



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, May 16, 2023 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, MAY 16, 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: Natasha Basso

ROLL CALL: Chair: Natasha Basso
Vice Chair: Joan Stewart
Commissioner: John Dinan
Commissioner: Benjamin Reuben
Commissioner: Taide Zamora
Commissioner (Alternant): Steve Link
Commissioner (Alternant): Michael “Syd” Halterman

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 May 16, 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 May 11, 2023.

Item 2.2: Approval of the May 16, 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.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.3: Approval of the Minutes of the March 21, 2023 Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1 and 3.2 was published on May 3, 2023 in the Riverbank News.

Item 3.1: **Variance 01-2023 (Dept. File #23-0011) – Crossroads West Unit 1/DMG Development, LP 074-023-050).** The project is a proposed variance for an interior side setback for Lot 50, 5510 Treehouse Lane. The lot is not square and narrows at one end. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

Recommendation: Approve Resolution 2023-005 to approve the Variance.

1st _____ 2nd _____

Item 3.2: **Architecture and Site Plan Review 06-2023 (Dept. File #23-0013) – The Heritage/DR Horton – (APN 062-020-001).** The project, located at Sierra Street and Central Avenue, is the Architecture and Site Plan Review of the floor plans and elevations for 47 homes in an approved subdivision called The Heritage. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Recommendation: Approve Resolution 2023-006 to approve the ASPR.

1st _____ 2nd _____

4. PLANNING COMMISSION COMMENTS

None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

None.

7. ADJOURNMENT

Next Regular Planning Commission meeting – June 20, 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 11th day of May, 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.



City of Riverbank

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

This table is not for publication	
PUBLISH DATE: May 3, 2023	TO LEGAL: April 26, 2023
DEPT.: Planning	Riverbank News

NOTICE OF PUBLIC HEARING **CITY OF RIVERBANK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regards to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, May 16, 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 06-2023 (Dept. File #23-0013) – The Heritage/DR Horton – (APN 062-020-001). The project, located at Sierra Street and Central Avenue, is the Architecture and Site Plan Review of the floor plans and elevations for 47 homes in an approved subdivision called The Heritage. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Variance 01-2023 (Dept. File #23-0011) – Crossroads West Unit 1/DMG Development, LP 074-023-050). The project is a proposed variance for an interior side setback for Lot 50, 5510 Treehouse Lane. The lot is not square and narrows at one end. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

Planning Commission Meeting
May 16, 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 3rd day of May 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 3rd of May 2023. /s/ Janet Smallen, Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 5/3/2023	Publish: 5/3/2023	Remove: 5/17/2023
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**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK PLANNING
COMMISSION**

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Planning Commission Meeting
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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.

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Published this 3rd day of May 2023.

/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

May 3, 2023

RN#23-040



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

MINUTES
Tuesday, March 21, 2023
(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: Basso, Dinan, Stewart, and Reuben

Absent: None

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.

No one declared a conflict.

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.

1. *Jamie Aggers stated that she is against the proposed River Walk Project.*
2. *Karen Conrotto is against the 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 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.

ACTION: *By motion moved/second (Stewart / Basso / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.*

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

Nays: None

Absent: None

Abstained: None

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. Abstained from voting: Joan Stewart.

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

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

Nays: None

Absent: None

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, Commissioner Dinan, Reuben, and Stewart. Alternate Commissioner is vacant.

New order: Chair Basso, Vice Chair Stewart, Commissioners Dinan, Rueben, and Zamora. Alternate Commissioners Link and Halterman. Commissioners to assume their new positions at the next meeting.

ACTION: *By motion moved/second (Link / Dinan passed 5-0); motion carried by unanimous roll call vote to nominate Natasha Basso as Chair and Joan Stewart as Vice Chair.*

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

Nays: None

Absent: None

Abstained: None

4. PLANNING COMMISSION PRESENTATIONS – NO ACTION

Item 4.1: Presentation of Annual General Plan and Housing Element Report

- Donna M. Kenney, Planning and Building Manager presented the PowerPoint for item 4.1.
- Jamie Aggers asked a question in regards to item 4.1.
- Donna M. Kenney responded to the question.

5. PUBLIC HEARING PRESENTATIONS

The public notice for Items 5.1, 5.2, 5.3, and 5.4 were 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.

- Donna M. Kenney presented item 5.1 and PowerPoint.
- Commissioner Link asked if this was an HOA.
- Ian Wilbur applicant and developer responded to Commissioner Link's question that it was not an HOA.
- Commissioner asked if they had to be owner occupied.
- Ian Wilbur responded that they would be owner occupied and must meet income requirements to be approved.
- Public Hearing opened at 6:29 p.m.
- Several neighbors who live on the adjacent street had concerns about the already crowded parking on their street and commented they did not want this new development to cause additional problems.
- Donna M. Kenney stated this development was approved a few years ago. The item of discussion for tonight is only the architecture of the homes.
- Ian Wilbur did address some of the concerns the neighbors had. He shared that the connection between the two streets is only an emergency vehicle access (EVA) for the fire department. Cars will not be able to pass through and they cannot park there.
- Public Hearing was closed at 6:52 p.m.

ACTION: *By motion moved/second (Basso / Dinan / passed 5-0); motion carried by unanimous roll call vote. Approval of Resolution 2023-001 to approve the ASPR.*

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

Nays: None

Absent: None

Abstained: None

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.

- Donna M. Kenney presented item 5.2 and PowerPoint.
- Planning Commissioners had no comments.
- Public Hearing was opened up at 7:00 p.m., being no comments, the Public Hearing was closed.

ACTION: *By motion moved/second (Dinan / Link / passed 5-0); motion carried by unanimous roll call vote. Approval of Resolution 2023-002 to approve the ASPR.*

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

Nays: None

Absent: None

Abstained: None

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.

- Donna M. Kenney presented item 5.3 and PowerPoint.
- Commissioner Ruben asked if they were single story and they are.
- Public Hearing was opened at 7:06 p.m.
- Applicant representative Megan Rose Milburn spoke on behalf of the project.
- Public Hearing was closed at 7:07 p.m.

ACTION: *By motion moved/second (Rueben / Link / passed 5-0); motion carried by unanimous roll call vote. Approval of Resolution 2023-003 to approve the ASPR.*

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

Nays: None

Absent: None

Abstained: None

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.

- Donna M. Kenney, presented item 5.4 and PowerPoint.
- Commissioner Link asked if it would be similar to the event center across the street.
- Donna M. Kenney responded that yes, it would be.
- Public Hearing was opened at 7:16 p.m.
- Donna M. Kenney informed the Commission she received a petition from residents who are concerned about parking impacts and that it is located too close to the skate park.
- Commissioner Basso asked if the event center would be open daily or just when rented? She also wanted to know the occupancy of the building.
- Applicant / Owner Alex Aguilar stated that it will be about 350 occupancy.
- Donna M. Kenney informed the Commissioners that the Fire Department will be the one to determine the occupancy.
- Rosa Medrano asked if Riverbank still had a “no dancing” law.
- Donna M. Kenney responded that no, the Downtown Specific Plan allows dancing in certain zoning districts if a Conditional Use Permit (CUP) is obtained.
- Evelyn Halbert provided some history on the Masonic Hall building and is concerned about the noise and parking impacts of an event center.
- Public Hearing was closed at 7:33 p.m.

ACTION: By motion moved/second (Link / Dinan / passed 5-0); motion carried by unanimous roll call vote. Approval of Resolution 2023-004 to approve the CUP.

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

Nays: None

Absent: None

Abstained: None

6. PLANNING COMMISSION COMMENTS

- Commissioner Link was excited about all the new homes and building going on in the City.
- Commissioner Dinan asked about the traffic on Roselle Avenue and Claribel Road. Donna M. Kenney shared that once the North County Corridor is constructed, Claribel Road will become a frontage road for it.

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

- Donna M. Kenney informed the Planning Commission she received information from Stanislaus County Ag Center that a meeting will be held on March 23, 2023 about possible fee increases. The meeting is open to the public.

8. STAFF COMMENTS (Information Only – NO ACTION)

- Donna M. Kenney informed the Commission there will be no meeting in April due to her scheduled vacation.

9. ADJOURNMENT - Regular Planning Commission Meeting – May 16, 2023 @ 6:00 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Natasha Basso
Chair Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	3.1	May 16, 2023
APPLICATION:	<u>Variance 01-2023 (Dept. File #23-0011) – Crossroads West Unit 1/DMG Development, LP 074-023-050).</u> The project is a proposed variance for an interior side setback for Lot 50, 5510 Treehouse Lane. The lot is not square and narrows at one end. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.	
PROPERTY OWNER:	DMG Development, Inc.	
APPLICANT REPRESENTATIVE:	Tom Doucette, President	
LOCATION:	5510 Treehouse Lane, Lot 50	
GENERAL PLAN:	Low Density Residential	
ZONING:	Crossroads West Specific Plan	
ENVIRONMENTAL DETERMINATION:	The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	That the Planning Commission approves Resolution 2023-005 for a variance to decrease an interior side setback on Lot 50 from five (5) feet to four point sixteen (4.16) feet.	
ACRONYMS:	RMC – Riverbank Municipal Code	

I. EXECUTIVE SUMMARY:

The applicant, DMG Development, Inc. ("DMG") is seeking a variance to decrease a setback on Lot 50 from five (5) feet to four point sixteen (4.16) feet. The side lot lines are not perfectly parallel and the distance between them reduces towards the rear of the lot.

II. ENVIRONMENTAL DETERMINATION:

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

III. BACKGROUND AND ANALYSIS:

On April 13, 2021, DMG received City Council approval for a 91 lot subdivision final map known as Parkside (or Unit 1) located at the northwest corner of Westgate Drive and Oakdale Road. In April 2023, planning staff was notified by DMG that there was a problem with a setback for Lot 50: the lot plan showed a four point sixteen (4.16) foot setback where a five (5) foot setback is required (Attachment 2). It was determined a Variance would be required since the side lot lines are not perfectly parallel and the distance between them reduces towards the rear of the lot. The opposite side lot line cannot be moved without encroaching into the ten (10) foot street side Public Utilities Easement ("PUE").

Pursuant to RMC Section 153.217 (a), the Planning Commission shall make the following Finding of Facts in approving a variance:

1. Because of special circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications. *The side lot lines of Lot 50 are not perfectly parallel and the distance between them reduces towards the rear of the lot. The opposite side lot line cannot be moved without encroaching into the ten (10) foot street side Public Utilities Easement ("PUE").*
2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege. *Without an approved variance, DMG would need to design a new floor plan that would fit on this lot, incurring additional expenses and the delayed construction and habitation on Lot 50.*

3. The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. *Although the distance between houses on Lot 50 and Lot 51 is less than ten (10) feet (5 feet plus 4.16 feet) there should be no impacts to the health and safety of the neighborhood. There is still enough room for Fire Department access.*

IV. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on May 3, 2023 and posted at City Hall North, South, Post Office, Community Center and website on May 1, 2023. In addition, the Applicant posted a Notice of Development Permit Application at the subdivision site on May 4, 2023 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on May 1, 2023. At the time of writing this Staff Report (May 11, 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.

V. RECOMMENDATION:

Approval of a variance to decrease a setback on Lot 50 from five (5) feet to four point sixteen (4.16) feet.

Attachments:

1. Resolution 2023-005
2. Lot 50 site plan

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK
FINDING AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
VARIANCE NO. 01-2023 FOR 5510 TREEHOUSE LANE (LOT 50) AND DMG
DEVELOPMENT, INC.**

Whereas, an application for a Variance has been received from DMG Development, Inc. (“DMG”) requesting to decrease a side setback on Lot 50, 5510 Treehouse Lane, from five (5) feet to four point sixteen (4.16) feet; and

Whereas, the parcel at 5510 Treehouse Lane is zoned Specific Plan (“SP”); and

Whereas, the Planning Commission held a public hearing on May 16, 2023 to take public comments and consider the application; and

Whereas, Public Notice for the Public Hearing was published in the Riverbank News on May 3, 2023 and notices to individual property owners within 300-feet were mailed on May 1, 2023; and

Whereas, the applicant, Tom Doucette has provided evidence as part of his application that the shape of 5510 Treehouse Lane creates practical difficulties, unnecessary hardships, and results inconsistent with the general purpose of the SP (Specific Plan) Zoning District; and

Whereas, the Planning Commission of the City of Riverbank believes the following three findings required under Riverbank Municipal Code Section 153.217 Variance can be supported:

1. Because of special circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the subject property of the privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privileges.
3. The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Whereas, the Planning Commission of the City of Riverbank makes the following findings:

1. Notice has been given in the time and in the manner required by State Law and City Code.
2. A variance requesting to decrease a side setback on Lot 50 from five (5) feet to four point sixteen (4.16) feet is categorically exempt under CEQA Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.
3. The property is zoned SP (Specific Plan) and is of level grade with no unique site characteristics.
4. That the mandatory findings for granting a variance, RMC Section 152.217 Variance, are found to exist and evidence is found to exist to support the request of Mr. Doucette to decrease a side setback on Lot 50 from five (5) feet to four point sixteen (4.16) feet.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Variance Application No. 01-2023 and Resolution No. 2023-005 be approved.

Passed and adopted this 16th day of May 2023, by the following vote__:__.

Ayes: Commissioners

Noes:

Absent:

Abstain:

Attest:

Approve:

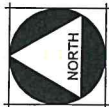
Donna M. Kenney, Planning and
Building Manager

Natasha Basso, Chair
Planning Commission

LEGEND

PUBLIC UTILITY EASEMENT	PUE
WATER SERVICE	— W
SEWER SERVICE	— S
ELECTRICAL SERVICE	— E
FIRE HYDRANT	
ELECTROLIER	
CURB INLETS	
DRY UTILITY BOX	
TRANSFORMER	
AIR CONDITIONER PAD	AC
DIRECTION OF DRAINAGE	→

TABLE 4 - LOW DENSITY RESIDENTIAL STANDARDS (LDR)	
SETBACKS (MINIMUM)	5,000 - 5,999 SQ. FT.
FRONT YARD @ STREET	
LIVING SPACE	15'
PORCH	12'
GARAGE FRONT FACING	20'
SIDE-ENTRY GARAGE WALL	10'
SIDE YARD	
LIVING SPACE - INTERIOR	5'
LIVING SPACE - CORNER	10'
WRAP AROUND PORCH - CORNER	7'
ACCESSORY UNIT	5'
REAR YARD	
LIVING SPACE	10'
FRONT ENTRY ATTACHED	5' MIN.
PATIO COVERS	10' MIN.
BUILDING COVERAGE (ONE STORY / TWO STORY)	60% / 55%

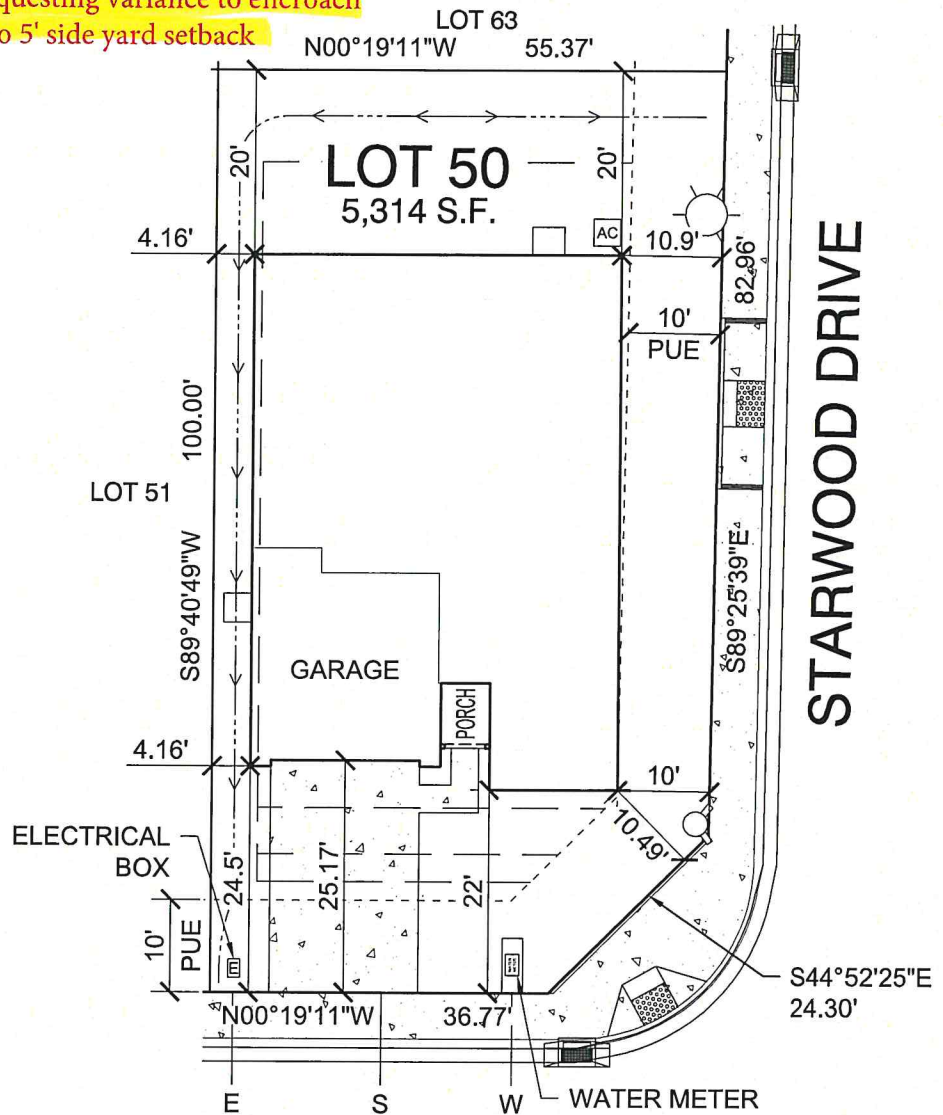


SCALE: 1" = 20'

PLOTTED: MARCH 3, 2023

REVISED:

Requesting variance to encroach into 5' side yard setback



5510 TREEHOUSE LANE

APN: 074-023-050

NOTE: STREET SIDE FENCES ARE IN THEIR PERMANENT LOCATION AND IT IS AGAINST STATE LAW TO USE AN ADA RAMP AS A DRIVEWAY APPROACH.

PLAN: 6	ELEVATION: B - COASTAL	LIVING SPACE: 1,755 SQ. FT.
GARAGE SPACE: 438 SQ. FT.	PORCH SPACE: 38 SQ. FT.	PATIO SPACE: N/A
LOT COVERAGE AREA: 2,231 SQ. FT.	LOT COVERAGE: 42.0%	DRAWN BY: RP
OPTIONS:		

- NOTES:
- THIS PLOT IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATIONS TO PROPERTY LINE FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE.
 - DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.
 - UNAUTHORIZED CHANGES & USES: NEITHER FCB HOMES NOR MCR ENGINEERING WILL BE HELD RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THIS PLOT. ALL CHANGES TO THIS PLOT MUST BE APPROVED IN WRITING BY THE ENGINEER. PHOTOCOPYING/OTHER FORMS OF REPRODUCTION OF THIS PLOT MAY EFFECT ITS SCALABLE DIMENSIONS.
 - ALL GROUND SHALL SLOPE AWAY FROM BUILDINGS WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
 - FOR PROPERTY MONUMENTATION REFER TO BOOK 44 OF RECORDED MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.
 - FINAL FENCE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR.

MCR ENGINEERING
www.mcreng.com

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

PARKWOODS AT CROSSROADS WEST
FCB HOMES

RIVERBANK

CALIFORNIA

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 3.2

May 16, 2023

APPLICATION: **Architecture and Site Plan Review 06-2023 (Dept. File #23-0013) – The Heritage/DR Horton BAY, Inc. – (APN 062-020-001).** The project is the Architecture and Site Plan Review of the floor plans and elevations for 47 homes in the approved Heritage subdivision. 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: Adam Lind

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 2023-006.

ACROMYMS: CEQA – California Environmental Quality Act
LDR - Low Density Residential

I. EXECUTIVE SUMMARY:

The applicant proposes the architectural review of forty-seven (47) single family residences for the Heritage subdivision. Tentative Map 01-2020 to subdivide The Heritage was adopted September 14, 2021. A Development Agreement for The Heritage was approved by the City Council on May 24, 2022 for SCM Hearthstone, LLC. Steve Mothersell of SCM Hearthstone, LLC is constructing the infrastructure and is in contract to sell the property to D.R. Horton BAY, Inc to construct the forty-seven (47) lots of The Heritage.

- A. The chart below provides the names and details of each of the models that DR Horton BAY, Inc proposes. In addition, the plans can be flipped over to use the mirror images of them:

Model / Total Square Feet	Bedrooms	Bathrooms	Notes
Plan 1583	3	2.5	Two story and great room
Plan 1859	4	3	Two story and great room

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

Variant	Color Scheme 1	Color Scheme 2	Color Scheme 3	Notes
Spanish	2A	4A	9A	Low profile concrete tile roof
Traditional	3B	6B-2	7B-2	Flat concrete tile roofing

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

1. Porches and Entries – Windows are present on each porch to allow for “eyes on the street”.
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. Garage doors and garage lights will be upgraded to satisfy a PD zone amenity requirement.
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 and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. Landscaping will be enhanced to satisfy a PD zoning requirement for amenities. The City currently contracts with a landscape architect for those approvals upon application by the developer. The Heritage will share a basin with Diamond Bar East, which is responsible for landscaping the basin and the exercise areas around its top. These will be maintained by Community Facilities District 2016-01 because both

subdivisions were annexed into the CFD. DR Horton BAY is responsible for landscaping the front yards. Per City policy, cobble will be used in the landscaping instead of bark.

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.** *D.R. Horton has provided residential building designs using thoughtful architecture that is aesthetically pleasing. The homes showcase hipped and gable roofs, front porches, and architectural massing to prevent monotonous streetscapes and provide a pedestrian friendly environment (Attachment 2).*
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.** *D.R. Horton has provided two (2) plans with two (2) elevations (plus mirrored plans) and three (3) color schemes each 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. Specifically, architectural details will include the use of shutters, decorative garage doors, decorative garage lights, columns, accent windows, foam trim, and lap siding. With the floor plan options, architectural variations, color schemes and finishing materials, the project will provide visual differentiation within the neighborhood (Attachment 3).*
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.** *D.R. Horton has provided house plans with street-facing windows and porches for each unit to “provide eyes on the street”. The front porches will encourage concentrated activity and outdoor living spaces to bring the neighborhood together.*

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 May 3, 2023 and posted at City Hall North, South, Post Office, Community Center and website on May 1, 2023. In addition, the Applicant posted a Notice of Development Permit Application at the subdivision site on May 4, 2023 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on May 1, 2023. At the time of writing this Staff Report (May 11, 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.

VI. RECOMMENDATION:

Approve the Architectural and Site Plan Review based upon the findings contained in Resolution 2023-006.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2023-006
Exhibit A – Design Review Package
2. The Heritage Street Scene
3. The Heritage Development Plan

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-006**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 06-2023
FOR THE HERITAGE SUBDIVISION AT SIERRA STREET AND CENTRAL AVENUE
APN: 062-020-001**

WHEREAS, an Architecture and Site Plan Review application has been received from DR Horton BAY, Inc with a proposal for the architectural review of forty-seven (47) single-family homes (APN: 062-020-001); and

WHEREAS, the Planning Commission held a public hearing on May 16, 2023, to consider Architecture and Site Plan Review 06-2023 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 Development Services Department and as presented to the Planning Commission as part of this action; and
3. Five amenities are required per the project's rezone approval: decorative garage doors, decorative garage lights, enhanced landscaping at subdivision entrance, plus two others to be negotiated with staff; and
4. Three (3) sets of landscape and irrigation plans conforming to the state's MWELo requirements shall be prepared and submitted with fee for review and approval by the City's contract landscape architect; and
5. Applicant shall pay an in-lieu fee for parkland dedication based on the values of land at the time the Final Map was recorded; and
6. A publicly visible sign is required with the telephone number and person to contact regarding dust and noise complaints; and
7. The Community Development Director shall approve block walls, fence types, and locations in a separate submittal (not in the landscape plans); and
8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 06-2023 is hereby approved, subject to those conditions established by Resolution No. 2023-006 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 16th of May, 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



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

PLAN 1583
Elevation 'A' Spanish
Color Scheme 4A

PLAN 1859R
Elevation 'E' Traditional
Color Scheme 3B

PLAN 1859
Elevation 'A' Spanish
Color Scheme 2A

PLAN 1583R
Elevation 'E' Traditional
Color Scheme 6B-2

THE HERITAGE COLLECTION

City of San Riverbank, California 95367

April 19, 2023

Project Information

Single Family Detached
Building Type: V-B
Occupancy: R3
Plans: 1583 & 1859
Elevation Styles: Spanish & Traditional
Lots: 47

Sheet Index

Cover Sheet CS

Architecture

Plan 1583 Floor Plans A1.1
Plan 1583 Roof Plans A1.2
Plan 1583 Front Elevations A1.3
Plan 1583 Elevation 'A' Spanish A1.4
Plan 1583 Elevation 'E' Traditional A1.5

Plan 1859 Floor Plans A2.1
Plan 1859 Roof Plans A2.2
Plan 1859 Front Elevations A2.3
Plan 1859 Elevation 'A' Spanish A2.4
Plan 1859 Elevation 'E' Traditional A2.5
Exterior Color & Materials CM1.1
Exterior Color & Materials CM1.2

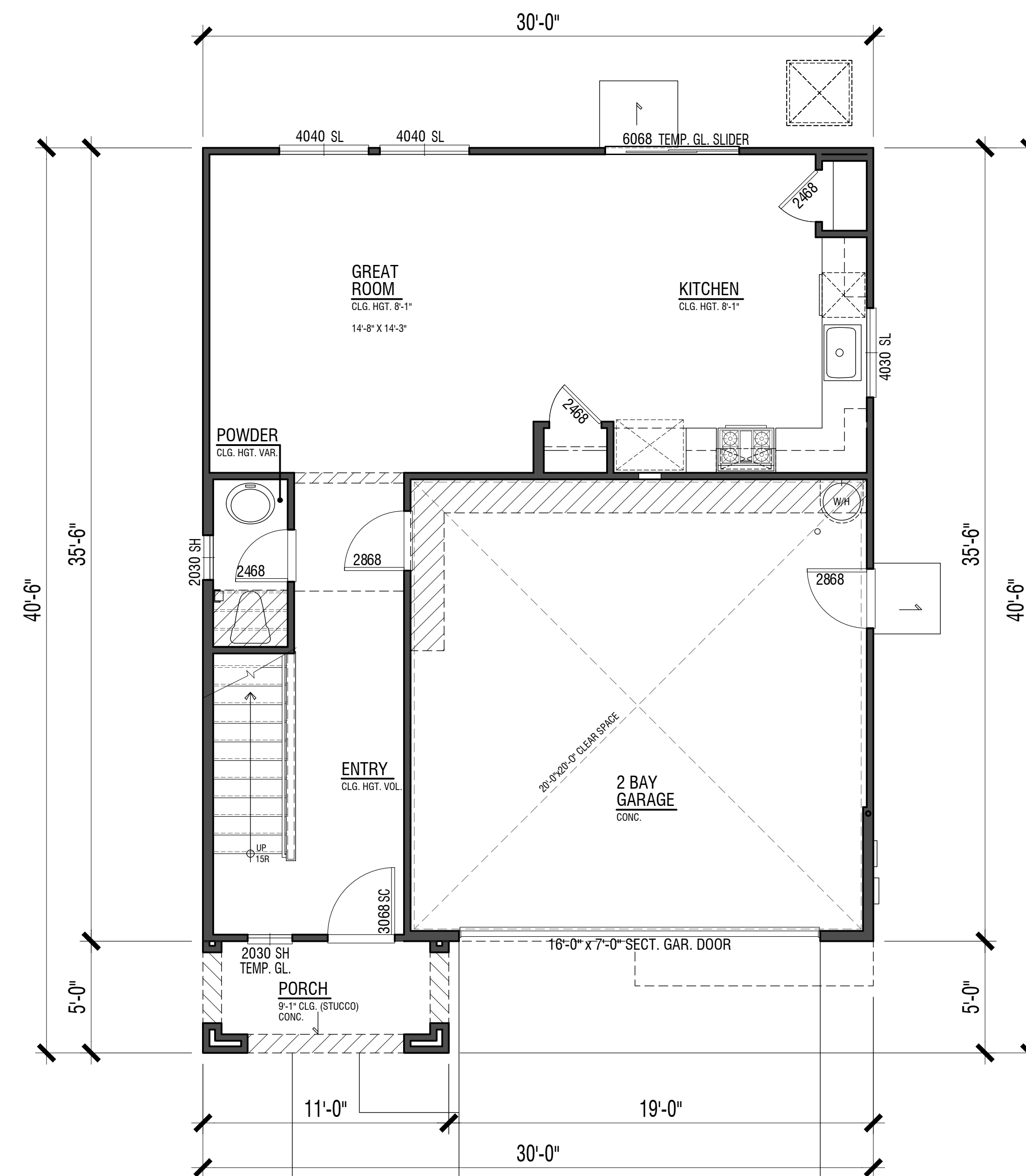
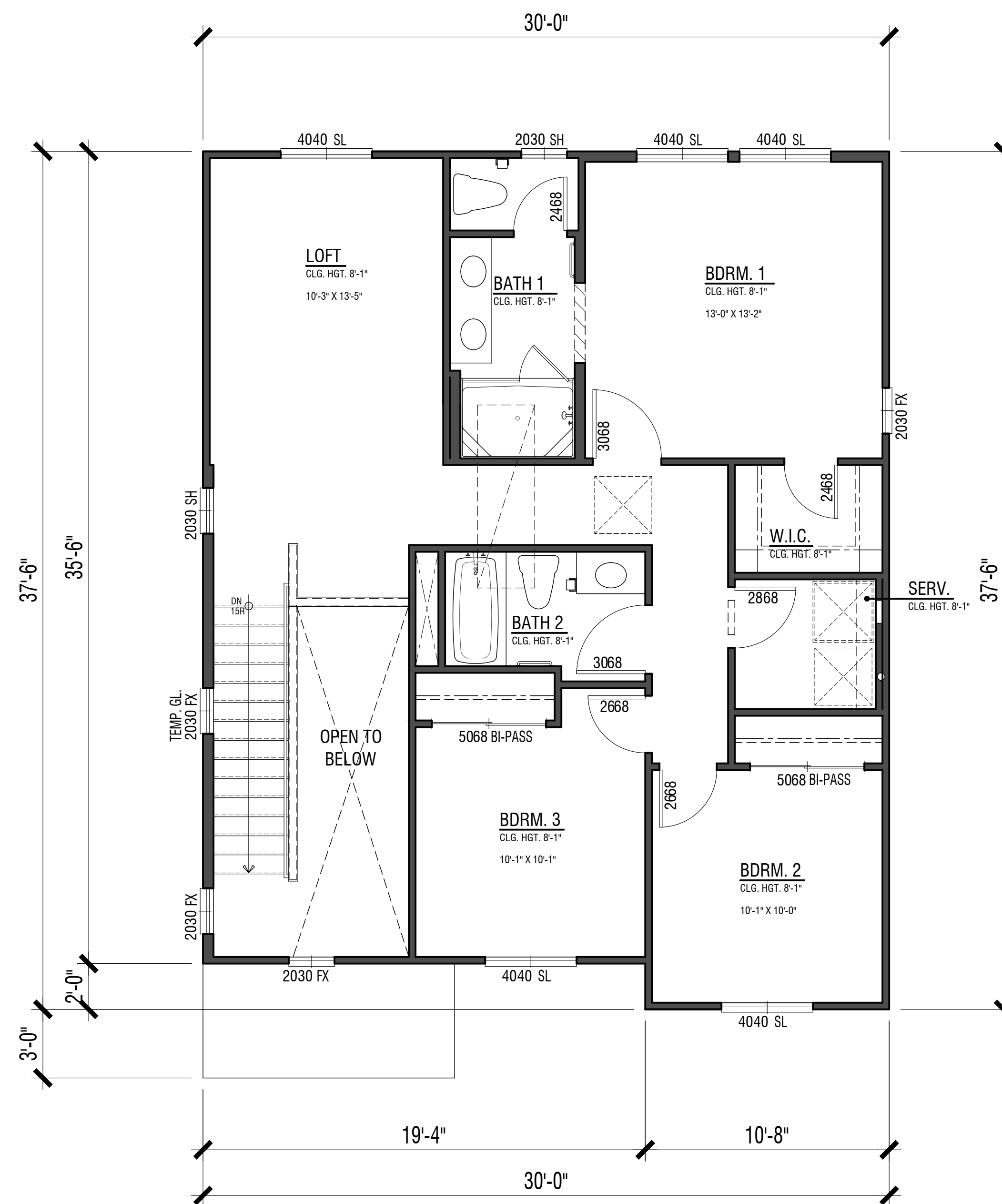
Project Team:



Applicant: D.R. Horton
3000 Executive Parkway, Suite 100
San Ramon, CA 94582
Contact: Jorden Tappin
925.389.8311



Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Mark Retherford
925.463.1700

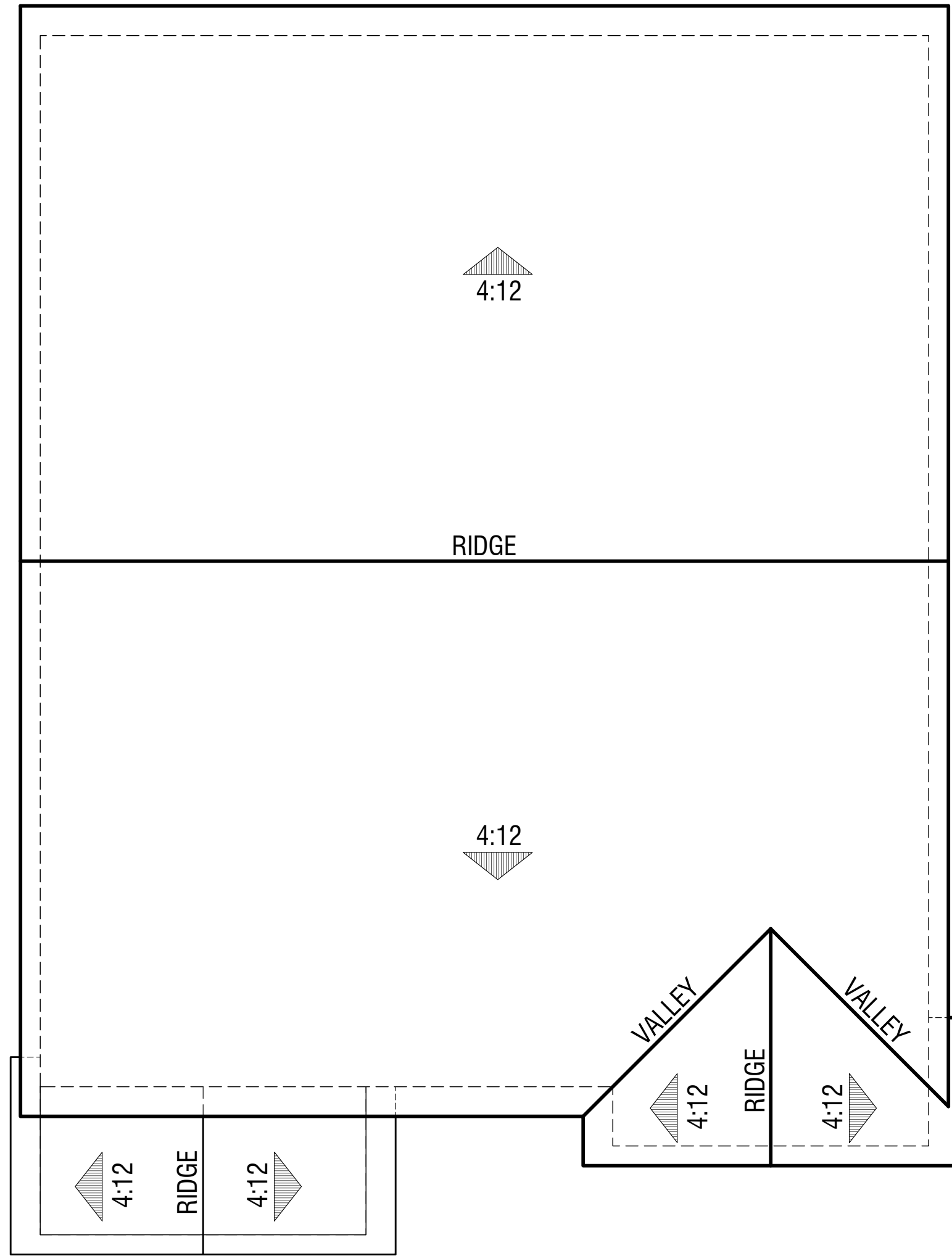


PLAN 1583

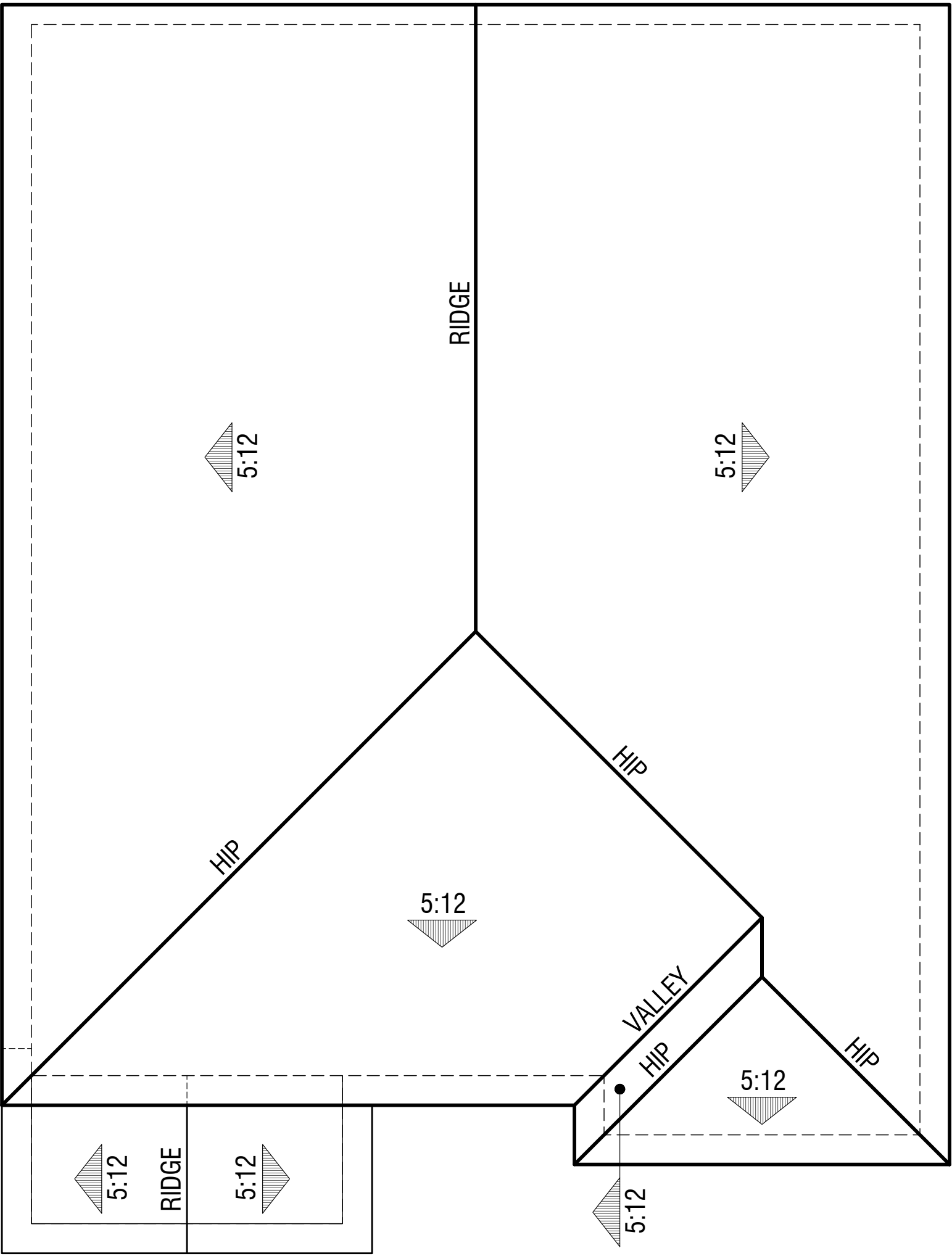
1,583 SF
3 Bdrm | 2.5 Bath
2-Car Garage

THE HERITAGE COLLECTION

RIVERBANK, CA



A - Spanish Elevation



E - Traditional Elevation

PLAN 1583 Roof Plans

THE HERITAGE COLLECTION

RIVERBANK, CA



A - Spanish Elevation
Color Scheme 2A



E - Traditional Elevation
Color Scheme 3B

PLAN 1583

Front Elevations

THE HERITAGE COLLECTION

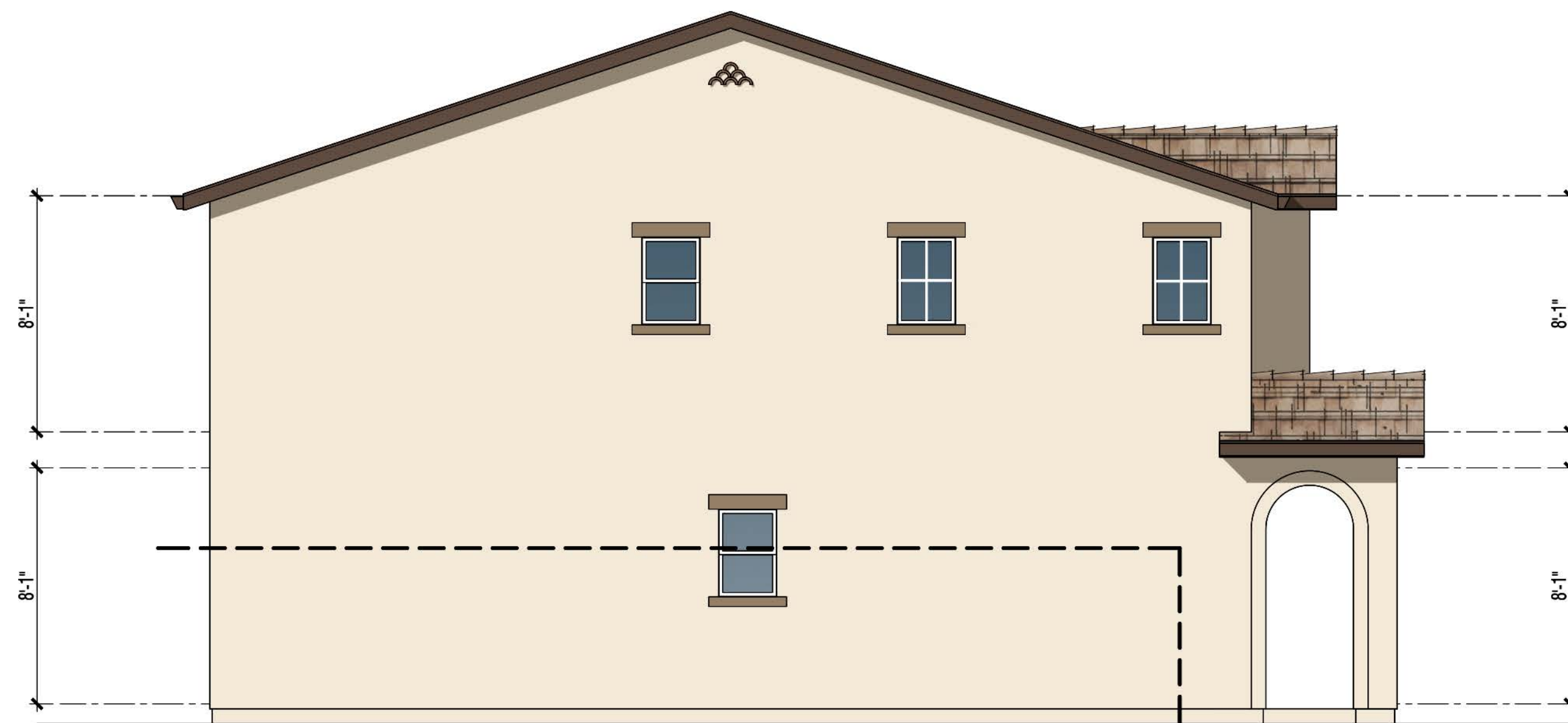
RIVERBANK, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

A - Spanish Elevation (Color Scheme 2A)

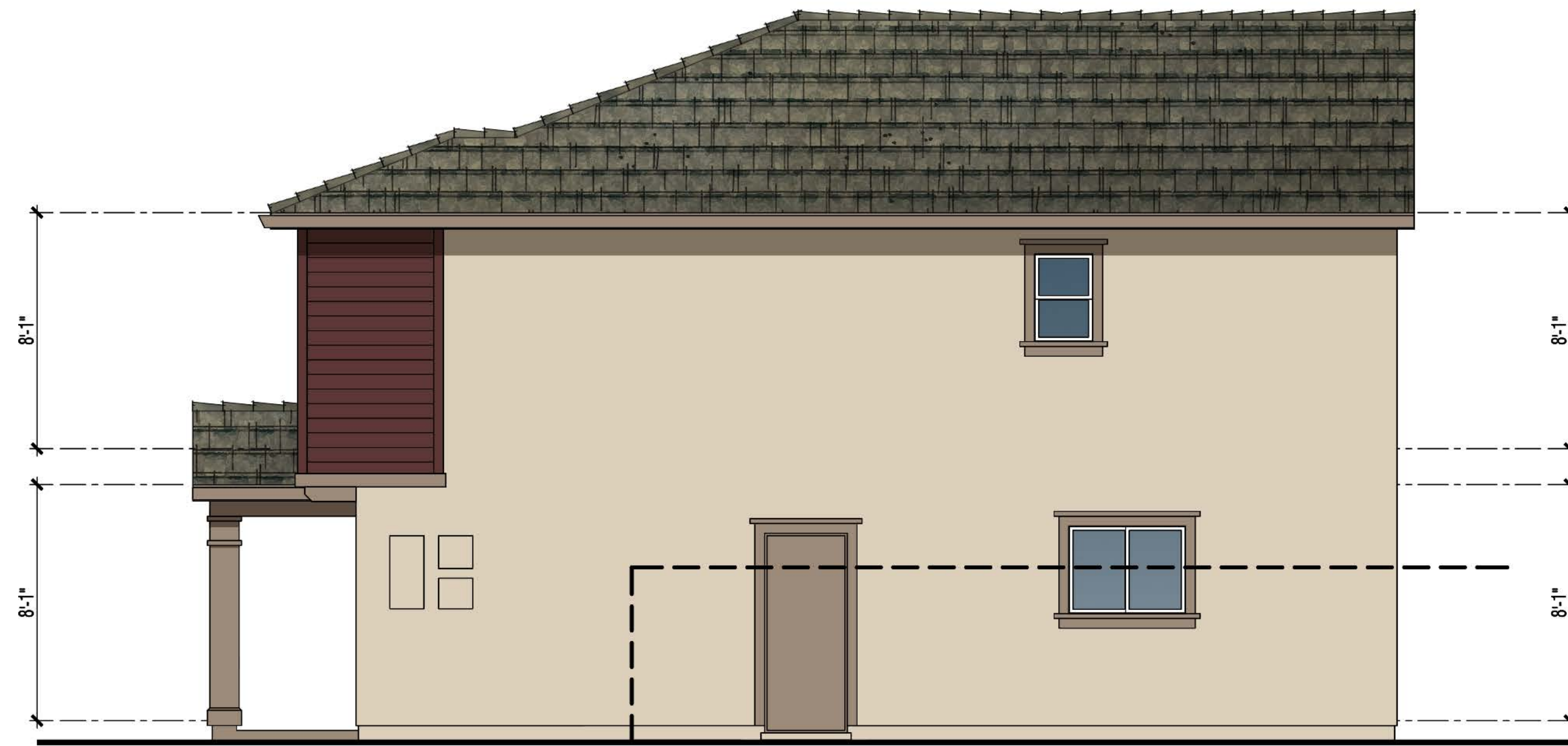
- 1 Roof: Low Profile Concrete Tile Roofing
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Garage Door: Metal Sectional Roll-Up
- 5 Entry Door: Fiberglass
- 6 Shutters: Decorative Foam
- 7 Gable Pipes: Decorative Foam
- 8 Light Fixture
- 9 Address Light

PLAN 1583

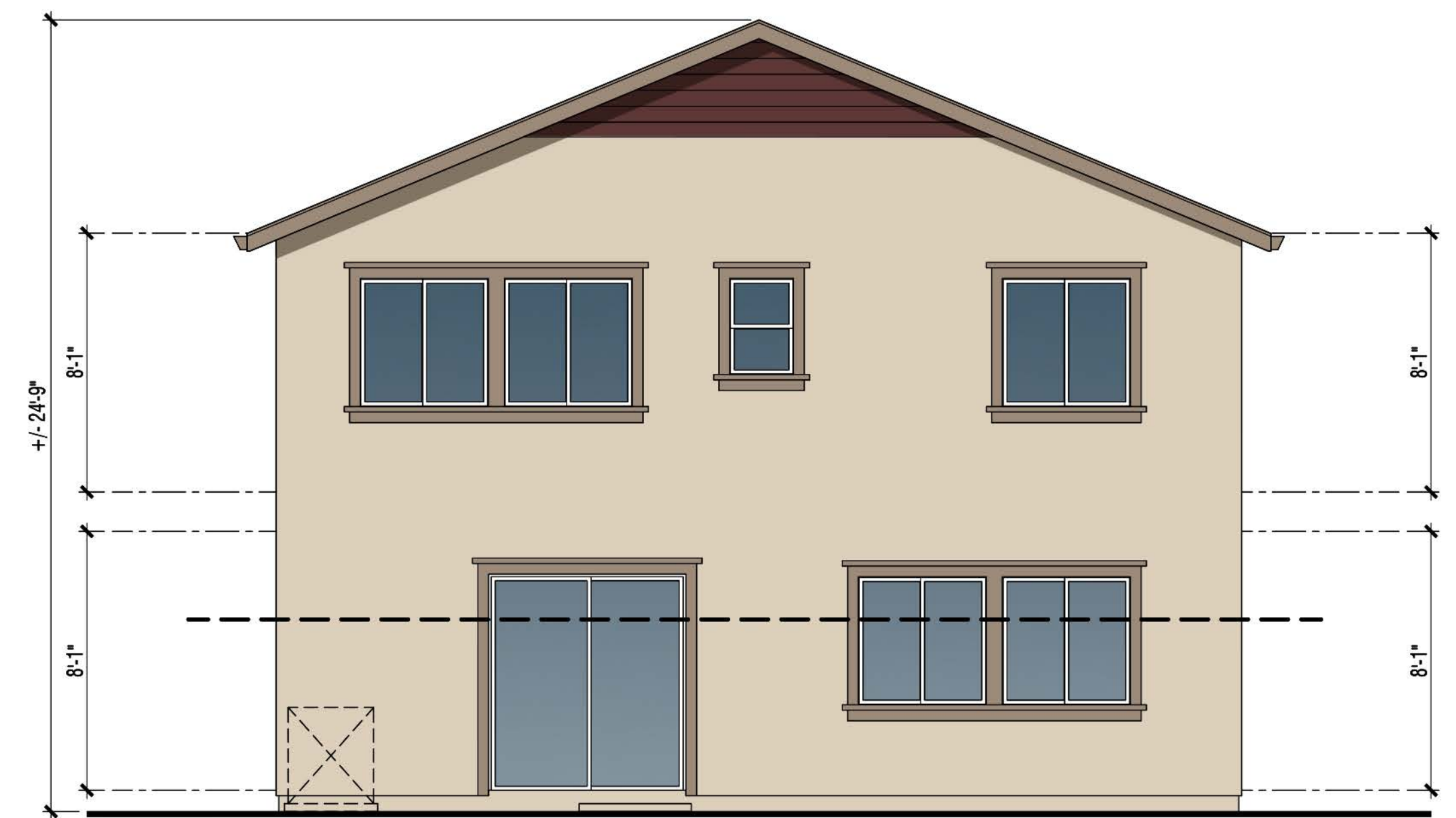
A - Spanish Elevation

THE HERITAGE COLLECTION

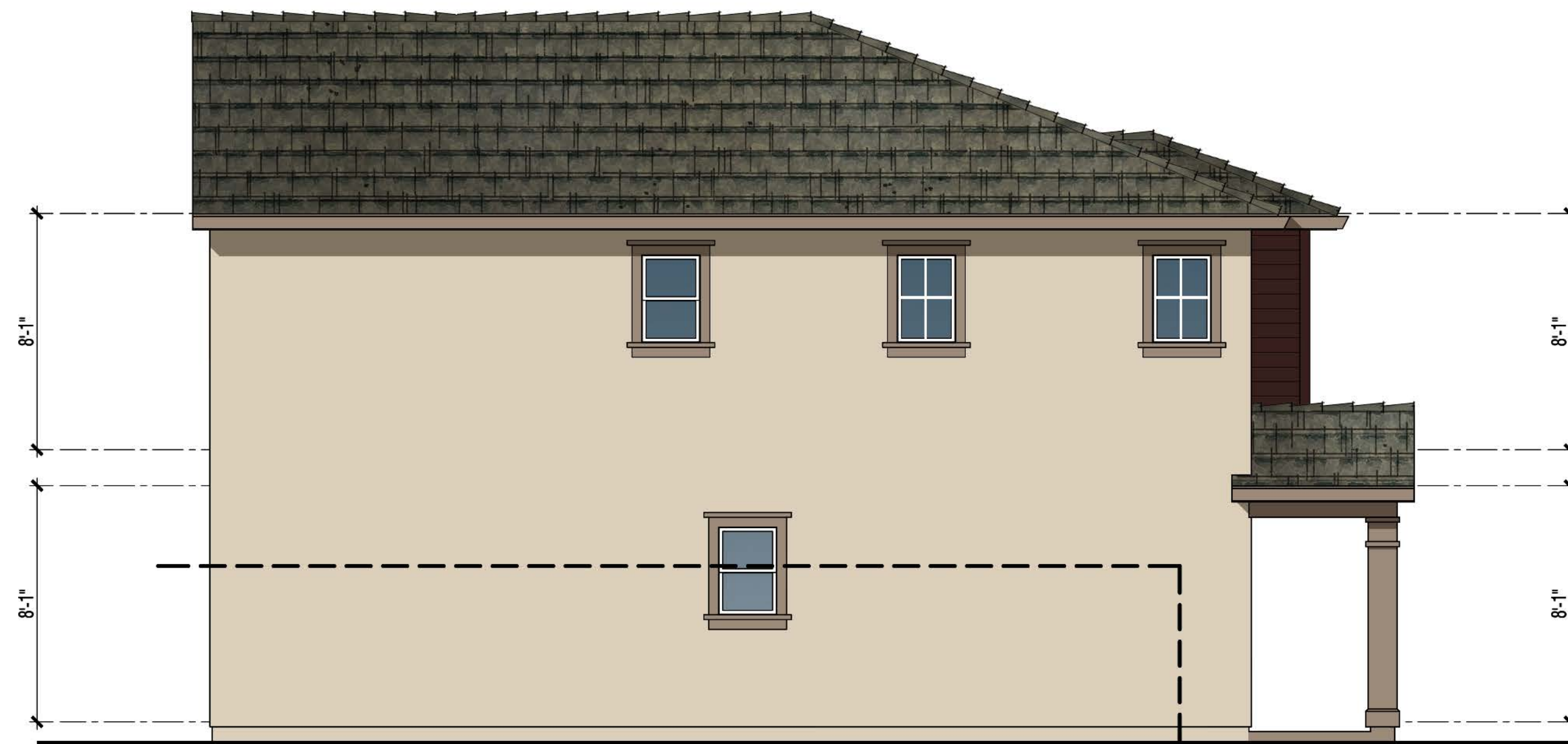
RIVERBANK, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

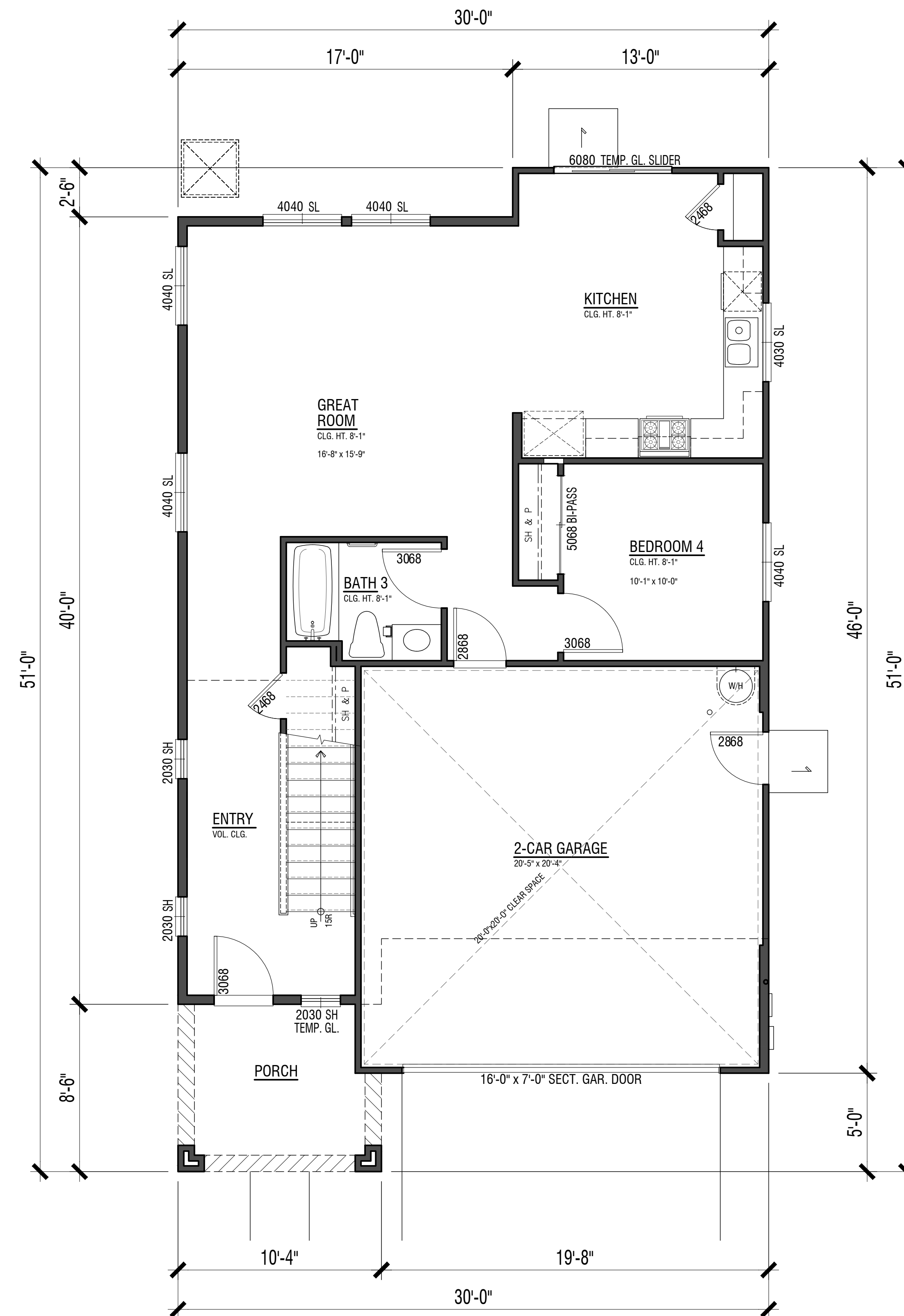
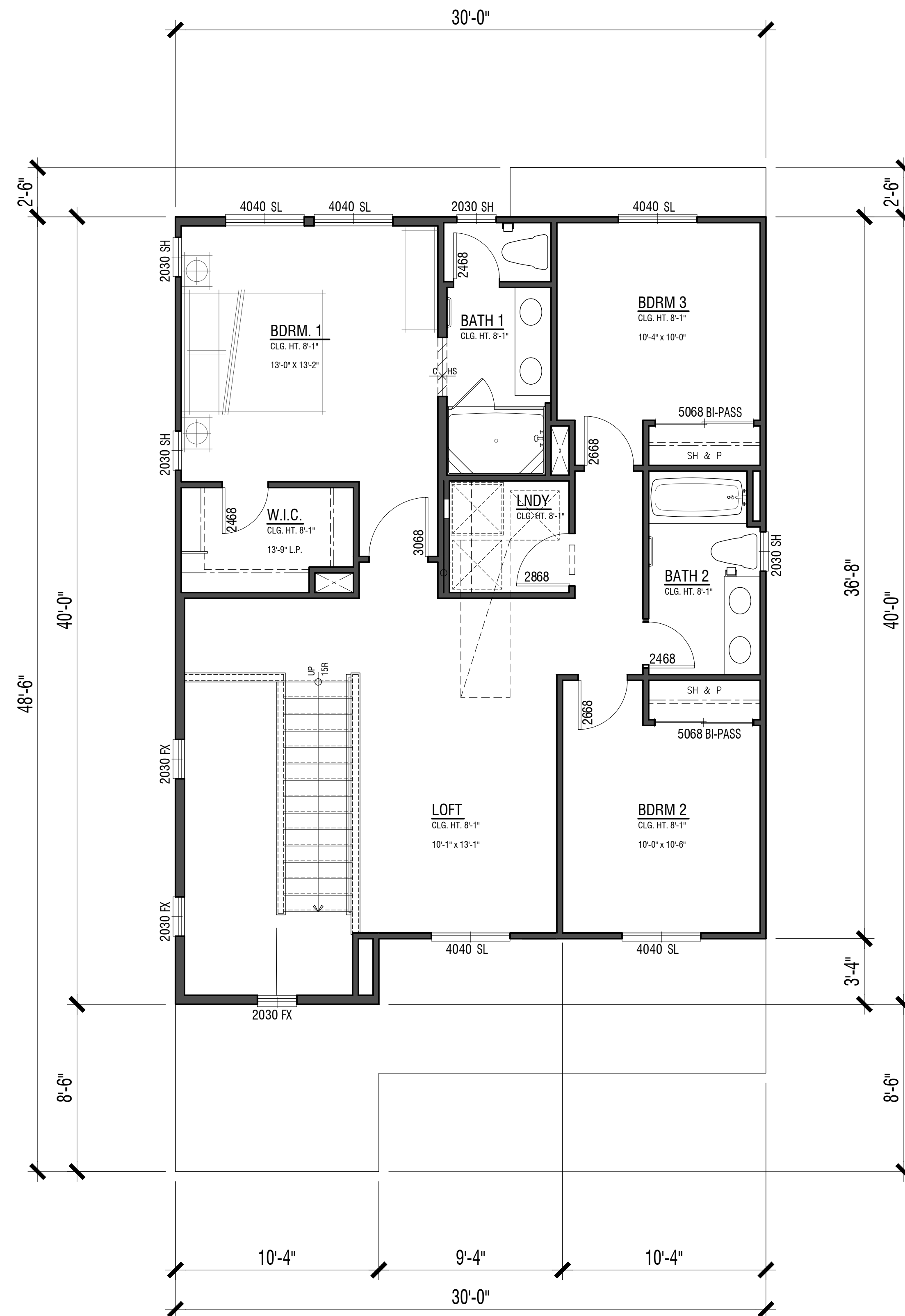
E - Traditional Elevation (Color Scheme 3B)

- 1 Roof: Flat Concrete Tile Roofing
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Light Fixture
- 8 Address Light

PLAN 1583
E - Traditional Elevation

THE HERITAGE COLLECTION

RIVERBANK, CA

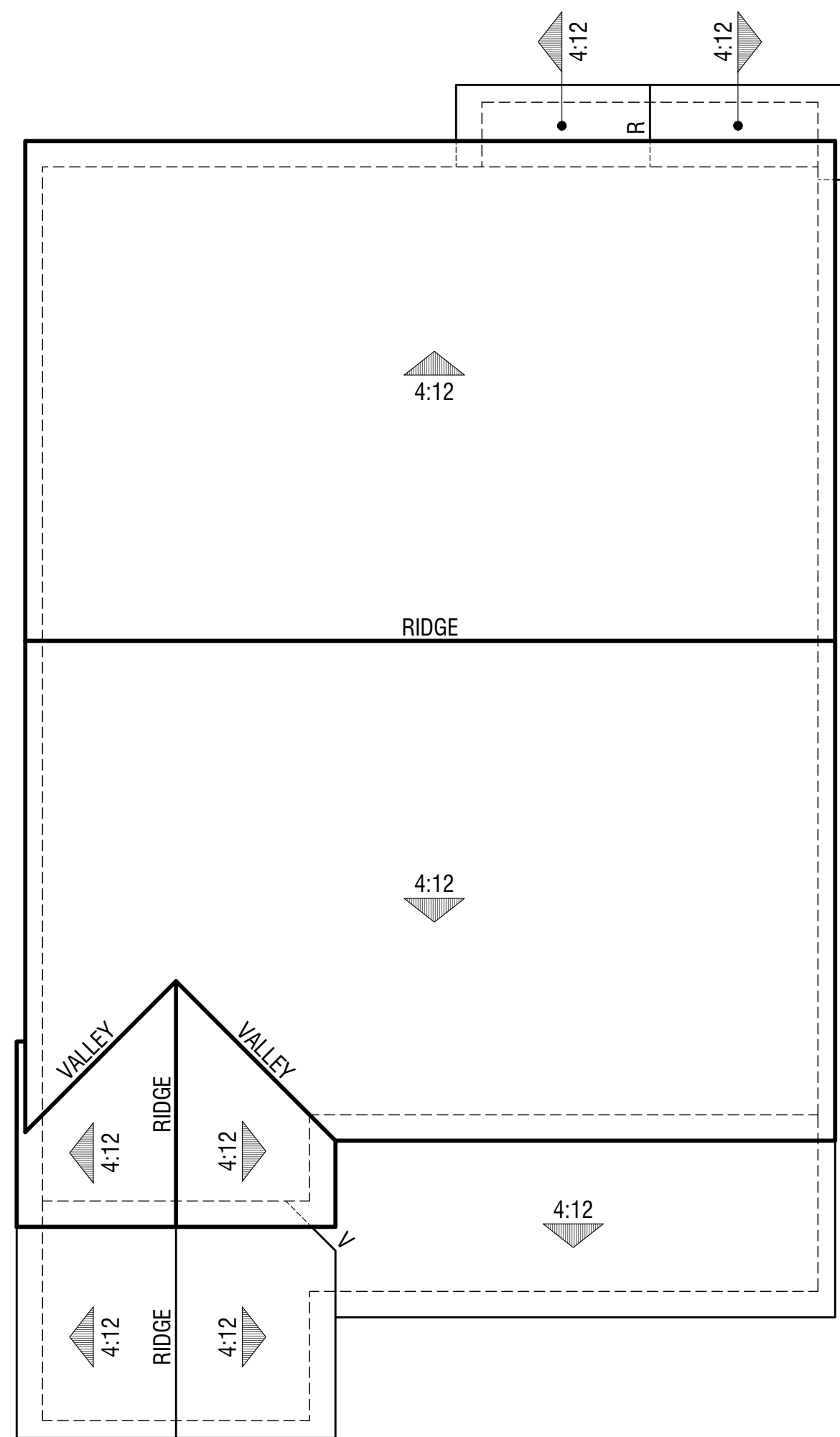


PLAN 1859

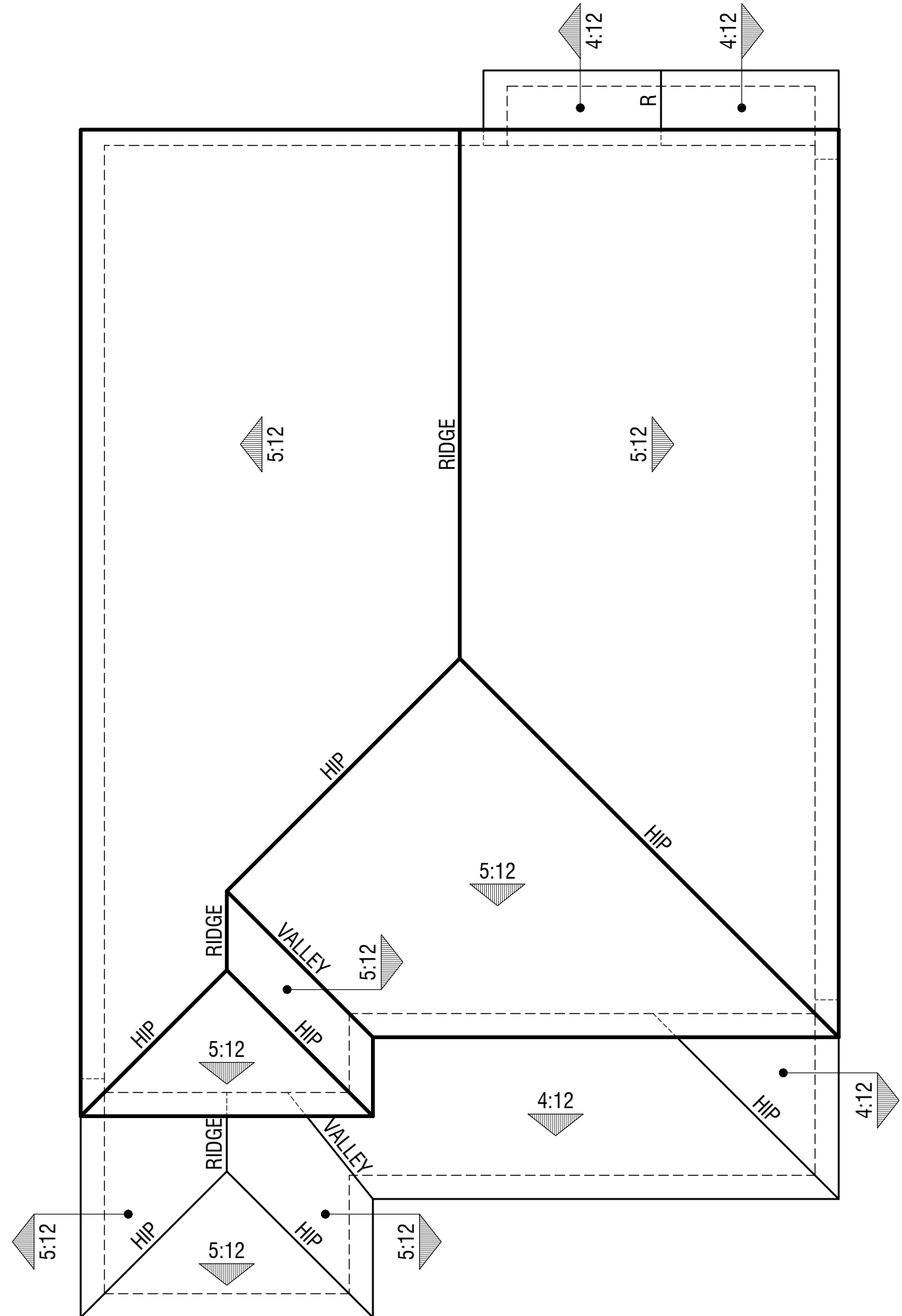
1,859 SF
4 Bdrm | 3 Bath
2-Car Garage

THE HERITAGE COLLECTION

RIVERBANK, CA



A - Spanish Elevation



E - Traditional Elevation

PLAN 1859 Roof Plans

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RIVERBANK, CA



A - Spanish Elevation
Color Scheme 9A



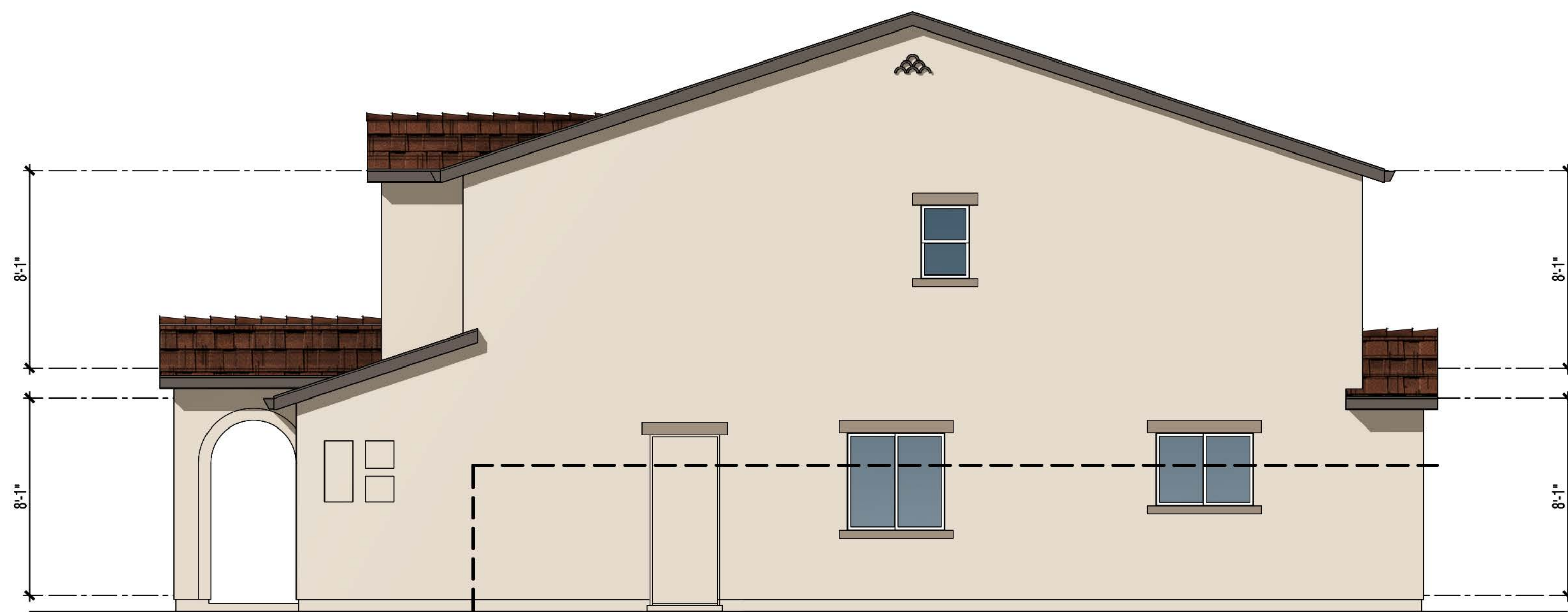
E - Traditional Elevation
Color Scheme 7B-2

PLAN 1859

Front Elevations

THE HERITAGE COLLECTION

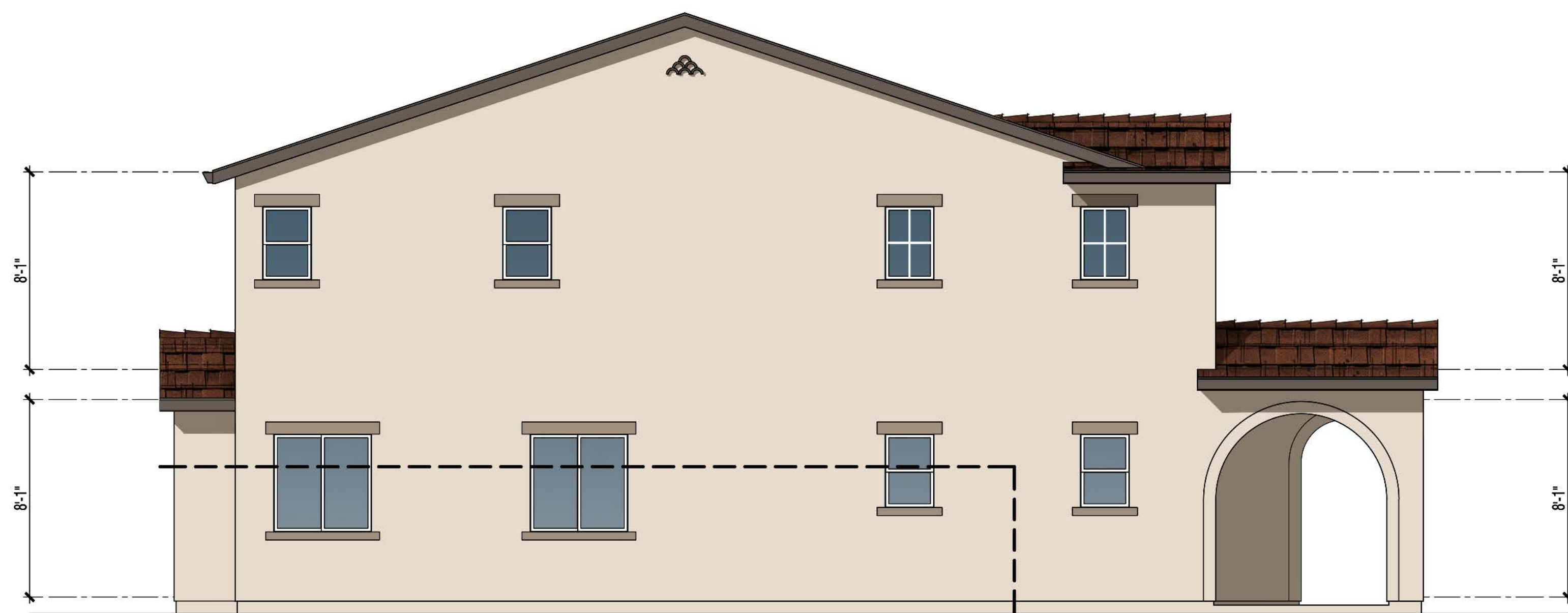
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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

A - Spanish Elevation (Color Scheme 9A)

- 1 Roof: Low Profile Concrete Tile Roofing
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Garage Door: Metal Sectional Roll-Up
- 5 Entry Door: Fiberglass
- 6 Shutters: Decorative Foam
- 7 Gable Pipes: Decorative Foam
- 8 Light Fixture
- 9 Address Light

PLAN 1859
A - Spanish Elevation

THE HERITAGE COLLECTION

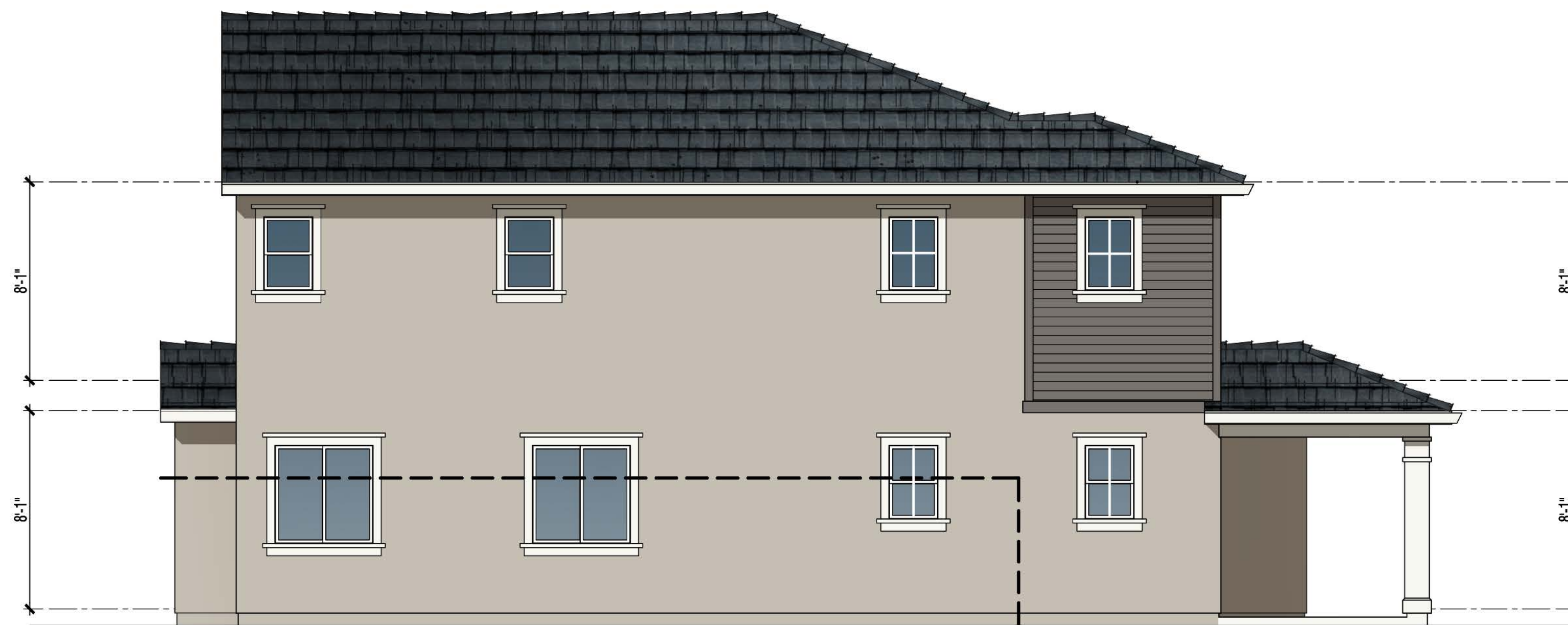
RIVERBANK, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

E - Traditional Elevation (Color Scheme 7B-2)

- 1 Roof: Flat Concrete Tile Roofing
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Light Fixture
- 8 Address Light

PLAN 1859

E - Traditional Elevation

THE HERITAGE COLLECTION

RIVERBANK, CA

ROOFING

FASCIA

STUCCO

GARAGE DOOR TRIM

FRONT DOOR

SHUTTERS

PREFAB PIPES @ GABLES

THE HERITAGE COLLECTION

Riverbank, California
D.R. HORTON
April 19, 2023 | 2022294

SCHEME 2A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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ROOFING

FASCIA

STUCCO

GARAGE DOOR TRIM

FRONT DOOR

SHUTTERS

PREFAB PIPES @ GABLES

THE HERITAGE COLLECTION

Riverbank, California
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SCHEME 4A
'A' Elevations Only
Spanish

WHA.

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ROOFING

FASCIA

STUCCO

GARAGE DOOR

PREFAB PIPES @ GABLES

FRONT DOOR

SHUTTERS

TRIM

THE HERITAGE COLLECTION

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SCHEME 9A
'A' Elevations Only
Spanish

WHA.

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Exterior Color & Materials

Material	Color	Manufacturer
Roofing: 'Composition Shingles	'Golden Amber Timberline HDZ Series Ref: .20 Emi: .92 A.SRI: 22 CRRC: 0676-0098	'GAF
Gutters & Downspouts (factory finish)	Beaver Brown	Custom-Bilt Metals
Stucco (lightface finish)	SW 7558 Medici Ivory	Sherwin Williams
Trim Color #1 (applied to): Garage Door Trim	SW 6144 Dapper Tan	Sherwin Williams
Trim Color #2 (applied to): Fascia Front Door	SW 6083 Sable	Sherwin Williams
Accent Color (applied to): Shutters	SW 6181 Secret Garden	Sherwin Williams
Prefab Pipes @ Gables	SW 7705 Wheat Penny	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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

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Exterior Color & Materials

Material	Color	Manufacturer
Roofing: 'Composition Shingles	'Copper Canyon Timberline HDZ Series Ref: .17 Emi: .92 A.SRI: 17 CRRC: 0676-0097	'GAF
Gutters & Downspouts (factory finish)	Woodbeige	Custom-Bilt Metals
Stucco (lightface finish)	SW 7005 Pure White	Sherwin Williams
Trim Color #1 (applied to): Garage Door Trim	SW 7038 Tony Taupe	Sherwin Williams
Trim Color #2 (applied to): Fascia Front Door	SW 7525 Tree Branch	Sherwin Williams
Accent Color (applied to): Shutters	SW 6223 Still Water	Sherwin Williams
Prefab Pipes @ Gables	SW 7705 Wheat Penny	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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Exterior Color & Materials

Material	Color	Manufacturer
Roofing: 'Composition Shingles	'Hickory Timberline HDZ RS Series Ref: .18 Emi: .91 A.SRI: 17 CRRC: 0676-0136a	'GAF
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Stucco (lightface finish)	SW 6105 Divine White	Sherwin Williams
Trim Color #1 (applied to): Fascia Garage Doors 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 2802 Rookwood Red	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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Exterior Color & Materials

A - Spanish Elevation

THE HERITAGE COLLECTION

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Note: DRH 2022 Schemes

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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ROOFING

FASCIA

STUCCO

LAP SIDING

TRIM

GARAGE DOOR

FRONT DOOR

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Riverbank, California
D.R. HORTON
April 19, 2023 | 2022294

SCHEME 3B
'E' Elevations Only
Traditional

WHA.

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ROOFING

FASCIA

STUCCO

LAP SIDING

TRIM

GARAGE DOOR

FRONT DOOR

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SCHEME 6B-2
'E' Elevations Only
Traditional

WHA.

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ROOFING

FASCIA

STUCCO

LAP SIDING

TRIM

GARAGE DOOR

FRONT DOOR

THE HERITAGE COLLECTION

Riverbank, California
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SCHEME 7B-2
'E' Elevations Only
Traditional

WHA.

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Exterior Color & Materials

Material	Color	Manufacturer
Roofing: 'Composition Shingles	'Sagewood Timberline HDZ RS Series Ref.: '19 Emi.: '91 A.SRI: '19 CRRC: 0676-0132a	'GAF
Gutters & Downspouts (<i>factory finish</i>)	Bronze	Custom-Built Metals
Stucco (<i>lightface finish</i>)	SW 7569 Stucco	Sherwin Williams
Siding Color (<i>applied to:</i> Corner Boards Lap Siding	SW 7595 Sommelier	Sherwin Williams
Trim Color (<i>applied to:</i> Fascia Garage Door Railing Trim	SW 7588 Tavern Taupe	Sherwin Williams
Accent Color (<i>applied to:</i> Front Door	SW 9175 Deep Forest Brown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Carrie Rath (949) 250-0807.

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Exterior Color & Materials

Material	Color	Manufacturer
Roofing: 'Composition Shingles	'Stone Gray Timberline HDZ RS Series Ref.: '18 Emi.: '92 A.SRI: '19 CRRC: 0676-0137a	'GAF
Gutters & Downspouts (<i>factory finish</i>)	Bronze	Custom-Built Metals
Stucco (<i>lightface finish</i>)	SW 9180 Aged White	Sherwin Williams
Siding Color (<i>applied to:</i> Corner Boards Lap Siding	SW 7622 Hornburg Gray	Sherwin Williams
Trim Color (<i>applied to:</i> Fascia Garage Door Railing Trim	SW 6172 Hardware	Sherwin Williams
Accent Color (<i>applied to:</i> Front Door	SW 9099 Saddle Up	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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Contact Carrie Rath (949) 250-0807.

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Exterior Color & Materials

Material	Color	Manufacturer
Roofing: 'Composition Shingles	'Charcoal Timberline HDZ RS Series Ref.: '16 Emi.: '92 A.SRI: '16 CRRC: 06760136a	'GAF
Gutters & Downspouts (<i>factory finish</i>)	Low Gloss White	Custom-Built Metals
Stucco (<i>lightface finish</i>)	SW 1015 Skyline Steel	Sherwin Williams
Siding Color (<i>applied to:</i> Corner Boards Lap Siding	SW 7019 Gauntlet Gray	Sherwin Williams
Trim Color (<i>applied to:</i> Fascia Garage Door Railing Trim	SW 7757 High Reflective White	Sherwin Williams
Accent Color (<i>applied to:</i> Front Door	SW 7586 Stolen Kiss	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
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Exterior Color & Materials
E - Traditional Elevation



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STREET SCENE

