



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, March 18, 2025 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, MARCH 18, 2025 – 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 March 18, 2025 Planning Commission meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, City website, and emailed to the Library on March 13, 2025.

Item 2.2: Approval of the March 18, 2025 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 January 21, 2025 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted.
Abstain from voting: Reuben.

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 3.1 was published on March 5, 2025 in the Riverbank News.

Item 3.1 2024 General Plan Annual Progress Report: California Government Code Section 65400 requires public agencies to prepare a General Plan Annual Progress Report that provides updates regarding the status of the General Plan and its implementation, including the degree to which Riverbank has met its share of regional housing needs allocation through the production of housing. The purpose of this report is to update the Planning Commission, the City Council, the Governor's Office of Planning and Research, the State Department of Housing and Community Development regarding the City's progress toward accommodating its regional housing needs.

4. PLANNING COMMISSION COMMENTS

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: Reminder to all Planning Commissioners to fill out their 700 Form.

Item 6.2: Joshua Mann, Community Development Director to update the Commission on upcoming planning applications and Council actions.

7. RECOGNITION TO STEVE LINK TERM ENDING (Information Only – No Action)

Item 7.1: Recognition to Steve Link for his service for the past seven years as being a member of the Planning Commissioner Board.

8. ADJOURNMENT Next Regular Planning Commission meeting – April 15, 2025 @ 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 13th day of March, 2025.

/s/ *Janet Smullen, Sr. CDS, City of Riverbank*

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.



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.



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.



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

MINUTES
Tuesday, January 21, 2025
(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: Zamora (Chair), Halterman (Vice Chair), Dinan, Stewart, Basso and Link (Alternate)

Absent: Rueben

Note: Commissioner: Basso had notified staff she would be arriving late so she sat in the audience.

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

None.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 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.

None.

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 January 21, 2025, 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 January 16, 2025.

Item 2.2: Approval of the January 21, 2025 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 December 17, 2024 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: None.*

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

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

Nays: None

Absent: Rueben

3. PLANNING COMMISSION PROCEDURES

Item 3.1: Annual Nomination and Appointment of Chair and Vice Chair – Per Planning Commission Rules and Procedures. Current order is: Chair Stewart, Vice Chair Zamora, Commissioners Halterman, Dinan, and Basso. Alternate Commissioners Link and Rueben.

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

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

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

Nays: None

Absent: Rueben

4. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 4.1 was published on November 6, 2024 in the Riverbank News Paper. Item was continued until January 21, 2025.

Item 4.1: Exception Request and Tentative Parcel Map Application 01-2023. Request to subdivide one (1) parcel (APN: 132-048-053) totaling approximately 20,076 square feet (sf) into: Parcel A (13,324 sf) and a designated Remainder (6,752 sf).

- Joshua Mann, Community Development Director presented item 4.1 and PowerPoint.
- Chair Zamora asked staff a question on the flag lot.
- Joshua Mann responded that the narrow area would be the future drive-way and the future house would be built in the larger portion of the proposed parcel.
- Vice Chair Halterman asked if they could sell the remainder and the certificate of compliance for improvements would go to the buyer.
- Joshua Mann stated that yes certificate of compliance would be carried over to the buyer.

- Commissioner Dinan asked if we have received any feedback from the public on this item.
- Joshua Mann stated we have not.
- Public hearing was opened at 6:13 p.m.
- Milt Treewater, resident was in favor of the project.
- Being no further comments the public hearing was closed.

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

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

Nays: None

Absent: Rueben

5. PLANNING COMMISSION COMMENTS

None.

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

None.

7. STAFF COMMENTS (Information Only No Action)

Item 7.1: Joshua Mann, reminded the Planning Commissioners to fill out their 700 Form.

Item 7.2: Joshua Mann, informed the Planning Commission of the upcoming Academy to be held March 5-7, 2025 in Santa Rosa, and the deadline to register is Feb. 26, 2025.

Item 7.3: Joshua Mann, update the Planning Commission on upcoming planning applications and Council actions.

8. ADJOURNMENT - Regular Planning Commission Meeting – January 21, 2025 at 6:47 p.m.

ATTEST:

APPROVED:

Joshua Mann
Community Development Director

Taide Zamora
Planning Commission Chair



City of Riverbank

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

This table is not for publication	
PUBLISH DATE: March 5, 2025	
DEPT.: Planning	Riverbank News

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, March 18, 2025, 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:

2024 General Plan Annual Progress Report

California Government Code Section 65400 requires public agencies to prepare a General Plan Annual Progress Report that provides updates regarding the status of the General Plan and its implementation, including the degree to which Riverbank has met its share of regional housing needs allocation through the production of housing. The purpose of this report is to update the Planning Commission, the City Council, the Governor's Office of Planning and Research, the State Department of Housing and Community Development regarding the City's progress toward accommodating its regional housing needs.

The Annual Progress Report helps the public and City officials review progress toward achieving the goals and objectives contained within the General Plan. It also provides the mechanisms to monitor the success of implementing the General Plan and to determine whether changes need to be made to the General Plan or its implementation programs.

Planning Commission Meeting
March 18, 2025 at 6:00 pm
City Hall Council Chambers - 6707 Third St., Suite B - Riverbank, California

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

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

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

Oral Comments 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 Contract City Planner Michael Arroyo at (209) 863-7124 or email planning@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or call the Administration Dept. at (209) 863-7122 **prior to 4:00 p.m. on the day of the meeting.**

Published this 5th day of March 2025.

/s/ Janet Smallen, Senior Community Development Specialist, City of Riverbank

AFFIDAVIT OF POSTING	
I, Janet Smallen, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA. Dated this 5 th day of March 2025. <i>/s/ Janet Smallen</i> , Senior Community Development Specialist, Riverbank, CA	

For official use only:

Posted: 3/5/2025	Publish: 3/5/2025	Remove: 3/19/2025
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NOTICE OF PUBLIC HEARING

**CITY OF RIVERBANK
PLANNING COMMISSION**

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The Annual Progress Report helps the public and City officials review progress toward achieving the goals and objectives contained within the General Plan. It also provides the mechanisms to monitor the success of implementing the General Plan and to determine whether changes need to be made to the General Plan or its implementation programs.

Planning Commission Meeting

March 18, 2025 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.

March 5, 2025

RN#25-029

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	3.1	March 18, 2025
APPLICATION:	City of Riverbank 2024 Housing Element Annual Progress Report	
Project Description:	An Annual Progress Report on the implementation of the City of Riverbank's Housing Element, one of the Elements of the City of Riverbank 2005-2025 General Plan.	
PROPERTY OWNER/ APPLICANT:	<i>Not Applicable</i>	
APPLICANT REPRESENTATIVE:	<i>Not Applicable</i>	
GENERAL PLAN:	<i>Varies Citywide</i>	
ZONING:	<i>Varies Citywide</i>	
ENVIRONMENTAL DETERMINATION:	The proposed Housing Element Annual Progress Report for Calendar Year 2024 is not considered a project as prescribed by the California Environmental Quality Act (CEQA). No environmental review is necessary for this item.	
PROJECT PLANNER:	Michael Arroyo, Contract City Planner	
RECOMMENDATION:	The Planning Commission adopt Resolution No. 2025-002 recommending the City Council direct staff to transmit the report to the Governor's Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD).	

I. EXECUTIVE SUMMARY:

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

II. BACKGROUND:

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Riverbank General Plan includes four optional elements: Community Character and Design, Economic Development, Public Services and Facilities and Air Quality. Except for the Housing Element, all elements of the Riverbank General Plan were adopted as a single document on April 22, 2009. State requirements for Housing Elements are more detailed and specific than for the other General Plan elements. Housing Elements are updated every eight years according to a schedule set by the State. For these reasons the Riverbank Housing Element is contained in a separate document which was certified by the California Department of Housing and Community Development on December 30, 2015 and then adopted by the City Council February 23, 2016. The previous Housing Element covered the eight-year period from 2015 to 2023 and the City of Riverbank is in the process of adopting the Sixth Cycle Housing Element which will span from 2023 to 2031. Other elements may be updated less frequently and typically have a 20-year horizon.

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

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

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

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

III. ANALYSIS:

Staff has prepared the 2024 Riverbank Housing Element Annual Progress Report, included as an attachment to this staff report. Highlights of the 2024 calendar year include:

Progress Towards RHNA Goals

The RHNA table for the current Housing Cycle has been updated to reflect progress made towards the City's RHNA goal and is presented in Table B below and attached to this Staff Report in Attachment B. In Summary, the City of Riverbank reports progress on the following goals:

- No progress for the Very Low-Income goal;
- No progress for the Low-Income goal;
- Two (2) percent of the Moderate-Income goal; and
- five (5) percent of the Above Moderate-Income goal.

The details of the housing units constructed during each calendar year from 2023 through 2031 are as follows:

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2								3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023- 12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	970	-	-	-	-	-	-	-	-	-	-	-	970
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	672	-	-	-	-	-	-	-	-	-	-	-	672
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	594	1	-	-	-	-	-	-	-	-	-	12	582
	Non-Deed Restricted	-	3	-	8	-	-	-	-	-	-	-	-	-
Above Moderate		1,355	106	-	59	-	-	-	-	-	-	-	165	1,190
Total RHNA		3,591												
Total Units			110	-	67	-	-	-	-	-	-	-	177	3,414
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low- Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		485		-	-	-	-	-	-	-	-	-	-	485

New Home Construction

The City of Riverbank issued building permits for 179 above moderate-income residential units in 2024. Eight (8) building permits were issued for the moderate-income category; these eight (8) permits were for new Accessory Dwelling Units (ADUs). No permits were issued for very-low and low-income categories. 224 above moderate-income residential units were completed in 2024. Of the 224 residential units completed, 203 units were for single-family detached units and 19 units were for single-family attached units.

General Plan Amendment

In calendar year 2024, the City of Riverbank received one application for a General Plan Amendment (GPA). The application included a GPA, Rezone, and an Architecture and Site Plan Review. The project amended the property's General Plan Land Use designation from Community Commercial to Medium Density Residential and rezoned the property to a Planned Development zone district. Approval of said project made it possible for the development of:

- 47 single family residential units known as Heritage II

Architectural and Site Plan Review (ASPR) Applications Processed in 2024

The City of Riverbank received eleven (11) ASPR applications in total. Five (5) applications were submitted for housing development; of the five (5) development applications processed, two (2) ASPR applications for the development of new housing have been approved. The remaining applications are still in process as staff continues to

facilitate the processing of these applications. The two (2) approved projects are listed below:

- ASPR for a 22 single family residential unit project - Countryside No. 3;
- Heritage II (described above)

Housing development commenced after January 1, 2024 is accounted for in the Sixth Cycle Housing Element.

IV. ENVIRONMENTAL DETERMINATION

The proposed Housing Element Annual Progress Report for Calendar Year 2024 is not considered a project as prescribed by the California Environmental Quality Act. No environmental review is necessary for this item.

V. PUBLIC NOTICE

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

VI. RECOMMENDATION

Staff recommends the Planning Commission approve Resolution No. 2025-002, recommending the City Council to direct staff to transmit the report to the Governor's Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD).

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2025-002
2. Housing Element Annual Progress Report

Respectfully Submitted By:

Michael Arroyo
Michael Arroyo
Contract City Planner

City of Riverbank
Planning Commission
Resolution No. 2025-002

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
CALIFORNIA, RECOMMENDING THE CITY COUNCIL RECEIVE AND ACCEPT THE
HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2024 AND
AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE GOVERNOR'S OFFICE OF LAND
USE AND CLIMATE INNOVATION AND THE CALIFORNIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT.**

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

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2024, utilizing the prescribed forms and instructions provided by HCD; and

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

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

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

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on March 18, 2025, moved for adoption by Commissioner _____ and duly seconded by Commissioner _____; and upon roll call was carried by the following vote of: ____-____:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Joshua E. Mann
Community Development Director

Approved:

Taide Zamora, Chairperson
Planning Commission

JurisdictionRiverbank					ANNUAL ELEMENT PROGRESS REPORT				This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here					
Reporting Year2024(Jan. 1 - Dec. 31)					Housing Element Implementation									
Planning Period6th Cycle12/31/2023 - 12/31/2031														
Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	970	-	-	-	-	-	-	-	-	-	-	-	970
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	672	-	-	-	-	-	-	-	-	-	-	-	672
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	594	1	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		3	-	8	-	-	-	-	-	-	-	12	582
Above Moderate		1,355	106	-	59	-	-	-	-	-	-	-	165	1,190
Total RHNA		3,591												
Total Units			110	-	67	-	-	-	-	-	-	-	177	3,414
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		485		-	-	-	-	-	-	-	-	-	-	485

Jurisdiction		Riverbank		ANNUAL ELEMENT PROGRESS REPORT										Note: "+" indicates an optional field																																								
Reporting Year		2024		(Jan. 1 - Dec. 31)		Housing Element Implementation										Cells in grey contain auto-calculation formulas																																						
Planning Period		6th Cycle		12/31/2013 - 12/31/2021																																																		
Table A																																																						
Housing Development Applications Submitted																																																						
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes																															
1					2	3	4	5								6	7	8	9	10		11	12	13																														
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*																															
Summary Row: Start Data Entry Below								0	0	0	0	0	51	97	148	69	0																																					
	62039048	6448 Claus Road	Heritage 2	24-0017	SFD	O	6/20/2024							47	47	47		NONE	No	No	Approved	Discretionary	Nice project.																															
	132048016	6509 Claus Road	Sierra Village	24-0022	SFD	O	9/3/2024							28	28	0		NONE	No	No	Pending	Discretionary	Nice project.																															
	62022020	Central and Kentucky	Courtside II	24-0010	SFD	O	5/9/2024							22	22	22		NONE	No	No	Approved	Discretionary																																
	75030001	2644 Morrill Road	AGS Apartments	24-0024	5+	R	9/25/2024						48	48	0		NONE	No	No	Pending	Discretionary																																	
	132022010	2924 Sierra Street	Sierra Street Triplex	24-0027	2 to 4	R	11/5/2024						3	3	0		NONE	No	No	Pending	Discretionary																																	

Jurisdiction	Riverbank	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		59
Total Units		67

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	19
Single-family Detached	0	59	203
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0

Accessory Dwelling Unit	0	8	2
Mobile/Manufactured Home	0	0	0
Total	0	67	224

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	9	9
Not Indicated as Infill	59	58

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	148
Total Housing Units Approved:	69
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	5	148

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0