



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, March 19, 2024 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, MARCH 19, 2024 – 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: Joan Stewart

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

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 3 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.

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 19, 2024 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 14, 2024.

Item 2.2: Approval of the March 19, 2024 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 February 20, 2024 Planning Commission Meeting minutes.

Recommendation: **Approval by roll call vote.**

1st _____ 2nd _____

3. PLANNING COMMISSION PUBLIC WORKSHOP & OTHER MATTERS

Item 3.1: City of Riverbank 2023 Housing Element Annual Progress Report. An Annual Progress Report on the implementation of the City of Riverbank's Housing Element, one of the Elements of the City of Riverbank 2005-2025 General Plan.

4. PLANNING COMMISSION COMMENTS

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: Miguel Galvez, contract Planner with JB Anderson to update the Commission on upcoming planning applications and Council actions.

**7. ADJOURNMENT
Next Regular Planning Commission meeting –April 16, 2024 @ 6:00 pm.**

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 14th day of March, 2024.

/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.)

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 cityplanner@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.

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.

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



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

MINUTES
Tuesday, February 20, 2024
(In-Person)

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: Commissioners: Basso, Dinan, Zamora, Halterman, Reuben (Alternate)

Absent: Commissioners: Stewart and Link (Alternate)

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.

INTRODUCTIONS

Miguel Galvez, contract Planner with JB Anderson Land Use Planning introduce himself to the Commission and also introduce Sam Zepeda-Betancourt as the new Associate Planner.

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 3 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.

- *Milt Treewater spoke against the River Walk Project.*
- *Kent Mitchel spoke 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 February 20, 2024, 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 February 7, 2024.

Item 2.2: Approval of the February 20, 2024 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 (Zamora / Dinan / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Basso, Dinan, Zamora, Halterman and Reuben (Alternate)

Nays: None

Absent: Commissioners: Stewart and Link (Alternate)

Abstained: None

Item 2.3: Approval of the Minutes of the November 21, 2023 Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted. *Commissioner's Stewart and Reuben to abstain from voting as they were absent from the meeting.*

ACTION: *By motion moved/second (Basso / Zamora / passed 4-0-1) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Basso, Dinan, Zamora, Halterman

Nays: None

Absent: Commissioners: Stewart and Link (Alternate)

Abstained: Reuben (Alternate)

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 Basso, Vice Chair Stewart, Commissioners Dinan, Zamora, Halterman. Alternate Commissioner Link and Alternate Commissioner is Rueben.

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

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

Ayes: Planning Commissioners: Basso, Dinan, Zamora, Halterman, Reuben (Alternate)

Nays: None

Absent: Commissioners: Stewart and Link (Alternate)

Abstained: None

4. PLANNING COMMISSION PUBLIC WORKSHOP & OTHER MATTERS

The public workshop for Item 4.1 was published on February 7, 2024 in the Riverbank News

ITEM 4.1: Public Workshop on the city's Housing Element Update. The workshop will serve to provide an overview of the 6th Cycle Housing Element update and new State Housing Law.

- David Niskanen from JB Anderson Land Use Planning presented item 4.1 and Power Point presentation.
- Public hearing was opened up at 6:43 p.m.
- Milt Treewater came up and commented on the presentation.
- Being no further comments the Public Hearing was closed at 6:47 p.m.

ITEM 4.2: Guidance from Planning Commission on a proposed park design on city own property near the intersection of Jackson Avenue and Stanislaus Street.

- Miguel Galvez presented item 4.2 and Power Point presentation.
- Michael Patton Director of Parks in Recreation also provided input on item 4.2.
- Brad Hahn volunteer Engineer working with the non-profit developer for the project also commented on item 4.2.
- Public Hearing was opened at 7:08 p.m.
- Deanna Garcia resident thinks it's a good project and thought that having more space for units rather than a park site would be best and to have a gathering area near the Community Center building would be best.
- Being no further comments the Public Hearing was closed at 7:12 p.m.
- All Planning Commissioners discussed and agreed that the best use of the space would to have it as part of the tiny home community as a gathering area for the residents and not to have it a public park due to the small size.
- Miguel Galvez informed the Planning Commission he will bring their recommendation to the City Council.

5. PLANNING COMMISSION COMMENTS – (Informational Only) NO ACTION

None

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only) NO ACTION

None

7. STAFF COMMENTS (Information Only) NO ACTION

ITEM 7.1: Miguel Galvez, contract Planner updated the Commission on recent City Council actions on planning matters. He also provided information on upcoming Commission items.

9. ADJOURNMENT - Regular Planning Commission Meeting – March 19, 2024 at 6:00 p.m.

ATTEST:

APPROVED:

Miguel Galvez
Contract Planner

Joan Stewart
Chair Planning Commission

**CITY OF RIVERBANK
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING COMMISSION - STAFF REPORT
March 19, 2024**

ITEM NO:	3.1
ACTION:	City of Riverbank 2023 Housing Element Annual Progress Report. An Annual Progress Report on the implementation of the City of Riverbank's Housing Element, one of the Elements of the City of Riverbank 2005-2025 General Plan.
GENERAL PLAN:	Varies Citywide
ZONING:	Varies Citywide
ENVIRONMENTAL DETERMINATION:	The proposed Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act (CEQA). No environmental review is necessary for this item.
PROJECT PLANNER:	Michael Arroyo, Contract City Planner
ATTACHMENTS:	1. Planning Commission Resolution No. 2024-001 2. Housing Element Annual Progress Report for Calendar Year 2023 (Tables A through K and LEAP Reporting Table)

I. SUMMARY:

Each year, California cities are required to prepare an Annual Progress Report (APR) on the status of implementing their General Plan's Housing Element and submit the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Using a table format 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 of California HCD.

II. BACKGROUND:

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 California Department of Housing and Community Development on December 30, 2015 and then adopted by the City Council February 23, 2016. The previous Housing Element covered 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 an effort to update to the Housing Element, is working to identify 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 Department of Housing and Community Development (HCD) a progress report 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 (see attached Tables A through K) 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 2023 Riverbank Housing Element Annual Progress Report, included as an attachment to this staff report. Highlights of the 2023 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 Table B below and attached to this Staff Report in Attachment B. In Summary, the City of Riverbank reports progress on the following goals:

- Ten (10) percent of the Very Low-Income goal;
- Eighteen (18) percent of the Low-Income goal;
- Less than three (3) percent of the Moderate-Income goal; and
- Eighty (80) percent of the Above Moderate-Income goal.

The details of the housing units constructed during for each calendar year from 2015 through 2023 are as follows:

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	321	-	-	33	-	-	-	-	-	-	-	33	288
	Non-Deed Restricted													
Low	Deed Restricted	206	-	-	38	-	-	-	-	-	-	-	38	168
	Non-Deed Restricted													
Moderate	Deed Restricted	217	-	-	-	-	-	-	-	-	-	1	5	212
	Non-Deed Restricted										4			
Moderate		536	-	52	-	13	40	18	25	47	98	140	433	103
Total RHNA		1,280												
Total Units			-	52	71	13	40	18	25	47	98	145	509	771
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		161		-	-	-	-	-	-	-	-	-	-	161

New Home Construction

The City of Riverbank issued building permits for one hundred forty (140) above moderate-income residential units in 2023; all were for Single-Family Dwellings (SFDs). The majority of the building permits were issued in Crossroads West Specific Plan area. Five (5) building permits were issued for moderate-income category Accessory Dwelling Units. No permits were issued for very low- and low-income categories.

Architectural and Site Plan Review (ASPR) Applications Processed in 2023

In calendar year 2023, the City of Riverbank received nine ASPR applications and approved six ASPR applications for the development of new housing and they are listed below:

- ASPR for an 8 single family unit project- Morrill Tiny Homes Village
- ASPR for a 40 single family unit project - Countryside No. 2 Subdivision
- ASPR for an 85 single family unit project – Diamond Bar East subdivision
- ASPR for a 47 single family unit project - Heritage Subdivision
- APSR for a 28 single family unit project – Ward Villas

Actual Housing development after January 1, 2024 will be counted in the following housing element cycle.

IV. Public Participation

This item is considered administrative and does not require public notice beyond posting of the agenda.

V. ENVIRONMENTAL REVIEW:

The proposed Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act. No environmental review is necessary for this item.

VI. RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution No. 2024-XX, recommending the City Council to direct staff to transmit the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

ATTACHMENTS

1. Draft Planning Commission Resolution No. 2024-XX
2. Housing Element Annual Progress Report Tables A- K for Calendar Year 2023

**City of Riverbank
Planning Commission
Resolution No. 2024-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
CALIFORNIA, RECOMMENDING THE CITY COUNCIL RECEIVE AND ACCEPT THE
HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023 AND
AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

WHEREAS, California Government code section 65400 (2), requires the planning agency to provide an annual report to the City Council, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) regarding progress toward implementing the housing element of the general plan; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2023, utilizing the prescribed forms and instructions provided by HCD; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW THEREFORE, BE IT RESOLVED that the City of Riverbank Planning Commission based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend that the City Council receive and accept the annual progress report on the Housing Element, attached and incorporated by reference herein, and authorize staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

The foregoing Resolution was passed and adopted by the Planning Commission of the City of

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on March 19, 2024, moved for adoption by Commissioner _____ and duly seconded by Commissioner _____; passed by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Miguel Galvez
Interim Building and Planning Manager

Approved:

Joan Stewart, Chairperson
Planning Commission

Jurisdiction	Riverbank	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

15

Reporting Year:	2009	2010	2011	2012	2013	Housing Element Implementation										Click to go to table with population forecasts																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Housing Element Implementation

Table A2														
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units														
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							
1					2	3	4							5
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=RenterO=Ow	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	
	74023013	5512 Fig Tree Way		BP22-0299	SFD									
	74023016	5524 Fig Tree Way		BP22-0301	SFD									
	74023017	5528 Fig Tree Way		BP22-0302	SFD									
	74023018	5532 Fig Tree Way		BP22-0303	SFD									
	74023019	5536 Fig Tree Way		BP22-0377	SFD									
	74023014	5516 Fig Tree Way		BP22-0378	SFD									
	75095088	3108 Pocket Ave		BP22-0411	SFD									
	N/A	N/A		BP22-0524	SFD									
	74023060	5523 Burnbrae Way		BP23-0009	SFD									
	74023061	5519 Burnbrae Way		BP23-0010	SFD									
	74023062	5515 Burnbrae Way		BP23-0011	SFD									
	N/A	N/A		BP23-0028	SFD									
	N/A	N/A		BP23-0029	SFD									
	74023051	5514 Treehouse Lane		BP23-0033	SFD									
	74023052	5518 Treehouse Lane		BP23-0034	SFD									
	74023053	5522 Treehouse Lane		BP23-0035	SFD									
	74023020	5540 Fig Tree Way		BP23-0045	SFD									
	74023001	2102 Starwood Dr		BP23-0046	SFD									
	74023010	2138 Starwood Dr		BP23-0088	SFD									
	74023009	2134 Starwood Dr		BP23-0103	SFD									
	74023008	2130 Starwood Dr		BP23-0104	SFD									
	74023015	5520 Fig Tree Way		BP23-0129	SFD									

Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2023

Housing Element Implementation

	74023063	5511 Burnbrae Way		BP23-0136	SFD									
	74023057	5535 Burnbrae Way		BP23-0139	SFD									
	74023012	2146 Starwood Dr		BP23-0218	SFD									
	74023011	2142 Starwood Dr		BP23-0219	SFD									
	N/A	N/A		BP23-0254	SFD									
	N/A	N/A		BP23-0255	SFD									
	62037002	4004 Companion Ln		BP23-0270	SFD									
	62037004	4012 Companion Ln		BP23-0271	SFD									
	62037005	4016 Companion Ln		BP23-0272	SFD									
	62037006	4020 Companion Ln		BP23-0274	SFD									
	62037007	4024 Companion Ln		BP23-0275	SFD									
	62037008	4028 Companion Ln		BP23-0276	SFD									
	62037009	4032 Companion Ln		BP23-0277	SFD									
	62037010	4036 Companion Ln		BP23-0278	SFD									
	62037011	4040 Companion Ln		BP23-0279	SFD									
	74023050	5510 Treehouse Ln		BP23-0308	SFD									
	74023036	2103 Satinleaf Dr		BP23-0310	SFD									
	74023049	2062 Starwood Dr		BP23-0311	SFD									
	74023047	2054 Starwood Dr		BP23-0312	SFD									
	74023048	2058 Starwood Dr		BP23-0313	SFD									
	74023046	2050 Starwood Dr		BP23-0338	SFD									
	62037037	6102 Friendship Ct		BP23-0353	SFD									
	62037038	6106 Friendship Ct		BP23-0354	SFD									
	62037039	6105 Friendship Ct		BP23-0355	SFD									
	62037040	6101 Friendship Ct		BP23-0384	SFD									
	62038007	6690 Gallop Ln		BP23-0394	SFD									
	74023007	2126 Starwood Dr		BP23-0431	SFD									
	74023091	5515 Fig Tree Way		BP23-0432	SFD									
	74023038	2055 Satinleaf Dr		BP23-0433	SFD									
	74023021	5544 Fig Tree Way		BP23-0455	SFD									
	74023023	2155 Satinleaf Dr		BP23-0456	SFD									
	132066017	6201 Chavez Ct		BP23-0459	SFD									
	132066018	6205 Chavez Ct		BP23-0460	SFD									
	132066019	6209 Chavez Ct		BP23-0461	SFD									
	132066020	6213 Chavez Ct		BP23-0462	SFD									
	132066021	6233 Chavez Ct		BP23-0463	SFD									
	132066022	6237 Chavez Ct		BP23-0465	SFD									
	N/A	N/A		BP23-0498	SFD									

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	74023045	5509 Tree House Ln		BP23-0530	SFD									
	74023037	2059 Satinleaf Dr		BP23-0542	SFD									
	74023039	5533 Tree House Ln		BP23-0543	SFD									
	74023040	5529 Tree House Ln		BP23-0544	SFD									
	75095048	5613 Landon Dr		BP23-0566	SFD									
	75095054	5618 Landon Dr		BP23-0568	SFD									
	75095021	5561 Landon Dr		BP23-0570	SFD									
	75095058	5642 Landon Dr		BP23-0571	SFD									
	75095019	5573 Landon Dr		BP23-0572	SFD									
	75095046	5625 Landon Dr		BP23-0573	SFD									
	74023041	5525 Treehouse Ln		BP23-0582	SFD									
	74023042	5521 Treehouse Ln		BP23-0583	SFD									
	74023043	5517 Treehouse Ln		BP23-0584	SFD									
	74023044	5513 Treehouse Ln		BP23-0585	SFD									
	62039005	6413 Maple Leaf Ln		BP23-0600	SFD									
	62039001	6429 Maple Leaf Ln		BP23-0601	SFD									
	62039004	6417 Maple Leaf Ln		BP23-0602	SFD									
	62039031	6414 Maple Leaf Ln		BP23-0603	SFD									
	62039032	6418 Maple Leaf Ln		BP23-0604	SFD									
	74023022	2159 Satinleaf Dr		BP23-0628	SFD									
	62037012	4044 Companion Ln		BP23-0640	SFD									
	62037013	4048 Companion Ln		BP23-0641	SFD									
	62037014	4052 Companion Ln		BP23-0642	SFD									
	62037015	4056 Companion Ln		BP23-0643	SFD									
	62037034	6108 Scout Ct		BP23-0644	SFD									
	62037035	6107 Scout Ct		BP23-0645	SFD									
	62037036	6103 Scout Ct		BP23-0646	SFD									
	62038052	6504 Gallop Ln		BP23-0653	SFD									
	74023078	5514 Hardwood Ln		BP23-0672	SFD									
	74023077	5513 Hardwood Ln		BP23-0673	SFD									
	74023064	5512 Burnbrae Way		BP23-0674	SFD									
	132066011	6220 Chavez Ct		BP23-0677	SFD									
	132066012	6216 Chavez Ct		BP23-0678	SFD									
	132066013	6212 Chavez Ct		BP23-0679	SFD									
	132066014	6208 Chavez Ct		BP23-0680	SFD									
	132066015	6204 Chavez Ct		BP23-0681	SFD									
	132066016	6200 Chavez Ct		BP23-0682	SFD									
	62037033	6104 Scout Ct		BP23-0710	SFD									
	62037032	6111 Beagle Dr		BP23-0711	SFD									
	62037031	6115 Beagle Dr		BP23-0712	SFD									

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	62037030	6119 Beagle Dr		BP23-0713	SFD									
	62037023	4088 Companion Ln		BP23-0714	SFD									
	62037022	4084 Companion Ln		BP23-0715	SFD									
	62037021	4080 Companion Ln		BP23-0716	SFD									
	62037020	4076 Companion Ln		BP23-0717	SFD									
	62037019	4072 Companion Ln		BP23-0718	SFD									
	62037018	4068 Companion Ln		BP23-0719	SFD									
	62037017	4064 Companion Ln		BP23-0720	SFD									
	62037016	4060 Companion Ln		BP23-0721	SFD									
	62037003	4008 Companion Ln		BP23-0722	SFD									
	62037001	4000 Companion Ln		BP23-0723	SFD									
	62039003	6421 Maple Leaf Ln		BP23-0724	SFD									
	62039006	6409 Maple Leaf Ln		BP23-0725	SFD									
	62039007	6405 Maple Leaf Ln		BP23-0726	SFD									
	62039008	6401 Maple Leaf Ln		BP23-0727	SFD									
	62039009	4200 French Oak Street		BP23-0728	SFD									
	62039010	4204 French Oak Street		BP23-0729	SFD									
	62039030	4205 French Oak Street		BP23-0730	SFD									
	62039033	6422 Maple Leaf Ln		BP23-0731	SFD									
	62039034	6426 Maple Leaf Ln		BP23-0732	SFD									
	62038066	4424 Sierra Street		BP23-0739	SFD									
	62038067	4428 Sierra Street		BP23-0740	SFD									
	62038068	4502 Sierra Street		BP23-0741	SFD									
	62038069	4506 Sierra Street		BP23-0742	SFD									
	62038070	4510 Sierra Street		BP23-0743	SFD									
	62038071	4514 Sierra Street		BP23-0744	SFD									
	62038073	6464 Arena Way		BP23-0780	SFD									
	62038065	6505 Arena Way		BP23-0781	SFD									
	62038072	6460 Arena Way		BP23-0782	SFD									
	62038074	6468 Arena Way		BP23-0783	SFD									
	62038075	6502 Arena Way		BP23-0784	SFD									
	62039035	6427 Moss Creek Ct		BP23-0793	SFD									
	62039036	6423 Moss Creek Ct		BP23-0794	SFD									
	62039037	6419 Moss Creek Ct		BP23-0795	SFD									
	62039038	6415 Moss Creek Ct		BP23-0796	SFD									

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	62039039	6416 Moss Creek Ct		BP23-0797	SFD									
	62039040	6420 Moss Creek Ct		BP23-0798	SFD									
	62039041	6424 Moss Creek Ct		BP23-0799	SFD									
	62039042	4230 Sierra Street		BP-23-0800	SFD									
	62039043	4234 Sierra Street		BP-23-0801	SFD									
	132017010	3234 Sierra St		BP22-0612	ADU									
	132063030	2931 Creek Bend Dr		BP23-0323	ADU									
	132052017	2930 Ross Ave		BP23-0331	ADU									
	132012027	3336 Stanislaus St		BP23-0364	ADU									
	13048031	3824 Sierra St		BP23-0516	ADU									

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	321	-	-	33	-	-	-	-	-	-	-	33	288
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	206	-	-	38	-	-	-	-	-	-	-	38	168
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	217	-	-	-	-	-	-	-	-	-	1	5	212
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	4		
Above Moderate		536	-	52	-	13	40	18	25	47	98	140	433	103
Total RHNA		1,280												
Total Units			-	52	71	13	40	18	25	47	98	145	509	771
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		161		-	-	-	-	-	-	-	-	-	-	161

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.
Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

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Housing Element Implementation

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1a	The City shall revise, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in the previous year to determine if any changes in the General Plan and Zoning Ordinance may be needed to meet the City's Housing Needs.	2014-2023	The City has sufficient land within their Sphere of Influence to accommodate the City's Housing needs. The City annexed 404 acres of land into City limits in 2019 and expects +/- 2,100 housing units with this project. In addition, the City is currently processing an Annexation and Specific Plan application for a project called River Walk, which intends to construct +/- 2,500 units of housing (80% senior). River Walk's EIR is currently under review.
Program 1.1b	Annexation and Prezone of the Crossroads West Specific Plan Area.	By End of Year 2017.	Stanislaus County LAFCO approved the annexation of the Crossroads West Specific Plan Area into the City in June 2019.
Program 1.2a; Program 1.2b	Track changes in land availability and accomplishments in multi-family development in order to determine if further rezoning is necessary to better facilitate high-density developments.	On-Going	In 2022, the City continued to participate in 'Oppsites' online, which lists available, vacant and/or underutilized sites within the City. The City has been responsive to inquiries regarding these sites, and will continue to participate throughout the cycle.
Program 2.1a	Seek assistance from non-profit developers to develop homes for lower-income families.	On-Going	As a second-year member of Stanislaus Urban County, the City is working with Self-Help Enterprises to create affordable housing options and/or assistance through two CDBG programs: the Homebuyers Downpayment Assistance Program and the Housing Rehabilitation Program.
Program 2.1b	Continue to assist developers in the development of extremely low, very low, and low income housing in the grant preparation process to help fund their developments.	On-Going	The City recently partnered with a developer to construct 28 affordable housing units. The infrastructure is currently under construction.
Program 2.1c; Program 2.1d	Encourage developers to include second dwelling units in new subdivisions.	On-Going	All applicants of new developments receive a copy of the City's Accessory Dwelling Unit regulations. Further, the Planning and Building Manager shares this information at Developer meetings held early in the design process. In addition, the City developed an ordinance to permit and regulate Tiny House Villages. This was adopted in January 2023.
Program 2.1e; Program 2.1f	Housing for Farmworkers	On-Going	The City received an SB2 grant award to develop fully engineered accessory dwelling unit plans sets (8) to be given to our citizens for free. It will encourage homeless, farmworker, senior, and aged-out foster child housing. The plans are complete and available.

Program 2.1g; Program 2.1h	2.1g: Updates to the R-1 and R-2 Zoning Districts to include Transitional and Supportive Housing; 2.1h: Amend Zoning Ordinance to comply with Health and Safety Code 17021.5 and 17021.6 and allow farmworker housing in the R-1 Zoning District.	12/31/2017	These items were completed in 2017.
These items were completed in 2017.	The City shall refer residents to the Valley Mountain Regional Center for housing and services available to persons with developmental disabilities	On-Going	As needed, the City will refer residents to the Valley Mountain Regional Center. The City has not yet pursued Stated and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.
Program 2.1j	The City shall encourage housing development within the General Plan Infill Opportunity Area and specifically, sites designated Mixed Use.	On-Going	As development applications are received, the City will encourage and provide opportunities for development within the Infill Opportunity Area. Further, in 2022, the City continued to update its profile on Oppsites.com, which features areas of the City that are undeveloped or underutilized. Many of the sites listed are infill areas of opportunity.
Program 2.1k	Participation in the Stanislaus County and Support Service Collaborative and the Continuum of Care to help address homeless needs in Riverbank and Stanislaus County.	On-Going	The City of Riverbank continues to participate in the Stanislaus County Housing and Support Collaboration and the Continuum of Care to help address homeless needs in Riverbank and Stanislaus County.
Program 2.2a; Program 2.2b	No net loss of Housing Units within the Downtown Specific Plan Area. Work with developers and Non-Profit Providers on the implementation of Downtown Specific Plan.	On-Going	The City continues to work with developers seeking to redevelop property within the Downtown Specific Plan Area. Further, the City continues to encourage two to one replacement of any existing housing units displaced by redevelopment projects in Downtown Area. In 2022, there were no projects within the Downtown Specific Plan Area that displaced any housing units.
Program 2.2c	The City shall encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Specific Plan.	On-Going	In 2022, the City worked with various developers interested in the Downtown Specific Plan Area and encouraged mixed-use development within the City.
Program 3.1a	Continue to promote the use of Planned Development zones for developers who wish to deviate from setback, parking, or other standards which may limit their ability to develop at a desired density.	On-Going	The City continues to work with developers who seek to use Planned Development Zones to deviate from City Standards to create more economically feasible projects.
Program 3.1b	Waive fees for General Plan Amendments which increase density.	On-Going	The City received 2 General Plan Amendment Applications in 2022.
Program 3.1c	Utilize computer software to help fast-track building permits, saving both developer and staff time.	On-Going	The City is using 2021 LEAP grant monies to obtain iWorQ Systems' cloud based permit processing software to streamline our development processes, including online submittals and payments. The system will be fully functional in 2023.
Program 3.1d	Parking as a development constraint	On-Going	The City continues to work with developers who state that parking standards are a constraint for development. The City is working to lower or exempt parking for Tiny House Villages.
Program 3.1e	System development fee deferral	3/31/2016	This program was completed in 2016. Upon request, the City will defer Building Permit fees and System Development Fess from Permit issuance to Permit final.

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction

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NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

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Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Riverbank	
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Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	140,300.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	4
Above Moderate		140
Total Units		145

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0