



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

Agenda
Tuesday, August 18, 2015 – 6:00 P.M.

CALL TO ORDER: Chair: Hughes

ROLL CALL:

Chair:	Hughes
Vice Chair:	Vacant
Commissioner:	McKinney
Commissioner:	Stewart
Commissioner:	Villapudua

CONFLICT OF INTEREST

Any Planning Commission/Authority Member and Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please address the entire Planning Commission Board.

2. CONSENT CALENDAR

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

Item 2.A: Posting of the Agenda. The Agenda for the August 18, 2015, Planning Commission Meeting was posted on the City Chamber bulletin board, City Hall North & South bulletin board, Post Office and sent to the Library on August 13, 2015.

Item 2.B: Approval of the 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.C: Approval of the Minutes. The Minutes of the July 21, 2015, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted.

Recommendation: It is recommended that Planning Commission approve the Consent Calendar by roll call vote.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

3. PUBLIC HEARING

Item 3.1: Horisons Unlimited Health Care - Architecture & Site Plan Review 01-2015. Project Description: Request for an Architectural and Site Plan Review proposing a tenant improvement for a medical clinic use with upgrades to the façade and the creation of an outdoor staff break area on the existing adjacent pavement. Property is located at 3234 Santa Fe Street, APN: 132-011-017 within a C-2 General Commercial Zoning District.

Recommendation: Approval by roll call vote

Item 3.2: Monterosso - Vesting Tentative Map Application 02-2015. Project Description: Request for the development of 10 single family parcels on 2.21 acres, consisting of 9 vacant parcels and 1 parcel with an existing single family residence. Property is located at the Northwest corner of California and Claus, APN 132-046-078 and -079 within an R-1 Single Family Residential Zoning District.

Recommendation: Approval by roll call vote

4. COMMISSION ITEMS (Information Only – No Action)

Item 4.1: Vice Chair resignation.

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

None

6. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 6.1: Ward Villas – Infill project that would require a General Plan Amendment, Rezone and Planned Development.

Item 6.2: Diamond Bar West – Final Subdivision Map.

Item 6.3: Diamond Bar West – Architecture and Site Plan Review.

Item 6.4: Stanislaus Cheese – Architecture and Site Plan Review.

Item 6.5: Kuffel Parcel Map.

7. NEW BUSINESS (Information Only – No Action)

None

8. ADJOURNMENT – The next regular Planning Commission meeting – September 15, 2015 @ 6:00 p.m.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

*Dated this 13th day of August, 2015
Janet Smallen, Sr. CDS*

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department at (209) 863-7128. Notification 3 business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDAS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted. Additional documents that are part of this agenda and provided to a majority of the Planning Commission by the City will be made available to the public. The agenda is posted for public review at the City's website www.riverbank.org, at the Development Services Department, and on the exterior of both City Hall North & South buildings bulletin boards, 6707 & 6617 Third Street, Riverbank, CA. Subscription to receive the agenda can be purchased for a nominal fee through the Development Services Department.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a regular meeting of the Planning Commission, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7128.

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City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

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

PUBLISH DATE: August 5, 2015
DEPT: PLANNING

LEGAL

CITY OF RIVERBANK NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider the projects, described below at 6:00 p.m. on Tuesday August 18, 2015, in Council Chambers 6707 Third Street, Riverbank, California.

Project Descriptions:

- I. **Horisons Unlimited Health Care - Architecture & Site Plan Review 01-2015. Project Description:** Request for an Architectural and Site Plan Review proposing a tenant improvement for a medical clinic use with upgrades to the façade and the creation of an outdoor staff break area on the existing adjacent pavement. Property is located at 3234 Santa Fe Street, APN: 132-011-017 within a C-2 General Commercial Zoning District.
- II. **Monterosso - Vesting Tentative Map Application 02-2015. Project Description:** Request for the development of 10 single family parcels on 2.21 acres, consisting of 9 vacant parcels and 1 parcel with an existing single family residence. Property is located at the Northwest corner of California and Claus, APN 132-046-078 and -079 within an R-1 Single Family Residential Zoning District.

The City of Riverbank will hold a Public Hearing as follows:

**Planning Commission Meeting
August 18, 2015 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **August 18, 2015** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department **up to 5:00 p.m.** on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission **prior to** the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna M. Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).



City of Riverbank
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES
Tuesday, July 21, 2015

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

CALL TO ORDER/ROLL CALL:

Present: Chair Hughes, Vice Chair Degele, Commissioner McKinney, Commissioner Stewart and Commissioner Villapudua

Absent: None

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

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

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 No. 2.A: Posting of the July 21, 2015, Planning Commission Meeting.

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

Ayes: Planning Commissioners: Hughes, Degele, McKinney, Stewart and Villapudua

Nays: None

Absent: None

Abstained: None

Item No. 2.B: The Agenda for the July 21, 2015, Planning Commission Meeting.

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

Ayes: Planning Commissioners: Hughes, Degele, McKinney, Stewart and Villapudua

Nays: None

Absent: None

Riverbank Planning Commission

Minutes from July 21, 2015

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Abstained: None

Item No. 2.C: The Minutes of the June 16, 2015 Planning Commission Meeting.

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

Ayes: Commissioners: Hughes, Degele, McKinney, Stewart and Villapudua

Nays: None

Absent: None

Abstained: None

3. PUBLIC HEARING ITEMS

Item 3.1 Continued from June 16, 2015: Dominic Genova, Linda R. Hollar-Genova, the D&J Kochevar 1998 Revocable Trust proposal for a Parcel Map Application No. 03-2014. Project Description: The property owners are requesting to subdivide an existing 40,000 square foot parcel of land into two (2) parcels consisting of Parcel 1 – 27,466 square feet and Parcel 2 – 12,543 square feet. Parcel 1 would be vacant land while Parcel 2 would contain the existing house and garage with granny flat conversion above the garage. Property is located at 6413 4th Street, APN 132-017-019 and is zoned R-3 (Multi-Family Residential). The General Plan designation for the site is HDR (High Density Residential). The property is within the recently adopted Downtown Specific Plan which designates this property as Mixed Use Neighborhood District. City services currently serving the site will remain unchanged including water and sewer. City staff has determined that the proposed Parcel Map is exempt from the CEQA pursuant to Section 15332 (Class 32) of the State CEQA Guidelines related to In-fill Development Projects.

- Donna M. Kenney presented the staff report and PowerPoint on item 3.1.
- Chair Hughes opened the Public Hearing at 6:28 p.m.
- *Public Comments:* Dennis Wilson, consultant for property owner spoke on behalf of item 3.1
- Planning Commissioner discussed item.
- *Public Comments:* Dennis Wilson, consultant responded to the Planning Commissions questions.
- Commissioner Stewart and McKinney both expressed their concerns for the subdividing of the parcel and the General Plan designation.
- *Public Comments:* Property owner Linda R. Hollar-Genova commented on Commissioner Stewarts concerns.
- Public Hearing was closed at 6:39 p.m.
- Planning Commission discussed item.
- Chair Hughes re-opened the Public Hearing at 6:42 p.m.
- *Public Comments:* Dennis Wilson, consultant clarified information to Chair Hughes.
- Public Hearing was closed at 6:45 p.m.
- Planning Commission discussed item.

ACTION: *By motion moved/second (Villapudua / Degele / passed 3-2) was approved as submitted; motion carried by roll call vote.*

Ayes: Commissioners: Hughes, Degele and Villapudua

Nays: Commissioners: Stewart and McKinney

Absent: None

Abstained: None

Item 3.2: Galaxy Theater, LLC - Conditional Use Permit No. 02-2015, Resolution 2015-018 – Project Description: Request to modify CUP 01-2013 / Resolution 2013-006 to increase allowed beer size from a 12 oz. cup per customer to 20 oz. and 32 oz. size cups per customer. (Class 41 License – On-Sale Beer and Wine for Bona Fide Public Eating Place). Property is located at 2525 Patterson Rd., APN: 075-008-029, within a C-2 General Commercial Zoning District.

- Donna M. Kenney presented the staff report and PowerPoint on item 3.2.
- Public Hearing was opened at 7:01 p.m.
- *Public Comments:* Rich Holmer consultant for Galaxy Theater spoke in favor of item 3.2, along with Nathan Paul, General Manager of Galaxy Theater.
- Planning Commission asked applicant questions.
- *Public Comments:* Nathan Paul and Rich Holmer responded to the Planning Commissions questions.
- Planning Commission asked additional questions.
- *Public Comments:* Chief Kiely spoke on item 3.2 and his concerns and provided staff with information on calls and stats he had on record.
- Planning Commission asked Chief Kiely questions.
- *Public Comments:* Charlie Neal spoke against item 3.2.
- *Public Comments:* Frank Rimkis, CEO of Galaxy Theater spoke in favor of item 3.2.
- Planning Commission asked Frank Rimikis questions.
- *Public Comments:* Frank Rimkis responded to the Planning Commission's questions.
- *Public Comments:* Charlie Neal spoke again against item 3.2.
- *Public Comments:* Rich Holmer responded to additional comments by the Planning Commission.
- Planning Commission discussed item and asked Chief Kiely additional questions.
- *Public Comments:* Chief Kiely responded to the Planning Commission questions.
- Planning Commission discussed item and asked applicant additional questions.

- *Public Comments:* Frank Rimkis and Rich Holmer answered the Planning Commission questions.
- Public Hearing was closed at 8:24 p.m.
- Planning Commission discussed item.

ACTION: *By motion moved/second (McKinney / Stewart / passed 5-0) was approved to increase the beer sizes up to 16 oz. and 24 oz. and continue serving the approved 12 oz. size, with a limit of two per customer only. Was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele, McKinney, Stewart and Villapudua

Nays: None

Absent: None

Abstained: None

- *Public Comment:* Rich Holmer, consultant stated they could not agree with the terms of two per customer only.
- Chair Hughes retracted vote.
- Planning Commission discussed and agreed to continue item to a future Planning Commission meeting date.

ACTION: *By motion moved/second (Degele / Villapudua / passed 5-0) to continue item until a future Planning Commission date to be determined. To allow applicant time to provide additional information to the Planning Commission. Motion carried unanimous by roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele, McKinney, Stewart and Villapudua

Nays: None

Absent: None

Abstained: None

4. COMMISSION ITEMS (Information Only – No Action)

None

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

None

6. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 6.1: Kuffel Parcel Map.

Item 6.2: Ward Villas – Infill project that would require a General Plan Amendment, Rezone and Planned Development.

Item 6.3: Diamond Bar West – Architecture and Site Plan Review.

Item 6.4: Stanislaus Cheese – Architecture and Site Plan Review.

Item 6.5: Horisons Health Clinic – Architecture and Site Plan Review.

7. NEW BUSINESS (Information Only – No Action)

Item 7.1: Michael Riddell, Public Works Superintendent updated Commission on water issues due to the drought.

- Michael Riddell spoke on water issues with the drought and Riverbanks status and what we are reporting to the State.
- Michael Riddell informed them of the new water meters that we will soon have to be able to view online and check for usage.
- Commissioner's asked Mr. Riddell some questions.
- Michael Riddell responded to there questions.

Item 7.1 was moved and discussed after the consent calendar.

8. ADJOURNMENT – There being no further business, Chair Hughes adjourned the meeting at 8:56 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Recording Secretary

Patricia Hughes, Chair
Planning Commissioner

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	3.1	August 18, 2015
APPLICATION:	Architecture & Site Plan Review 01-2015 – Horisons Unlimited Health Care – 3234 Santa Fe Street, APN: 132-011-017. Request for an Architectural and Site Plan Review proposing a tenant improvement for a medical clinic use with upgrades to the façade and the creation of an outdoor staff break area on the adjacent existing pavement. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.	
OWNER:	Horisons Unlimited Health Care	
APPLICANT REPRESTATIVE:	Jim Xu with Golden Valley Engineering and Surveying	
GENERAL PLAN:	Mixed Use (MU)	
ZONING:	General Commercial (C-2)	
DOWNTOWN SPECIFIC PLAN:	Downtown Core (DC)	
ENVIRONMENTAL DETERMINATION:	The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve the Architecture and Site Plan Review subject to the conditions in the attached resolution.	
ACROMYMS:	CEQA – California Environmental Quality Act	

I. EXECUTIVE SUMMARY:

The applicant proposes a tenant improvement for a medical clinic with upgrades to the façade and the creation of an outdoor staff break area on the existing paved courtyard. The proposed project will contribute to the enhancement and intensification of the built environment downtown by upgrading and occupying an existing vacant building and empty courtyard. Staff is recommending approval of the application and conditions of approval.

II. BACKGROUND & PROJECT INFORMATION:

The subject property – 3234 Santa Fe Street – is located adjacent to and west of City Hall South. The site is an existing vacant building that was once a hardware store and more recently a hair salon. The site is surrounded by existing public and commercial uses, including City Hall, a bar, a beauty salon, a tax preparation service, a health and wellness consultant, a restaurant with parking lot, the museum and some residential across the street.

III. ANALYSIS:

A. Site Design

The proposed site plan (Attachment 2) includes a tenant improvement to an existing 4,182 square foot building and the existing paved courtyard of 1,975 square feet. Existing signage and fencing will be removed (Attachment 3). Trash pick-up will occur behind the building in the alley. Containers will be kept behind a closed door until pick-up day.

B. Building Design

The Early 20th Century Commercial building will have no physical replacement of the walls, windows or entrance door, only paint. The building features a well-defined entrance which faces the sidewalk on Santa Fe Street and consists of a glass door with storefront windows which make up 50% of the façade, typical for this architectural style. The building design is original to the year it was built - 1935. Based on the illustrative drawings presented by the applicant and included as Attachment 2, the building will be repainted to a cream color with a dark red accent color on the façade and side walls.

C. Landscaping

The project's landscaping is limited to the side courtyard and will provide an enjoyable and aesthetically pleasing place for the clinic employees to take their breaks. The street improvements, including a tree, groundcover and a bench were recently installed with the City's Downtown beautification project. This project proposes to keep the existing pavement of the courtyard and enhance it with two 6 foot square boxes containing trees and irrigation for them. The existing chain link and metal fence across the front will be replaced with 6 foot tall decorative wrought iron set back a few feet from the front of the

building to make room for a decorative bicycle rack. The applicant proposes two long planter boxes with shrubs and irrigation inside the fence with a gate to one side. Tables and chairs or benches will be provided for clinic staff use. Planning staff will review and approve the wrought iron fence design, bicycle rack and plant/tree palette before installation.

D. Transportation and Parking

According to the Downtown Specific Plan Section 2.3.3, parking requirements for use changes apply only to the incremental increase in parking demand that accompanies a higher use intensity. The previous Beauty Salon use required service establishment parking calculated at 1 space for each 300 square feet of gross floor area. The Beauty Salon at 1,482 square feet required 14 parking spaces. The proposed Medical Clinic use requires parking at 1 space per doctor and each employee, plus 1 space per individual examining room. Five clinic professionals plus 13 exam rooms requires 18 parking spaces. Therefore, the Medical Clinic use has a deficit of 4 parking spaces (18 required spaces minus the 14 Salon spaces).

Horizons Unlimited Healthcare cannot provide for the deficit parking on site. Section 2.3.3 of the Downtown Specific Plan states "All or part of non-residential parking requirements may be satisfied through payment of a one time in-lieu fee per each space of required parking." At this time, the City Council has not yet adopted an in-lieu fee and staff is conducting research towards that goal.

In one example, the Livingston City Council established a one-time parking in-lieu fee of \$1,000 per space plus 7% interest with the funds to go to a future parking garage. After the recession began, the Council modified the fee so that they could determine the fee and interest on an individual basis with a maximum payment period of 5 years. The requirement to pay an in-lieu fee for 4 parking spaces after Council adopts the fee is included in the Conditions of Approval.

E. Signage

A photo of the existing building (Attachment 3) shows a projecting sign on the front of the building. This sign will be removed and the existing brick face on either side of it exposed for painting. A new wall sign for this location (Attachment 4) is proposed and will be processed under separate permit. Two feet of total sign area for each lineal foot of building frontage is permitted, distributed among permitted sign types. In this case, the applicant has 50 square feet total to work with (25' building frontage x 2' = 50 sf).

IV. CONCLUSION:

The project proposes a permitted use within a vacant building and empty courtyard in the downtown. The tenant improvement work and courtyard amenities will contribute to

the enhancement of the built environment downtown, and hopefully attract other businesses which will serve the same clients.

V. FINDINGS:

A. General Plan Consistency Findings

Pursuant to the City of Riverbank General Plan, the Planning Commission must make the following findings relevant to the Architectural and Site Plan Review:

- 1. Policy DESIGN-10.1: The City will require site and building access for pedestrians and bicyclists by providing the most direct pedestrian access from sidewalks and parking areas to building entrances while minimizing conflicts with motor vehicle traffic.**

The building entrance opens directly onto city sidewalk with street parking directly beyond it. The applicant is installing a decorative bicycle rack adjacent to the building and wrought iron fence.

- 2. Policy DESIGN-10.8: The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities.**

The building facade, constructed in 1935 is 50% glass with a northern exposure. The clinic waiting room will be the first room clients enter when they arrive and the natural light from the windows will keep it bright and cheerful. A city bench is available on the sidewalk for clients and the landscape enhanced courtyard will be available to the clinic staff.

- 3. Policy DESIGN-10.11: The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors.**

The project includes a bicycle rack in an accessible location within 10 feet of the building's front windows.

VI. ENVIRONMENTAL REVIEW:

The proposed project will not have a significant effect on the environment and is categorically exempt under Class 32, State CEQA Guidelines 15332 – In-Fill Development Projects, as follows:

Section 15332 exempts projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the application general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The site has a General Plan Designation of Mixed Use (MU), is zoned Community Commercial (C-2), and has a Downtown Specific Plan designation of Downtown Core (DC), which all permit a medical clinic use.

- (b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The site is 6,250 square feet in size, located in the Downtown area of Riverbank and is substantially surrounded by existing public and commercial land uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.**

The site is previously disturbed in 1935 with no native vegetation currently present on the site.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The project is a tenant improvement within an existing building and paved courtyard. There will be no significant effects to traffic, noise, air quality or water quality. The project has a deficit of 4 parking spaces which is mitigated by the payment of parking in-lieu fees pursuant to the Downtown Specific Plan and

- (e) The site can be adequately served by all required utilities and public services.**

All urban utility and public services are present at or adjacent to the site.

VII. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on August 5, 2015 and posted at City Hall North, South, Post Office, Community Center and website on August 5, 2015. In addition, the Applicant posted a Notice of Development Permit Application at 3949 California Avenue on August 4, 2015 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on August 4, 2015. At the time of writing this Staff Report (August 10, 2015), 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.

VIII. RECOMMENDATION:

Find that the project is categorically exempt under Class 32, State CEQA Guidelines 15332, and approve the Architecture and Site Plan Review based upon the findings contained in the attached Resolution.

IX. ATTACHMENTS:

1. Draft PC Resolution No. 2015-019
2. Site and Floor Plans
3. Photos of existing building and courtyard
4. Color Elevations

Respectfully Submitted By:

Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2015-019**

**ADOPTION OF ARCHITECTURE SITE PLAN REVIEW 01-2015
FOR HORISONS UNLIMITED HEALTHCARE
3234 SANTA FE STREET (APN 132-011-017)**

WHEREAS, An application has been received from Horisons Unlimited Healthcare with a proposal for a tenant improvement for a medical clinic use with upgrades to the façade and the creation of an outdoor staff break area on the adjacent existing courtyard located at 3234 Santa Fe Street (APN 132-011-017); and

WHEREAS, The Planning Commission held a public hearing on August 18, 2015, to consider Architecture and Site Plan Review 01-2015; and

WHEREAS, The Planning Commission reviewed and considered the appropriate documents regarding the potential environmental effects of the proposed application, including any comments received; 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-10.1:* The City will require site and building access for pedestrians and bicyclists by providing the most direct pedestrian access from sidewalks and parking areas to building entrances while minimizing conflicts with motor vehicle traffic.
2. *Policy DESIGN-10.8:* The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities.

3. *Policy DESIGN-10.11*: The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors.

WHEREAS, the request and plans of Golden Valley Engineering and Land Surveying and Horisons Unlimited Healthcare, applicant 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 2013-013 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The applicant shall build the entire project according to the site plans and elevations on file with the Community Development Department and are presented to the Planning Commission as part of this action; and
3. The Community Development Director shall approve the wrought iron fence design, decorative bicycle rack and plant/tree palette before installation; and
4. Applicant shall pay an in-lieu parking fee for 4 parking spaces pursuant to the Downtown Specific Plan. This requirement shall be deferred until Council adopts the parking in-lieu fee; and
5. Signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 01-2015 is hereby approved, subject to those conditions established by Resolution No. 2015-019 and as illustrated in Exhibit "A": Site Plans, Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 18th of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

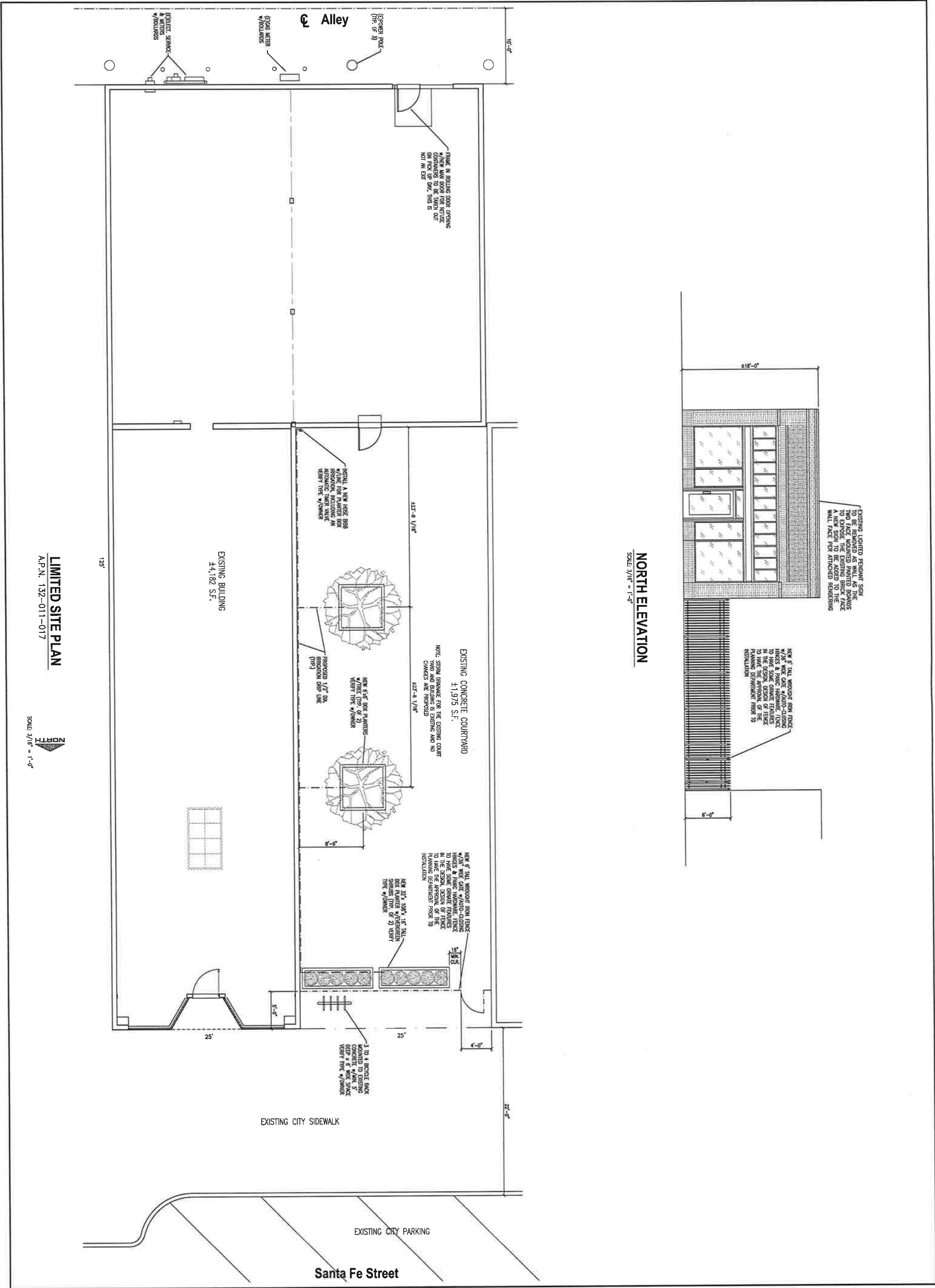
Attest:

Donna M. Kenney,
Planning and Building Manager

Approved:

Patricia Hughes, Chairperson
Planning Commission

W:\015-082 MEDICAL CLINIC - RIVERBANK\SUBMITTAL PLANS\15-082 C1.0 LIMITED SITE PLANNING REV 7-7-15.dwg, 7/6/2015 2:34:13 PM, Adobe 24x26.pcf



LIMITED SITE PLAN
A.P.N. 132-011-017



SCALE 3/16" = 1'-0"

GOLDEN VALLEY
ENGINEERING & SURVEYING
405 West 18th Street, Suite 200
Menlo Park, CA 94023
Ph: (650) 722-3200
Fax: (650) 722-3254

W.L. Wareham
2015 Road 1
Dos Palos, Ca 95320
Ph: (209) 675-5761
Fax:

PROJECT DATE: APRIL 2015
DRAWN BY: PRL
SCALE: AS SHOWN
JOB NO.: 15-050.00
SHEET NUMBER:

C1.0

TENANT IMPROVEMENTS FOR HORISONS UNLIMITED HEALTH CARE

3234 Santa Fe Street
Riverbank, Ca. 95367

CITY OF RIVERBANK

CALIFORNIA



SHEET CONTAINS:
• Limited Site Plan
• North Elevation

W.L. Wareham
2015 Road 1
Dos Palos, Ca 95320
Ph: (209) 675-5761
Fax:

PROJECT DATE: APRIL 2015
DRAWN BY: PRL
SCALE: AS SHOWN

JOB NO.: 15-050.00
SHEET NUMBER:

C1.0

GENERAL NOTES:

1. ALL NEW WALL DIMENSIONS ARE MEASURED TO THE CENTER OF WALL FINISH DIMENSIONS FROM EXISTING WALLS ARE FROM THE FACE OF FINISH UNLESS OTHERWISE NOTED.
2. FLOOR LEVEL AT ENTRY/EXIT DOORS.
3. THE EXTERIOR FINISH OF LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE INTERIOR FINISHED FLOOR.
4. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND SHALL HAVE A LENGTH MEASURED IN THE DOOR SWING DIRECTION. THE MINIMUM LENGTH OF TRAVEL OF AT LEAST 60" AND LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48". THIS LENGTH CAN BE 44" IF DOOR HAS NO CLOSURE AND APPROACH CAN BE MADE FROM THE LATCH SIDE.
5. ALL EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THE MAIN EXIT IS NOT A COMMON EXIT. ALL OTHER EXITS SHALL BE UNLOCKED OR OPENED FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. SURFACE MOUNTED FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. WHEN BOTH DOORS ARE CLOSED DOOR KNOB OR SURFACE MOUNTED HARDWARE, THE UNLOCKING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
6. RESTROOM DOORS SHALL HAVE A GROUP, HARD NONSPRINKLER SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND 24" OF THE FRONT AND SIDES OF UNITS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND EXCEPT FOR STRUCTURAL ELEMENTS, THE FINISH SHALL BE A TYPE WHICH SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.
7. FIRE EXTINGUISHER, TYPE 2A-10BC, SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75 FEET PER 2013 CALIF. FIRE EXTINGUISHERS AND 2013 CALIF. FIRE MARSHAL'S SERVICE LABEL.
8. EMERGENCY LIGHTING PER 2013 CBC.
9. ADD BOTTOM "KICK PLATE" FOR ALL WOOD DOORS PER TITLE 24.
10. EXIT SIGNS FOR ALL EXITS AND EXIT MARKS SHALL BE PROVIDED PER CBC SEC. 101.1. EXIT ILLUMINATION SHALL MEET WITH MINIMUM 1.0 FOOT CANDLE ILLUMINATION SHALL BE PROVIDED BY THE PREMISES WIRE SYSTEM AND STORAGE BATTERIES. SEE FLOOR PLAN FOR LOCATIONS.

LEGEND

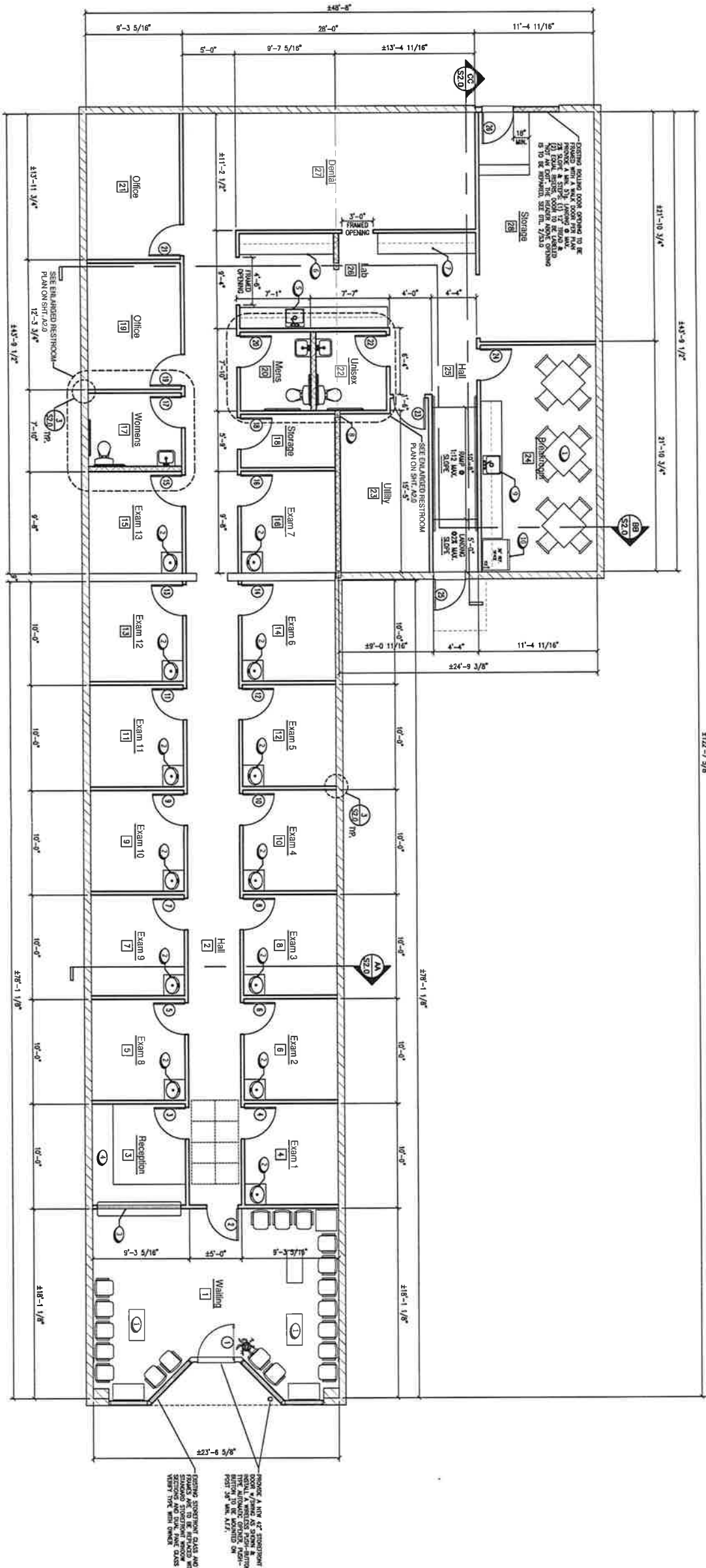
- EXISTING EXTERIOR WALLS: VARIOUS TYPES OF MASONRY UNIT WALLS TO REMAIN AS IS, REPAIR ANY DAMAGE TO MATCH EXISTING OR PER FINISH SCHEDULE
- EXISTING INTERIOR WALLS TO REMAIN AS IS, REPAIR ANY DAMAGES TO MATCH EXISTING OR PER FINISH SCHEDULE
- NEW INTERIOR WALL: 6"x 20ga. METAL STUDS @ 16" O.C., #5/8" TYPE 'X' TYPE 'X' GYP. BD. BOTH SIDES & R-18 INSULATION. SEE SECTIONS ON SHEET S2.0 FOR HEIGHTS
- NEW INTERIOR WALL: 3 5/8"x 20ga. METAL STUDS @ 16" O.C., #5/8" TYPE 'X' GYP. BD. BOTH SIDES & R-13 INSULATION. SEE SECTIONS ON SHEET S2.0 FOR HEIGHTS
- DOOR NUMBER (SEE SCHEDULE SHF. A2.0)
- ROOM NUMBER (SEE SCHEDULE SHF. A3.0)
- FIRE EXTINGUISHER (TYPE 2A-10BC), SEE GENERAL NOTES #6 ON THIS SHEET

CODE ANALYSIS

TOTAL TENANT AREA	4,218.3 S.F.
TOTAL OCCUPANCY LOAD:	4,218/100 = 42.2
TYPE OF OCCUPANCY:	B
NUMBER OF EXITS REQUIRED:	2 (PER SEC. 1015.1 ITEM 2, DISTANCE OF COMMON PATH OF TRAVEL, SEC. 1014.3)
NUMBER OF EXITS PROVIDED:	2
WIDTH OF EXITS:	42.2 x 0.2 = 8.44', 36" MIN.
WIDTH OF EXITS PROVIDED:	78" OK
DISTANCE BETWEEN EXITS:	$\sqrt{46.7^2 + 122.7^2} / 2 = 68'$ OK
MIN. DISTANCE BETWEEN EXITS: (W/OUT FIRE SPRINKLERS)	

KEY NOTES:

1. AREA FURNITURE BY TENANT.
2. EXAM SINKS: PRE-FABRICATED 24" SQUARE UNITS AT MAX. 34" A.F.F. W/LEVER HANDED HOT & COLD WATER MIXING VALVES, VERIFY TYPE & SIZE OF SINK W/OWNER (TYP. OF 13).
3. TRANSACTION COUNTER: 16" WIDE BY R-0" LONG AT MAX. 34" A.F.F. A FULL GLASS WINDOW FROM 6'-6" A.F.F. TO COUNTER W/PASS-THROUGH OPENINGS AND COMMUNICATION OPENINGS, VERIFY TYPE OF GLASS, OPENINGS AND COUNTER MATERIALS WITH OWNER.
4. DESK IN RECEPTION ROOM TO BE MAX. 24" H. AND BETWEEN 28" MIN. TO 34" MAX. A.F.F. WITH FREE AND TOE CLEARANCES UNDER FOR FORWARD ACCESSIBLE APPROACHES WITH DRAWERS AND CABINETS BETWEEN. VERIFY TYPE OF CONSTRUCTION OF DESKS & CABINETS WITH OWNER.
5. 24" H. x 11'-2" W. COUNTER AT MAX. 34" A.F.F. & 4" BACKSPASH @ WALLS, DRAWERS AND CABINETS UNDER AND 12" H. CABINETS ABOVE. INITIAL A 21" x 20" x 6 1/2" H. MAX. STAINLESS STEEL SINK, WITH COORNECK FACET AND LEVER HANDED HOT & COLD WATER MIXING VALVE, VERIFY TYPE OF CONSTRUCTION OF CABINETS AND SINK SIZE WITH OWNER.
6. 24" H. x 9'-1/2" W. COUNTER AT MAX. 34" A.F.F. & 4" BACKSPASH @ WALLS, DRAWERS AND CABINETS UNDER AND 12" H. CABINETS ABOVE. VERIFY TYPE OF CONSTRUCTION OF CABINETS WITH OWNER.
7. 24" H. x 9'-1/2" W. COUNTER AT MAX. 34" A.F.F. & 4" BACKSPASH @ WALLS, DRAWERS AND CABINETS UNDER AND 12" H. CABINETS ABOVE. VERIFY TYPE OF CONSTRUCTION OF CABINETS WITH OWNER.
8. 24" H. x 13'-0" W. COUNTER AT MAX. 34" A.F.F. & 4" BACKSPASH @ WALLS, DRAWERS AND CABINETS UNDER AND 12" H. CABINETS ABOVE. INITIAL A 21" x 20" x 6 1/2" H. MAX. STAINLESS STEEL SINK, WITH STANDARD FAUCET AND LEVER HANDED HOT & COLD WATER MIXING VALVE, VERIFY TYPE OF CONSTRUCTION OF CABINETS AND SINK SIZE WITH OWNER.
9. PROVIDE A 36" WIDE REFRIGERATOR SPACE WITH WATER SUPPLY FOR ICE MAKER, REFRIGERATOR TO BE SUPPLIED BY OWNER.
10. PROVIDE LANDINGS ON BOTH SIDES TO THE RAMP AT 36" MAX. TO THE TOP OF THE RAIL, HANDRAILS ARE TO EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN. BEYOND THE TOP AND BOTTOM OF THE RAMP RUN AND RETURN INTO THE WALL.

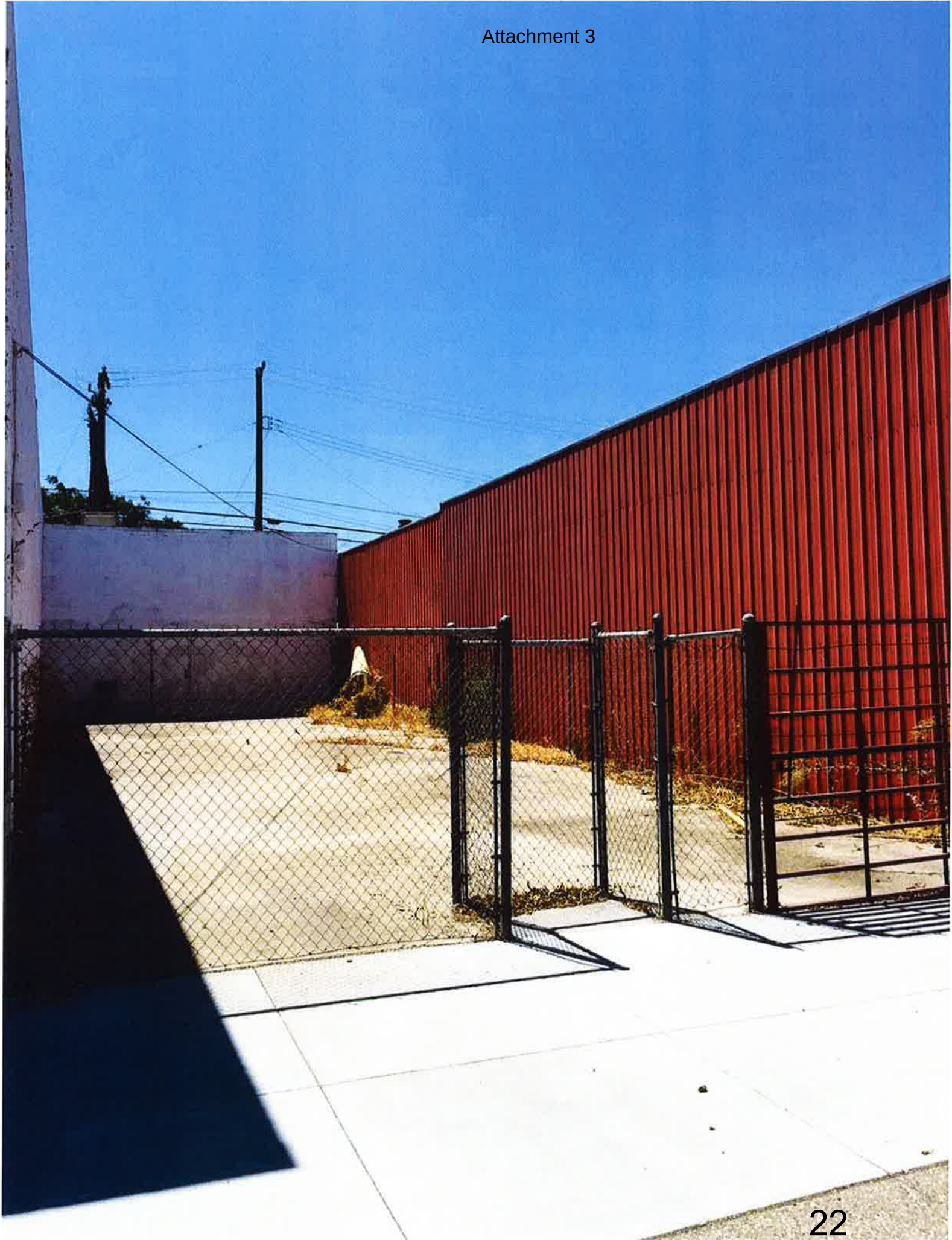


NEW FLOOR PLAN w/Code ANALYSIS & KEYNOTES

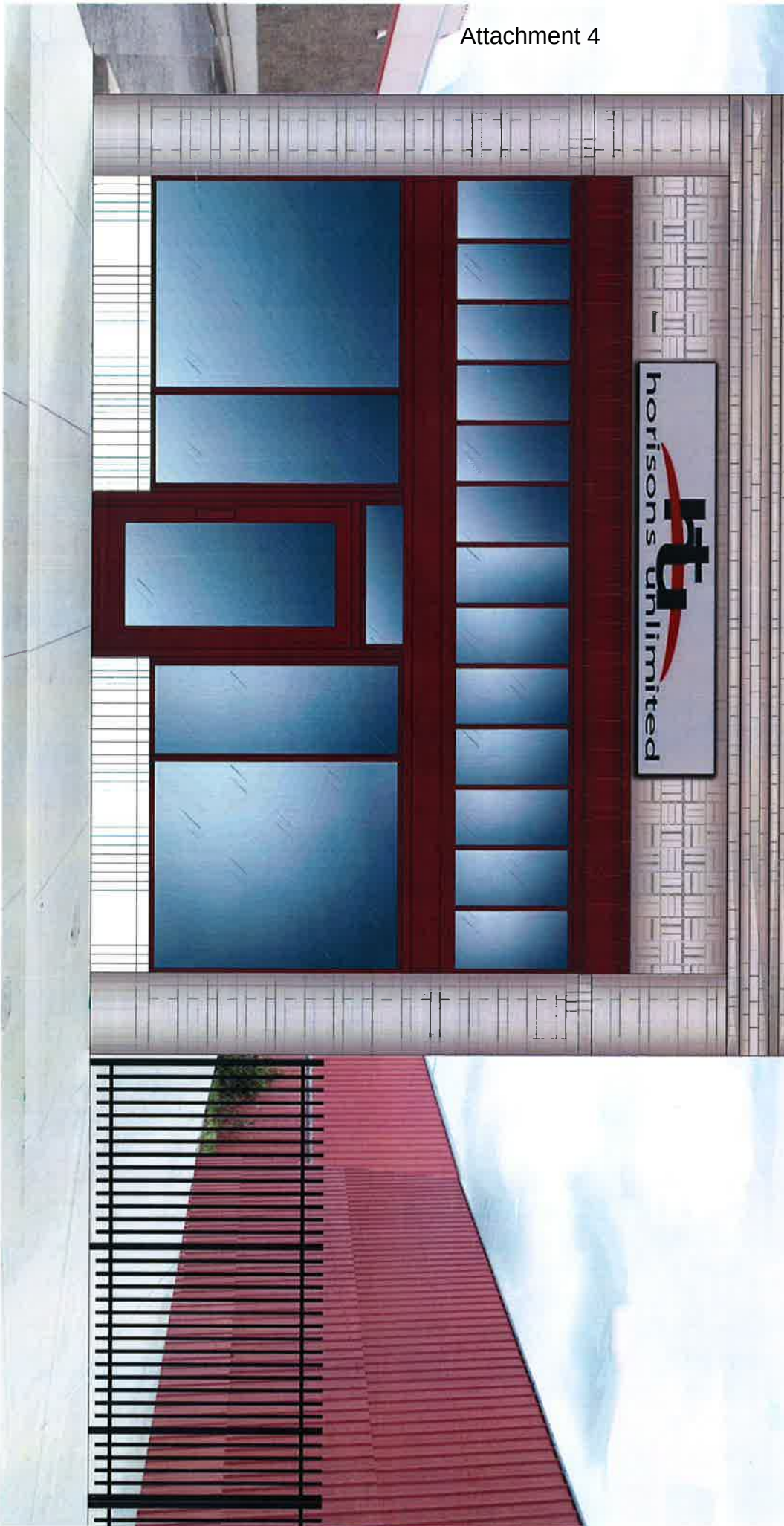
SCALE 1/8" = 1'-0"











**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.2 **August 18, 2015**

APPLICATION: **Vesting Tentative Map (VTM) Application 02-2015. Project Description:** Request for the development of 10 single family lots on combined 2.21 acres, consisting of 9 vacant lots and 1 lot with an existing single family residence (3949 California Avenue). Property is located at the Northwest corner of California and Claus, APN 132-046-078 and -079 and is zoned R-1 (Single Family Residential). The General Plan designation for the site is LDR (Low Density Residential).

OWNER: Dennis A. Monterosso
1932 Evergreen Court
Modesto, California 95350

APPLICANT: Dennis A. Monterosso
1932 Evergreen Court
Modesto, California 95350

ENGINEER: Rodrick Hawkins PE
436 Mitchell Road
Modesto, California 95354

LOCATION/APN: The proposed project is located at the Northeast corner of California and Claus, APN 132-046-078 (.536 acre) and -079 (1.658 acres) for a total of 2.21 acres of project site.

GENERAL PLAN: LDR Low Density Residential (no change requested)

ZONING: R-1 Single Family Residential (no change requested)

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act, Staff has determined that the proposed VTM is exempt pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the State CEQA Guidelines. The proposed Parcel Map meets the conditions prescribed by CEQA Section 15332(a-e).

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

RECOMMENDATION: Planning Staff recommends adoption of Resolution No. 2015-020 conditionally approving the request of Dennis Monterosso for a Vesting Tentative Map creating 10 single family lots on 2.21 acres.

ACRONYMS: CEQA – California Environmental Quality Act
RMC – Riverbank Municipal Code
LDR – Low Density Residential
R-1 – Single Family Residential District
VTM – Vesting Tentative Map
HOA – Home Owners Association

I. EXECUTIVE SUMMARY

The proposed project consists of a request for the development of 10 single family parcels on combined 2.21 acres, consisting of 9 vacant lots and 1 lot with an existing single family residence which will remain (3949 California Avenue). The property is zoned R-1 (Single Family Residential). The General Plan designation for the site is LDR (Low Density Residential).

II. BACKGROUND

The subject property is located at the Northwest corner of California Avenue and Claus Road and is bounded by existing single family housing to the North, Claus Road to the East, California Avenue to the South, and 1 single family residence and proposed Matthew Lane to the West. Proposed Matthew Lane will connect existing Matthew Lane to the North with California Avenue to the South and will have full frontage improvements. Lots 1 through 4 will front proposed Matthew Lane, Lots 5 and 10 will front California Avenue and Lots 6 through 9 will front Claus Road.

As discussed in the executive summary above, an existing house (3949 California Ave) will remain on Lot 5 as a result of this subdivision. Lots 1 through 4 and lots 6 through 10 will be vacant. Two existing wells on lots 4 and 10 will be abandoned with concrete to be removed. An existing driveway on Lot 5 will remain and an existing wooden fence on Lot 4 will be removed. Existing 20 foot wide irrigation easements at the site's North and East property lines will be abandoned. A 20 foot sewer easement is proposed for the East property line, located where the irrigation easement will be abandoned. Utility lines will be located within Matthew Lane and a landscaped drainage basin is proposed for the Northwest corner of the project, separated from the 10 lots by proposed Matthew Lane. A required Home Owners Association ("HOA") will maintain the basin.

The Vesting Tentative Map Application was submitted on June 17, 2015 after a preapplication review by planning staff. The applicant has been working with staff to respond to map design comments. Lots 6 through 9 will have vehicular access from

Claus Road with future shared “T” driveways so drivers do not have to back out into traffic.

The existing house on lot 5 was constructed in 1977 at 1,548 square feet. Approximately \$7,000 worth of roofing, siding and electrical upgrades has been made to the existing house since it was annexed to the City in the early 1990s. Architectural and Site Plan Review is a future requirement for the 9 vacant lots.

III. ANALYSIS

A. Development Standards

Lot Size

The proposed Vesting Tentative Map would subdivide two existing parcels of land (Parcel 1 = 242.5' x 279.6' and Parcel 2 = 78.6' x 300') into 10 single family lots on a combined 2.21 acres. Minimum lot area, as prescribed by the RMC, is 6,000 square feet. According to the Map, lot sizes range from 6,031 square feet for the smallest lot (Lot 1) to 11,222 square feet for the largest (Lot 5). The proposed subdivision meets this requirement.

Lot Width

Minimum lot width for an interior lot is 55 feet and for a corner lot 65 feet. According to the Map, the proposed lots range from a lot width of 55 feet to a width of 72.5 feet. Therefore, the proposed subdivision meets this requirement.

Storm Drain

The project is required by the State of California to percolate stormwater onsite and this will be accomplished through a basin on Lot A, a remainder piece of 4,128 square feet. This basin is located in the northwest corner of the site with Matthew Lane between it and the 10 proposed lots. Its slope is 4:1 and it is approximately 3 feet deep. It will be landscaped and maintained by an HOA.

Residential Parking

Sheet 1, Statement of Subdivider, item (F) contains language requested by staff: “Lots 6 through 9 will have vehicular access from Claus Road with shared ‘T’ driveways. Lot 10 will access from California Avenue at the southwest corner of the parcel.” This language was requested due to safety concerns with future residents on these lots backing out of their driveways into Claus traffic. Having shared “T” driveways will allow residents to leave their driveways facing forward without the driveways taking up too much of the front yard. Existing City Code does not require a driveway setback from the side property line. Lot 10’s driveway will be as far away from the intersection of California and Claus as possible.

B. General Plan Consistency Findings

As part of the recommendation to the Planning Commission, Staff must find the project consistent with the City's adopted General Plan. The project site's General Plan designation is LDR Low Density Residential which requires a density of 1-8 dwelling units per acre. At 4.5 dwelling units per acre, the Project is consistent with its General Plan designation. In addition, the Zoning for the site is R-1 Single Family Residential and the Project, with individual lots and dwelling units, meets the criteria as well. There is no request to change either the General Plan designation (or Zoning), therefore the Project is consistent with the General Plan.

IV. 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 Tentative Map meets the conditions prescribed by CEQA Section 15332(a-e).

V. FISCAL IMPACT

No negative fiscal impact. However, concern has been raised by Riverbank Police Services as it relates to what potential impacts new growth may have on enforcement services for the City of Riverbank. The Riverbank City Council in adopting Resolutions 2006-115 and 116 on October 23, 2006, set policy to require all new development to participate in the formation of a Community Facilities District (CFD) for Police protection. The proposed project is a Vesting Tentative Map and no development is proposed at this time. Therefore, in light of the obligation for future residential projects to participate in the above mentioned CFDs, the proposed project should not have a negative fiscal impact on the City.

According to Finance, the project will have a positive effect on neighboring property values. In addition, the development of homes on a vacant lot will have a positive impact on the City of Riverbank property revenues, sewer revenues and water revenues.

VI. PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on August 5, 2015 and posted at City Hall North and South on August 5, 2015. In addition, the Applicant posted a Notice of Development Permit Application at 3949 California Avenue on August 4, 2015 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices. At the time of writing this Staff Report (August 10, 2015), the City has not received any

written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

VII. RECOMMENDATION

Planning Staff recommends adoption of Resolution No. 2015-020 conditionally approving the request of Dennis Monterosso for a Vesting Tentative Map creating 10 single family lots on 2.21 acres.

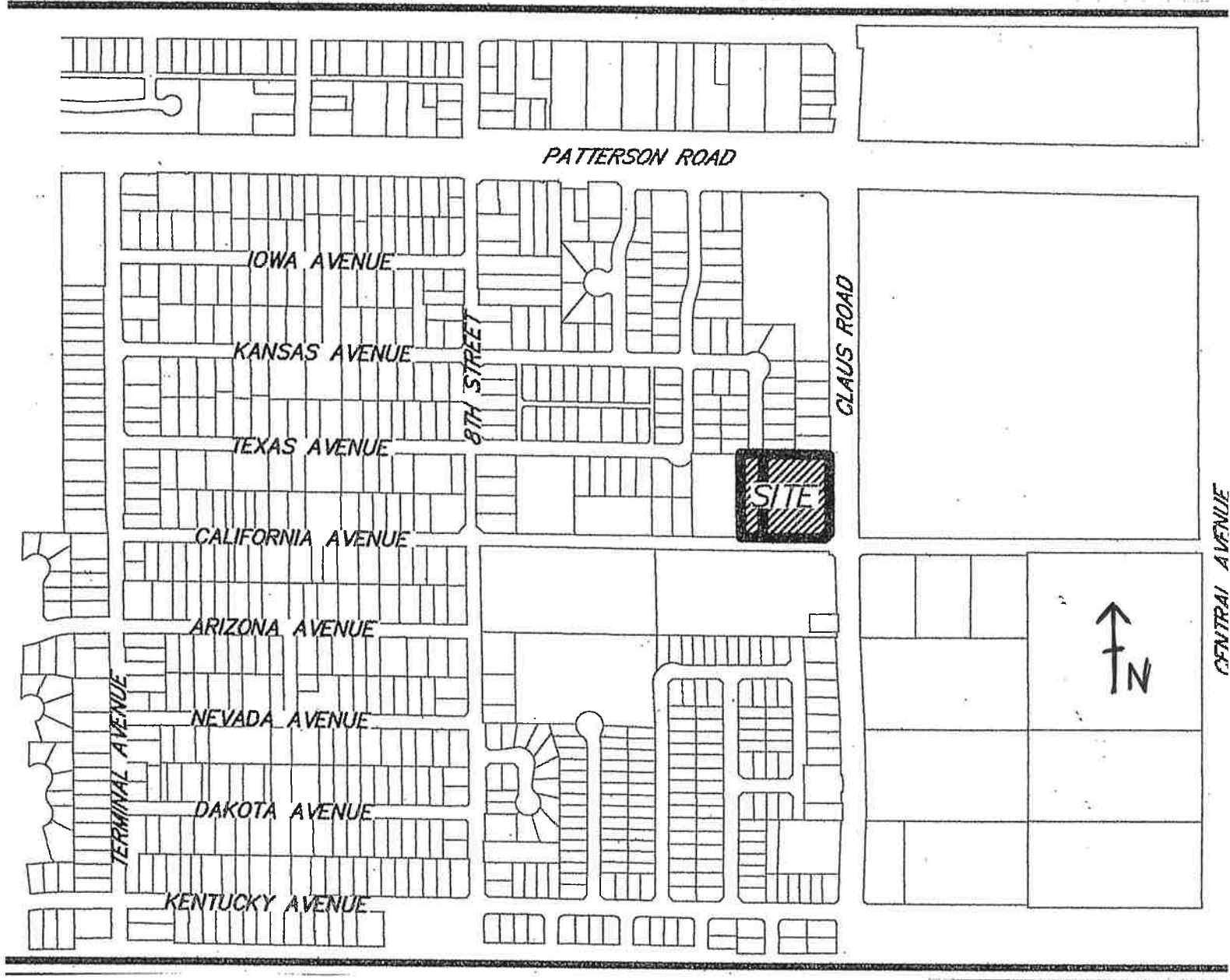
VIII. ATTACHMENTS

1. Vicinity Map
2. Tentative Parcel Map No. 02-2015
3. Public Agency Comments
4. Planning Commission Resolution No. 2015-020

Respectfully Submitted By:

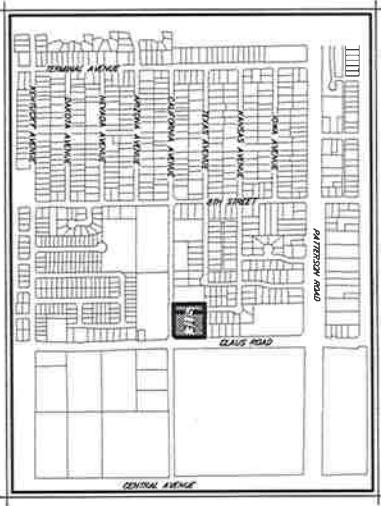
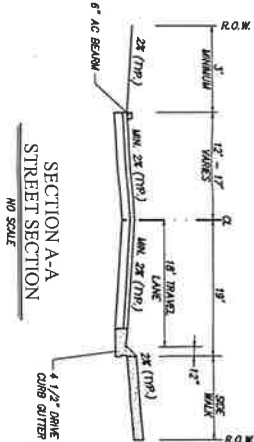
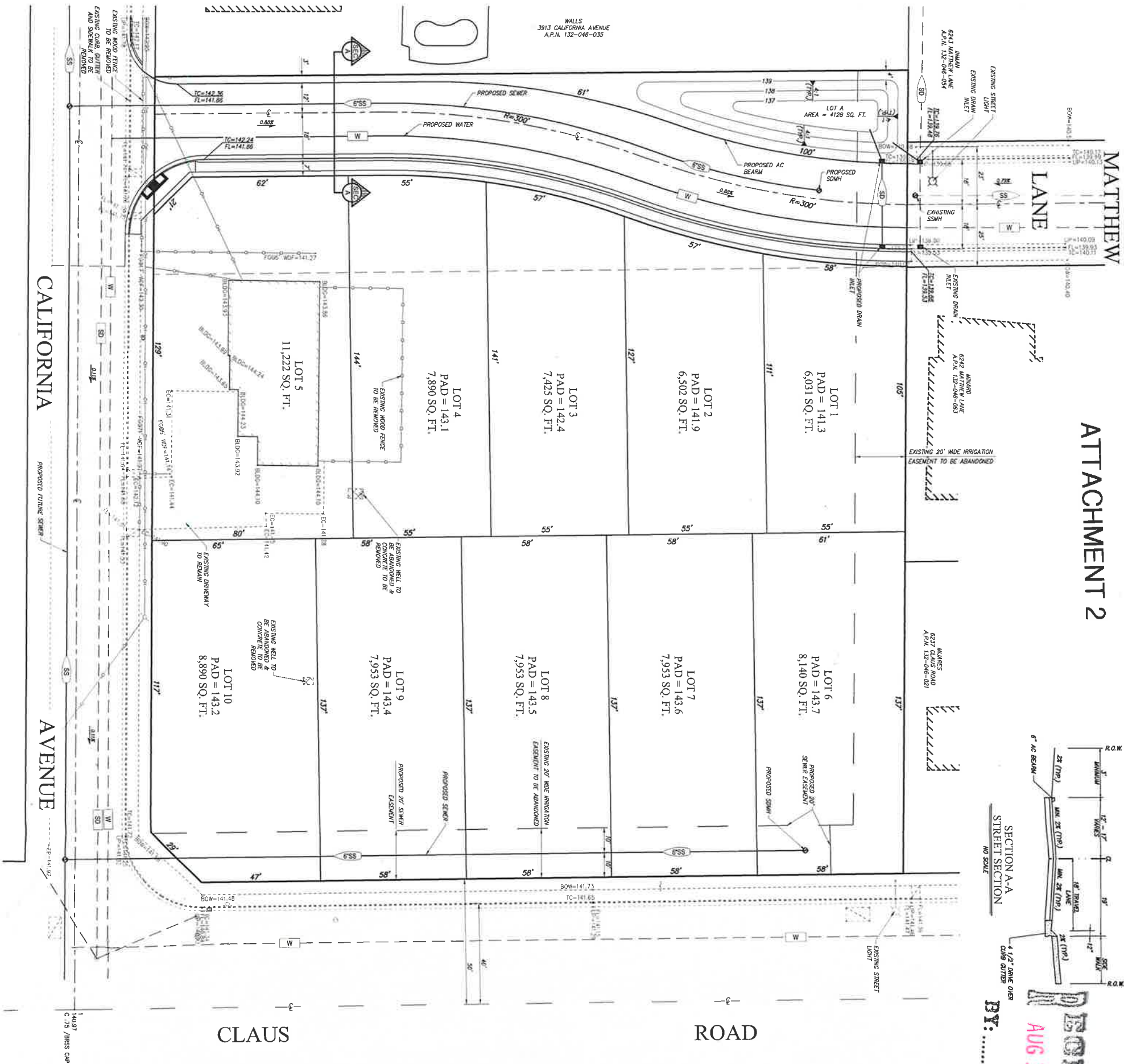
Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

ATTACHMENT 1

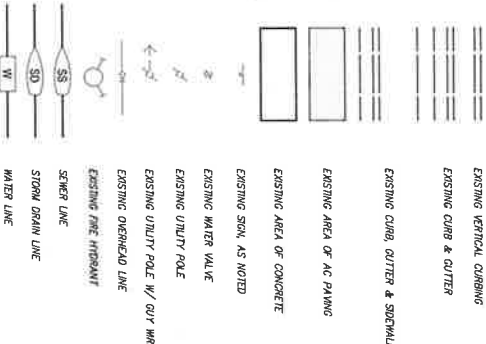


Vicinity Map

ATTACHMENT 2



LEGEND



GENERAL NOTES:

- 1. ASSESSOR'S PARCEL NUMBER 132-046-078 & 079
- 2. TOTAL AREA: 2.21 ACRES
- 3. TOTAL NUMBER OF RESIDENTIAL LOTS: 10, BASIN LOT: 1
- 4. CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL); CURRENT GENERAL PLAN DESIGNATION: LOWER DENSITY RESIDENTIAL
- 5. PROPOSED ZONING: SINGLE FAMILY RESIDENCE
- 6. SEWER SERVICE: CITY OF RIVERBANK
- 7. WATER SERVICE: CITY OF RIVERBANK
- 8. ELECTRIC & GAS SERVICE: PG&E
- 9. TELEPHONE SERVICE: AT&T
- 10. STORM DRAINAGE: POSITIVE DRAINAGE SYSTEM TO DRAINAGE BASIN
- 11. ALL NEW PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS, TO FOOT WIDE PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL ROAD FRONTAGES, EXCEPTING EASEMENT ALONG CLAUD ROAD SHALL BE 20' WIDE EASEMENT.
- 12. ALL DIMENSIONS, DISTANCES, AREAS, ETC. ARE TAKEN FROM ASSESSOR'S DATA, RECORD INFORMATION, AND FIELD OBSERVATIONS BY OFFICE PERSONNEL, AND DO NOT REFLECT AN ACTUAL SURVEY.

STATEMENT OF SUBDIVIDER:

- A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER CITY OF RIVERBANK'S STANDARD SPECIFICATIONS.
- B. STORM DRAINAGE: BY POSITIVE SYSTEM TO A STORM DRAINAGE BASIN.
- C. SEWAGE DISPOSAL: CITY OF RIVERBANK SYSTEM.
- D. WATER SUPPLY: CITY OF RIVERBANK SYSTEM.
- E. STREET LIGHTING: LIGHTING SHALL BE INSTALLED AS PER THE CITY OF RIVERBANK'S STANDARD SPECIFICATION.
- F. LOTS 6 THRU 9 WILL HAVE VEHICULAR ACCESS FROM CLAUD ROAD WITH SHARED "T" DRIVEWAYS. LOT 10 WILL ACCESS FROM CALIFORNIA AVENUE AT THE SOUTHWEST CORNER OF THE PARCEL.

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 ONE: PARCEL A AS SHOWN ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED OCTOBER 18, 1995 AS INSTRUMENT NO. 95-0084220 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL A SHOWN IN THE MAP FILED IN VOLUME 29 OF PARCEL MAPS, AT PAGE 76, Lying IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF PARCEL A AS SHOWN ON THE PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, PAGE 76, STANISLAUS COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG THE WEST PROPERTY LINE OF THE SAID PARCEL OF LAND, NORTH 0° 34' 33" WEST, 300 FEET, THENCE SOUTH 89° 24' 03" EAST, 78.67 FEET, THENCE SOUTH 0° 33' 03" EAST, 300.0 FEET, THENCE ALONG THE NORTH LINE OF CALIFORNIA AVENUE, NORTH 89° 24' 03" WEST, 78.54 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PARCEL B AS SHOWN ON THAT CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 18, 1995 AS INSTRUMENT NO. 95-0084220, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS A AND B AS SHOWN ON THE MAP FILED IN VOLUME 29 OF PARCEL MAPS AT PAGE 76, Lying IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF PARCEL A AS SHOWN ON THE PARCEL MAP FILED IN BOOK 29 OF PARCEL MAPS, PAGE 76, STANISLAUS COUNTY RECORDS, SAID POINT BEING ON THE NORTH LINE OF CALIFORNIA AVENUE, THENCE ALONG THE NORTH LINE OF CALIFORNIA AVENUE, SOUTH 89° 24' 03" EAST, 78.54 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0° 33' 03" WEST, 300 FEET, THENCE SOUTH 89° 24' 03" EAST, 242.50 FEET, THENCE SOUTH 0° 33' 03" EAST, 294.69 FEET, THENCE THROUGH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15 FEET, A CENTRAL ANGLE OF 91° 09' 00", AND AN ARC LENGTH OF 23.86 FEET, THENCE ALONG THE NORTH LINE OF CALIFORNIA AVENUE, NORTH 89° 24' 03" WEST, 227.2 FEET TO THE POINT OF BEGINNING.



HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

BY: TAB
CHK: RD
DATE: 2015-06-12



RODRICK I. HAWKINS	R.C.E. 50188		
CROLIE E. LINDSAY	R.C.E. 31900, P.L.S. 4709		
KEVIN J. GENASCI	P.L.S. 8660		
SYM.	DATE	DESCRIPTION OF REVISION	APPD.

VESTING TENTATIVE MAP

A.P.N. 132-046-079 & 078
CLAUS ROAD & CALIFORNIA AVENUE
RIVERBANK, CALIFORNIA

ATTACHMENT 3

CONSULTATION RESPONSE FORM RETURN FORM OR SEND DETAILED LETTER

Date: July 21, 2015

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date in order for the City of Riverbank Development Services Department may meet its statutory time line for this phase of the project review. Return of the responsible form is requested for our files.

ENVIRONMENTAL ASSESSMENT:

If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Riverbank, please supply your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order for the City to make contact if clarification is necessary.

Additional comments may be made on this form or under separate cover and returned to our office.

TYPE OF APPLICATION/DESCRIPTION	VTM 02-2015- REQUEST A VESTING TENTATIVE MAP FOR A 10 LOT SINGLE FAMILY SUBDIVISION, ZONED R-1 WITH A GENERAL PLAN DESIGNATION OF LOWER DENSITY RESIDENTIAL.
PROJECT LOCATION	APNs: 132-046-078 & 079
APPLICANT	DENNIS MONTEROSSO
ATTACHED REFERENCE MATERIAL	PLANNING APPLICATION; ENVIRONMENTAL QUESTIONNAIRE; TENTATIVE SUBDIVISION MAP.

DATE RESPONSE REQUESTED BY: August 4, 2015

Agency: RIVERBANK POLICE SERVICES

Person Reviewing Project: CHIEF KIELY

Date: 7/23/15

<u>COMMENTS:</u>
<u>PLEASE SEE ATTACHED PAGE ...</u>

ATTACHMENT 3 CONT.

Riverbank Police Services is concerned with the potential impacts that new growth has on police enforcement services for the City of Riverbank. The 2005-2025 Riverbank General Plan Policy PUBLIC 8.1 states "new development shall fund and/or construct adequate law enforcement facilities to serve new growth areas, as required, in coordination with law enforcement service providers". General Plan Policy PUBLIC 8.2 states "the City goal is to provide 1.25 sworn officers per 1,000 residents".

The Riverbank City Council in adopting Resolutions 2006-115 and 116 on October 23, 2006, set policy to require all new development to participate in the formation of a Community Facilities District for Police Protection. "The increase of Police Services created by development will create an adverse impact to City financial capacity".

Therefore it is our opinion, based on the stated General Plan Policies and City Council Resolutions referenced, that this development will have a significant adverse impact on Riverbank Police Services unless the project proponent agrees to mitigate the projects impacts through participation in the formation and annexation into a Police Services Community Facilities District.

E. J. 5158

ATTACHMENT 3 CONT.

CONSULTATION RESPONSE FORM RETURN FORM OR SEND DETAILED LETTER

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ATTACHED REFERENCE MATERIAL	PLANNING APPLICATION; ENVIRONMENTAL QUESTIONNAIRE; TENTATIVE SUBDIVISION MAP.

DATE RESPONSE REQUESTED BY: August 4, 2015

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Agency: City of Riverbank Finance Department

Person Reviewing Project: Marisela H. Garcia

Date: 07/27/2015

COMMENTS:

This project will have a positive impact on neighboring property values. The development of single family homes on a vacant lot will also have a positive impact on the City of Riverbank Property Tax Revenues, Sewer revenues, and water revenues.

ATTACHMENT 3 CONT.

CONSULTATION RESPONSE FORM RETURN FORM OR SEND DETAILED LETTER

Date: July 21, 2015

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date in order for the City of Riverbank Development Services Department may meet its statutory time line for this phase of the project review. Return of the responsible form is requested for our files.

ENVIRONMENTAL ASSESSMENT:

If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Riverbank, please supply your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order for the City to make contact if clarification is necessary.

Additional comments may be made on this form or under separate cover and returned to our office.

TYPE OF APPLICATION/DESCRIPTION	VTM 02-2015- REQUEST A VESTING TENTATIVE MAP FOR A 10 LOT SINGLE FAMILY SUBDIVISION, ZONED R-1 WITH A GENERAL PLAN DESIGNATION OF LOWER DENSITY RESIDENTIAL.
PROJECT LOCATION	APNs: 132-046-078 & 079
APPLICANT	DENNIS MONTEROSSO
ATTACHED REFERENCE MATERIAL	PLANNING APPLICATION; ENVIRONMENTAL QUESTIONNAIRE; TENTATIVE SUBDIVISION MAP.

DATE RESPONSE REQUESTED BY: August 4, 2015

Agency: City of Riverbank

Person Reviewing Project: Michael Riddell

Date: 7/21/15

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COMMENTS:
<u>None</u>

**City of Riverbank
Planning Commission
Resolution No. 2015-020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK APPROVING THE REQUEST OF DENNIS MONTEROSSO
FOR VESTING TENTATIVE MAP 02-2015 FOR THE DEVELOPMENT
OF 10 SINGLE FAMILY LOTS ON COMBINED 2.21 ACRES, LOCATED AT
THE INTERSECTION OF CALIFORNIA AVENUE AND CLAUS ROAD
APN: 132-046-078 AND -079**

WHEREAS, a vesting tentative map application has been received from Dennis Monterosso, applicant and owner, to divide two (2) parcels (APN 132-046-078 and -079) for a combined 2.21 acres, into 10 single family lots, nine (9) vacant and one (1) with existing single family residence; and

WHEREAS, the proposed vesting tentative map is consistent with the General Plan in that the project site's General Plan designation is Low Density Residential at 1-8 units per acre and the project, at 4.5 units per acre meets the criteria; and

WHEREAS, Vesting Tentative Map 02-2015 was reviewed by the Riverbank Planning Commission at a regular meeting held on August 18, 2015 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 (a-e) (Class 32, In-Fill Development Projects) of the State CEQA Guidelines.

WHEREAS, The Riverbank Planning Commission recommends approval of the requested Tentative Parcel Map as prepared by Hawkins and Associates Engineering, Inc. and dated August 10, 2015 presented by Dennis Monterosso 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 and adopts the following findings:

- A. The project is consistent with the General Plan in that the project directly implements adopted policies of the General Plan Land Use and Housing Elements. During the Planning Commission public hearing of August 18, 2015, the City found the proposed project to be consistent with the General Plan designation of Low Density Residential at 1-8 units per acre in that the project's density is 4.5 units per acre.
- B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code.
- C. Pursuant 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 conditions prescribed by CEQA Section 15332 (a-e)

- D. The approval of Vesting Tentative Map 02-2015 to divide two (2) parcels (APN 132-046-078 and -079) for a combined 2.21 acres, into 10 single family lots, nine (9) vacant and one (1) with existing single family residence, 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 are similar to, and compatible with, neighboring uses in the area.

WHEREAS, The request for the Vesting Tentative Map is hereby recommended for approval by the Planning Commission of the City of Riverbank, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-013 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. All frontage improvements (curb, gutter, and sidewalk) along Claus Road, California Avenue and Matthew Lane shall be designed, completed, inspected and accepted by the City Council for maintenance prior to Final Map Recordation.
3. Lots 6 through 9 shall have vehicular access from Claus Road with shared "T" driveways. Lot 10 will access from California Avenue at the southwest corner of the parcel.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission approves Vesting Tentative Map No. 02-2015, subject to those conditions established by Resolution No. 2015-020 and to be recorded as illustrated in Exhibit "A" to this Resolution entitled VTM dated August 10, 2015.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 18th of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Patricia Hughes, Chairperson
Planning Commission

Exhibits: A – Vesting Tentative Map prepared by Hawkins and Associates Engineering, Inc and dated 08-10-15

Riverbank Planning Commission
August 18, 2015
Resolution No. 2015-020

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