



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, September 17, 2024 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, SEPTEMBER 17, 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 Board. Individual comments will be limited to a **maximum of 3 minutes (or as stated by the presiding Officer)** and 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 Board unless requested by an individual Planning Commission Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the Planning Commission Board.

Item 2.1: Posting of the Agenda. The Agenda for the September 17, 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 September 11, 2024.

Item 2.2: Approval of the September 17, 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 August 20, 2024 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: None.*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. HOUSING ELEMENT PRESENTATION – (Informational Only – No Action)

Item 3.1: Presentation from Miguel Galvez, contract Planner with JB Anderson Land Use Planning on the city's Housing Element Update.

4. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for items 4.1, 4.2 & 4.3 were published on September 4, 2024 in the Riverbank News.

This item will be Continued to the October 15, 2024 Regular Planning Commission Meeting.
Item 4.1: Draft 6th Cycle Housing Element Update – To consider recommending to the City Council of the City of Riverbank to authorize Staff to submit the Draft 6th Cycle Housing Element Update to the California Department of Housing and Community Development (HCD) for a mandated 90-day compliance evaluation with State laws.

The City's Draft 6th Cycle Housing Element Update has been prepared in accordance with Government Code Section 65800 et. al., which specifies the content of the Housing Element. The Housing Element is one of the elements of the General Plan that presents a plan for meeting the community's housing needs. It addresses constraints to housing development; available land and resources; housing needs; fair housing; and goals, policies and programs to provide housing to meet the needs of households at all income levels.

Recommendation: Continue item to the October 15, 2024 Planning Commission Meeting.

Item 4.2: Exception Request and Vesting Tentative Parcel Map (Dept. File #24-0011) – Alcala

The proposed Project is an application for Vesting Tentative Parcel Map (VTPM) to divide an existing 51,416 sq. ft. parcel into four (4) resulting parcels. The four (4) resulting parcels will vary in size from 6,005 sq. ft. to 26,220 sq. ft. As part of the proposed Project, the Applicants are requesting an exception to the Riverbank Municipal Code Sections 153.033(G)(3) and Section 152.029(C) to allow for the creation of one (1) Flag Lot for proposed parcel two (2). The proposed Project is located east of Hutcheson Way between Turpin Avenue and Deep River Drive. Pursuant to the CEQA Guidelines, the proposed Project is categorically exempt per Article 19, Section 15332, In-Fill Development Projects.

Recommendation: Recommendation to City Council to Approve of Resolution 2024-008

1st _____ 2nd _____

Item 4.3: General Plan Amendment, Rezone, Tentative Subdivision Map, and Architecture and Site Plan Review (Dept. File #24-0017) – Heritage II

The proposed Project is an application for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Architecture and Site Plan Review for the property at 6448 Claus Road (APN 062-039-048) located north of Riverbank Highschool, north of the Railroad Right of Way, and east of Claus Road. The application proposes to amend the General Plan Land

Use designation from Community Commercial (C/C) to Medium Density Residential (MDR), rezone the subject property to a new Planned Development (PD) zoning district, a Tentative Subdivision Map to allow for the subdivision of the 5.9± acre parcel into forty-seven (47) single-family lots, and the architecture and site plan review for the proposed single-family dwellings. The proposed Planned Development zoning will allow for unique development standards to be established on the subject property. The Tentative Subdivision Map proposes to create residential lots of approximately 3,141± sq. ft. to 6,153± sq. ft. This application for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Architecture and Site Plan Review was analyzed pursuant to the California Environmental Quality Act (CEQA), and the proposed Project has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) Common Sense Exemption.

Recommendation: Approval of Resolution 2024-005 GPA & Rezone, 2024-006 TM and 2024-007 ASPR

1st _____ 2nd _____

5. PLANNING COMMISSION COMMENTS

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

Item 6.1: - Correspondence received from Riverbank Unified School District regarding increase of their School Impact Fees.

7. STAFF COMMENTS (Information Only – No Action)

Item 7.1: Joshua Mann, Community Development Director to update the Commission on upcoming planning applications and Council actions.

8. ADJOURNMENT
Next Regular Planning Commission meeting – October 15, 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 at the meeting location, on the North & South City Hall public exterior bulletin board, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 11th day of September, 2024.

/s/ Janet Smallsen, Sr. CDS, City of Riverbank



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. 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 for accessibility.

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.

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



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

PUBLIC “LIVE” VIEWING

- Government Channels: Charter – 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 jmann@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, 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 3minutes 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 the 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 Planning may receive your comments. Planning will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/86737881996>

Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 867 3788 1996**

Join by telephone: 1-669-444-9171 OR 1-669-900-9128 or 1-336-248-27799, enter **Webinar ID: 867 3788 1996**

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

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, September 17, 2024 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). This public hearing is to consider the following matter:

DRAFT 6th CYCLE HOUSING ELEMENT UPDATE – To consider recommending to the City Council of the City of Riverbank to authorize Staff to submit the Draft 6th Cycle Housing Element Update to the California Department of Housing and Community Development (HCD) for a mandated 90-day compliance evaluation with State laws.

The City's Draft 6th Cycle Housing Element Update has been prepared in accordance with Government Code Section 65800 et. al., which specifies the content of the Housing Element. The Housing Element is one of the elements of the General Plan that presents a plan for meeting the community's housing needs. It addresses constraints to housing development; available land and resources; housing needs; fair housing; and goals, policies and programs to provide housing to meet the needs of households at all income levels.

The City is posting the Draft 6th Cycle Housing Element for review by the public. The Public Review period for the 6th Cycle Housing Element Update begins on September 17, 2024, and ends on October 22, 2024. The Public Review Draft and notice can be found below.

Web link:

<https://www.riverbank.org/652/Housing-Element>

Please submit comments in writing to the City at 6707 Third Street or via email at riverbankhousing@riverbank.org.

The Draft 6th Cycle Housing Element will be presented to Planning Commission at its regular meeting on September 17, 2024, and to the City Council on October 22, 2024, prior to being transmitted to HCD for a mandated 90-day compliance evaluation with State laws.

The 6th Cycle Housing Element Update is considered a "Project" as defined by Section 21065 of the California Environmental Quality Act (CEQA) and as such, environmental review and analysis in accordance with CEQA will be required. However, CEQA is not required at this time, as the Project is in "Draft" form, and subject to further revisions based on future discussions with HCD. Upon review by HCD, and prior to any action taken by the City's Planning Commission and City Council, the appropriate level of CEQA analysis will be completed.

**Planning Commission Meeting
September 17, 2024 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 Street, Suite A, Riverbank, 95367. Written comments submitted via email to jmann@riverbank.org or via Mail Delivery Service requires a follow up phone call to (209) 863-7122 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 City Council for consideration and will be made part of the official record, but will not be read aloud during the meeting.

Oral Comments 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. Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so.

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 Community Development Director Joshua Mann at (209) 863 7124 or email jmann@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or by call the Administration Dept. at (209) 863-7122 **prior to 4:00 p.m. on the day of the meeting.**

Published this 4th day of September, 2024.

/s/ Joshua Mann, Community Development Director, City of Riverbank
Sept. 4, 2024

RN#24-119

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CITY OF RIVERBANK PLANNING
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General Plan Amendment, Rezone, Tentative Subdivision Map, and Architecture and Site Plan Review (Dept. File #24-0017) – Heritage II

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Published this 4th day of September 2024.

/s/ Michael Arroyo, Contract Planner, City of Riverbank

**Sept. 4, 2024
RN#24-120**



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

MINUTES
Tuesday, August 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: Stewart, Zamora, Dinan, Halterman, Basso, (Alternate) Link and (Alternate) Reuben

Absent: Commissioners: 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.

Commissioner Halterman had a conflict with Item 4.1 will abstain from voting.

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.

- *Gary Pearson spoke on the Housing Element workshop stated he would like the city to hold another workshop in hopes to get more out reach to the community. Also, is not in approval for the River Walk Project.*
- *Jamie Aggers spoke against the River Walk Project and made comments related to the City's Housing Element update process.*

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 August 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 August 15, 2024.

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

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

Nays: None

Absent: None

Abstained: None

Item 2.3: Approval of the June 18, 2024 Planning Commission Meeting minutes.

ACTION: *By motion moved/second (Dinan / Zamora passed 4-0-3) was approved as submitted; Motion carried by unanimous roll call vote.*

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

Nays: None

Absent: None

Abstained: Basso, Stewart and Halterman (absent during this meeting date)

3. POLICE & FIRE PRESENTATION – (Informational Only – No Action)

Item 3.1: Presentation from Chief Ridenour and Deputy Chief Clint Bray on illegal firework dangers and enforcement strategies.

- Chief Ridenour and Deputy Fire Chief Bray, presented Item 3.1 and PowerPoint and provided states of calls for fire's during the day of July 4th.
- Staff asked some questions and appreciated their efforts for everything they did during the 4th of July.
- Public Comments was opened at 6:10 p.m.
- Being no comments, the public comments was closed at 6:10 p.m.

4. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for items 4.1 were published on August 7, 2024 in the Riverbank News.

Item 4.1: **Architecture & Site Plan Review 04-2024 (Dept. File #24-0010) – Countryside III – California Avenue and Central Avenue, APN: 062-022-020.** Architecture and Site Plan Review (ASPR) for Countryside III, a twenty-three (23) lot subdivision with one (1) lot, Lot A, serving as the development's storm drain basin. Countryside III is the third and final phase for the Countryside development.

- Michael Arroyo with JB Anderson Land Use Planning Presented Item 4.1 and PowerPoint.
- *Staff had no comments.*
- *Public Hearing was opened at 6:28 p.m.*
- *Being no comments, the Public Hearing was closed at 6:28 p.m.*

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

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

Nays: None

Absent: None

Abstained: Halterman (due to conflict of interest)

5. PLANNING COMMISSION COMMENTS

None

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only - No Action)

Item 6.1: Correspondence received from Modesto City Schools regarding 2024 School Impact Fee Increases

- Joshua Mann, Community Development Director informed staff of the letter we had received from Modesto City School District on fee increase for impact fees for building fees.

7. STAFF COMMENTS (Information Only) NO ACTION

Item 7.1: Joshua Mann, Community Development Director, updated the Commission on items that have gone to City Council and will be going to City Council and also informed them of some applications that will be coming to the Planning Commission at our next meeting.

8. ADJOURNMENT - Regular Planning Commission Meeting – August 20, 2024 at 6:30 p.m.

9. Next Regular Planning Commission meeting – September 17, 2024 @ 6:00 pm.

ATTEST:

APPROVED:

Joshua Mann
Community Development Director

Joan Stewart
Planning Commission Chair



City of Riverbank
Community Development Department
Planning • Building • Code Enforcement
6617 Third Street, Riverbank, CA 95367
Mailing Address: 6707 Third Street, Riverbank, CA 95367
Office (209) 863-7127 Fax (209) 869-7126

September 11, 2024

MEMO TO: City of Riverbank Planning Commission

FROM: Joshua Mann, Director of Community Development

SUBJECT: ITEM 4.1 - DRAFT 6th CYCLE HOUSING ELEMENT UPDATE

Staff is requesting that the Draft 6th Cycle Housing Element item be continued to the October 15, 2024 Planning Commission meeting in order to allow additional time for staff to obtain comments from interested parties as it relates to the Housing Element update.

RECOMMENDATION

Staff recommends the Planning Commission approve a continuance for the Draft 6th Cycle Housing Element item to the October 15, 2024 Planning Commission meeting.

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: **3.1** **September 17, 2024**

APPLICATION: **Exception Request and Vesting Tentative Parcel Map Application 01-2024. Alcala – 2842 Turpin Avenue. (File No. 24-0011)**

Project Description: Request to subdivide one (1) parcel (APN: 132-062-003) totaling approximately 51,416 square feet (sf) into four (4) parcels: Parcel 1 (26,220 sf), Parcel 2 (11,340 sf), Parcel 3 (6,143 sf), and Parcel 4 (6,005 sf). The project specifically includes a request for an exception to the Riverbank Municipal Code Sections 153.033 (G)(3) and 152.029(C) with respect to lot width and depth to allow a flag lot configuration for proposed Parcel 2. Proposed Parcel 1 contains an existing single-family residence, two (2) carports, and four (4) existing sheds. The property is located at 2842 Turpin Avenue and is zoned Single-Family Residential.

**PROPERTY OWNER/
APPLICANT:** Jorge and Consuelo Alcala
2842 Turpin Avenue
Riverbank, CA 95354

**APPLICANT
REPRESENTATIVE:** Hawkins & Associates Engineering, Inc.
436 Mitchell Road
Modesto, CA 95361

GENERAL PLAN: Lower Density Residential (LDR)

ZONING: Single-Family Residential (R-1)

**ENVIRONMENTAL
DETERMINATION:** Pursuant to the California Environmental Quality Act, the proposed Tentative Parcel Map meets the conditions prescribed by CEQA Section 15332 (Class 32, In-Fill Development Projects) for an exemption.

PROJECT PLANNER: Michael Arroyo, Contract Planner

RECOMMENDATION: Recommend approval of the Request for an Exception to allow for flag lot configuration and to subdivide the subject parcel based on the General Plan and Zoning Consistency findings.

ACROMYMS: CEQA - California Environmental Quality Act
HDR - Higher Density Residential
LAFCO - Local Agency Formation Commission
PM - Parcel Map
SF/sf - Square Feet, Square Foot
TPM - Tentative Parcel Map

I. EXECUTIVE SUMMARY:

Applicants, Mr. Jorge and Consuelo Alcala, are requesting that the Planning Commission approve a Request for an Exception to allow for the configuration of a flag lot and Vesting Tentative Parcel Map No. 01-2024 (Exhibit A). The proposal includes a Request for an Exception to allow for the configuration of a flag lot and to subdivide one (1) existing parcel, Parcel 132-062-003 (51,418 sf), into four (4) resulting parcels: Parcel 1 (26,220 sf), Parcel 2 (11,340 sf), Parcel 3 (6,143 sf), and Parcel 4 (6,005 sf). The property is zoned R-1, Single-Family Residential and the General Plan designation for the site is Lower-Density Residential.

II. BACKGROUND AND ANALYSIS:

Mr. Jorge and Consuelo Alcala are the owners of the subject property, an approximately 51,418 sf parcel, located at 2842 Turpin Avenue. Other than the Request for an Exception and Vesting Tentative Parcel Map, there is no development proposed at this time. Future development would occur under the building permit process. No Architecture and Site Plan Review is required for custom-built homes on single lots.

A. Development Standards

Lot Size

The proposed Vesting Tentative Parcel Map would subdivide one (1) existing parcel totaling 51,418 square feet (sf) into four (4) parcels. The Project site is located within the City's R-1, Single-Family Residential Zoning District and is designated Lower Density Residential (LDR) per the General Plan. For the R-1 Zone, the minimum interior lot size requirement is 6,000 square feet. All four proposed parcels comply with the minimum lot size requirement: Parcel 1 totals

26,220 sf, Parcel 2 totals 11,340 sf, Parcel 3 totals 6,143 SF, and Parcel 4 totals 6,005 sf.

Lot Width

In the R-1 zoning district, the minimum lot width requirement for interior lots (all four parcels are interior lots) is 55 feet. According to the Vesting Tentative Parcel Map, Parcel 1 has a lot width of approximately 139 feet, Parcel 2 has a lot width of 29.2 feet, Parcel 3 has a lot width of 55 feet, and Parcel 4 has a lot width of 55 feet. Parcels 1, 3, and 4 meet the minimum lot width requirements for the R-1 zoning district while Parcel 2 does not meet the minimum lot width standard for the R-1 zoning district.

Lot Depth

In the R-1 Zoning District, the minimum lot depth requirement is 100 feet unless otherwise approved by the Planning Commission or City Council. Per section 152.029 of the Riverbank Municipal Code, the depth of lots shall not exceed the road frontage by more than three (3) times. Parcels 1, 3, and 4 meet the minimum lot depth requirements for the R-1 zoning district while Parcel 2 does not meet the minimum lot depth standard for the R-1 zoning district. The Parcel 2 flag lot configuration provides a street frontage of 29.2 feet; strict application of Section 152.029 would allow a maximum lot depth of 87.6 feet for Parcel 2. The proposed lot depth for Parcel 2 exceeds the maximum lot depth permitted by 93.4 feet.

The table below illustrates the minimum lot, width, and depth requirements for the lots:

R-1 Zoned Parcels	Lot Size (Minimum 6,000 sf)	Lot Width (Minimum 55 ft)	Lot Depth (Minimum 100 ft)
Parcel 1	26,220 sf	139 ft	188 ft
Parcel 2	11,340 sf	29.2 ft	181 ft
Parcel 3	6,143 sf	55 ft	116.1 ft
Parcel 4	6,005 sf	55 ft	126.1 ft

Existing Structures

Proposed Parcel 1 contains an existing single-family residence, two (2) carports, four (4) existing sheds and a mix of palm trees and deciduous trees. Proposed Parcel 2, 3, and 4 together contain various, small storage structures, chicken coops, animal pens, and a combination of trees.

B. General Plan Consistency Findings

Policy CONS-8.6: “The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services.”

Approval of a tentative parcel map may lead to the development of single-family dwelling units on proposed Parcels 2, 3, and 4 because it makes them ready for development and sale.

III. ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, staff has determined that the proposed Parcel Map is exempt pursuant to Section 15332 (Class 32) of the State CEQA Guidelines. The proposed Parcel Map meets the conditions prescribed by CEQA Section 15332 in that 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; the proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses; the project site has no value as a habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

IV. PUBLIC NOTICE

The Planning Commission public hearing notice was published in the Riverbank News on September 4, 2024 and posted at City Hall North, South, Post Office, library and website on September 4, 2024. In addition, the Applicant posted a Notice of Development Permit Application at 2842 Turpin Avenue on September 4, 2024 and notices were distributed to 70 properties within 300-feet of the Project site in accordance with City standard practices on September 2, 2024. At the time of writing this Staff Report (September 10, 2024), 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

The Planning Commission recommends approval to the City Council for the Parcel Map and Exception request, based on required findings.

VI ATTACHMENTS:

1. Planning Commission Resolution No. 2024-xxx
Exhibit A – Vesting Tentative Parcel Map 01-2024

Respectfully Submitted By:

Michael Arroyo

Michael Arroyo
Contract Planner

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK RECOMMENDING APPROVAL TO THE CITY COUNCIL OF
THE CITY OF RIVERBANK OF THE REQUEST OF ROD HAWKINS,
HAWKINS AND ASSOCIATES ENGINEERING, INC. FOR AN EXCEPTION
REQUEST AND TENTATIVE PARCEL MAP 01-2024, LOCATED AT 2842
TURPIN AVENUE (APN 132-062-003)**

WHEREAS, an application was received from Rod Hawkins, Hawkins & Associates Engineering, Inc. for Tentative Parcel Map 01-2024 to divide one (1) parcel totaling approximately 51,418 square feet into four (4) parcels, specifically sized as follows:

Parcel 1: Approximately 26,220 square feet

Parcel 2: Approximately 11,340 square feet

Parcel 3: Approximately 6,143 square feet

Parcel 4: Approximately 6,005 square feet

WHEREAS, the proposed tentative map is consistent with General Plan Conservation Element Policy 8.6, which states: "The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services"; and

WHEREAS, Tentative Parcel Map 01-2024 was reviewed by the Riverbank Planning Commission at a regular meeting held on September 17, 2024, in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a proposed Exemption pursuant to the California Environmental Quality Act and considers this to be the appropriate level of environmental review in this case. The Planning Commission finds that the proposed project meets the conditions prescribed in Section 15332 (Class 32, In-Fill Development Projects) of the State CEQA Guidelines and

WHEREAS, the Riverbank Planning Commission recommends approval to the City Council for the requested Tentative Parcel Map as prepared by Rod Hawkins of Hawkins & Associates Engineering, Inc. and date stamped May 30, 2024, presented by Jorge and Consuelo Alcala as depicted in attached **Exhibit "A"**, incorporated herein as a part of this Planning Commission Resolution; and

WHEREAS, the Planning Commission of the City of Riverbank hereby finds the following findings:

- A. The project is consistent with the General Plan in that the project directly implements General Plan Conservation Policy 8.6.
- B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code.
- C. According to the California Environmental Quality Act, the proposed project is exempt

pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the State CEQA Guidelines. The proposed Project meets all conditions prescribed by CEQA Section 15332.

- D. The approval of Tentative Parcel Map 01-2024 for the subdivision of one (1) parcel totaling approximately 51,418 square feet into four (4) parcels will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that proposed map is similar to, and compatible with, neighboring uses in the area.

WHEREAS, the Planning Commission recommends approval to the City Council for a Tentative Parcel Map, subject to the following conditions:

1. Deep River Drive shall be fully improved including driveways, curbs, gutters and sidewalks along the new alignment;
2. Street light shall be installed per City standards;
3. Each lot shall be connected to City water with water meters and back flow preventers;
4. Each lot shall be connected to City sewer with clean outs at the property lines;
5. All wells and septic tanks shall be abandoned as a condition of map approval;
6. Storm inlets shall have storm filters;
7. The storm drain system shall be designed to City standards;
8. A complete set of landscape plans conforming to the state's MWELo requirements is required prior to final map;
9. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website;
10. All existing overhead electrical shall be placed underground;
11. Street dedication is required along Deep River Drive as shown on the tentative map;
12. The project will require a Parcel Map to be prepared by a person licensed to practice land surveying in the State of California. All lot corners shall be permanently marked;
13. A soils report is required;
14. Utility plans for water, sewer and storm drainage are required to be provided and approved prior to recording the Parcel Map;
15. All structures not conforming to City Standards shall be removed or relocated.

NOW THEREFORE, BE IT RESOLVED the City of Riverbank Planning Commission recommends approval to the City Council for Tentative Parcel Map No. 01-2024, subject to those conditions established by Resolution No. 2024-xxx and to be recorded as illustrated in **Exhibit "A"** to this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of September, 2024; motioned by _____, seconded by _____, and upon roll call was carried by the following vote of _-_:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

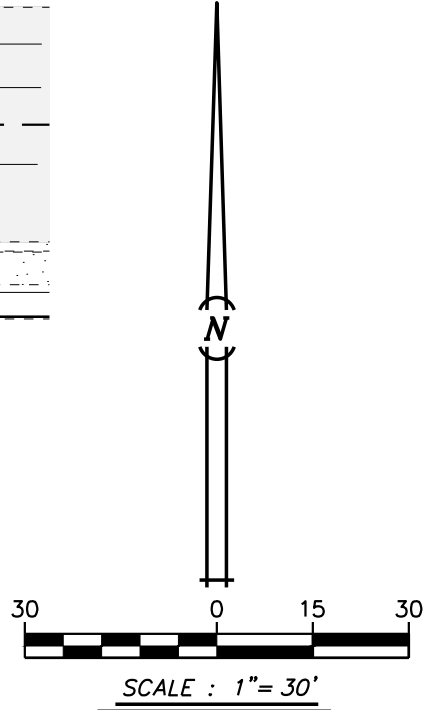
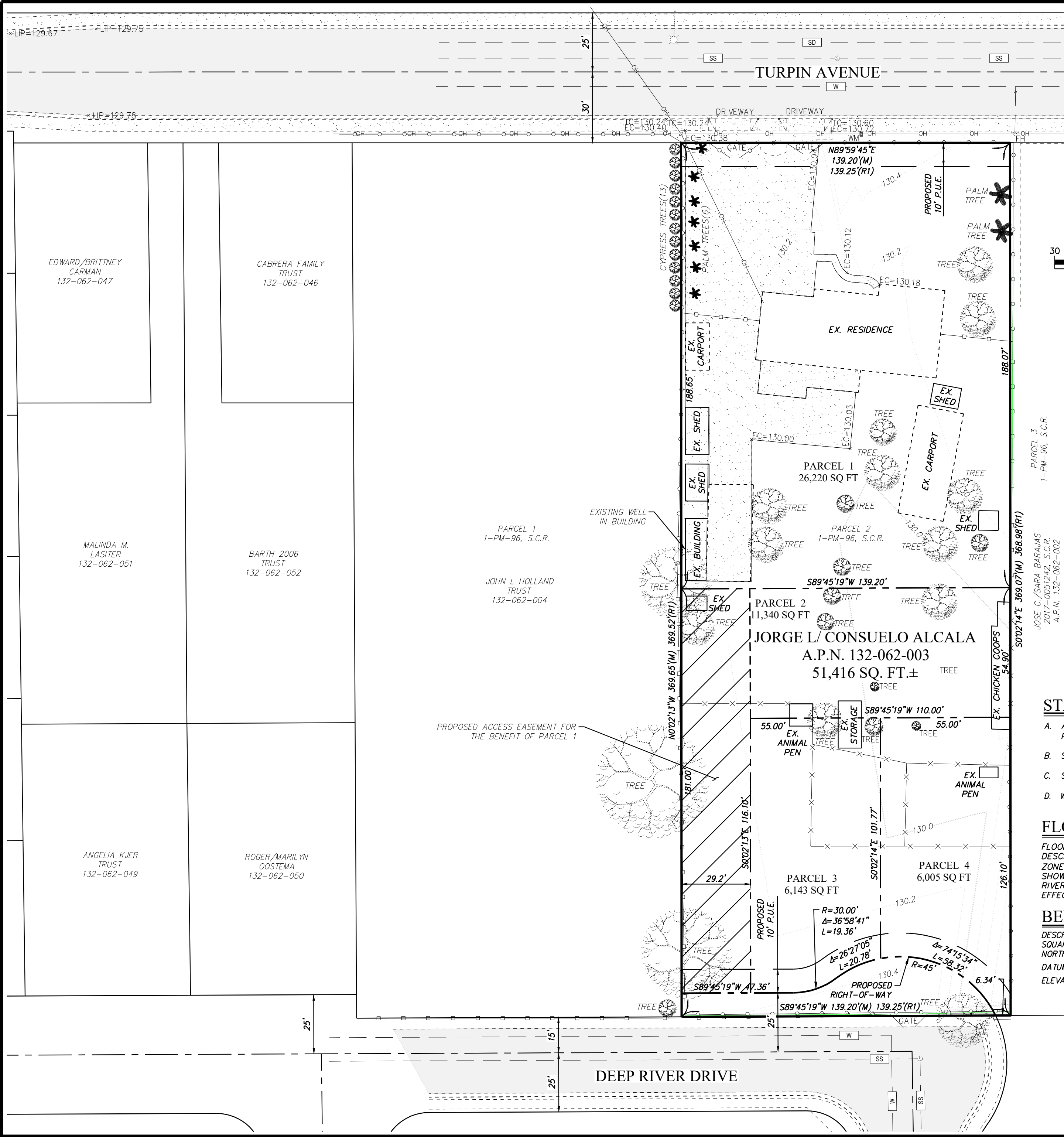
Approved:

Joshua E. Mann
Community Development Director

Joan Stewart, Chairperson
Planning Commission

Exhibit A – Tentative Parcel Map 01-2024

EXHIBIT A TO ATTACHMENT 1



GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBER 132-062-003
2. TOTAL AREA: 51,416 SQ. FT.±, 1.18 ACRES±
3. TOTAL NUMBER OF RESIDENTIAL LOTS: 4
4. CURRENT ZONING : R-1 (SINGLE FAMILY RESIDENTIAL); CURRENT GENERAL PLAN DESIGNATION: LDR (LOWER DENSITY RESIDENTIAL)
5. SEWER SERVICE: CITY OF RIVERBANK
6. WATER SERVICE: PARCEL 1 TO REMAIN ON EXISTING WELL. PARCELS 2-4 TO CONNECT TO CITY WATER.
7. ELECTRIC & GAS SERVICE: PG&E
8. TELEPHONE SERVICE: AT&T
9. STORM DRAINAGE: OVERLAND TO OPEN SPACE.
10. ALL NEW PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL ROAD FRONTAGES.
11. THE PROJECT SITE SLOPES FROM NORTH TO SOUTH WITH ELEVATIONS FROM 130.4 TO 130.2.
12. ALL DIMENSIONS, DISTANCES, AREAS, ETC. ARE TAKEN FROM FIELD OBSERVATIONS BY SURVEY PERSONNEL AND REFLECT AN ACTUAL SURVEY OF FOUND MONUMENTS.
13. ALL EXISTING STRUCTURES AND TREES ON PARCEL 1 SHALL REMAIN. ALL EXISTING STRUCTURES AND TREES ON PARCELS 2-4 WILL BE REMOVED.

STATEMENT OF SUBDIVIDER:

- A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER CITY OF RIVERBANK'S STANDARD SPECIFICATIONS.
- B. STORM DRAINAGE: OVERLAND TO OPEN SPACE.
- C. SEWAGE DISPOSAL: CITY OF RIVERBANK SYSTEM (NEW).
- D. WATER SUPPLY: CITY OF RIVERBANK SYSTEM (NEW).

FLOOD ZONE NOTE:

FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FLOOD INSURANCE RATE MAP, CITY OF RIVERBANK, COMMUNITY NO. 060391, MAP NO. 06099C0330E, EFFECTIVE DATE SEPTEMBER 26, 2008.

BENCHMARK

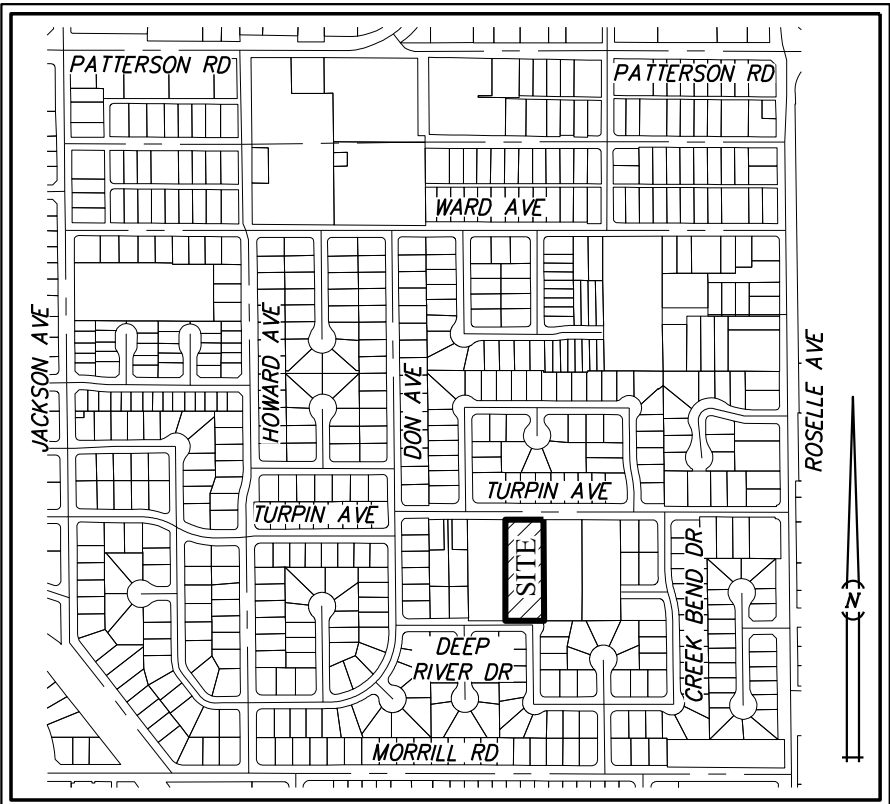
DESCRIPTION: CITY OF RIVERBANK BENCHMARK #228, CHISELED SQUARE ON TOP OF CURB, NORTH END OF CURB RETURN, NORTHEAST CORNER OF OAKDALE ROAD AND PROUTY.
DATUM: CITY OF RIVERBANK
ELEVATION: 128.98

BASIS OF BEARING

BASIS OF BEARING IS N89°58'28"E FOR THE CENTERLINE OF MORRILL ROAD, AS SHOWN IN BOOK 34 OF MAPS, AT PAGE 56, STANISLAUS COUNTY RECORDS.

REFERENCES

(R1) BOOK 1 OF PARCEL MAPS, AT PAGE 96, S.C.R.



VICINITY MAP

NO SCALE

LEGEND	
	EXISTING CURB GUTTER & SIDEWALK
	EXISTING AREA OF AC PAVING
	EXISTING AREA OF CONCRETE
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING BARBED WIRE/HOG WIRE FENCE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND STORM DRAIN LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING UNDERGROUND SANITARY SEWER LINE
(M)	MEASURED
(R1)	REFERENCE PER RECORD
S.C.R.	STANISLAUS COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTER LINE
	EXISTING RIGHT-OF-WAY LINE
	BOUNDARY OF PROJECT
	PROPOSED EASEMENT

OWNER/SUBDIVIDER

JORGE L. ALCALA & CONSUELO ALCALA
2842 TURPIN AVENUE, RIVERBANK, CA 95367
(209) 505-8638

ENGINEER:

HAWKINS & ASSOCIATES ENGINEERING INC.
436 MITCHELL ROAD, MODESTO, CA 95354
(209) 575-4295

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS, CITY OF RIVERBANK, AND DESCRIBED AS FOLLOWS:

PARCEL 2 OF THAT CERTAIN MAP FILED APRIL 7, 1966 IN BOOK 1 OF PARCEL MAPS, AT PAGE 96, STANISLAUS COUNTY RECORDS

HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL RD. MODESTO, CA. 95354 PH: (209) 575 - 4295 FX: (209) 578 - 4295	PRELIMINARY VESTING TENTATIVE PARCEL MAP		BY: RCS CHK: RHH DATE: 05/2024 SCALE: 1" = 30' JOB #: 3685.00
	2842 TURPIN AVENUE RIVERBANK, CALIFORNIA 95367		RODRICK H. HAWKINS: R.C.E. 50188 L.S. 9489
	SHEET 1 OF 1		SYM. DATE DESCRIPTION APPD

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	3.3	September 17, 2024
APPLICATION:	General Plan Amendment 01-2024, Rezone 01-2024, Tentative Subdivision Map 01-2024, and Architectural and Site Plan Review 06-2024 (Dept. File 24-0019) – Heritage II – 6448 Claus Road (APN: 062-039-048). The Applicant is requesting a General Plan Amendment to modify the existing Community Commercial (C/C) Land Use Designation to Medium Density Residential (MDR), a rezone from the existing Planned Development (PD Commercial) to a new Planned Development zone with modified development standards to allow for the development of 47 single family residential dwelling units, a Tentative Subdivision Map to subdivide the approximately 5.9-acre parcel into forty-seven (47) single-family lots, and the Architecture and Site Plan Review of the design of the 47 single family residential dwelling units. The Project site is located at 6448 Claus Road.	
OWNER:	Summerfaire Commerce Center LLC 1920 Standiford Avenue, Suite 1 Modesto, CA 95350	
APPLICANT:	Summerfaire Commerce Center LLC 1920 Standiford Avenue, Suite 1 Modesto, CA 95350	
ENGINEER:	Jim Freitas (Associated Engineering Group, Inc.) 4206 Technology Drive, Suite 4 Modesto, CA 95356	
LOCATION/APN:	The proposed Project is located east of Claus Road, south of Sierra Street, west of Central Avenue, and north of the Railroad Right of Way and Patterson Road. The address is 6448 Claus Road APN: 062-039-048.	
GENERAL PLAN:	Community Commercial (C/C)	
ZONING:	Planned Development (PD)	

ENVIRONMENTAL DETERMINATION:	Pursuant to the California Environmental Quality Act, the proposed project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) Common Sense Exemption.
PROJECT PLANNER:	Michael Arroyo, Contract Planner
RECOMMENDATION:	Adoption of Resolution No. 2024-005 recommending to City Council the approval of a General Plan Amendment (GPA 01-2024) and recommending to City Council the approval of a Rezone (RZ 01-2024) to Planned Development; Adoption of Resolution No. 2024-006 recommending to City Council the approval of Tentative Subdivision Map (TSM 01-2024); and adoption of Resolution No. 2024-007 approving Architecture and Site Plan Review (ASPR 06-2024) of Heritage II.
ACRONYMS:	CEQA – California Environmental Quality Act CFD – Community Facilities District DU – Dwelling Units LDR – Low Density Residential LID – Low Impact Design RMC – Riverbank Municipal Code TM – Tentative Map

EXECUTIVE SUMMARY

The proposed Project consists of a General Plan Amendment (GPA) to Medium Density Residential (MDR), a Zoning Ordinance Amendment (Rezone) to Planned Development (PD), a Tentative Subdivision Map (TSM) to subdivide a parcel of approximately 5.9-acres into forty-seven (47) single-family residential lots (4.2± net acres), and the Architecture and Site Plan Review (ASPR) for the proposed design of the forty-seven (47) single family residential dwelling units. The Project site currently has a General Plan Land Use designation of Community Commercial (CC) and is currently zoned Planned Development (PD).

BACKGROUND

The current Project Proponent previously submitted an application for a General Plan Amendment to Community Commercial, a Zoning Ordinance Amendment (Rezone) to Planned Development (PD), and an Architecture and Site Plan Review to allow for the development of a self-storage and recreational vehicle facility. The previous project received approvals by the City of Riverbank's City Council on December 20th, 2022 and January 10th, 2023. The approval included a 2,000 square foot office, 623 climate-controlled storage units, and 62 RV and boat storage spaces. Due to market factors and other considerations, the Project did not move forward and the project site remained

vacant and undeveloped. Subsequently, the Project Proponent has since revised the plan to develop the subject property to residential uses.

PROJECT ANALYSIS

A. General Plan Amendment

GENERAL PLAN CONSISTENCY FINDINGS:

The Project site's density is 11.2 dwelling units per net acre. At this density, the proposed Project is consistent with the proposed General Plan designation of Medium Density Residential (MDR, net density of 8-16 units per net acre). Below is a discussion of General Plan Policies with which the proposed project is consistent:

1. Policy DESIGN-2.7 – In general, the City will require the construction of sidewalks on both sides of all new streets.

The applicant has provided sidewalks on both sides of all new proposed streets within the cul-de-sac and interior streets.

2. Policy DESIGN-3.1

The City will limit block lengths and encourage continuity of streets among neighborhoods to facilitate access, increase connectivity, and support safe pedestrian, bicyclist, and vehicular movement in residential neighborhoods.

The City is requiring the applicant to make improvements at the intersection of Claus Road and Sierra Street in order to accommodate resident safety and support vehicular movements.

3. 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. Approved plans, projects and subdivision requests will minimize the visual prominence of garages and instead incorporate porches, stoops, active rooms, and functionally opening windows that face the street.

Architecture and Site Plan Review is included with this application. The visual prominence of garages is reduced.

4. Policy DESIGN-5.2

The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby provide ‘eyes on the street,’ helping to maintain a sense of security within neighborhoods.

The applicant has provided architectural details for the use of porches and stoops.

5. Policy CONS-4.2 – Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.

The Developer has not provided a stormwater basin within the Project site but will connect to the existing oversized Diamond Bar East basin to the north. The developer is required to annex into Community Facilities District 2016-01 for future maintenance or replacement of facilities.

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

The developer has provided two (2) models, two (2) variations (Spanish and Traditional) and six (6) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details may include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows, and foam trim.

B. Rezone to Planned Development

The developer is requesting to modify the current Planned Development Zoning district which allows commercial uses by rezoning the property to a new Planned Development (PD) (Attachment 1) to allow for residential uses. The Table below shows the development standards of the Single-Family Residential, R-1 zoning district since the project proposes single-family dwelling units. The Table compares the proposed Planned Development standards with the R-1 standards. *Those standards that deviate from R-1 zoning are marked with an asterisk (*)*.

Type of Standard	LDR Zoning Standards	Proposed PD Standards
Lot Size <i>(Minimum)</i>		
Interior	6,000 Square Feet	3,000 Square Feet*
Corner	6,000 Square Feet	3,500 Square Feet*
Lot Width <i>(Minimum)</i>		
Interior	55 Feet	40 Feet*
Corner	65 Feet	45 Feet*
Density <i>(Maximum)</i>	8 DU/ Net Acre	16 DU/ Net Acre*
Height <i>(Maximum)</i>	35 Feet	35 Feet
Setback <i>(Minimum)</i>		
Front	10 Feet	15 Feet*
Garage	20 Feet	20 Feet
Side:		
Interior	5 Feet	5 Feet
Corner	5 Feet	10 Feet*
Rear	5 Feet	10 Feet*
Lot Coverage <i>(Maximum)</i>	50%	50%
Accessory Height <i>(Maximum)</i>	15 Feet	15 Feet
Local Street Width	64 Feet	50 Feet*
Sidewalks	Both sides of street	Both sides of street
Onsite Parking	2 covered spaces	2 covered spaces
Street Parking	Both sides of street	Both sides of street

Pursuant to RMC section 153.162 (E)(3), the developer is providing amenities to compensate the neighborhood for deviating from the minimum standards above. These

amenities could include enhanced landscaping, a colored concrete or brick crosswalk, upgraded front doors and garage doors, decorative wrought iron fencing in the front, open space furniture, French doors instead of sliders, etc. Other suggestions are considered by staff. The developer has proposed some amenities such as decorative garage doors, decorative garage lights, and pavers or colored pavement at crosswalks at the subdivision entrance.

Rezone Findings:

In recommending approval of the Rezone to the City Council (Attachment 1 Exhibit A), the Planning Commission must find the project meets the required findings of fact:

1. Each individual unit of the development if built in stages, as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.

The development could be built in stages and exist as independent units capable of creating a good environment.

2. The uses proposed will not be a detriment to the present and proposed surrounding land uses but will enhance the desirability of the area and have a beneficial effect.

The site is currently a vacant parcel subject to sporadic dumping. A new subdivision will reduce opportunities for blighted conditions as well as add to the diverse and compact housing stock the City has to offer to potential new residents.

3. Any deviation from the standard ordinance requirements is warranted by the unusual design and additional amenities incorporated in the development plan which offers certain redeeming features to compensate for any deviations that may be permitted.

Amenities proposed by the developer and staff for the deviations from R-1 included amenities such as decorative garage doors, decorative garage lights, and pavers or colored pavement at crosswalks at the subdivision entrance.

4. The principles incorporated in the proposed master plan identify unique characteristics which could not otherwise be achieved under other zoning districts.

Smaller lots could not be achieved under other zoning districts; hence, the zone change to accommodate the more compact housing subdivision proposal.

5. Where a PD rezone is initiated by the City, the previous findings are not required.

This Planned Development was initiated by the a private developer.

C. Tentative Subdivision Map 01-2024

Tentative Subdivision Map 01-2024 (Attachment 2 Exhibit C) proposes forty-seven (47) small buildable lots for a single-family residential subdivision. The lot sizes are below the R-1 standard size of 6,000 square feet; therefore, the Applicant is requesting approval for a rezone to PD which accommodates the proposed lot sizes. The lots range in size from 3,191± sq. ft. to 6,153± sq. ft. All proposed streets are designed to accommodate City Street Designs with consideration for low-impact design standards as well as to encourage Complete Streets for vehicles as well as pedestrians.

The applicant will be required to connect to the Diamond Bar East storm drain basin to the north to ensure adequate site drainage. This existing oversized basin is expected to manage the storm water for all interior streets and lots per City Standards. The City has developed LID guidelines due to storm water discharge standards implemented by the State of California through the MS4 permit process. The proposed project embraces the City's and State's LID guidelines. All project storm water will be collected and disposed of on-site through the use of a storm water detention basin. The proposed Project is required to annex into the City of Riverbank's Community Facilities District (CFD) 2016-01 for the future maintenance of the storm water system as well as the streets, waste water, and water systems.

The Tentative Subdivision Map proposes forty-seven (47) buildable single-family residential lots. Before Final Map stage, the proposed street names will be reviewed by staff and outside agencies such as Fire and 911 to see if they are currently in use. Per RMC section 152.026 (L) all street names shall be approved by City Council. Duplication of existing names within the County will not be allowed unless the streets are obviously in alignment with existing streets and likely to sometime be a continuation of the other street. The City is requiring the applicant to improve portions of Claus Road and Sierra Street including the Project's frontage, to be consistent with the City's Circulation Element Street Design Standards.

The Planning Commission is required to make the findings below for Tentative Subdivision Map 01-2024 to ensure its consistency with the General Plan and recommend it to the City Council (Attachment 2 Exhibit B):

1. The proposed map is consistent with applicable general and specific plans.

The proposed map is consistent with the General Plan if the recommended Conditions

of Approval are adopted.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted as they relate to connectivity, sidewalks, and the provision of amenities.

3. The site is physically suitable for the type of development.

The site is suitable for a new subdivision of this type.

4. The site is physically suitable for the proposed density of the development (11.2 dwelling units per net acre are proposed).

The site is physically suitable for a proposed density of between eight (8) and sixteen (16) dwelling units per net acre.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.

The design of the subdivision should not injure fish, wildlife, or their habitats, none of which are present on the site.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision should not cause serious health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

The design of the subdivision should not conflict with any easements of record.

D. Architecture and Site Plan Review

Site Design

The design of the project as proposed is a small lot, compact, detached single-family residential subdivision. The Project is intended to be the second phase of the Heritage subdivision already constructed directly east of the Project site. The proposed lot sizes vary in range. The typical minimum interior lot size dimensions are 40 feet by 80 feet. The typical minimum corner lot size dimensions are 65 feet by 50 feet. The minimum lot size proposed for the subdivision is 3,191 square feet and the maximum lot size proposed is 6,153 square feet.

Architecture and Design Guidelines

The proposed Architecture and Site Plan Review is subject to approval by the Planning Commission pursuant to Section 153.095 (G) of the City of Riverbank Code of Ordinances (Attachment 3 Exhibit D). There are two (2) floor plan models, two (2) architecture types: Spanish and Traditional, and six (6) color schemes (Attachment 3 Exhibit D). The table below provides information on the models, types, and color schemes.

Model Number / Total Square Feet	Stories	Bedrooms	Bathrooms	Amenities (all models)
1. 1583 sf	2	3	2.5	The developer is providing the following amenities: decorative garage doors, decorative garage lights.
2. 1855sf	2	4	3	

The color palettes proposed:

	Scheme 2A Spanish – Plan 1	Scheme 4A Spanish – Plan 1	Scheme 9A Spanish – Plan 1	Scheme 3B Traditional – Plan 2	Scheme 6B Traditional – Plan 2	Scheme 7B Traditional – Plan 2
Comp Roof	Golden Amber	Copper Canyon	Hickory	Sage Wood	Stone Gray	Charcoal
Tile Roof	-----	-----	-----	-----	-----	-----
Main Body	Medici Ivory	Pure White	Divine White	Stucco	Aged White	Skyline Steel
Siding	Tan	Tony Taupe	Manor House	Sommelier	Homburg Gray	Gauntlet Gray
Trim	Tan	Tree Branch	Moth Wing	Tavern Taupe	Hardware	High Reflective White
Front Door	Sable	Tree Branch	Rockwood Red	Deep Forest Brown	Saddle Up	Stolen Kiss
Shutters	Secret Garden	Still Water	Rockwood Red	-----	-----	-----

1. Porches, Entries, and Windows – A clear sense of entry and design interest to a home is provided through the inclusion of architectural elements that contribute to

a sense of place and activity. Each of the two (2) floor plans include a small front porch. In addition, all have a foyer or entry hall at the front door. Large front facing windows provide “eyes on the street” for security.

2. Garage Frontage and Placement – Each dwelling unit has two (2) covered spaces in the garage. The garage placements are varied to prevent monotonous streetscapes.
3. Driveways and Parking – As noted above, there are two (2) parking spaces in each garage. All driveways have room to park two (2) vehicles and still provide clearance for the public sidewalk. Street parking is permitted.
4. Fence and Wall 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.
5. Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Per the City of Riverbank Standard Conditions, Resolution 2013-014 #22, if the Project is a Planned Development, the Project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer. The property is required to annex into the City’s Community Facilities District – CFD 2016-01.

PARK-IN-LIEU FEE

The proposed Project has an obligation to dedicate park land or pay a park-in-lieu fee. The obligation for this project will be determined at the Final Map stage.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption.

PUBLIC NOTICE

On September 4, 2024, public notices for the Planning Commission hearing were mailed to interested parties and property owners (46) within 300 feet of the project location. The Planning Commission hearing notice was published in the Riverbank News on September 4, 2024. The notice was posted on the City’s website and physically posted at City Hall

North, South, the post office and sent to the library on September 5, 2024. The subject property public notice sign was posted on August 28, 2024.

ATTACHMENTS

1. Planning Commission Resolution No. 2024-005 (GPA 01-2024 and Rezone 01-2024)
Exhibit A – City Council Draft Ordinance 2024-TBD
Exhibit B – Proposed Planned Development Standards
2. Planning Commission Resolution No. 2024-006 (TSM 01-2024)
Exhibit C – Tentative Subdivision Map 01-2024
3. Planning Commission Resolution No. 2024-007 (ASPR 06-2024)
Exhibit D – Elevations and Floor Plans

Respectfully Submitted By:

Michael Arroyo
Contract Planner

**City of Riverbank
Planning Commission
Resolution No. 2024-005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE
CITY COUNCIL THE APPROVAL OF A GENERAL PLAN
AMENDMENT WHICH WOULD REDESIGNATE 5.9 ACRES TO
MEDIUM DENSITY RESIDENTIAL (MDR) AND A
RECOMMENDATION OF APPROVAL FOR AN ORDINANCE TO
REZONE 5.9± ACRES, KNOWN AS HERITAGE II TO A NEW
PLANNED DEVELOPMENT (PD) ZONING DISTRICT, LOCATED
AT 6448 CLAUS ROAD (APN 062-039-048)**

WHEREAS, an application has been received from Summerfair Commerce Center, LLC (“Summerfair”) which requests a General Plan Amendment to change the current designation of 6448 Claus Road from Community Commercial (C/C) to Medium Density Residential (MDR, which allows for a net density of 8-16 dwelling units per acre); and

WHEREAS, the project site is currently zoned Planned Development (PD, commercial uses) and the application includes a request to rezone the property to a new Planned Development (PD, Residential Uses) Zoning District; and

WHEREAS, the project site is currently vacant and the application includes a request for a Tentative Subdivision Map to subdivide the 5.9± acre property into forty-seven (47) single family lots; and

WHEREAS, the application includes a request for the Architecture and Site Plan Review of forty-seven (47) single family dwellings; and

WHEREAS, pursuant to the California Environmental Quality Act, the project is exempt from further environmental analysis pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption; and

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold at least one noticed, public hearing on any proposed General Plan Amendment; and

WHEREAS, the Government Code further requires that the City Council receive input from the Planning Commission on any proposed General Plan Amendment; and

WHEREAS, the notice of the public hearing on the General Plan Amendment and Rezone was published in the *Riverbank News*, a newspaper of general circulation, on September 4, 2024; and

WHEREAS, the notices of the public hearing on the General Plan Amendment and
Riverbank Planning Commission
September 17, 2024
Resolution No. 2024-005
Page 1 of 4

Rezone were mailed to all property owners within 300 feet of the property on September 4, 2024, according to the most recent assessor's roll; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendment and Rezone Ordinance and conducted a public hearing on September 17, 2024 in the manner prescribed by law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, the City of Riverbank Planning Commission recommends to City Council Approval of General Plan Amendment, (General Plan Amendment No. 01-2024) and approval of an Ordinance to Rezone 5.9± acres to a new Planned Development Zoning District, (Rezone No. 01-2024) BASED ON THE FOLLOWING FINDINGS:

1. General Plan Amendment Findings: That pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The General Plan Amendment is in the public interest because the General Plan Amendment will change the General Plan Land Use Map to comply with the proposed residential zoning.
 - b. The General Plan Amendment is consistent and compatible with the goals and majority of the policies of the General Plan.
 - c. The General Plan Amendment is exempt from additional environmental analysis because the project is categorically exempt pursuant to CEQA Guidelines.
 - d. The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.
2. That, based on the findings set forth in this resolution, the evidence in the City Staff Report, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the General Plan Amendment.
3. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
4. The property identified in this action has a General Plan Land Use Designation of Community Commercial (CC) and is zoned Planned Development (PD). The project proposes a Rezone to a new Planned Development (PD) Zoning District.
5. The proposed Rezone to PD, in conjunction with the proposed General Plan Amendment, will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.
6. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good

environment in the locality and being in any stage as desirable and stable as the total development.

7. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.
8. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.
9. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.
10. The PD rezone was not initiated by the City, so the findings above are required.

Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

The City finds that the General Plan is exempt from additional environmental analysis as the project is categorically exempt pursuant to CEQA Guidelines, Section 15061(b)(3), Common Sense Exemption.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th of September, 2024, by the following roll call vote __: __

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E Mann
Director of Community Development

Joan Stewart, Chairperson
Planning Commission

Attachment: **Exhibit A** – City Council Draft Ordinance 2024-TBD
 Exhibit B – Proposed Planned Development Standards

**CITY OF RIVERBANK
ORDINANCE NO. 2024-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIVERBANK APPROVING THE REZONING OF 5.9±
ACRES TO PLANNED DEVELOPMENT (PD), LOCATED
AT 6448 CLAUS ROAD, APN: 062-039-048**

WHEREAS, an application has been received from Summerfaire Commerce Center LLC, with a proposal to subdivide approximately 5.9± acres into forty-seven (47) new single-family lots; and

WHEREAS, the project site is currently zoned Planned Development (PD) with a General Plan Land Use designation of Community Commercial (C/C); and

WHEREAS, the applicant is proposing to rezone the property to a new Planned Development (PD Residential) from an existing Planned Development (PD Commercial); and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, September 17, 2024, to consider this proposed Rezone Ordinance (the "Rezone Ordinance") and recommended approval with a 5-0 vote; and

WHEREAS, the City Council held a properly noticed public hearing on the proposed Rezone Ordinance, and considered the Planning Commission recommendations, and any public comments and all documents or testimony received; and

WHEREAS, the City Council for the City of Riverbank has made the following findings for adoption:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
 - a. The property identified in this action has a General Plan Land Use Designation of Community Commercial (CC) and is zoned Planned Development (PD). The project proposes a Rezone to a new Planned Development (PD) to allow for Residential uses.
 - b. The proposed Rezone to PD, in conjunction with the proposed General Plan Amendment (GPA), will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.
2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.
3. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

Exhibit A of Attachment 1

4. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.
5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.
6. The PD rezone was not initiated by the City, so the findings above are required.

NOW, THEREFORE, THE CITY OF RIVERBANK CITY COUNCIL DOES ORDAIN AS FOLLOWS:

Section 1: The City Council of the City of Riverbank approves rezoning 5.9± acres to a new Planned Development zoning for properties located at 6448 Claus Road, APNS: 062-039-048 to make them consistent with the proposed General Plan Land Use Designation of Medium Density Residential (MDR).

Section 2: The City Clerk is hereby directed to cause the Official Zoning Map of the City of Riverbank to be revised to reflect the rezoning approved by this ordinance.

Section 3: Constitutionality, severability. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this chapter, or any part thereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Section 4: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the 8th day of October 2024; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote _:_

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Exhibit A of Attachment 1

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

DRAFT

EXHIBIT B OF ATTACHMENT 1

DEVELOPMENT STANDARDS Heritage II	
Permitted Uses:	Uses allowed under the R-1/R-2 Zoning District
Density:	8 - 16 dwelling units per acre <i>(per MDR - General Plan Designation)</i>
Setbacks:	Front to Dwelling: 15-feet Front to Garage Opening: 20-feet Side Yard: 5-feet Side Yard Corner Lot: 10-feet Rear: 10-feet Detached Accessory Bldgs.: 6-feet from any other buildings
Min. Lot Size:	Interior Lot: 3,000 sq. ft. Corner Lot: 3,500 sq. ft.
Min. Lot Width:	Shall comply with the provisions set forth in 153.182. Interior Lot: 40-feet Corner Lot: 45-feet
Lot Coverage:	Will comply with the provisions of (D) 153.033 of the Building Requirements: No more than 50% of the lot may be covered by buildings
Height Limit:	Will comply with the provisions set forth in 153.181 & 153.033 of the Building Requirements. Dwellings and other main buildings, including accessory dwelling units – 35 feet Accessory Buildings - 15 feet
Architecture:	Architecture and Site Plan Review (ASPR) per § 153.217 has been submitted to the city on 7.15.24
Off-Street Parking:	As required in § 153.184 this development will meet or exceed the requirements for off-street parking.
Landscaping:	Will comply with (I) 153.033 No more than 50% of a residential front yard shall be paved and no more than 50% of a rear yard shall be paved. An interior side yard may be paved if a minimum of one foot is left unpaved along the side property line.
Signs & Lighting:	Per the requirements of the Riverbank Municipal Code

**City of Riverbank
Planning Commission
Resolution No. 2024-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF THE REQUEST OF SUMMERFAIRE
COMMERCE CENTER LLC FOR TENTATIVE SUBDIVISION MAP 01-
2024 TO SUBDIVIDE 5.9± ACRES INTO 47 SINGLE FAMILY
RESIDENTIAL LOTS, LOCATED AT 6448 CLAUS ROAD APN: 062-
039-048**

WHEREAS, an application has been received from Summerfaire Commerce Center LLC, with a proposal to subdivide approximately 5.9± acres into forty-seven (47) single family lots, which allows for a density of eight to sixteen (8-16) dwelling units per acre; and

WHEREAS, the City Subdivision Ordinance, Section 152.037 states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the obligation for this Project will be determined at the Final Map stage;

WHEREAS, the proposed tentative subdivision map is consistent with the following General Plan policies discussed in the staff report: DESIGN-2.7 (sidewalks), DESIGN-3.1 (continuity), DESIGN-3.2 (pedestrian-friendly), DESIGN 5.2 (eyes on the street), CONS-4.2 (stormwater); and

WHEREAS, Tentative Map 01-2024 was reviewed by the Riverbank Planning Commission at a regular meeting held on September 17, 2024 in the manner prescribed by law; and

WHEREAS, The Riverbank Planning Commission recommends approval of the requested Tentative Map dated August 28, 2024 prepared by Associated Engineering Group, Inc. and modified by adopted Conditions of Approval, and incorporated herein as a part of this Planning Commission Resolution; and

WHEREAS, The Planning Commission of the City of Riverbank hereby finds and adopts the following findings:

- A. The project is consistent with the General Plan with modification by the adopted conditions of approval.
- B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code was provided.

- C. The City finds that Pursuant to the California Environmental Quality Act, the proposed Tentative Map is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 15061(b)(3) Common Sense Exemption.
- D. The approval of Tentative Map 01-2024 to divide parcel APN 062-039-048 (5.9± acres) into 47 single family lots will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that the project is similar to, and compatible with, neighboring uses in the area.

Whereas, the request for the Tentative Subdivision Map is hereby recommended for conditional approval by the Planning Commission of the City of Riverbank, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01), or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The D Street at Claus Road intersection shall be a right turn in and right turn out. An intersection control island (pork chop) shall be installed to eliminate any potential left turn movements; and
3. All City standard conditions of approval shall apply; and
4. Each lot shall be connected to City water with water meters and back flow preventers; and
5. Each lot shall be connected to City sewer with clean outs at the property lines; and
6. Storm inlets shall have storm filters; and
7. The storm drain system shall be designed to City standards; and
8. A soils report is required; and
9. A complete set of landscape plans conforming to the state's MWELO requirements is required prior to final map; and
10. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website; and
11. No access to lots 1-3 and 47 from Claus Road will be allowed and needs to be restricted on the final map; and
12. Pedestrian access from the end of "A" Court to Sierra Street shall be constructed; and

13. Install a four way stop intersection at Cervi Road and Sierra Street.

NOW THEREFORE, BE IT RESOLVED the City of Riverbank Planning Commission recommends for approval Tentative Subdivision Map No. 01-2024 (**Exhibit C**), subject to these Conditions of Approval established by Resolution No. 2024-006 and to be recorded as modified.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of September, 2024; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E Mann
Director of Community Development

Joan Stewart, Chairperson
Planning Commission

Attachment: Exhibit C – Tentative Subdivision Map 01-2024

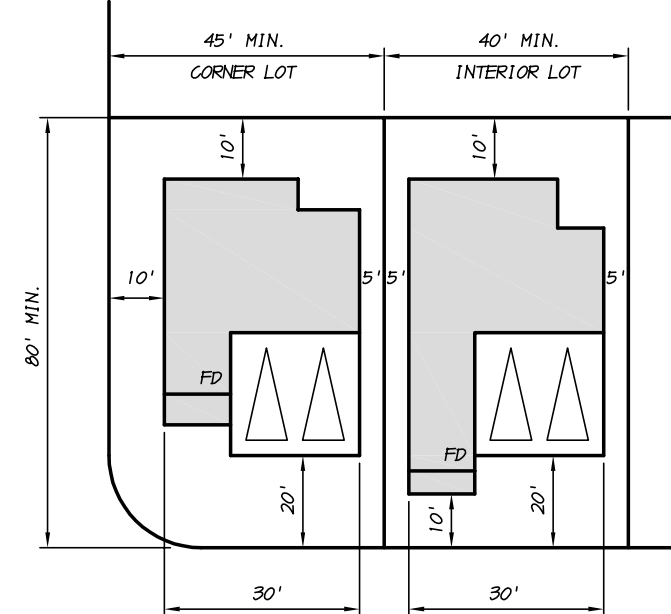
EXHIBIT C TO ATTACHMENT 2

TYPICAL LOT SIZE

INTERIOR LOT: 40'x80' MIN.
CORNER LOT: 45'x80' MIN.

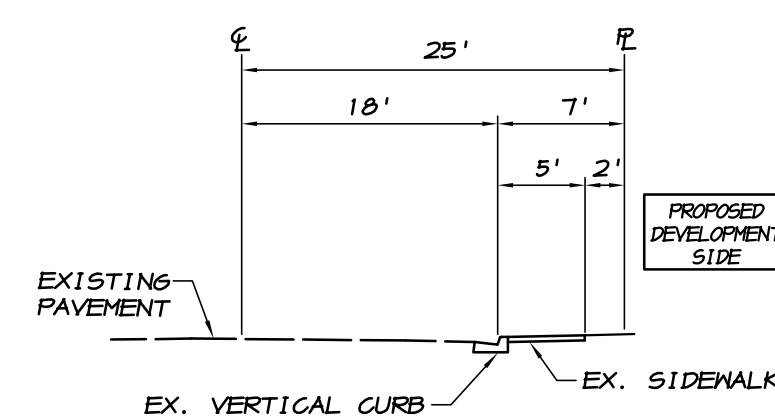
PROPOSED SETBACKS

FRONT: 10' MIN.
FRONT (GARAGE): 20' MIN.
SIDE (INTERIOR): 5' MIN.
SIDE (CORNER): 10' MIN.
REAR: 10' MIN.



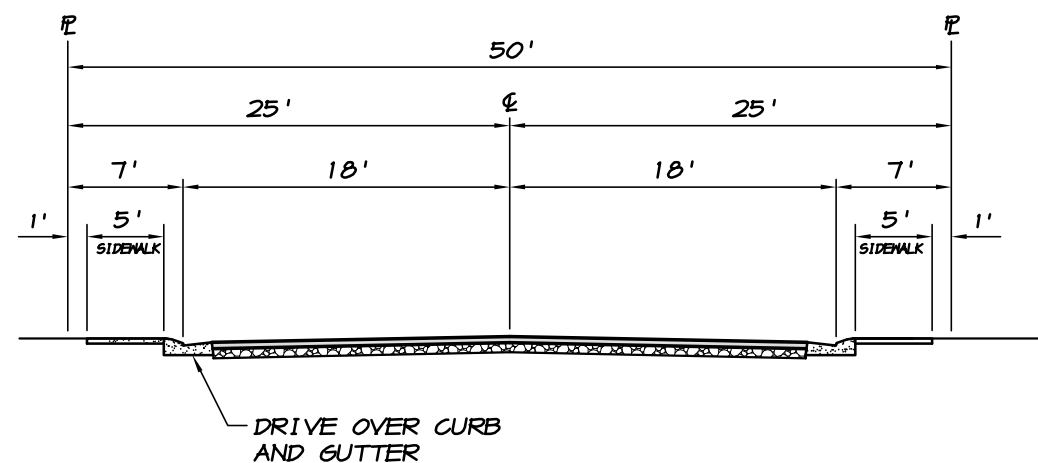
TYPICAL LOT LAYOUT

NO SCALE



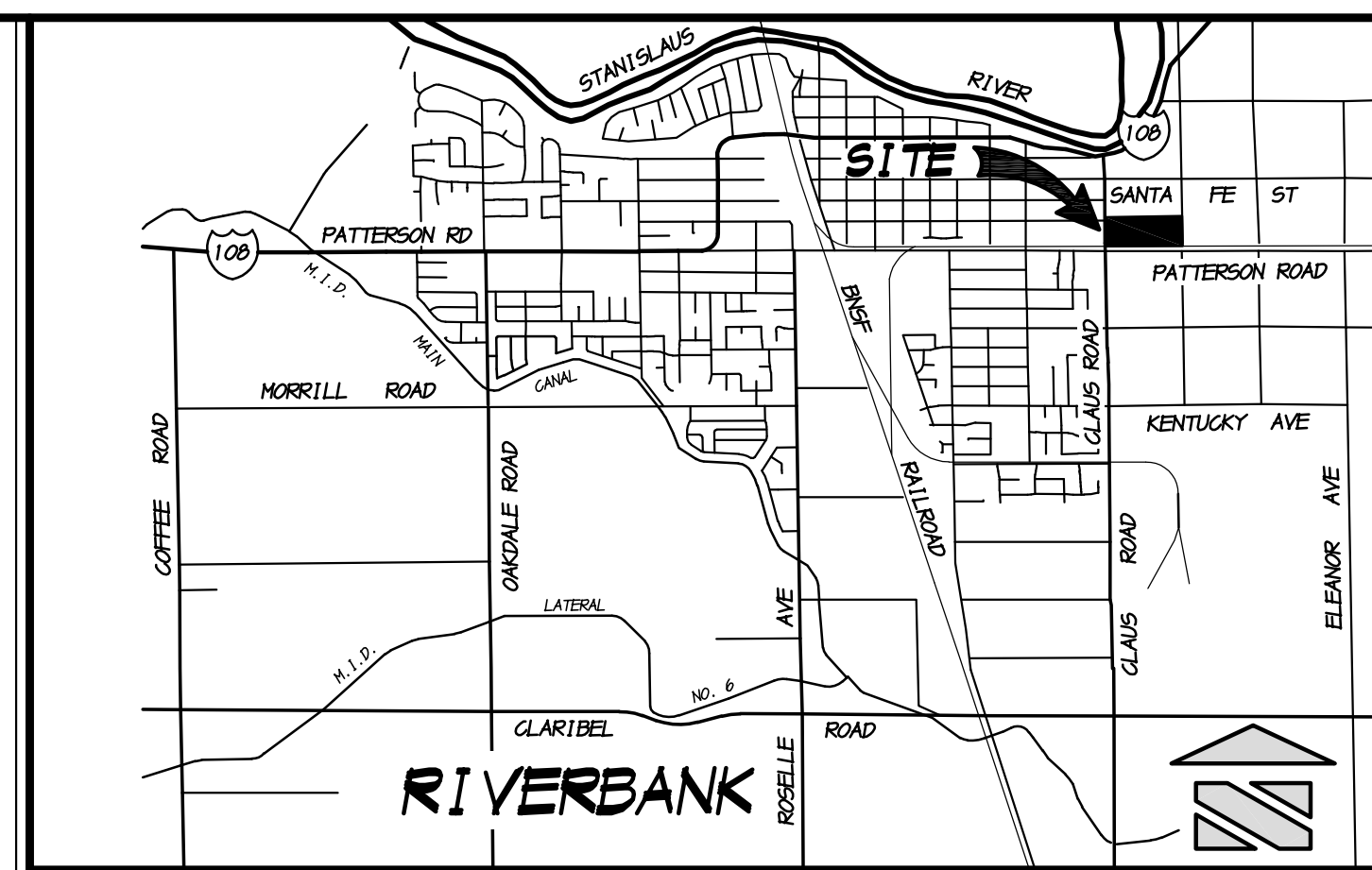
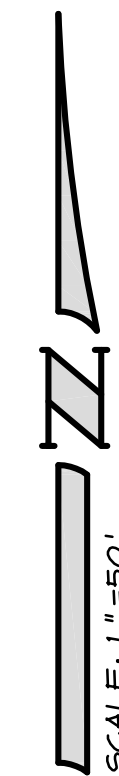
SIERRA STREET

NO SCALE



TYPICAL STREET

NO SCALE



VICINITY MAP

NO SCALE

OWNERS & SUBDIVIDERS

SUMMERFAIRE COMMERCE CENTER LLC
1920 STANDIFORD AVENUE, SUITE 1
MODESTO, CA 95350

GENERAL NOTES

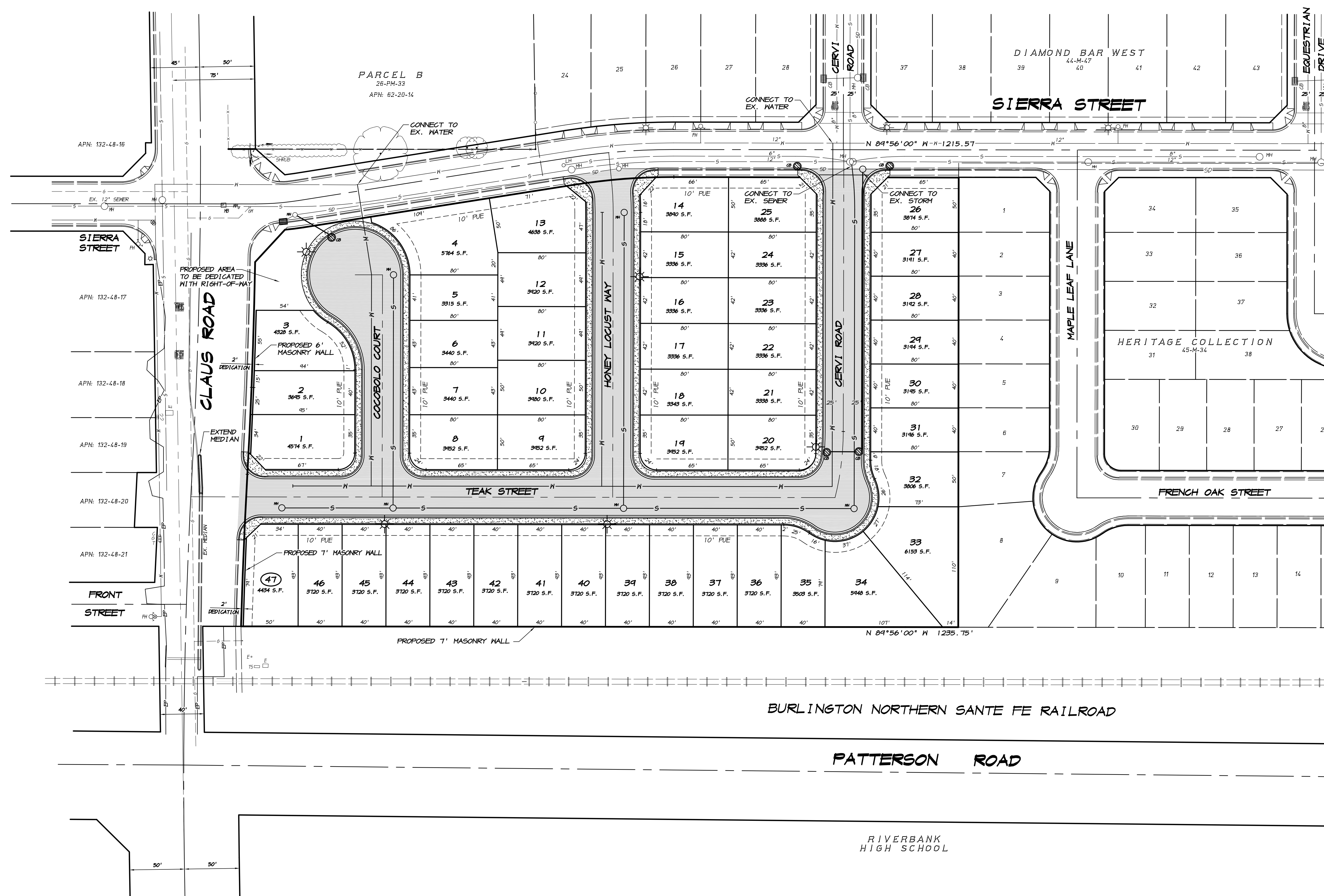
- ASSESSOR'S PARCEL NUMBER: 062-039-048
- ZONING: PD
- GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- SITE SUMMARY: TOTAL PROJECT SITE = 6.49 ACRES GROSS (5.9 ACRES NET) BEING DIVIDED INTO 47 SINGLE-FAMILY LOTS.
- THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.
- PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE OWNER-SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS.
- THIS PROJECT SITE IS RELATIVELY FLAT, SLOPING FOR IRRIGATION PURPOSES. THE LAND HEREON LIES BETWEEN 142 AND THE 146 FOOT ELEVATION CONTOURS AS SHOWN ON USGS MAPS.
- UTILITY LINES SHOWN ON THIS MAP ARE BASED ON PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE AT TIME OF THE DEVELOPMENT OF THE PROJECT IMPROVEMENT PLANS.

STATEMENT OF SUBDIVIDER

- A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF RIVERBANK STANDARD SPECIFICATIONS.
- B. STORM DRAINAGE: CITY OF RIVERBANK, CONNECT TO REGIONAL STORM DRAINAGE BASIN.
- C. SEWAGE DISPOSAL: CITY OF RIVERBANK SYSTEM.
- D. WATER SUPPLY: CITY OF RIVERBANK SYSTEM.
- E. NO PUBLIC AREAS ARE PROPOSED.

LEGEND

- EX. SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIRE HYDRANT
- EX. ELECTROLIER
- PROP. SEWER LINE
- PROP. WATER LINE
- PROP. STORM DRAIN LINE
- PROP. CATCH BASIN
- PROP. MANHOLE
- PROP. FIRE HYDRANT
- PROP. ELECTROLIER
- PUBLIC UTILITY EASEMENT



BY	
DESCRIPTION	
DATE	
REVISION	
ASSOCIATED ENGINEERING GROUP	
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356 PHONE (209) 345-3390 FAX (209) 345-3875 www.aesoceng.com	
TENTATIVE SUBDIVISION MAP THE HERITAGE COLLECTION PHASE 2 AT SIERRA STREET RIVERBANK CALIFORNIA	
RYAN CARREL, R.C.E. 61619 DAVE SKIDMORE, L.S. 7126	
DRAWN BY: JF DATE: 8/28/24 2:44 SCALE: 1"=50' DWG: 303F-TSM1_RE	
CHECKED: JOB #: 303F-24	
SHEET 1	
OF	

**City of Riverbank
Planning Commission
Resolution No. 2024-007**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
ARCHITECTURAL AND SITE PLAN REVIEW APPLICATION NO. 06-2024 FOR
HERITAGE II 6448 CLAUS ROAD (APN: 062-039-048)**

WHEREAS, an Architecture and Site Plan Review application has been received from Summerfair Commerce Center, LLC (“Summerfair”) with a proposal for forty-seven (47) single-family dwelling units within the Heritage II subdivision located at 6448 Claus Road (APN: 062-039-048); and

WHEREAS, the Planning Commission held a public hearing on September 17, 2024, to consider Architecture and Site Plan Review 06-2024 and take public comment; and

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

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

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

1. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets.
2. Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.

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

WHEREAS, the plans and elevations of Summerfair Commerce Center, LLC are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project;
2. The applicant shall build the entire project according to the floor plans and elevations dated June 26, 2024 and on file with the Community Development Department and as presented to the Planning Commission as part of this action;
3. The Community Development Director shall approve block walls and fencing;
4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation;
5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption;
6. CC&R documents, if used, shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti;
7. Street names shall not be final until Final Map adoption; 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 06-2024 is hereby approved, subject to those conditions established by Resolution No. 2024-007 and as illustrated in “**Exhibit D**” Floor Plans, Elevations, and Colors and Materials.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of Sept, 2024; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E. Mann,
Community Development Director

Joan Stewart, Chairperson
Planning Commission

Exhibit D – Plans, Elevations, and Colors & Materials

EXHIBIT D TO ATTACHMENT 3



A - Spanish Elevation
Color Scheme 2A



E - Traditional Elevation
Color Scheme 3B

PLAN 1583



A - Spanish Elevation
Color Scheme 9A



E - Traditional Elevation
Color Scheme 7B-2

PLAN 1859

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

HERITAGE II

City of Riverbank, California 95367

June 26, 2024

Project Information

Single Family Detached
Building Type: V-B
Occupancy: R3
Plans: 1583 & 1874
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 1874 Floor Plans A2.1
Plan 1874 Roof Plans A2.2
Plan 1874 Front Elevations A2.3
Plan 1874 Elevation 'A' Spanish A2.4
Plan 1874 Elevation 'E' Traditional A2.5
Exterior Color & Materials CM1.1
Exterior Color & Materials CM1.2

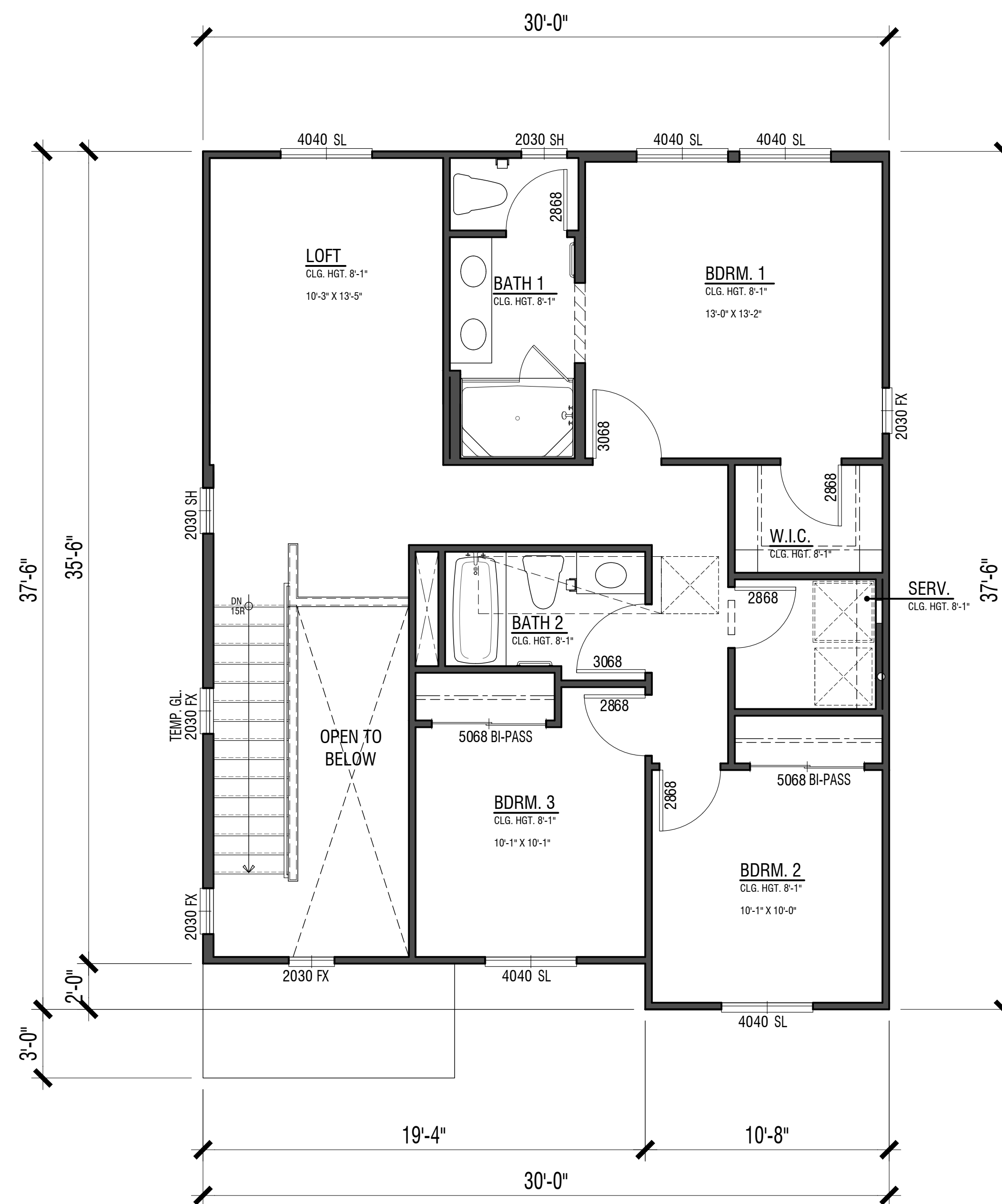
Project Team:



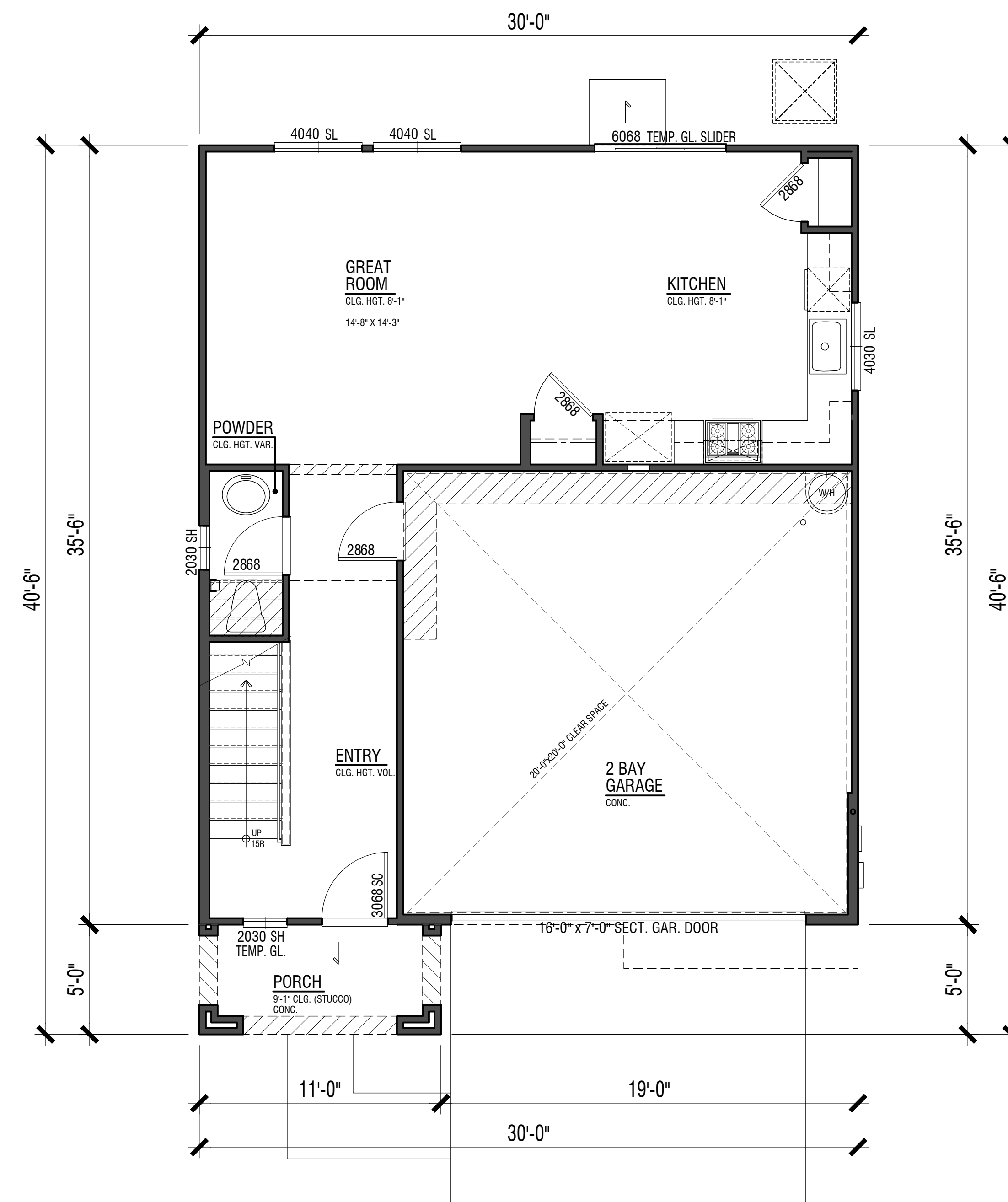
Applicant: D.R. Horton
3000 Executive Parkway, Suite 100
San Ramon, CA 94582
Contact: Adam Lind
925.459.4134



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



Second Floor 946 SF

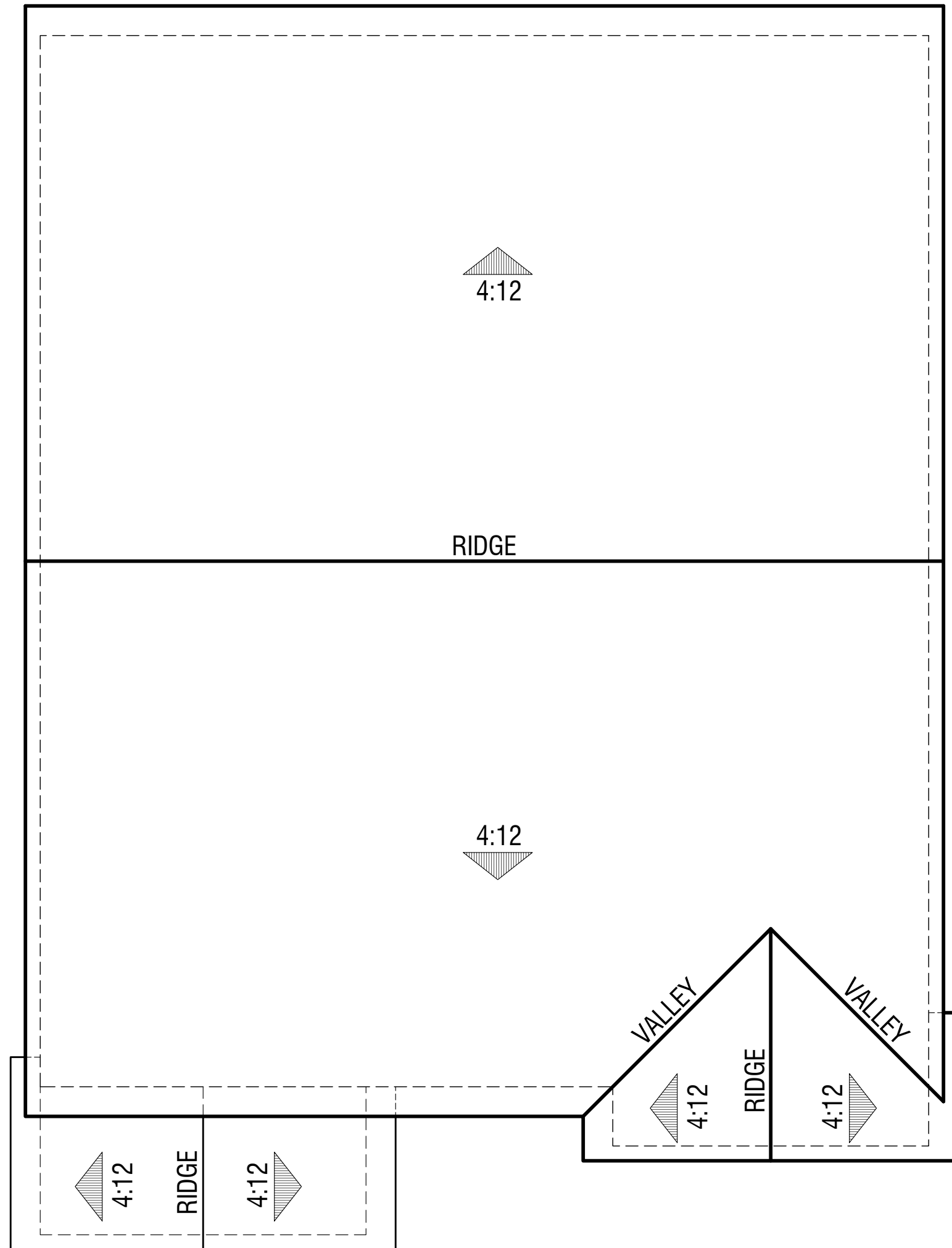


First Floor 637 SF

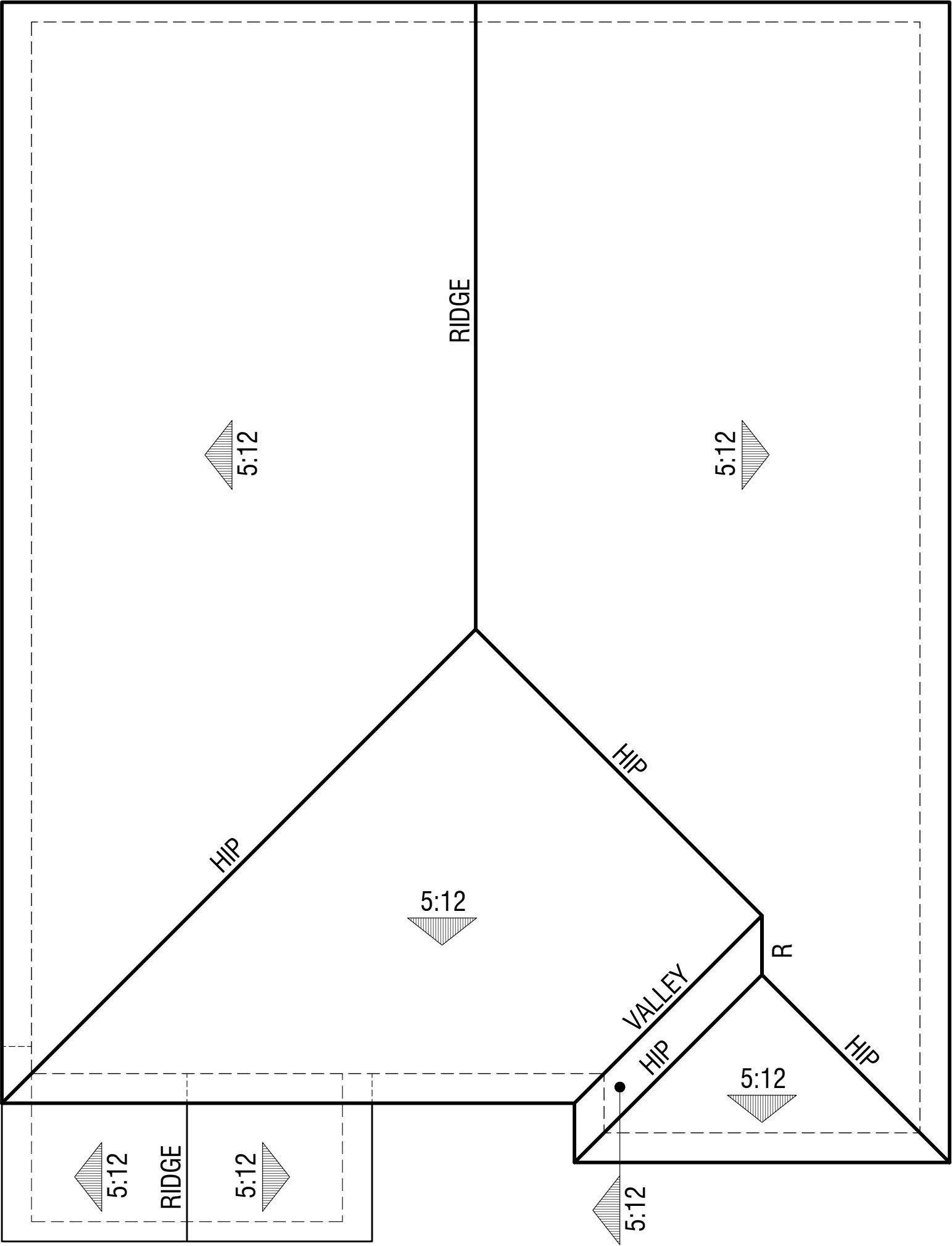
PLAN 1583

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

HERITAGE II
RIVERBANK, CA



A - Spanish Elevation



E - Traditional Elevation

PLAN 1583
Roof Plans

HERITAGE II
RIVERBANK, CA



A - Spanish Elevation
Color Scheme 2A

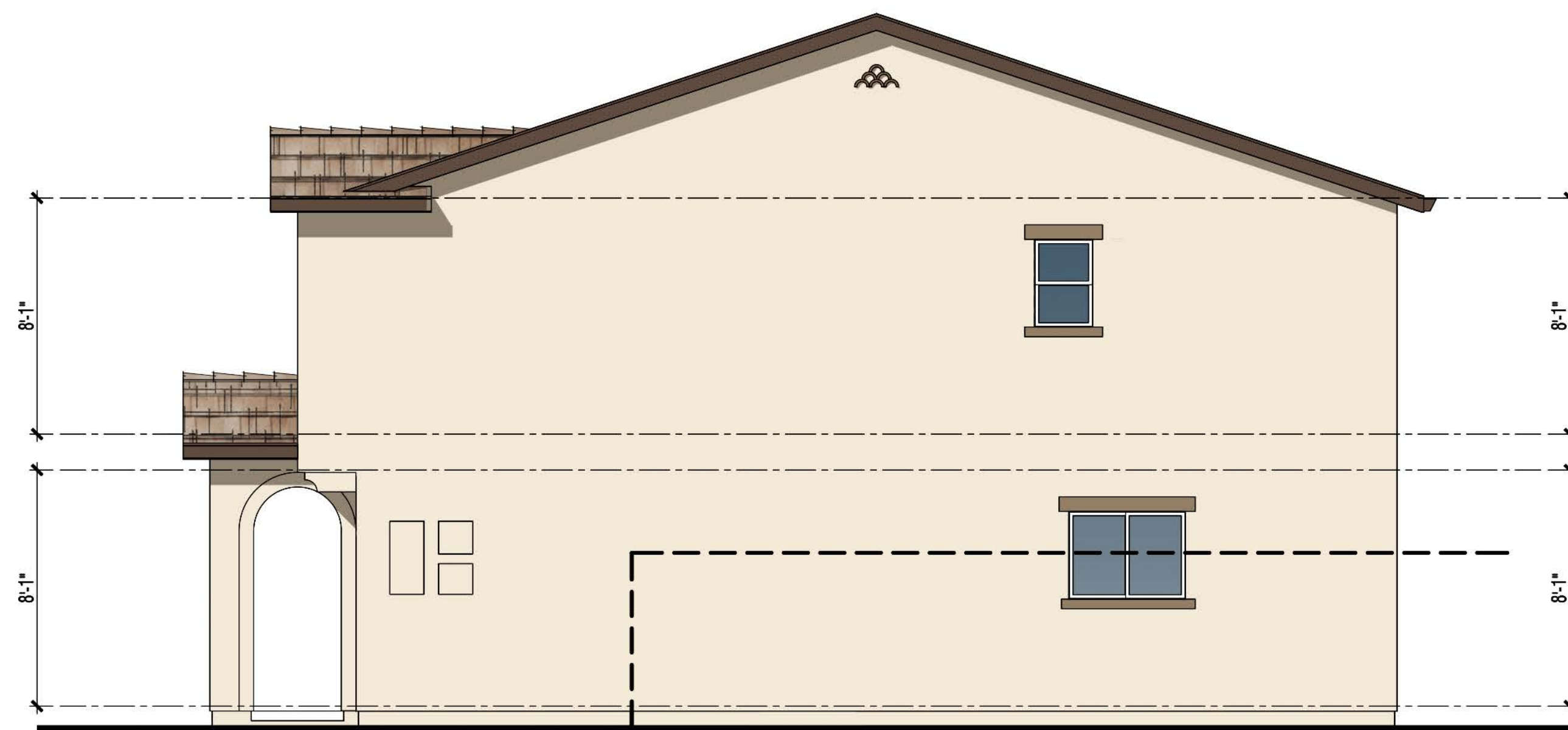


E - Traditional Elevation
Color Scheme 3B

PLAN 1583

Front Elevations

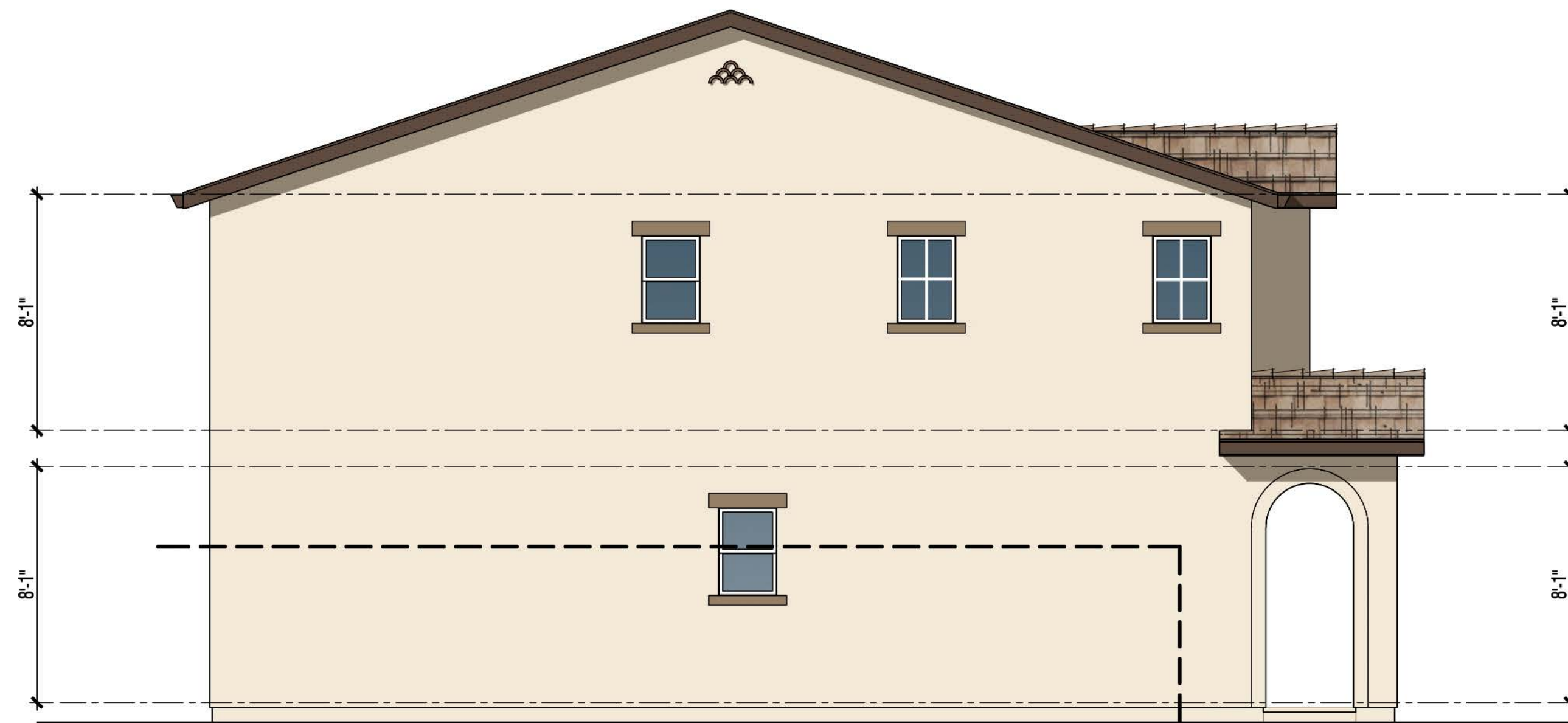
HERITAGE II
RIVERBANK, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

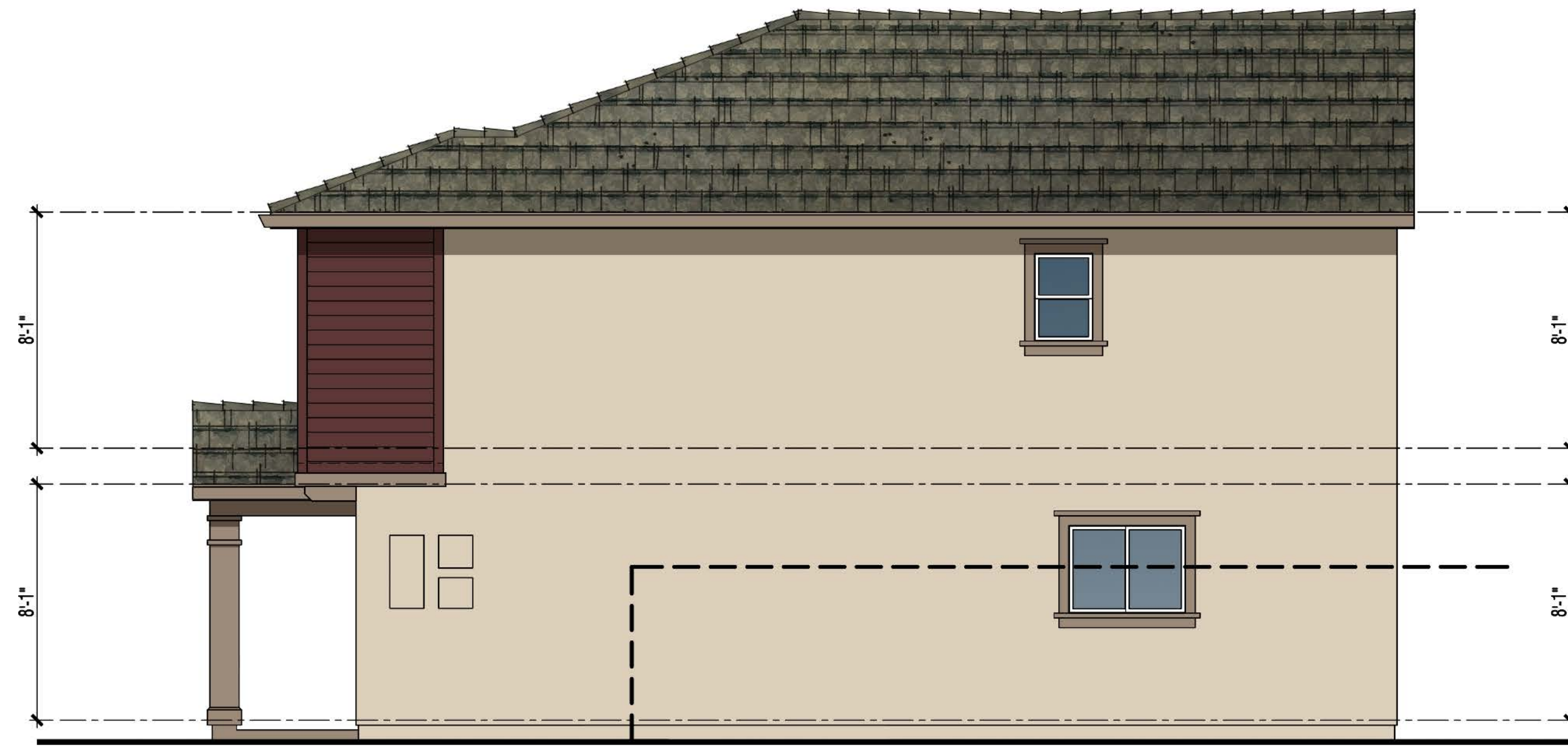
Exterior Materials:

A - Spanish Elevation

- 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

HERITAGE II
RIVERBANK, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

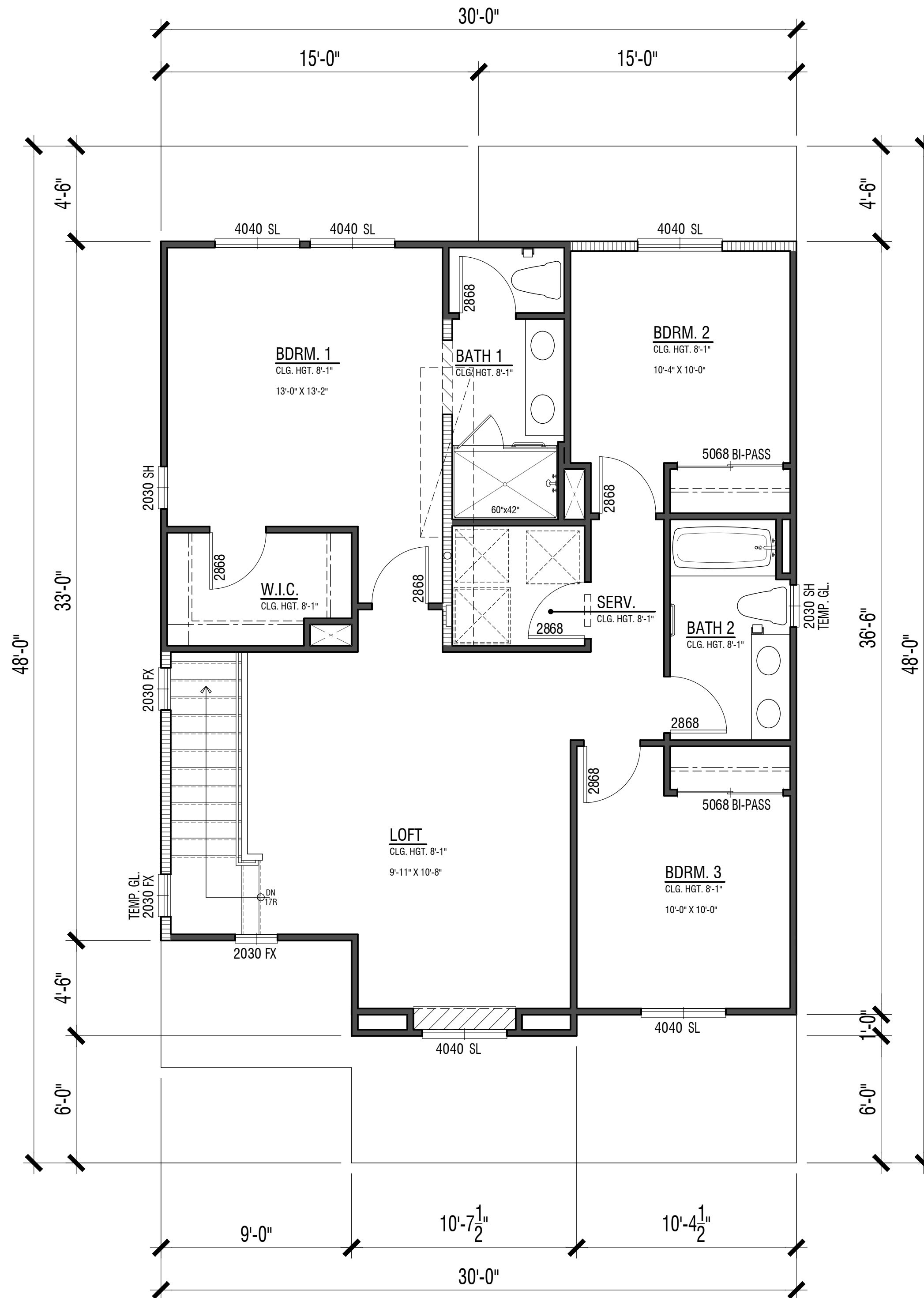
Exterior Materials:

E - Traditional Elevation

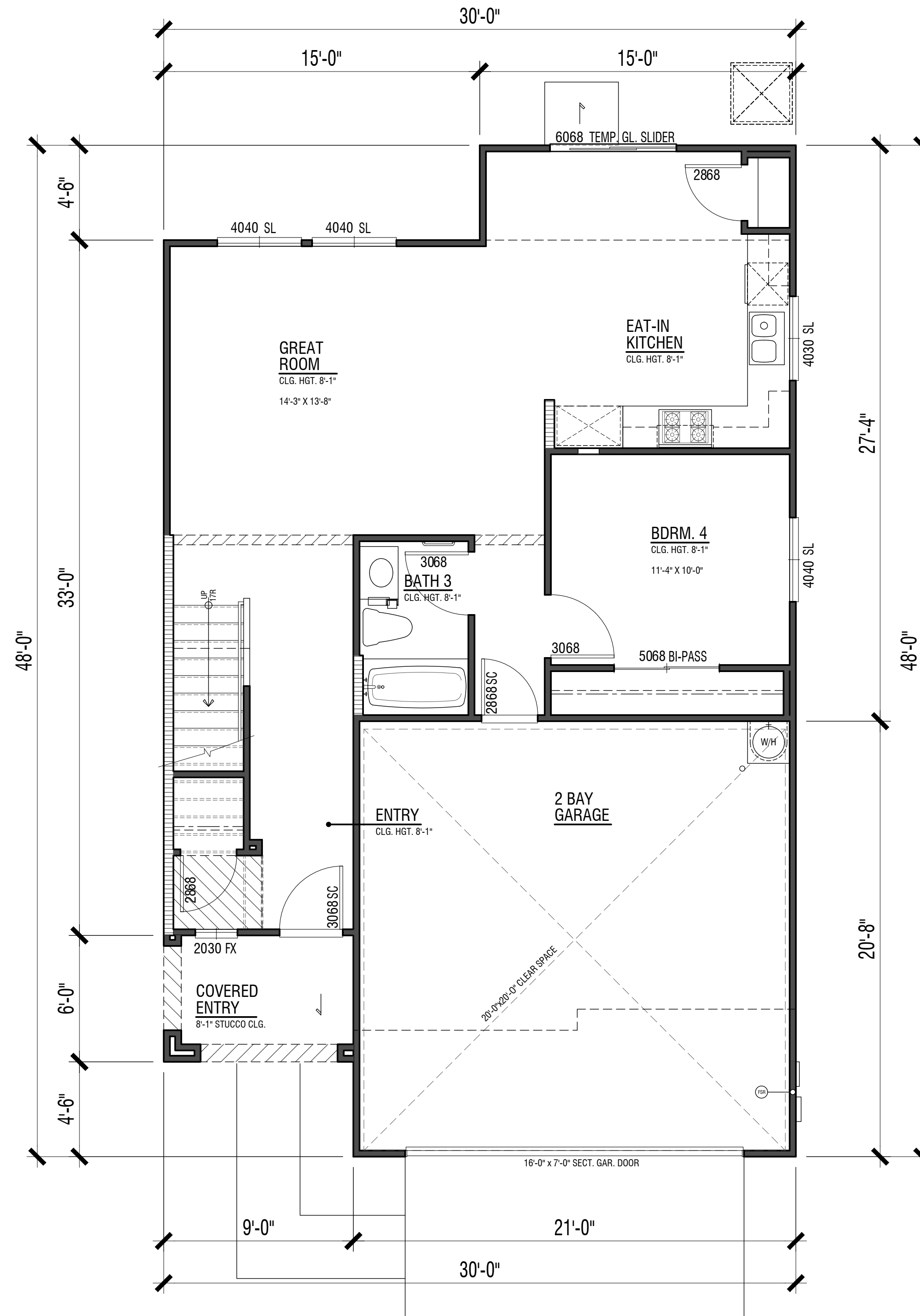
- 1 Roof: Flat Concrete Tile Roofing
- 2 Stucco: Lightlace Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Light Fixture
- 8 Address Light

PLAN 1583
E - Traditional Elevation

HERITAGE II
RIVERBANK, CA



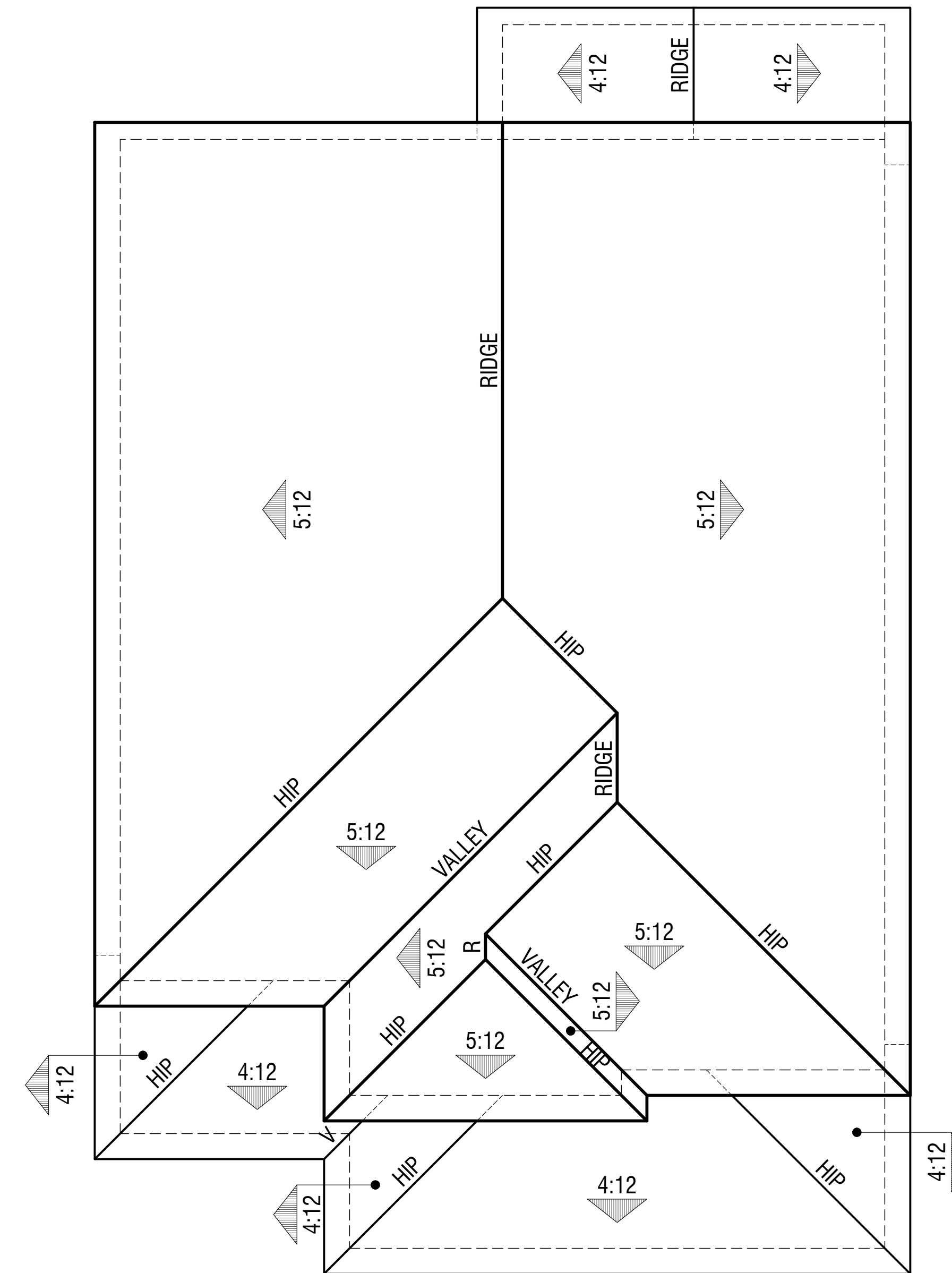
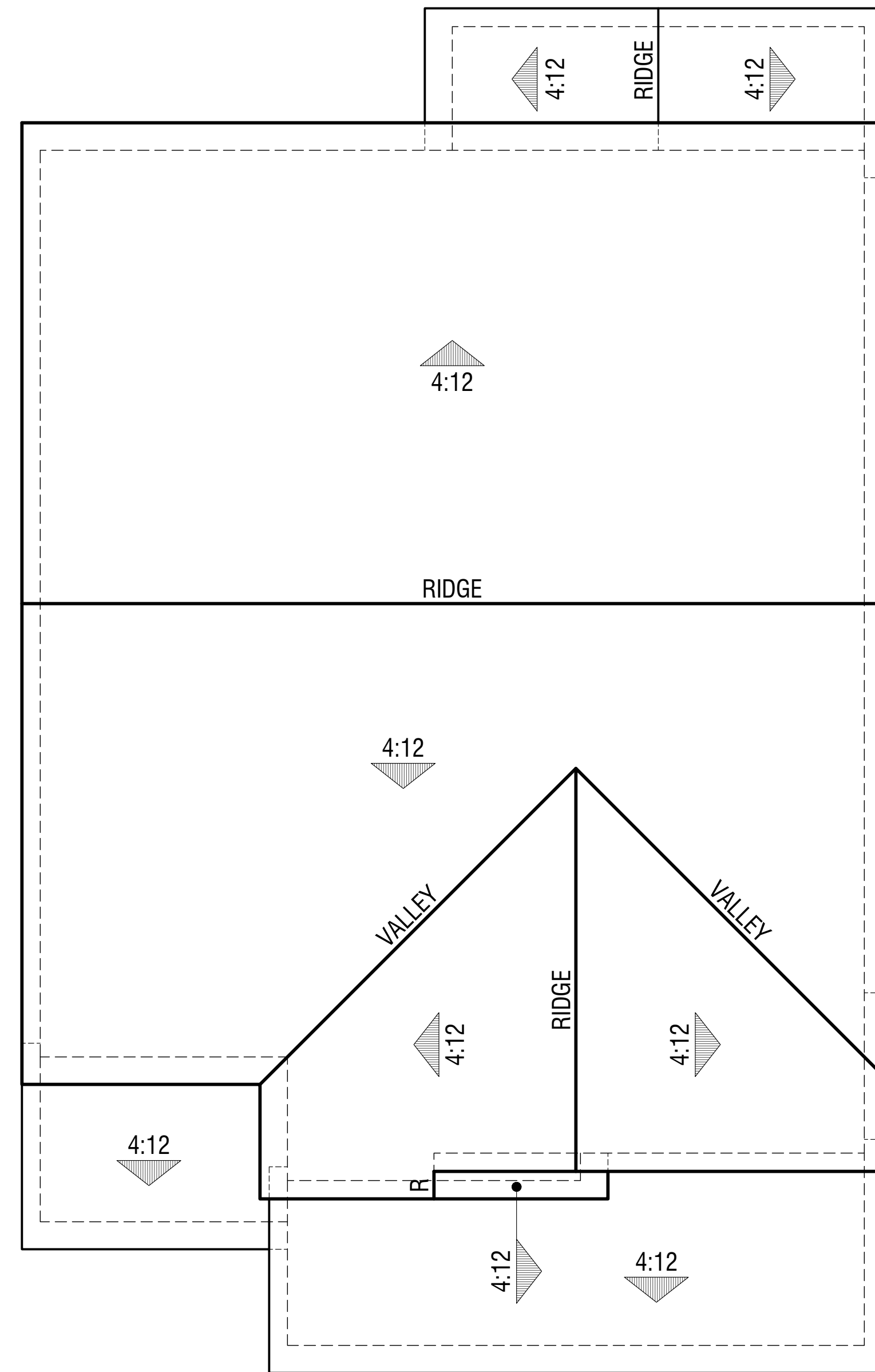
Second Floor 1,008 SF



First Floor 847 SF

PLAN 1874 1,855 SF 4 Bdrm | 3 Bath | Loft 2-Car Garage

HERITAGE II
 RIVERBANK, CA



PLAN 1874

Roof Plans

Roof Plans

HERITAGE II

RIVERBANK, CA

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America's Builder

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A2.2

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



A - Spanish Elevation
Color Scheme 9A



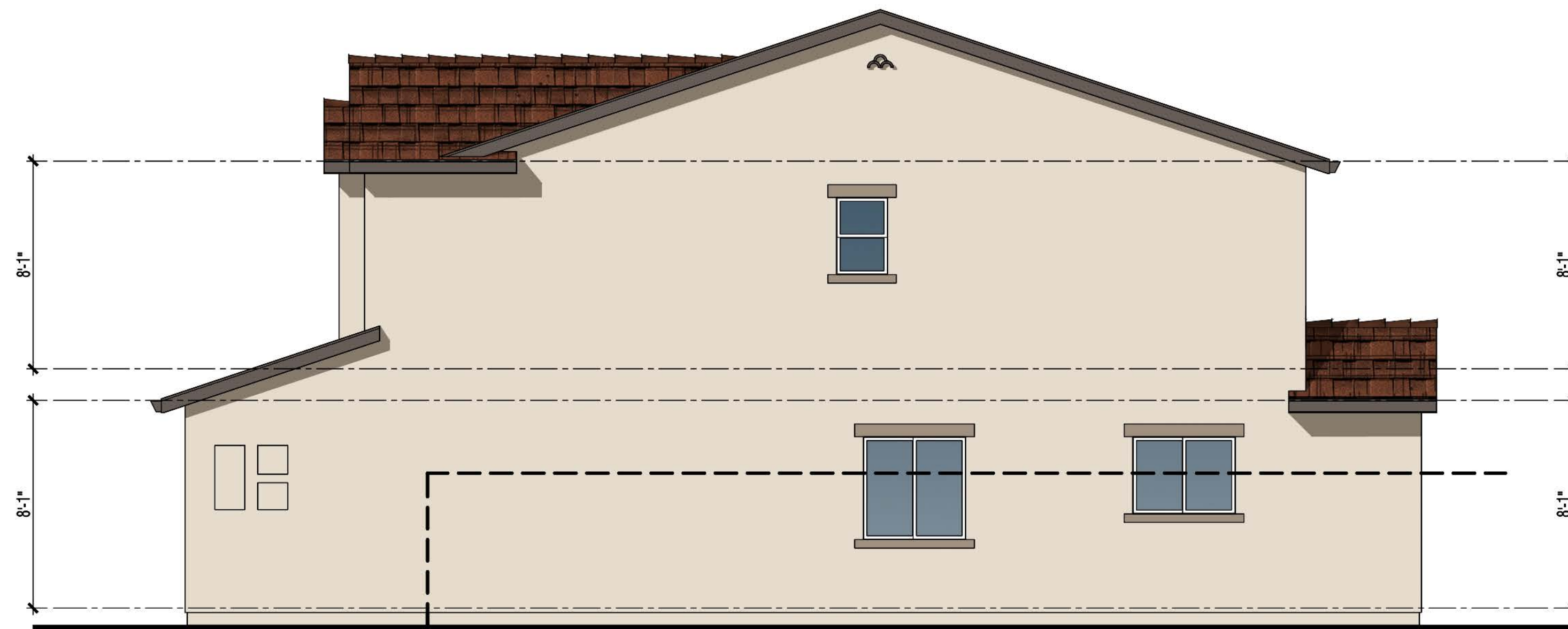
E - Traditional Elevation
Color Scheme 7B-2

PLAN 1874

Front Elevations

HERITAGE II

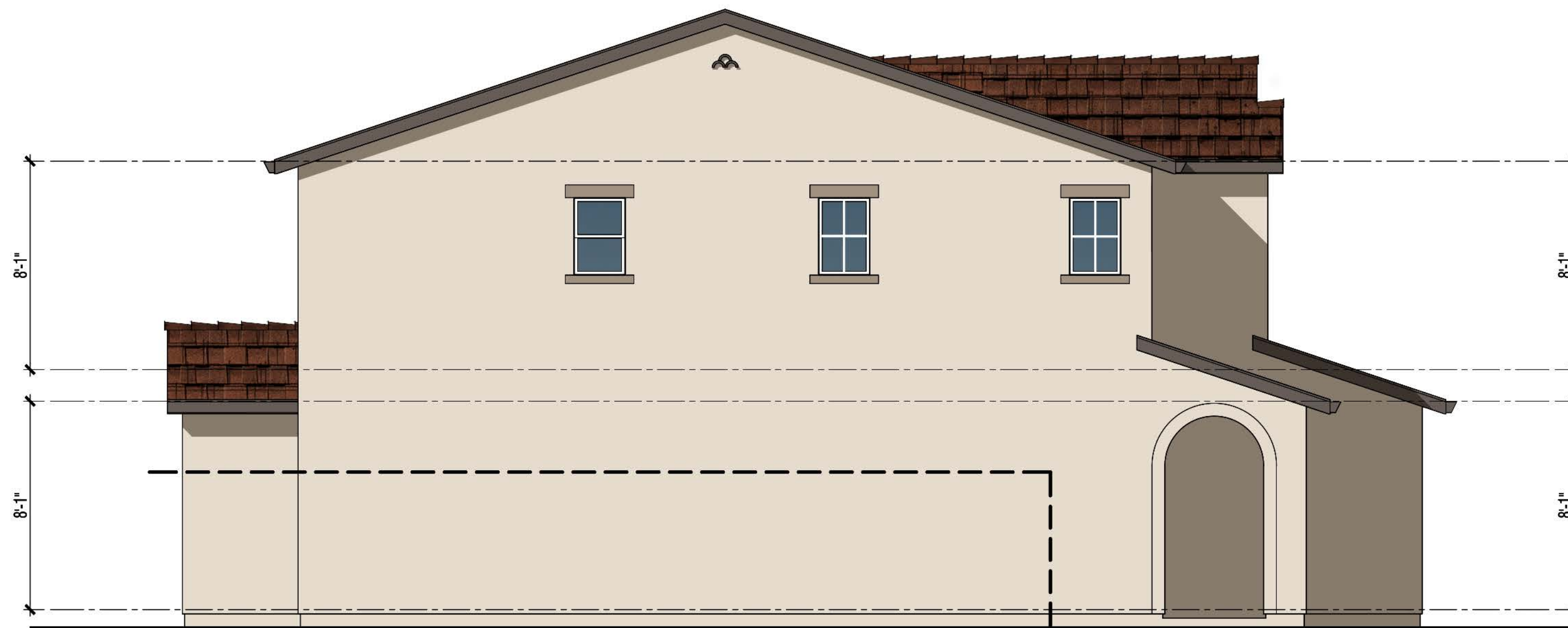
RIVERBANK, CA



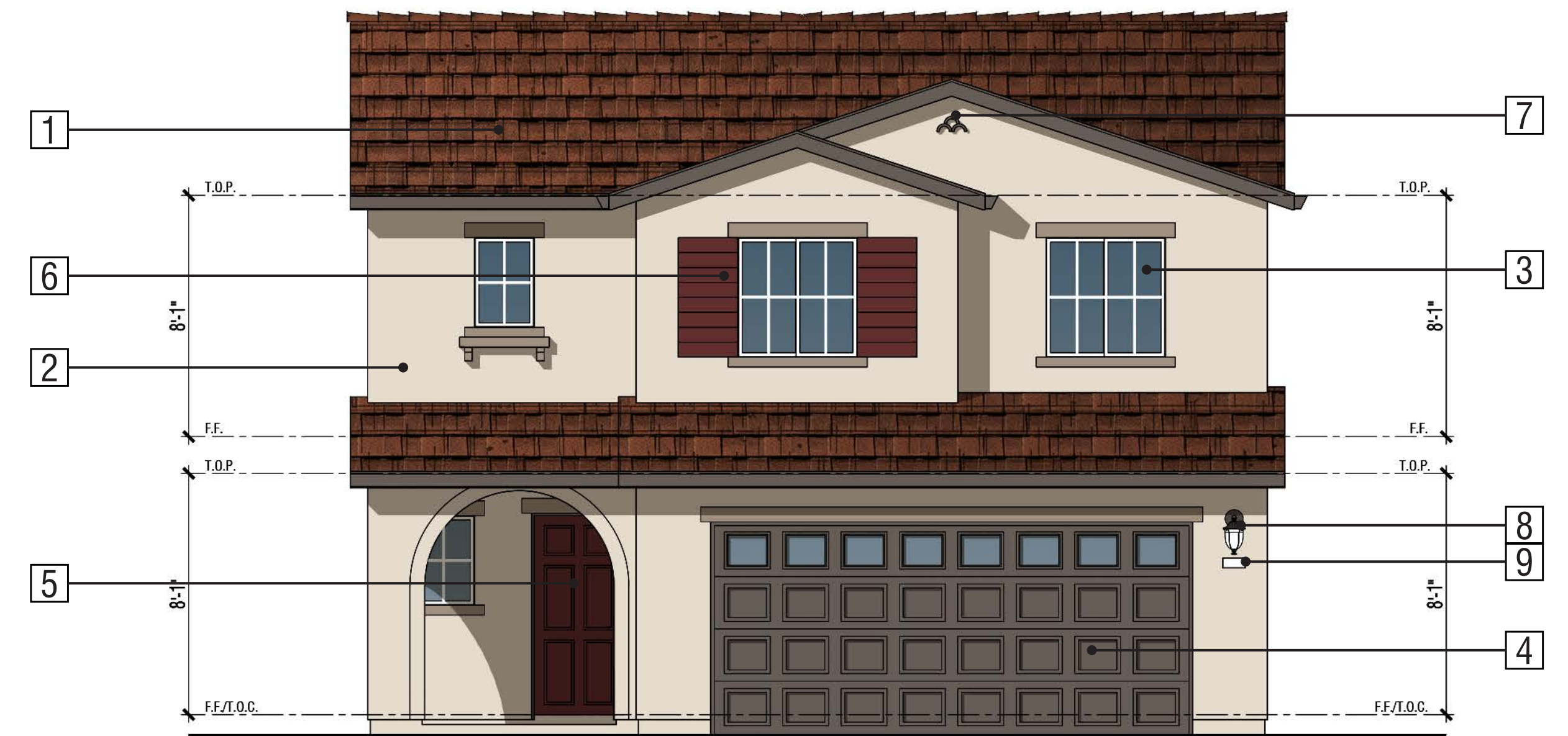
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

A - Spanish Elevation

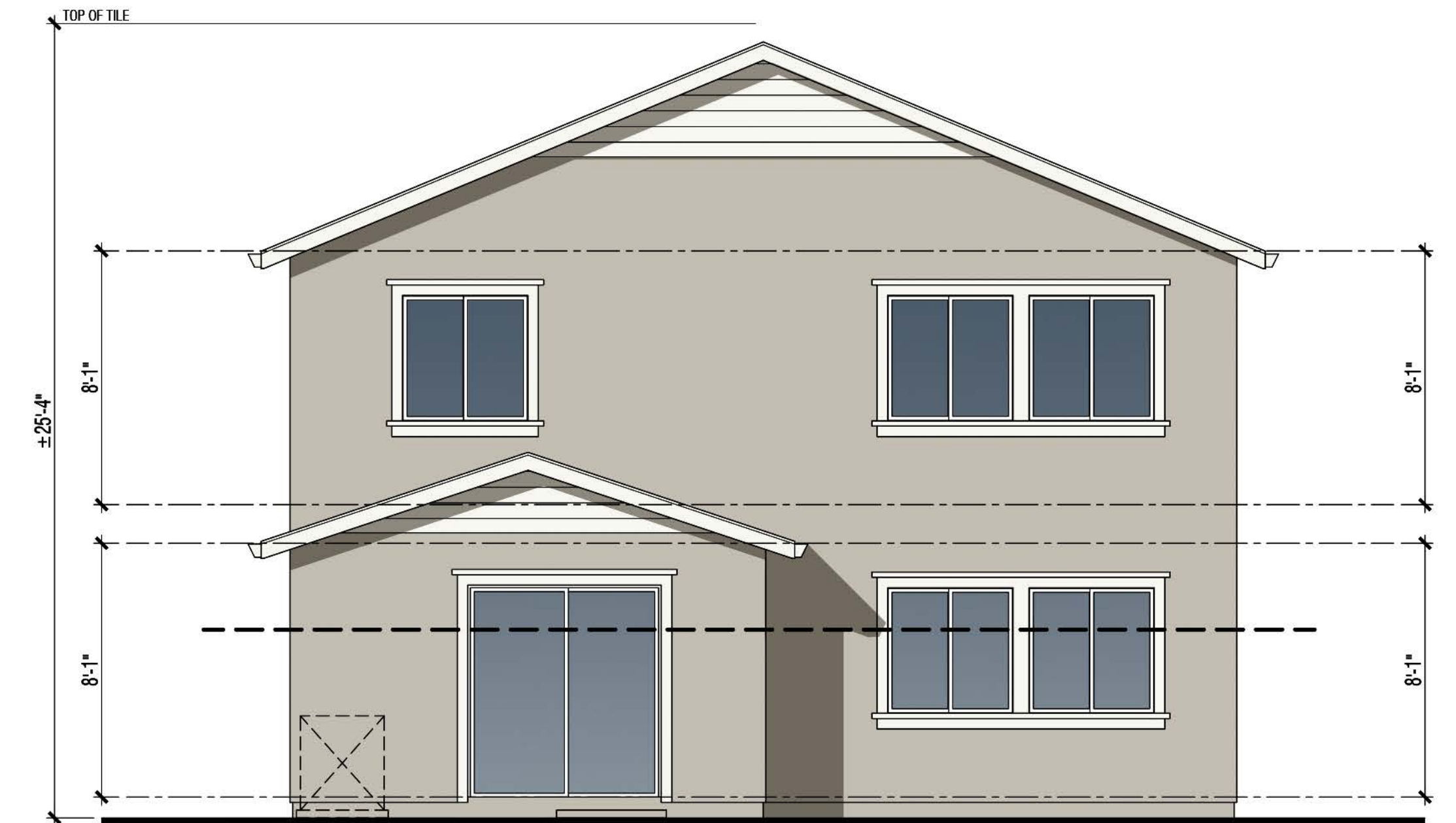
- 1 Roof: Low Profile Concrete Tile Roofing
- 2 Stucco: Lightlace Finish
- 3 Windows: Insulated Vinyl
- 4 Garage Door: Metal Sectional Roll-Up
- 5 Entry Door: Fiberglass
- 6 Shutters: Decorative Foam
- 7 Gable Pipes: Decorative Foam
- 8 Light Fixture
- 9 Address Light

PLAN 1874
A - Spanish Elevation

HERITAGE II
RIVERBANK, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

E - Traditional Elevation

- 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 1874
E - Traditional Elevation

HERITAGE II
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
D.R. HORTON
April 19, 2023 | 2022294

SCHEME 4A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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ROOFING

FASCIA

STUCCO

GARAGE DOOR

PREFAB PIPES @ GABLES

FRONT DOOR

SHUTTERS

TRIM

THE HERITAGE COLLECTION

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

SCHEME 9A
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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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

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	'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

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

A - Spanish Elevation

ROOFING

FASCIA

STUCCO

LAP SIDING

TRIM

GARAGE DOOR

FRONT DOOR

THE HERITAGE COLLECTION

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

THE HERITAGE COLLECTION

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

SCHEME 6B-2
'E' Elevations Only
Traditional

WHA.

For exact color refer to manufacturers' actual samples.
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ROOFING

FASCIA

STUCCO

LAP SIDING

TRIM

GARAGE DOOR

FRONT DOOR

THE HERITAGE COLLECTION

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

SCHEME 7B-2
'E' Elevations Only
Traditional

WHA.

For exact color refer to manufacturers' actual samples.
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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) 250-0607.

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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

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Carrie Rath (949) 250-0607.

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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.
Contact Carrie Rath (949) 250-0607.

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Exterior Color & Materials
E - Traditional Elevation