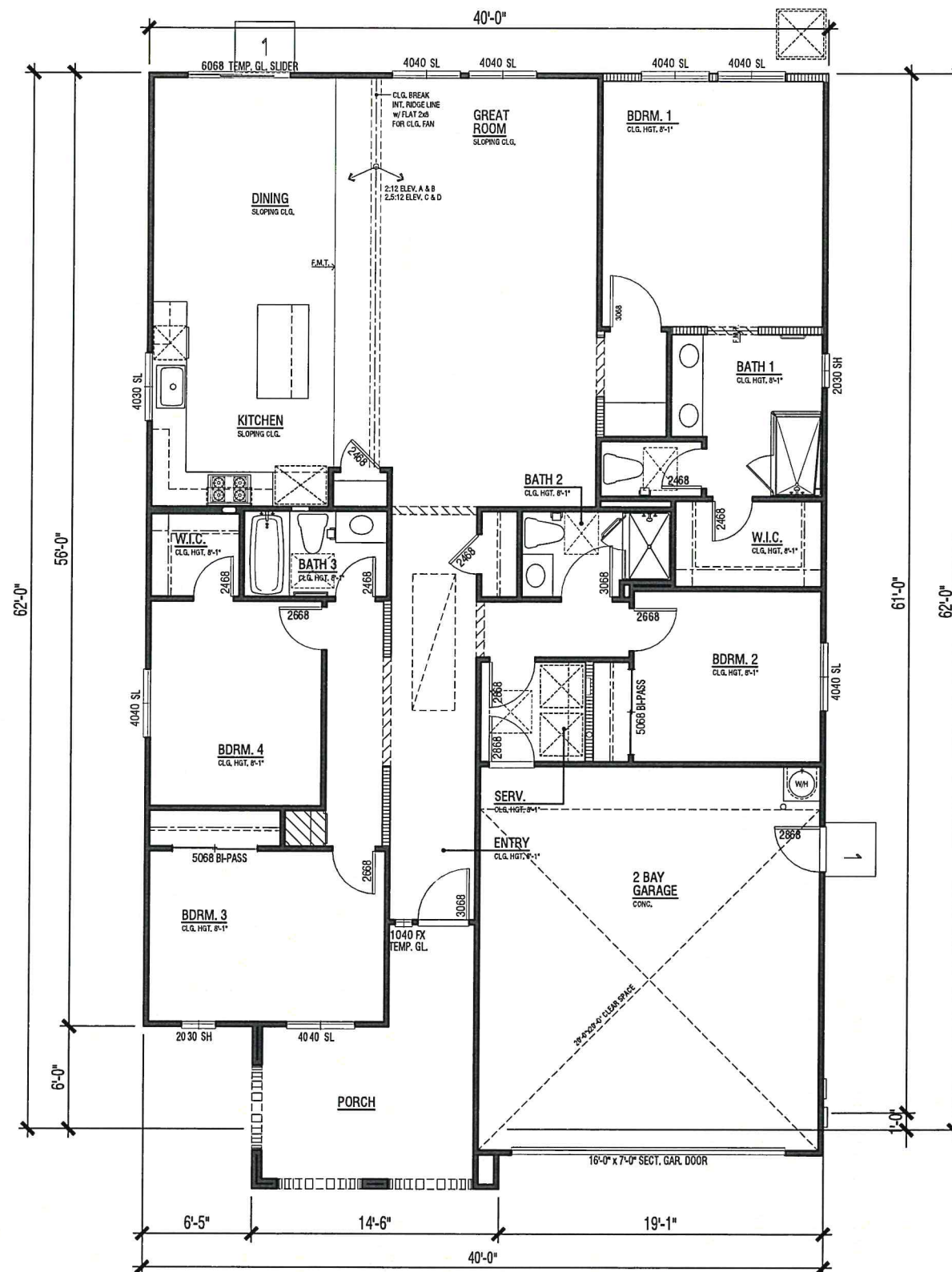
Front

PLAN 1576

D - Farmhouse Elevations

COUNTRYSIDE II

RIVERBANK, CA



PLAN 1898

1,898 SF
4 Bdrm | 3 Bath
2-Car Garage

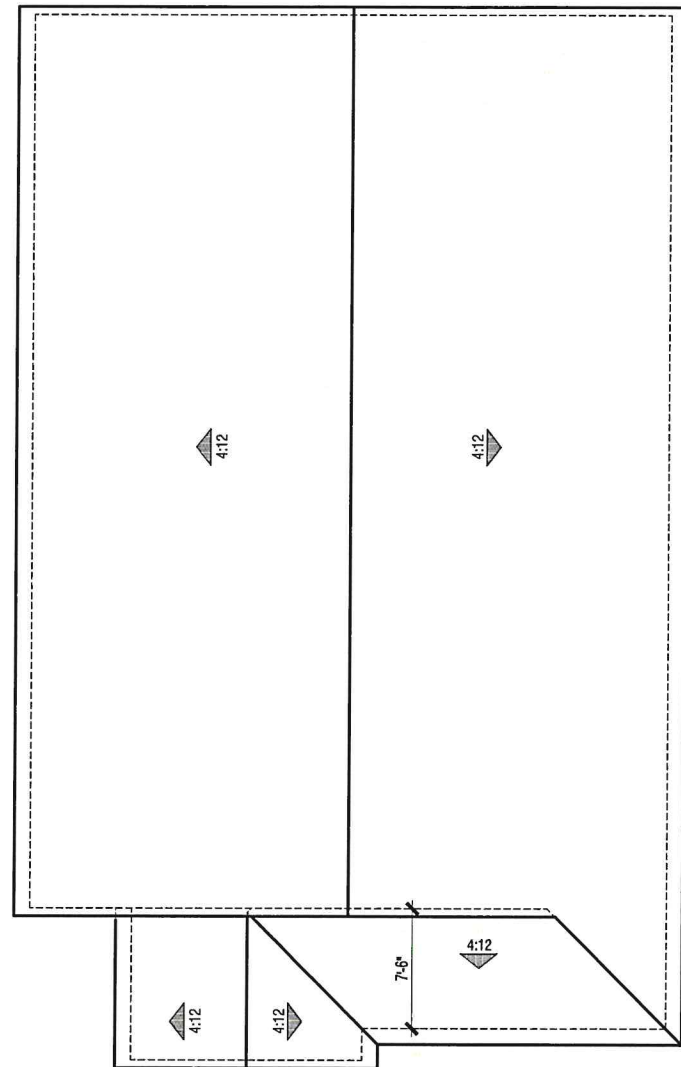
COUNTRYSIDE II

RIVERBANK, CA

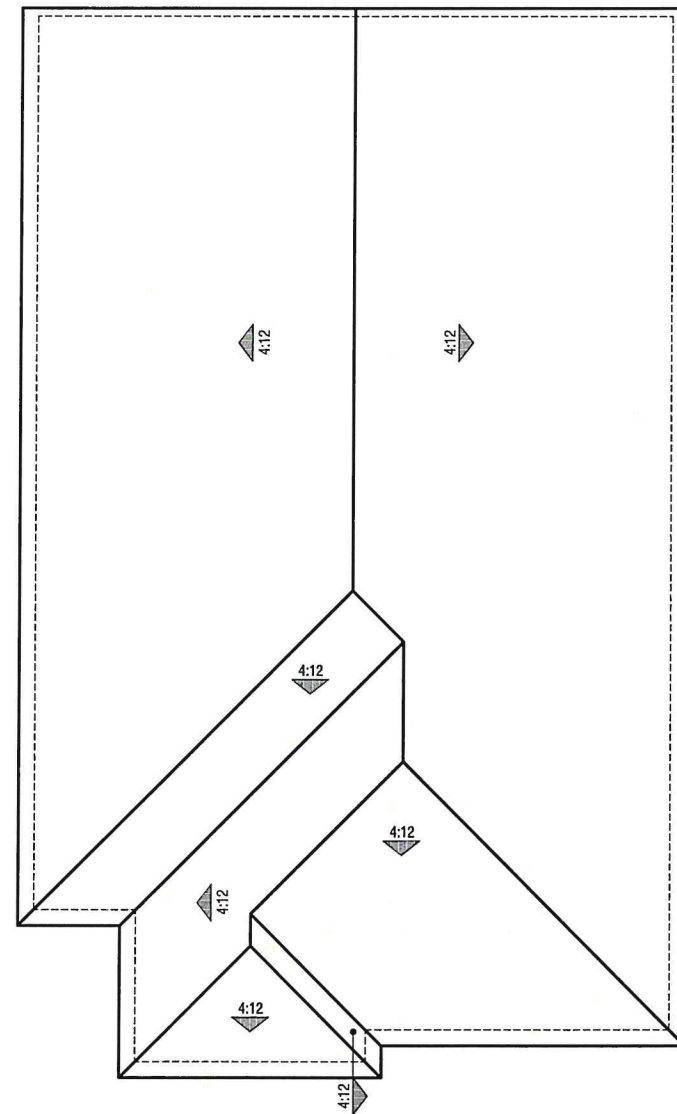
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



A - Spanish Elevation

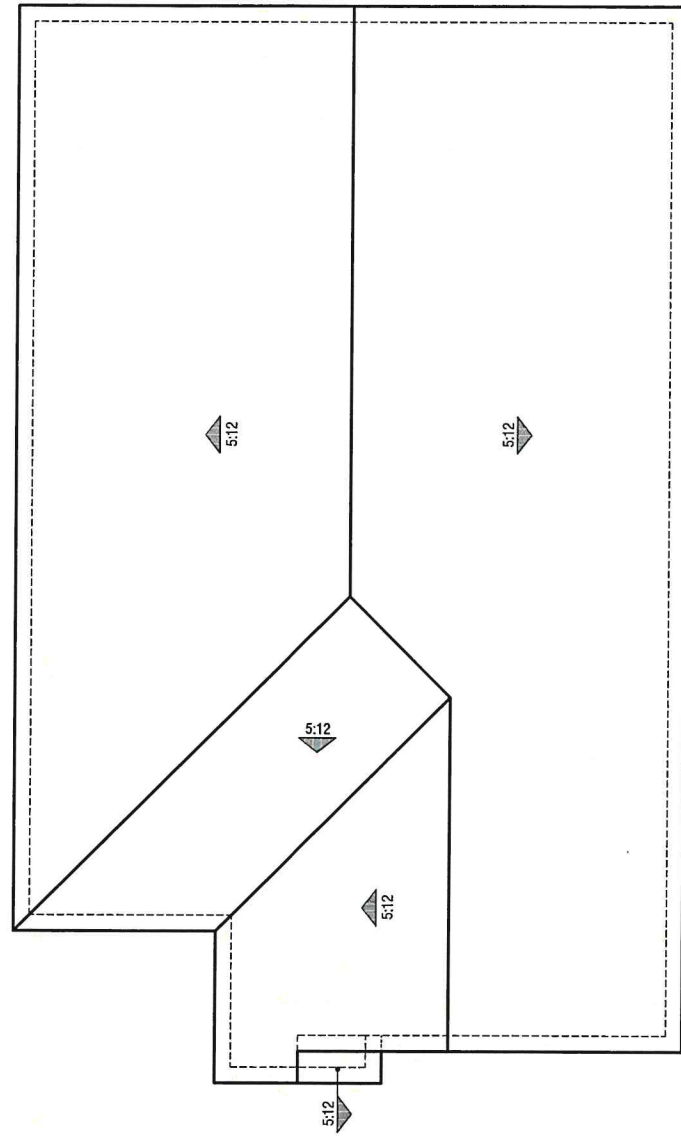


B - Italianate Elevation

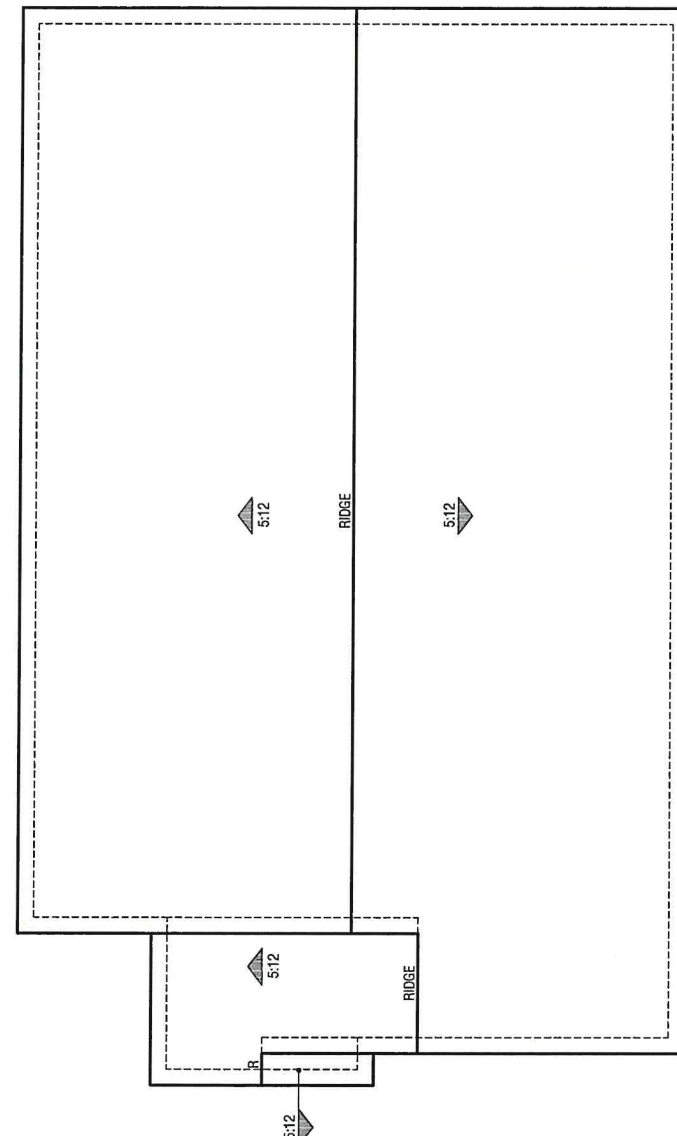
PLAN 1898 Roof Plans

COUNTRYSIDE II
RIVERBANK, CA

CITY OF RIVERBANK
JAN 17 2023
DEVELOPMENT SERVICES



C - Traditional Elevation



D - Farmhouse Elevation

PLAN 1898

Roof Plans

COUNTRYSIDE II
RIVERBANK, CA

CITY OF RIVERBANK
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DEVELOPMENT SERVICES



A - Spanish Elevation
Color Scheme 9A-2



B - Italianate Elevation
Color Scheme 6E

CITY OF RIVERBANK

JAN 17 2023

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C - Traditional Elevation
Color Scheme 8B



D - Farmhouse Elevation
Color Scheme 5B-2

PLAN 1898 Front Elevations

COUNTRYSIDE II
RIVERBANK, CA

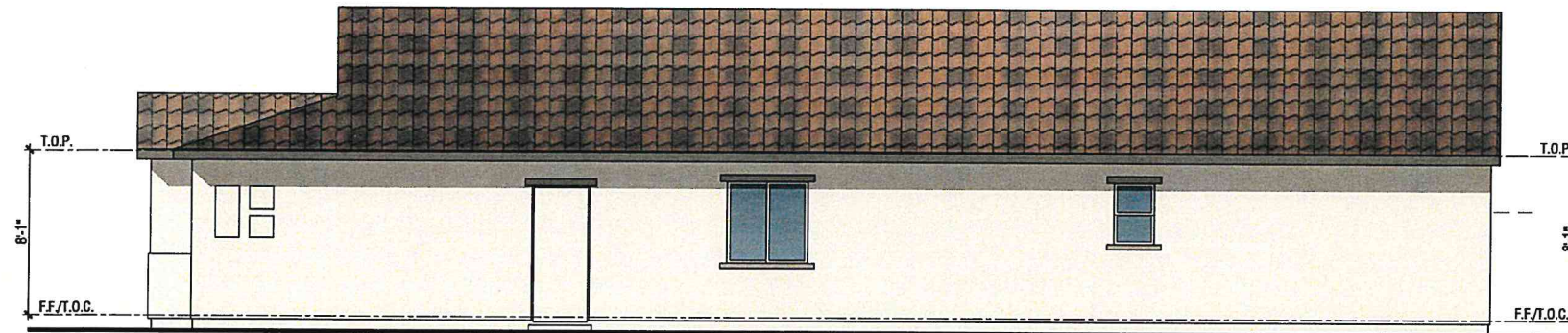


Note: Artist's Conception; Colors, Materials
And Application May Vary.

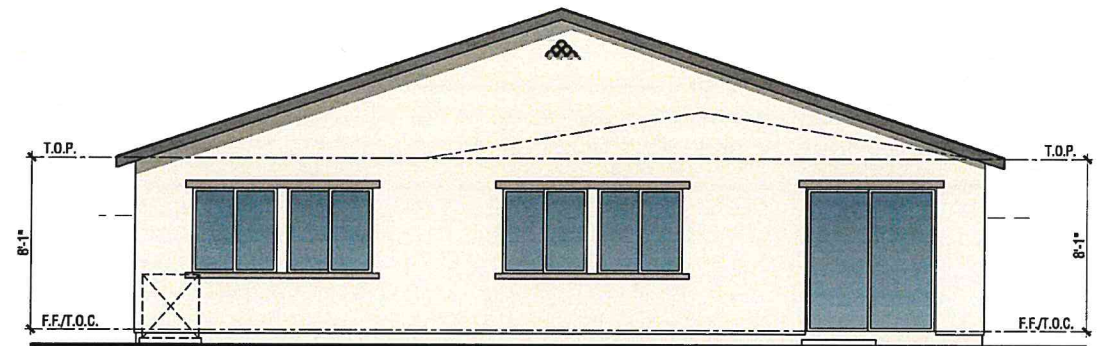
0 2 4 8
A2.4

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Right



Rear

Exterior Materials:

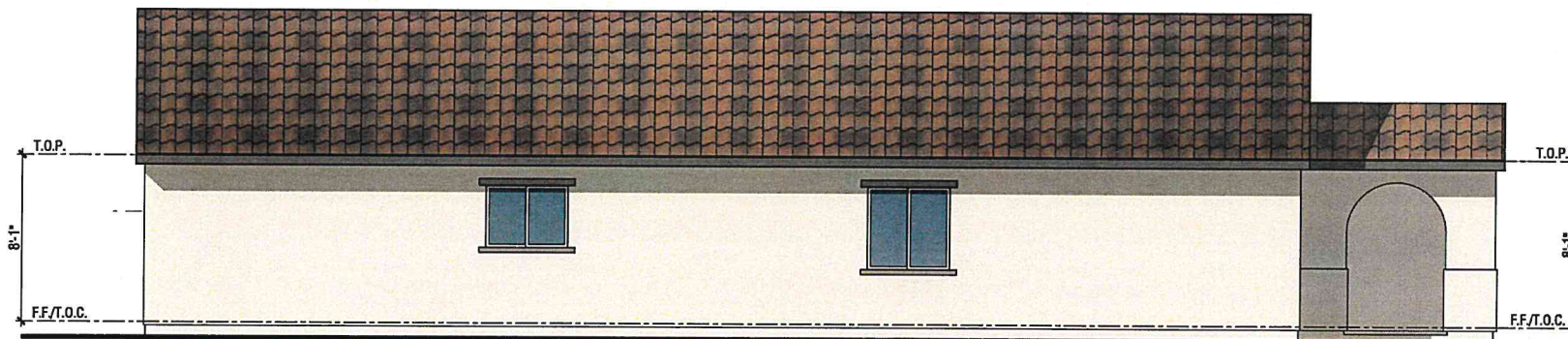
Elevation A (Color Scheme 9A-2)

- 1 Roof: Low Profile Concrete 'S' Tiles
- 2 Stucco: Lightface Finish
- 3 Windows: Insulated Vinyl
- 4 Shutters & Pipes: Decorative Foam
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Wall-mounted Light Fixture
- 8 Address Light

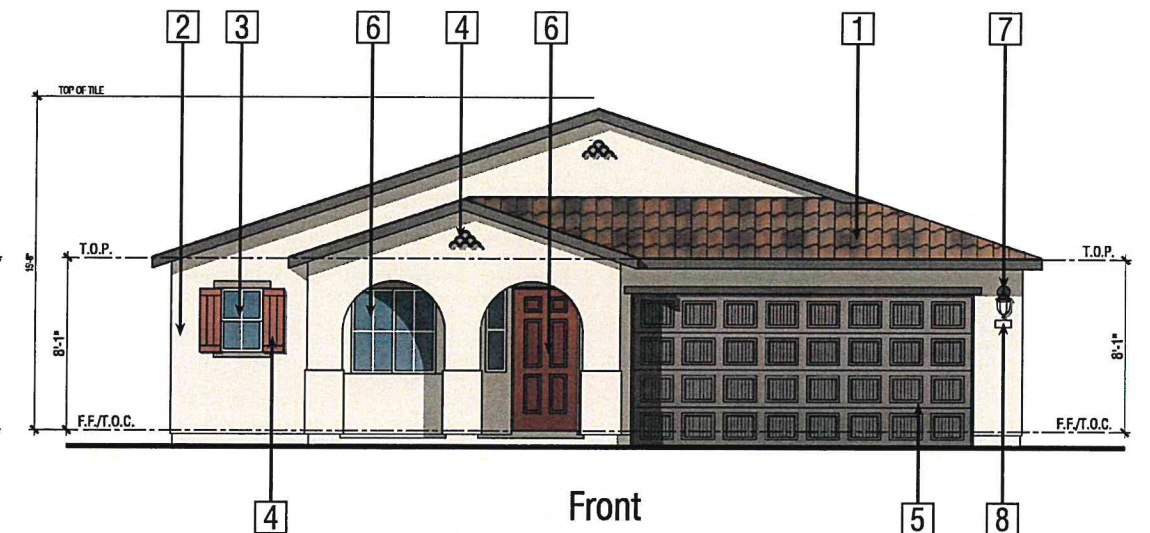
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



Left



Front

PLAN 1898

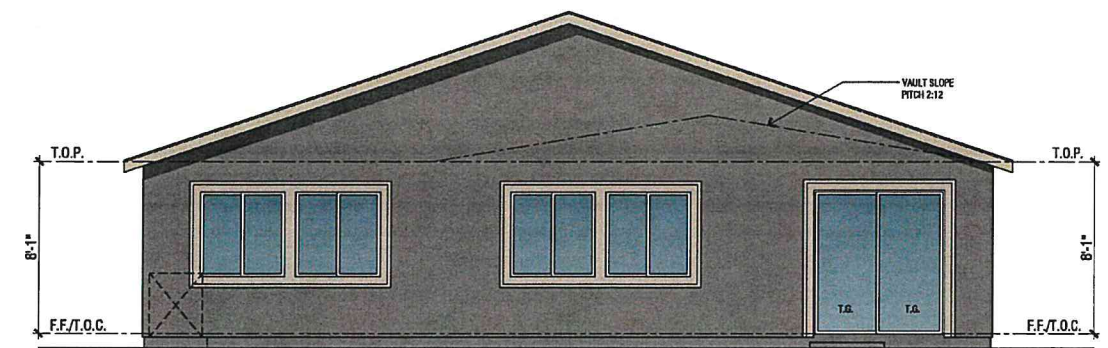
A - Spanish Elevations

COUNTRYSIDE II

RIVERBANK, CA



Right



Rear

Exterior Materials:

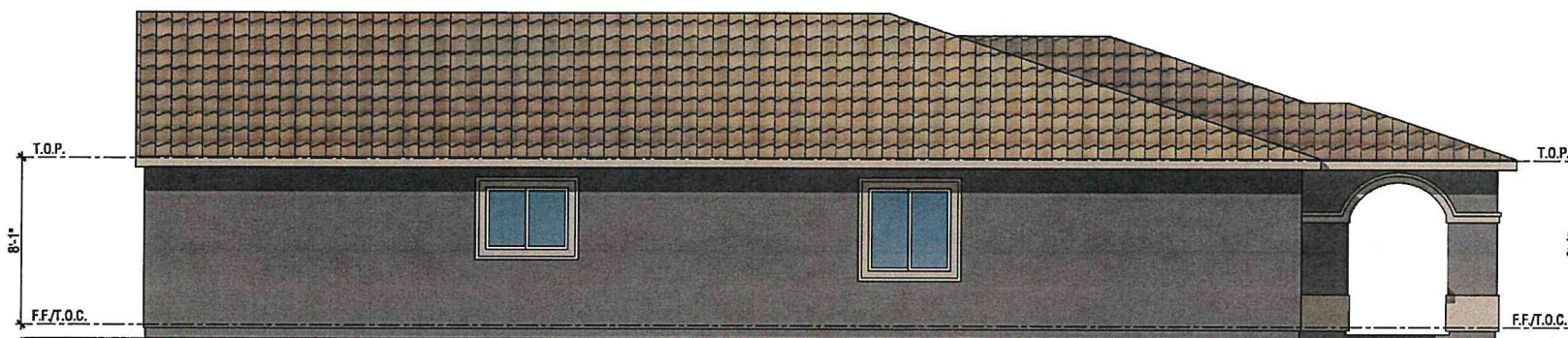
Elevation B (Color Scheme 6E)

- 1 Roof: Low Profile Concrete 'S' Tiles
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Garage Door: Metal Sectional Roll-Up
- 5 Entry Door: Fiberglass
- 6 Wall-mounted Light Fixture
- 7 Address Light

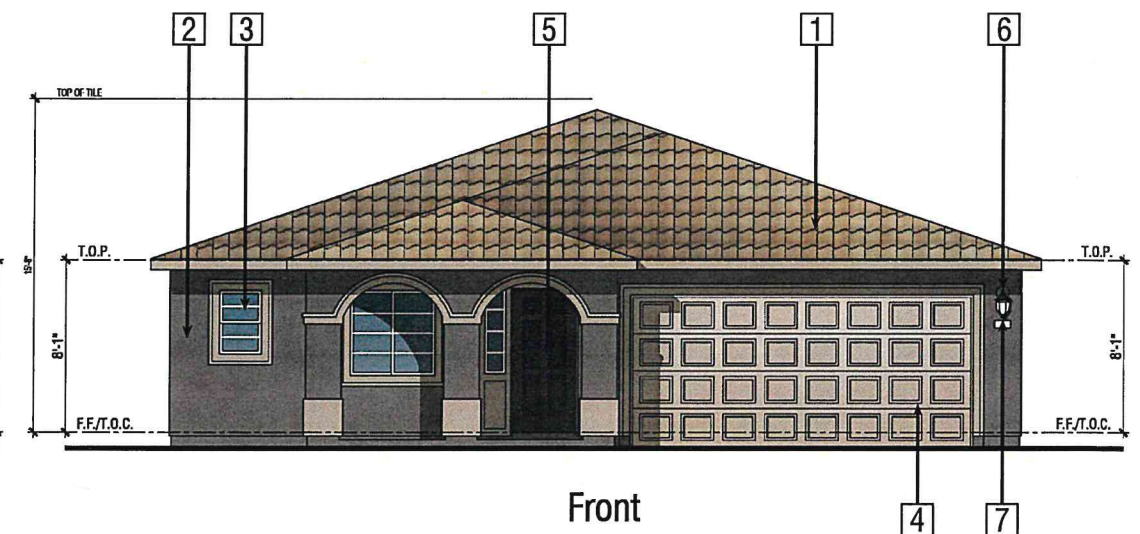
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



Left



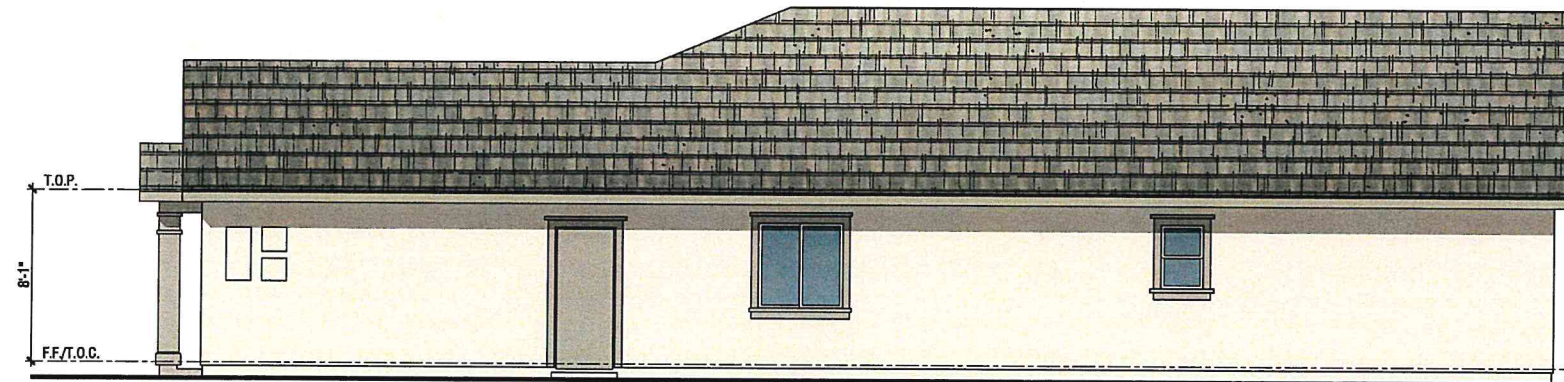
Front

PLAN 1898

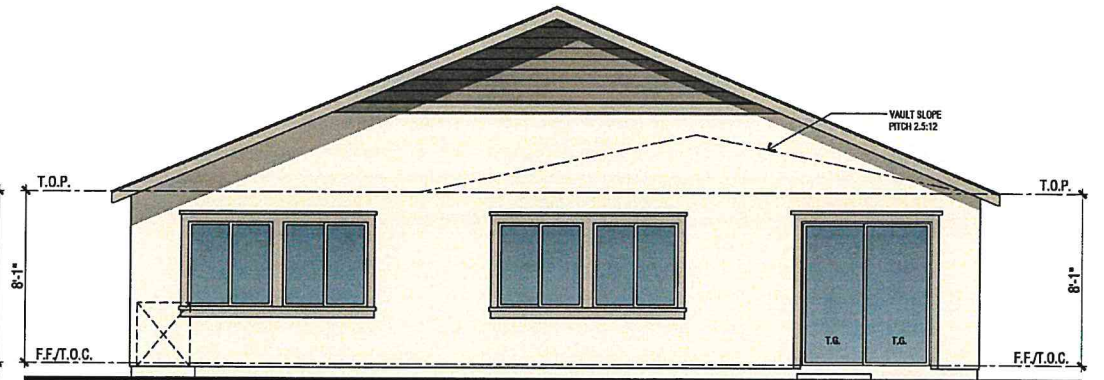
B - Italianate Elevations

COUNTRYSIDE II

RIVERBANK, CA



Right



Rear

Exterior Materials:

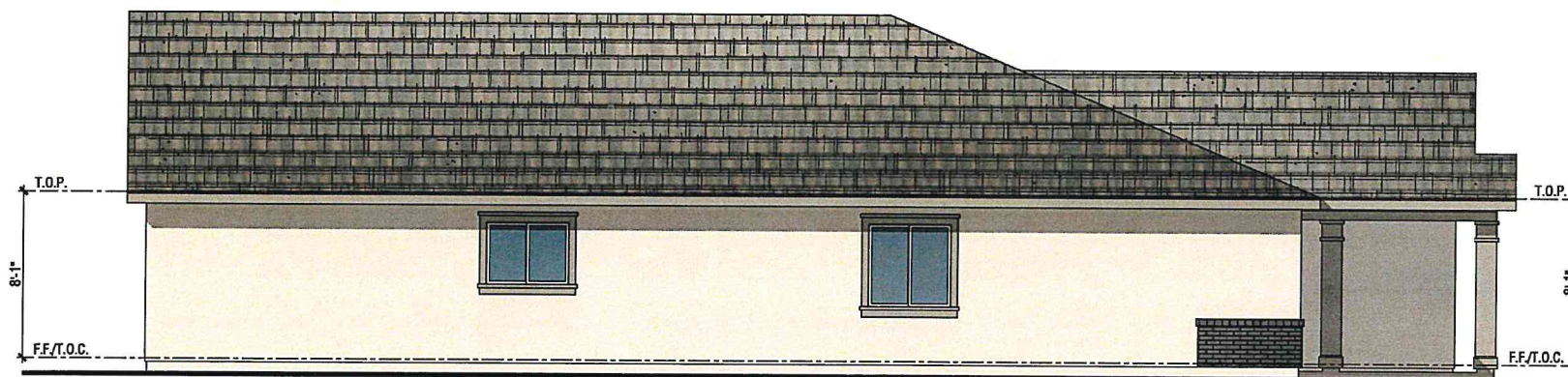
Elevation C (Color Scheme 8B)

- 1 Roof: Concrete Slate Tiles
- 2 Stucco: Lightface Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Brick: Manufactured Veneer
- 6 Shutters: Decorative Foam
- 7 Garage Door: Metal Sectional Roll-Up
- 8 Entry Door: Fiberglass
- 9 Wall-mounted Light Fixture
- 10 Address Light

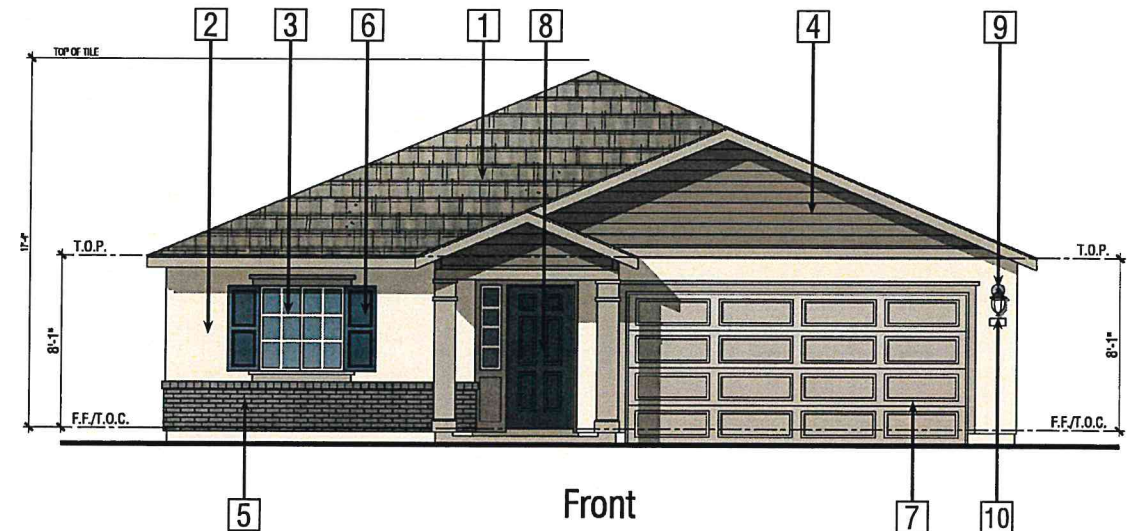
CITY OF RIVERBANK

JAN 17 2023

DEVELOPMENT SERVICES



Left



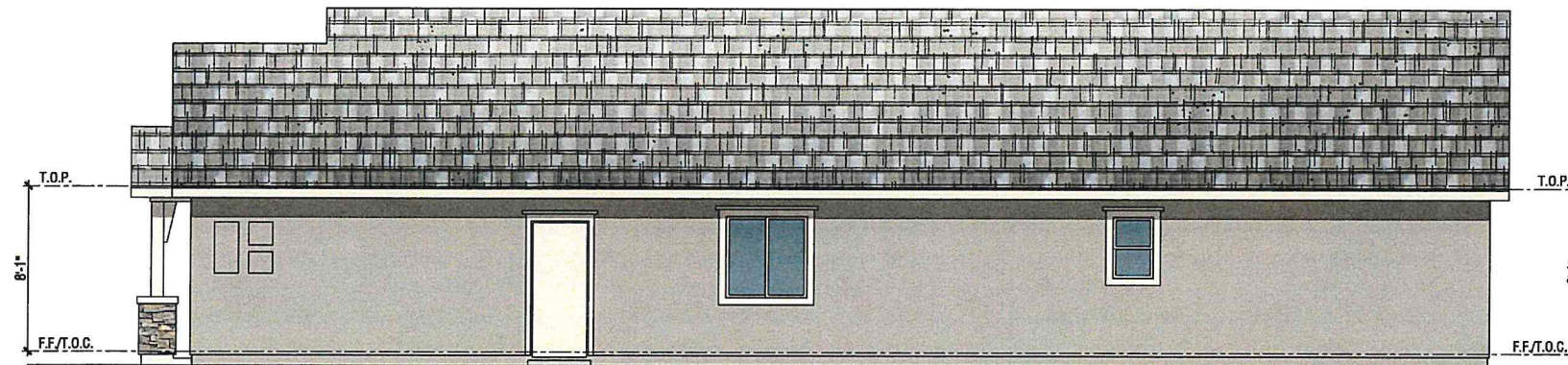
Front

PLAN 1898

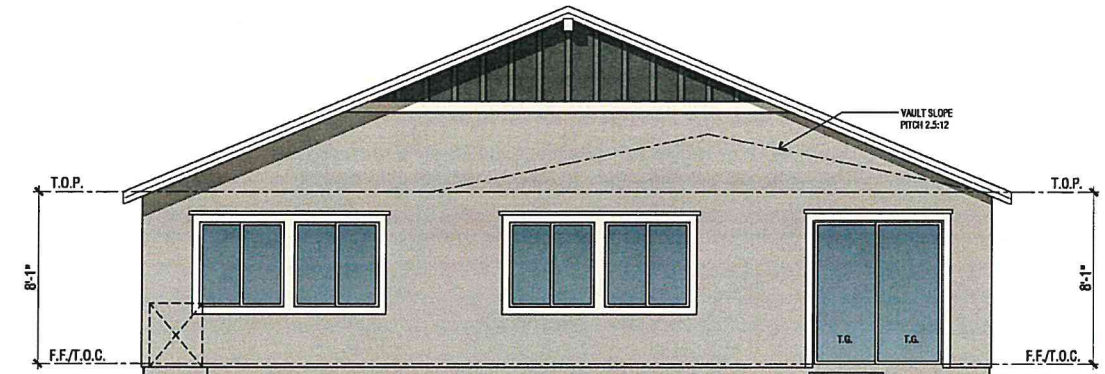
C - Traditional Elevations

COUNTRYSIDE II

RIVERBANK, CA



Right



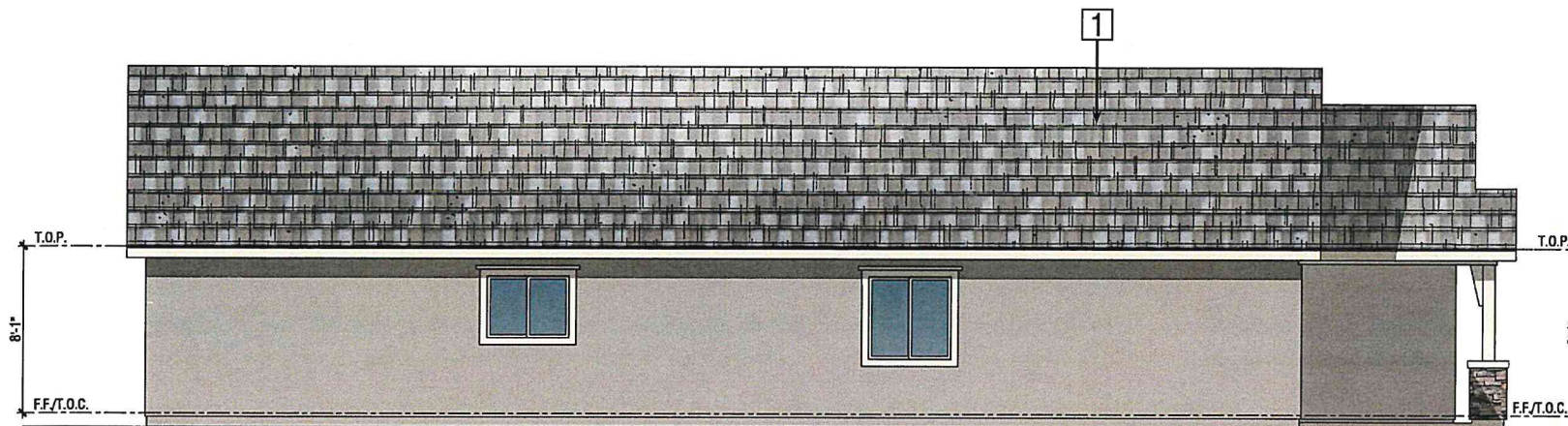
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Exterior Materials:

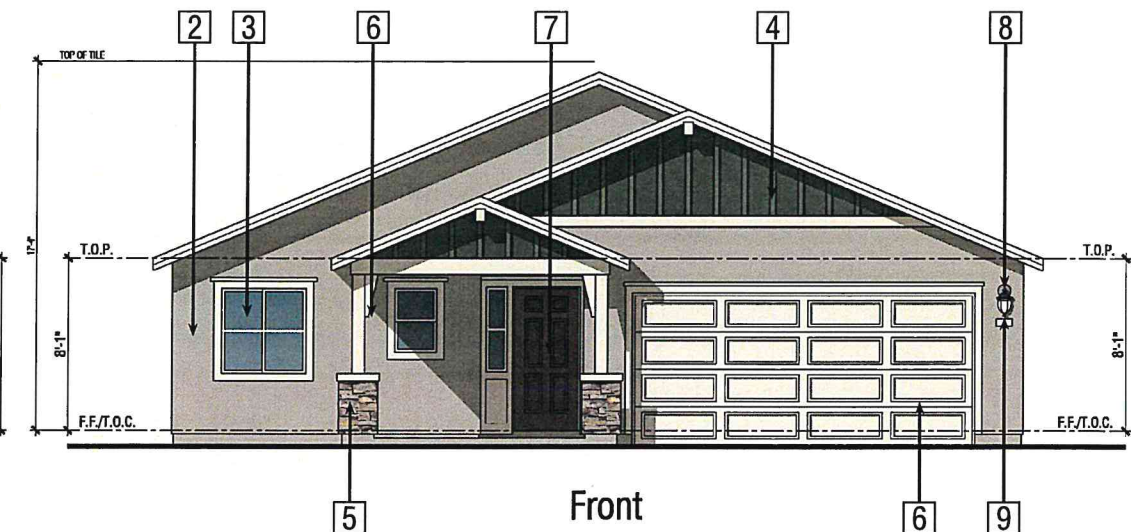
Elevation D (Color Scheme 5B-2)

- 1 Roof: Concrete Slate Tiles
- 2 Stucco: Lightface Finish
- 3 Windows: Insulated Vinyl
- 4 Siding: Fiber Cement
- 5 Stone: Manufactured Veneer
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Wall-mounted Light Fixture
- 9 Address Light

CITY OF RIVERBANK
JAN 17 2023
DEVELOPMENT SERVICES



Left



Front

PLAN 1898

D - Farmhouse Elevations

COUNTRYSIDE II

RIVERBANK, CA

Color Scheme 10A
A - Spanish

Color Scheme 9A-2
A - Spanish

COUNTRYSIDE II
Riverbank, California
D.R. HORTON
January 5, 2023 | 2022359
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SCHEME 10A
'A' Elevations Only
Spanish

For exact color refer to manufacturers' actual samples.
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COUNTRYSIDE II
Riverbank, California
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Exterior Color & Materials
SCHEME 10A 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2605 San Benito Blend Ref: 20 Emi: .92 A.SRI: 21 CRRC: 0918-0031	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Stucco (lightface finish)	SW 9180 Aged White	Sherwin Williams
Trim Color #1 (applied to): Fascia Garage Door Prefab Pipes @ Gables	SW 6076 Turkish Coffee	Sherwin Williams
Trim Color #2 (applied to): Trim	SW 9174 Moth Wing	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7623 Cascades	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Ruth (925) 453-1700.
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COUNTRYSIDE II
Riverbank, California
D.R. HORTON
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SCHEME 9A-2
'A' Elevations Only
Spanish

For exact color refer to manufacturers' actual samples.
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COUNTRYSIDE II
Riverbank, California
D.R. HORTON
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Exterior Color & Materials
SCHEME 9A-2 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2636 Piedmont Blend Ref: .18 Emi: .90 A.SRI: 20 CRRC: 0918-0066	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Stucco (lightface finish)	SW 7001 Marshmallow	Sherwin Williams
Trim Color #1 (applied to): Fascia Garage Door Prefab Pipes @ Gables	SW 7505 Manor House	Sherwin Williams
Trim Color #2 (applied to): Trim	SW 9174 Moth Wing	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2803 Rookwood Terra Cotta	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Ruth (925) 453-1700.
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Exterior Color & Materials
A - Spanish Elevations

Color Scheme 5E
B - Italianate

Color Scheme 6E
B - Italianate

Color Scheme 5E elevation diagram showing various exterior materials and colors for the 'B' elevations only in Italianate style. The diagram includes labels for Roofing, Fascia, Stucco, Trim, Garage Door, and Front Door.

COUNTRYSIDE II
Riverbank, California
D.R. HORTON
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Exterior Color & Materials
SCHEME 5E

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2636 Piedmont Blend Ref: .18 Emi: .90 A.SRI: 20 CRRC: 0918-0066	Eagle
Gutters & Downspouts (factory finish)	Musket	Custom-Bilt Metals
Stucco (lightface finish)	SW 7514 Foothills	Sherwin Williams
Trim Color #1 (applied to): Fascia Trim	SW 6141 Softer Tan	Sherwin Williams
Trim Color #2 (applied to): Garage Door	SW 7027 Hickory Smoke	Sherwin Williams
Accent Color (applied to): Front Doors	SW 7625 Mount Etna	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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COUNTRYSIDE II
Riverbank, California
D.R. HORTON
January 5, 2023 | 2022359

SCHEME 5E
'B' Elevations Only
Italianate

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For exact color refer to manufacturers' actual samples.
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Color Scheme 6E elevation diagram showing various exterior materials and colors for the 'B' elevations only in Italianate style. The diagram includes labels for Roofing, Fascia, Stucco, Trim, Garage Door, and Front Door.

COUNTRYSIDE II
Riverbank, California
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Exterior Color & Materials
SCHEME 6E

Material	Color	Manufacturer
Roofing: Low Profile Concrete Tile	2646 Sunset Blend Ref: .16 Emi: .34 A.SRI: 17 CRRC: 0918-0042	Eagle
Gutters & Downspouts (factory finish)	Musket	Custom-Bilt Metals
Stucco (lightface finish)	SW 6005 Folktone	Sherwin Williams
Trim Color (applied to): Fascia Garage Door Trim	SW 7038 Tony Taupe	Sherwin Williams
Accent Color (applied to): Front Door	SW 7630 Raisin	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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SCHEME 6E
'B' Elevations Only
Italianate

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Exterior Color & Materials
B - Italianate Elevations

D·R·HORTON
America's Builder

COUNTRYSIDE II
RIVERBANK, CA

CM1.2

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Color Scheme 8B
C - Traditional

WHA
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Exterior Color & Materials
SCHEME 8B 'C' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4634 Kings Canyon Blend Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0044	Eagle
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Brick (standard raked joints)	Amaro	Boral
Mortar @ Brick	Soft White	Orco
Stucco (lightface finish)	SW 6385 Dover White	Sherwin Williams
Siding Color (applied to): Corner Boards Lap Siding	SW 0038 Library Pewter	Sherwin Williams
Trim Color (applied to): Fascia Garage Door Trim	SW 7052 Gray Area	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2739 Charcoal Blue	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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SCHEME 8B
'C' Elevations Only
Traditional

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Color Scheme 11B
C - Traditional

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Exterior Color & Materials
SCHEME 11B 'C' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4883 Hillsborough Blend Ref: .17 Emi: .94 A.SRI: 20 CRRC: 0918-0058	Eagle
Gutters & Downspouts (factory finish)	Old Town Gray	Custom-Bilt Metals
Brick (standard raked joints)	Meadow Brook	Boral
Mortar @ Brick	Soft White	Orco
Stucco (lightface finish)	SW 7017 Dorian Gray	Sherwin Williams
Siding Color (applied to): Corner Boards Lap Siding	SW 7004 Snowbound	Sherwin Williams
Trim Color (applied to): Fascia Garage Door Trim	SW 2849 Westchester	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 6052 Rugged Brown	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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SCHEME 11B
'C' Elevations Only
Traditional

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For exact color refer to manufacturers' actual samples.
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Exterior Color & Materials
C - Traditional Elevations

Color Scheme 1B-2
D - Farmhouse

Color Scheme 5B-2
D - Farmhouse

Color Scheme 1B-2 elevation diagram showing various materials and colors for the D - Farmhouse. The diagram includes labels for Roofing, Fascia, Lap Siding, Stucco, Garage Door Trim, Front Door, and Stone.

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Exterior Color & Materials

SCHEME 1B-2 'D' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4602 Concord Blend Ref: .15 Emi: .92 A.SRI: 15 CRRC: 0918-0107	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Brick (standard raked joints)	Tobacco Road	Boral
Mortar @ Brick	Soft White	Orco
Stucco (lightface finish)	SW 7673 Pewter Cast	Sherwin Williams
Siding Color (applied to): Corner Boards Lap Siding	SW 7674 Peppercorn	Sherwin Williams
Trim Color (applied to): Fascia Garage Door Shutters Trim	SW 7005 Pure White	Sherwin Williams
Accent Color (applied to): Front Door	SW 7593 Rustic Red	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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SCHEME 1B-2
'D' Elevations Only
Farmhouse

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Color Scheme 5B-2 elevation diagram showing various materials and colors for the D - Farmhouse. The diagram includes labels for Roofing, Fascia, Board & Battens, Stucco, Garage Door Trim, Front Door, and Stone.

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Exterior Color & Materials

SCHEME 5B-2 'D' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4883 Hillsborough Blend Ref: .17 Emi: .94 A.SRI: 18 CRRC: 0918-0098	Eagle
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Manufactured Stone (dry stack joints)	Sierra Mountain Ledge	Eldorado
Stucco (lightface finish)	SW 7643 Pussywillow	Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards	SW 7730 Forestwood	Sherwin Williams
Trim Color (applied to): Fascia Garage Door Trim	SW 8917 Shell White	Sherwin Williams
Accent Color (applied to): Front Door	SW 7027 Hickory Smoke	Sherwin Williams
Garage Man Door	Match Adjacent Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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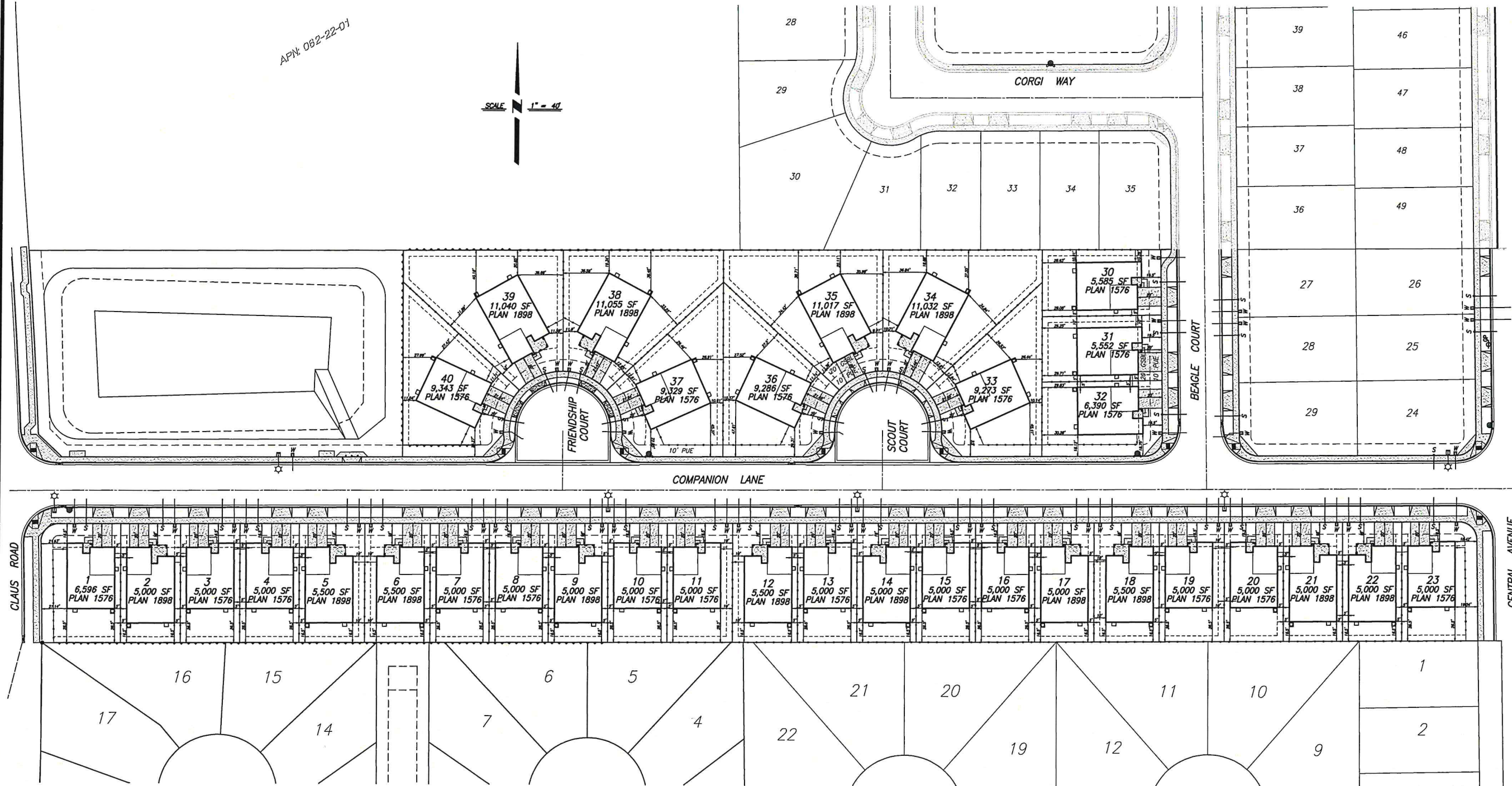
SCHEME 5B-2
'D' Elevations Only
Farmhouse

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Exterior Color & Materials
D - Farmhouse Elevations

CITY OF RIVERBANK
JAN 17 2023
DEVELOPMENT SERVICES

APN: 082-22-01



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17th STREET • MODESTO, CALIFORNIA • 95354
(209) 548-9500



DEVELOPMENT PLAN

COUNTRYSIDE
PHASE 2
RIVERBANK, CALIFORNIA

JOB NO. 141802
DATE 01/11/2023
DR BY: MR
CK BY:
SCALE AS SHOWN

SHEET
NUMBER
1
OF 1 SHEETS

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

Agenda Item No. 5.4

March 21, 2023

APPLICATION: **Conditional Use Permit 02-2023 (Dept. File #23-0003) – Black Diamond Event Center Alejandro Aguilar – 6701 Second Street (APN 132-010-051).** The project is a Conditional Use Permit to serve alcohol (Type 47 License) in a bona fide eating establishment and to permit a dance hall. Both uses require a use permit per the Downtown Specific Plan. The property is located at 6701 Second Street APN 132-010-051. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

OWNER: Alejandro Aguilar
2212 Barger Way
Riverbank, CA 95367

APPLICANT: Alejandro Aguilar

LOCATION: 6701 Second Street
APN: 132-010-051
Downtown

GENERAL PLAN: Mixed Use (MU)

ZONING: Downtown Specific Plan (DTSP) – Downtown General (DG)

ENVIRONMENTAL DETERMINATION: The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

PROJECT PLANNER: Donna M. Kenney, Planning & Building Manager

RECOMMENDATION: Conditionally approve the sale of alcohol for on-premises consumption (Type 47 license) in a bona fide eating establishment and to permit a dance hall with Resolution 2023-004.

ACROMYMS: ABC – Alcoholic Beverage Control
CEQA – California Environmental Quality Act
CUP – Conditional Use Permit

I. EXECUTIVE SUMMARY:

The applicant, Black Diamond Event Center, is seeking a Conditional Use Permit to allow the sale and on-site consumption of alcohol in a bona fide eating establishment with a dance hall use (License Type 47). The Black Diamond Event Center intends to cater food, serve alcohol, and allow dancing for weddings, quinceaneras, birthday celebrations, and other similar events. With proper conditions addressing the sale of alcohol and properly trained staff, the use is not anticipated to impact neighboring uses.

II. BACKGROUND AND ANALYSIS:

The General Plan designation of the site where the Black Diamond Event Center is located is Mixed Use (MU) and the zoning is Downtown General (DG) in the Downtown Specific Plan (DTSP). Areas with the MU General Plan designation are anticipated to accommodate neighborhood-scale retail uses, offices, personal and commercial services and similar land uses. Similarly, the DG zoning district permits uses which consist of commercial sales and services that do not create significant pedestrian activity and generally serve customers arriving by automobile. Permitted uses include restaurants, catering services, colleges, adult schools, music schools, entertainment uses such as amusement centers, indoor entertainment, performing arts theaters, music venues, dance and gymnastic training centers, and medical and dental offices to name a few. Conditional uses include eating and drinking establishments that serve alcoholic beverages and dance clubs, dance halls.

Under DTSP Section 2.2.2, eating and drinking establishments which want a license to sell alcoholic beverages for on-site consumption are required to obtain a conditional use permit (CUP). Type 47 Licenses allow the on-site sale and consumption of beer, wine and distilled spirits. Various restaurants in the City along Atchison Street and Patterson Roads, such as the Pump House, Cool Hand Luke's, and El Rosal have Type 47 licenses.

The Black Diamond Event Center is located in the Downtown Specific Plan area at 6701 Second Street, the northwest corner of Santa Fe Street and Second Street. It is the former Masonic Hall, which has been vacant for years. The event center intends to sell party packages which would include food, drinks, lighting, decorations, and music for one set fee. There are twelve (12) parking spaces in the parking lot along the building (with tire blocks) and four (4) parking spaces at the alley for staff (also with tire blocks). The Downtown Specific Plan allows street parking to be used within 800 feet of a business. Staff observed two (2) marked spaces on Santa Fe Street in front of the building and at least ten (10) spaces on Second Street between Santa Fe Street and Topeka Street. The

two-story Masonic Hall is approximately 8,500 square feet total in size (Attachment 2). Pursuant to the Downtown Specific Plan, the minimum amount of parking required is two (2) spaces for each 1,000 sf of building. Therefore, the site requires a minimum of eighteen (18) parking spaces and is able to provide at least twenty-eight (28) spaces as noted above.

The business plans to be open 2:00 p.m. to 1:00 a.m. or less when there is an event booked. There will be no more than 350 attendees at any one event. The event center anticipates having fifteen (15) employees per event. Music and dancing would be permitted under this permit. Exterior doors shall remain closed during events to keep the music indoors. Violation of this condition may result in fines and a review and possible revocation of the conditional use permit and business license by the Planning Commission.

The owner of the Black Diamond Event Center, Alejandro Aguilar is local and is investing in a second event option in our downtown. He wants to contribute to the economic activity in Riverbank and be a part of its wave of new growth. Mr. Aguilar has the opportunity to rehabilitate the interior of the building, bring it up to code, and open the long vacant Masonic Hall as the Black Diamond Event Center. An approval of a Conditional Use Permit is expected to help provide another option for those hosting an event. Mr. Aguilar hopes to enhance the event experience for his guests with drinks and dancing and to encourage visitors to the area.

III. GENERAL PLAN CONSISTENCY:

This CUP project is consistent with these general plan policies:

Policy LAND-3.5 “The City will encourage development and redevelopment of downtown as a mixed-use area, high-activity area. Development and retention of retail and visitor-oriented uses...will be encouraged.” *The Black Diamond Event Center is expected to serve a maximum of 350 customers per event, people who are able to enjoy a meal and dance in our downtown in a location that was formerly vacant.*

Policy LAND-4.3 “The City will encourage and assist small, locally-owned businesses that wish to locate, expand, or simply continue to do business in Riverbank through flexible development standards, public investment, property assemblage, incentives, streamlined entitlement processes, public-private partnerships, and other means.” *By allowing the Black Diamond Event Center a CUP to serve alcohol and to host dancing, the City is investing in a small business which will bring visitors to our downtown.*

IV. ENVIRONMENTAL DETERMINATION:

The project will have minimal impact upon the environment because the use will occur within an existing building. There is no expansion proposed for the building. It meets all applicable criteria to qualify as categorically exempt from further review under CEQA. The project meets the criteria of Article 19 Categorical Exemptions 15332 (a-e) In-Fill Development Projects. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

V. PUBLIC NOTICE:

The Planning Commission public hearing notice was published in the Riverbank News on March 8, 2023. It was posted at City Halls North and South, the Community Center, and the Post Office on March 8, 2023 and was emailed to the library on that same day. Public notices were mailed to residents and businesses within 300 feet of the project site on March 6, 2023 in accordance with standard City practice. In addition, the applicant posted a Notice of Development Permit Application at 6701 Second Street on March 11, 2023. At the time of the writing this staff report (March 15, 2023), the City had not received any public comments on the issuance of the CUP. Any written comments received by the City after the agenda is posted will be provided to the Planning Commission on the day of the meeting.

VI. RECOMMENDATION:

Find that the project is categorically exempt under CEQA Article 19 Section 15332 (a-e), and approve the Conditional Use Permit pursuant to the performance standards and conditions contained in attached Resolution 2023-004.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2023-004
2. Floor Plan

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning & Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-004**

A Resolution of the Planning Commission of the City of Riverbank Approving a Conditional Use Permit for the Sale of Alcoholic Beverages for a Bona Fide Eating Establishment (Type 47 License) and to Allow a Dance Hall Use for the Black Diamond Event Center Located at 6701 Second Street, APN: 132-010-051

Whereas, the proposed sale of permitted alcoholic beverages is located within the City of Riverbank at 6701 Second Street (APN: 132-010-051); and

Whereas, the proposed Black Diamond Event Center also requests that the use of the site includes a dance hall use for weddings, quinceaneras, and similar events; and

Whereas, the property has a General Plan designation of Mixed Use (MU) and is zoned Downtown General (DG) in the Downtown Specific Plan (DTSP); and

Whereas, areas with the MU General Plan designation are anticipated to accommodate neighborhood-scale retail uses, offices, personal and commercial services and similar land uses during the buildout of the General Plan; and

Whereas, the DG zoning district permits uses which do not create significant pedestrian activity and generally serve customers arriving by automobile; and

Whereas, Section 2.2.2 Land Use Categories of the DTSP requires a Conditional Use Permit (CUP) be obtained for eating and drinking establishments serving alcoholic beverages; and

Whereas, Section 2.2.2 Land Use Categories of the DTSP also requires a Conditional Use Permit (CUP) be obtained for dance hall uses; and

Whereas, the proposed conditional use permit for 6701 Second Street will allow alcohol to be served within an eating establishment; and

Whereas, this CUP shall also allow a dance hall use for events; and

Whereas, the City of Riverbank has had an undue concentration of licenses for the retailing of alcoholic beverages in the past; and

Whereas, compliance with the conditions of this use permit is expected to mitigate impacts created by the retail sale of alcoholic beverages and will further the public convenience by providing the sale of alcoholic beverages within a commercial area.

Therefore, Be It Resolved by the Planning Commission of the City of Riverbank that it hereby approves a conditional use permit to allow the sale of alcohol for on-site consumption and a dance hall use at the Black Diamond Event Center, subject to the following performance standards in RMC §153.364:

1. That the activity does not result in adverse effects to the health, peace, or safety of persons residing or working in the surrounding area.
2. That it does not result in jeopardizing or endangering the public health or safety of persons residing or working in the surrounding area.
3. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, lewd conduct, or police detention and arrests.
4. That it does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance, or statute.
5. That its upkeep and operating characteristics are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

Therefore, Be It Further Resolved by the Planning Commission that it hereby approves Conditional Use Permit 02-2023, 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 subject project.
2. Any modifications to the exterior of the building requires Architecture and Site Plan Review by the Planning Commission.
3. The operator shall operate and abide under all conditions of the State of California Alcoholic Beverage Control Type 47 License, for a bona fide eating establishment.
4. Alcoholic beverages shall not be sold or provided to underage minors pursuant to state and federal laws. The offering of such will result in the automatic review and possible suspension of this use permit.
5. This use permit shall be enacted in accordance with the time limit prescribed in Section 153.216(E)(3) of the City's Municipal Code.
6. This use permit is subject to a periodic review to monitor potential problems such as alcohol violations and nuisances (loud music) for possible corrective action of the Department and Planning Commission.
7. No variance from any City of Riverbank adopted code, policy or specification is granted or implied by the approval of this resolution.
8. Live and DJ music is permitted under this permit. Exterior doors shall remain closed during dance hall music use. All events are required to be held indoors.

Neighbor complaints may result in fines and/or a revocation of the business license and use permit for alcohol and/or dance hall uses.

9. Externally advertising or promoting specific or individual beer, wine, and/or distilled spirits, including, but not limited to, flags, A-frames, banners, lawn signs, windows, and exterior wall signage is prohibited.
10. The restaurant shall be assessed an additional \$250 annually during the routine annual business license renewal process to offset DUI police enforcement activities.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 21st day of March 2023, by the following vote: _____.

AYES: Commissioners:

NAYS:

ABSENT:

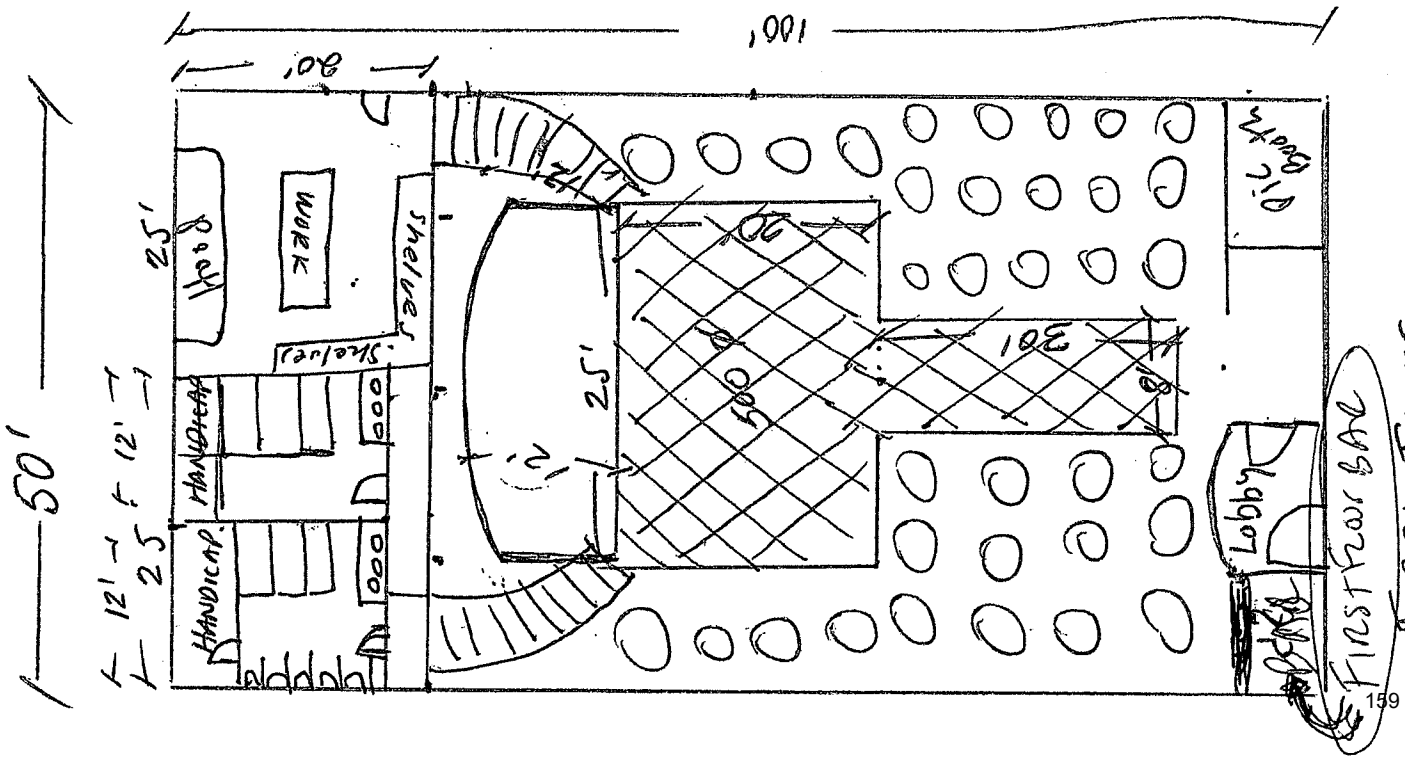
ABSTAIN:

Attest:

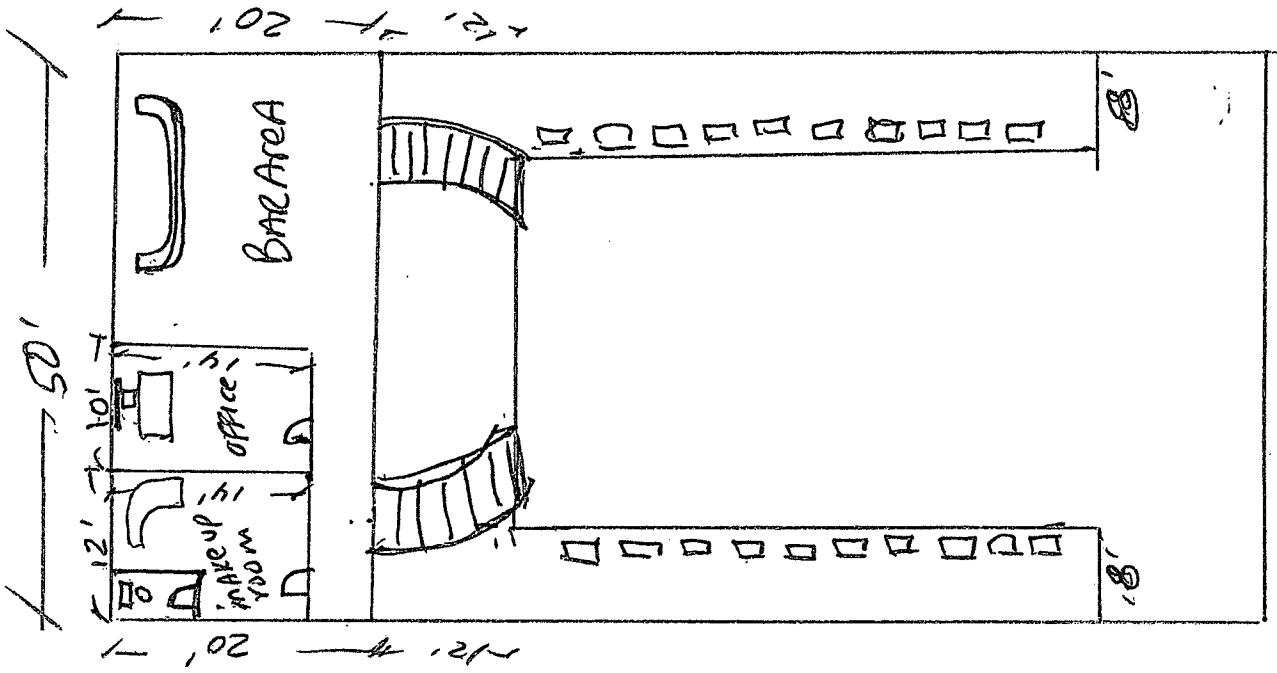
Approved:

Donna M. Kenney, Secretary
Planning and Building Manager

_____, Chairperson
Planning Commission



First Floor
3139 SANTA FE.



Second Floor

Black Diamond Event Center