



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

Agenda

Monday, November 6, 2017 – 6:00 P.M.

CALL TO ORDER: Chair: McKinney

ROLL CALL: Chair: McKinney
Vice Chair: King
Commissioner: Stewart
Commissioner: Tabacco
Commissioner: McRitchie

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 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 make your comments directly to the 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 Board 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 2.1: Posting of the Agenda. The Agenda for the November 6, 2017 Special 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 November 2, 2017.

Item 2.2: 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 2.3: Approval of the Minutes of the September 19, 2017 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted.

Item 2.4: Tentative Subdivision Map Extension 15-0003 – Ward Villas – Ward Avenue and Palmer Avenue, APN: 132-036-003. Request for a 1 year extension on approved Tentative Subdivision Map 01-2015 to subdivide 2.42 acres into 28 Planned Development single family medium density residential lots, a stormwater basin lot, and 1 internal street.

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

3. PUBLIC HEARINGS PRESENTATIONS

Riverbank Special Planning Commission
Agenda for November 6, 2017
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Item 3.1: General Plan Amendment 02-2017 and Rezone 01-2017. Project Description: The City, to maintain consistency with its Housing Element, desires to re-designate a parcel of 2.4 acres from Low Density Residential (LDR) to High Density Residential (HDR) and rezone it from Single Family Residential (R-1) to Multiple Family Residential (R-3). Property is located at 2644 Morrill Road, APN 075-030-001 within an R-1 Single Family Residential Zoning District.

Recommendation: Approval by roll call vote

4. PLANNING COMMISSION COMMENTS

None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: Planning Commission Recruitment

7. ADJOURNMENT – The next regular Planning Commission meeting – November 21, 2017 @ 6:00 p.m.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Planning Commission Board will be available for public inspection at the address where the meeting is taking place as indicated on the agenda, at the same time that the public records are distributed or made available to the Planning Commission Board.

AFFIDAVIT OF POSTING

I, Janet Smallen, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours to the meeting in accordance to the Brown Act.

*Posted this 2nd day of November, 2017
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 or jsmallen@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [28 CFR 35.102-35.104 ADA Title II].

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

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 near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

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

Televised/Video of Meetings: Charter – Channel 2; AT&T Uverse – Channel 99
Visit www.riverbank.org to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)

City Hall Hours: City Hall is open Monday – Thursday: 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays. **QUESTIONS:** Contact the Developmental Services Department at (209) 863-7128.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Planning Commission Board will be available for public inspection at the address where the meeting is taking place as indicated on the agenda, at the same time that the public records are distributed or made available to the Planning Commission Board.



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

MINUTES
Tuesday, September 19, 2017

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. Unfortunately this meeting had technical difficulties and had no recorded volume.

CALL TO ORDER/ROLL CALL:

Present: Chair McKinney, Vice Chair King, Commissioner Stewart, Commissioner Tabacco, Commissioner McRitchie

Absent: Commissioner: 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.

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 September 19, 2017, Planning Commission Meeting.

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

Ayes: Planning Commissioners: McKinney, King, Stewart, Tabacco and McRitchie

Nays: None

Absent: None

Abstained: None

Item 2.2: The Agenda for the September 19, 2017, Planning Commission Meeting.

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

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

Item 2.3: The Minutes of the August 15, 2017 Planning Commission Meeting.

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

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: McRitchie

3. PUBLIC HEARING PRESENTATIONS

Item 3.1: General Plan Amendment No. 2017-01. This item was continued from the regular Planning Commission meeting of July 18, 2017. The project consists of a General Plan Amendment to the City's Land Use Element to allow for Specific Plan Land Use.

- Donna M. Kenney introduced item 3.1.
- John B. Anderson with J.B. Anderson Land Use Planning presented item 3.1 and PowerPoint presentation.
- Commissioner Tabacco asked Mr. Anderson if there had been any changes from the previous Planning Commission meeting on July 18, 2017.
- David Niskanen with J.B. Anderson Land Use Planning responded to Commissioner Tabacco's question.
- Chair McKinney opened the public hearing at 6:17 p.m.
- Annabel Gammon spoke on item 3.1 and is opposed of the changes staff is recommending.
- Evelyn Halbert also spoke and agrees with Mrs. Gammon and is opposed to item 3.1.
- Being there were no further comments the public hearing was closed at 6:29 p.m.
- John B. Anderson responded to the public's questions and concerns.
- Planning Commission discussed item 3.1.
- Commissioner Tabacco asked how this would improve the process that we currently have.
- Commissioner Stewart was opposed to item 3.1.
- Commissioner McRitchie was also opposed to item 3.1

ACTION: *By motion moved/second (King / Stewart / passed 0-5) The recommendation was the denial of resolution 2017-014 to the City Council; motion carried by unanimous roll call vote.*

Ayes: None

Nays: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Absent: None

Abstained: McRitchie

Chair McKinney excused himself early and left the meeting after action of item 3.1

Item 3.2: Zoning Ordinance Amendment No. 2017-01. The project consists of amendments to Title XV: Land Usage, Chapter 153 Single-Family Residential District (R-1), Duplex Residential District (R-2), and Multiple Family Residential District (R-3) to add and revise language regulating accessory dwelling units pursuant to State law, to add farmworker, transitional and supportive housing to residential districts to be consistent with State law and the Housing Element of the General Plan, and to regulate private skate ramps in residential neighborhoods. Resolution 2017-017.

- Donna M. Kenney presented item 3.2 and PowerPoint presentation.
- Commissioners discussed item 3.2 and asked staff questions.
- Chair McKinney opened the public hearing at 6:48 p.m.
- Evelyn Halbert spoke on item 3.2 and stated that the Sheriff's Department will address the noise related issues with skating boarding. She also was wondering why it is only addressed in the R-1 zoning and not R-2 or R-3.
- Dennis Thomas spoke on item 3.2 and the issues that he is having with skateboard ramps in his residential neighborhood.
- Being there were no further comments the public hearing was closed at 6:29 p.m.
- Commissioner McRitchie responded to the public hearing comments.
- The Planning Commissioners asked if they could remove the skate board ramp portion out of Resolution 2017-017 and have this a separate item and then be relooked at a future Planning Commission meeting.
- Staff agreed and will bring back the skateboard ramp section as a separate item in the future.

ACTION: *By motion moved/second (McRitchie/Tabacco / passed 4-0) to remove skate ramp requirements from resolution 2017-017; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: King, Stewart, Tabacco and McRitchie

Nays: None

Absent: McKinney

Abstained: None

ACTION: *By motion moved/second (King/Tabacco / passed 4-0) was approved with the exception of 153.032 (F); motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: King, Stewart, Tabacco and McRitchie

Nays: None

Absent: McKinney

Abstained: None

4. PLANNING COMMISSION COMMENTS (Informational Only – No Action)

None

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

None

6. STAFF COMMENTS (Information Only – No Action)

Item 4.1: Donna M. Kenney informed the Commission she will be attending a conference and will provide any information she gets to the Commission

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

None at this time.

8. ADJOURNMENT – There being no further business, the meeting was adjourned.

ATTEST:

APPROVED:

Donna M. Kenney
Recording Secretary

Anthony McKinney, Chair
Planning Commission



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: October 25, 2017

LEGAL DEPT: PLANNING

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 project, described below at 6:00 p.m. on **Monday, November 6, 2017**, in Council Chambers 6707 Third Street, Riverbank, California.

General Plan Amendment No. 02-2017 and Rezone No. 01-2017- Project Location 2644 Morrill Road, Riverbank, CA 95367: The project consists of a General Plan Amendment change from Lower Density Residential to Higher Density Residential and a Rezone from Single Family Residential (R-1) to Multiple Family Residential (R-3), to comply with State Housing Element Law and related State and Federal Laws.

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

**Special Planning Commission Meeting
Monday, November 6, 2017 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **November 6, 2017** 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).

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CITY OF RIVERBANK
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October 25, 2017

RN #17-107

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	2.4	November 6, 2017
APPLICATION:	Tentative Subdivision Map Extension 15-0003 – Ward Villas – Ward Avenue and Palmer Avenue, APN: 132-036-003. Request for a 1 year extension on approved Tentative Subdivision Map 01-2015 to subdivide 2.42 acres into 28 Planned Development single family medium density residential lots, a stormwater basin lot, and 1 internal street.	
OWNER:	Westwood Country Venture, LLC	
APPLICANT REPRESTATIVE:	William Spivock	
GENERAL PLAN:	Medium Residential (MDR)	
ZONING:	Planned Development (PD)	
ENVIRONMENTAL DETERMINATION:	The extension of a currently approved tentative subdivision map is not a Project pursuant to CEQA Guidelines.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve the 1 year Map Extension request for Tentative Subdivision Map 01-2015 (Exhibit A).	
ACROMYMS:	CEQA – California Environmental Quality Act FT – Feet or foot MDR – Medium Density Residential	

I. BACKGROUND:

The applicant proposes the extension Tentative Subdivision Map 01-2015 for twenty-eight (28) single family residences within a 2.42 acre subdivision. The request (Attachment 2) is for a 1 year extension of the map to complete the process towards the approval of the Final Map.

A General Plan Amendment, Rezone, and Tentative Map 01-2015 to subdivide the site were recommended for approval by the Planning Commission on January 19, 2016 and the General Plan Amendment and Rezone were approved by the City Council on February 9, 2016. According to State Subdivision law, an approved tentative map has a life of twenty-four (24) Riverbank Special Planning Commission

Staff Report 2.4

Meeting of November 6, 2017

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months, so this particular map expires January 19, 2018. Pursuant to the City's Subdivision Ordinance, the Planning Commission may approve a requested extension of an additional three (3) years. The applicant has requested an extension of 1 year. Asking for a map extension automatically provides 60 days of extension. There has been no Architecture and Site Plan review of housing yet.

II. ENVIRONMENTAL REVIEW:

A map extension for an approved subdivision is not a Project pursuant to CEQA Guidelines.

III. PUBLIC NOTICE:

This item did not require public noticing.

IV. RECOMMENDATION:

Approve the 1 year Map Extension request for Tentative Subdivision Map 01-2015.

V. ATTACHMENTS:

1. Resolution 2017-0019
Exhibit A - Tentative Subdivision Map 01-2015
2. Applicant letter of March 1, 2017

Respectfully Submitted By:

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

**Planning Commission
Resolution No. 2017-019**

A Resolution of the City of Riverbank Planning Commission
Approving the Request of Westwood Country Venture, LLC for a 1 Year Extension of
Tentative Subdivision Map 01-2015 to Develop 2.42 Acres into 28 Planned
Development Single Family Medium Density Residential Lots,
Located on Ward Avenue at Palmer Avenue.
APN: 132-036-003

Whereas, An application has been received from William Spivock of Westwood Country Venture, LLC for a 1 year extension of Tentative Subdivision Map 01-2015 ("Ward Villas") to subdivide 2.42 acres into 28 medium density single family residential lots, APN: 132-036-003; and

Whereas, Tentative Subdivision Map 01-2015 was approved by the Riverbank Planning Commission at a regular meeting held on January 19, 2016 in the manner prescribed by law; and

Whereas, The Planning Commission reviewed a Negative Declaration with mitigation measures pursuant to the California Environmental Quality Act and considered that to be the appropriate level of environmental review; and

Whereas, All conditions of approval required of Tentative Subdivision Map 01-2015 continue to apply during the proposed 1 year extension period; and

Whereas, Tentative Subdivision Map 01-2015, as conditioned, is consistent with the adopted policies of the General Plan Land Use and Housing Elements; and

Whereas, The requested 1 year extension is required to complete the Final Map process.

NOW THEREFORE, BE IT RESOLVED that the City of Riverbank Planning Commission approves the requested 1 year extension for Tentative Subdivision Map No. 01-2015 as shown in Exhibit "A" and subject to its Conditions of Approval and by this reference incorporated herein.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a special meeting held on the 6th day of November 2017, by the following vote____:

AYES:

NOES:

ABSENT

ABSTAIN:

Approved:

Anthony McKinney,
Chairperson

Attest:

Donna M. Kenney,
Secretary to the Planning Commission

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBER 132-036-003
2. TOTAL AREA: 2.42 ACRES
3. TOTAL NUMBER OF RESIDENTIAL LOTS: 28, BASIN LOT: 1
4. CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)
5. SEWER SERVICE: CITY OF RIVERBANK
6. WATER SERVICE: CITY OF RIVERBANK
7. STORM DRAINAGE: POSITIVE DRAINAGE SYSTEM TO DRAINAGE BASIN
8. ALL NEW PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL ROAD FRONTAGES.
9. THE PROJECT SITE SLOPES FROM NORTH TO SOUTH WITH ELEVATIONS FROM 137.5 TO 137.0.
10. 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.
11. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY FOR THE VESTING TENTATIVE SUBDIVISION MAP, SHOWN HEREON, LIES WHOLLY WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF STANISLAUS COUNTY, CALIFORNIA AND INCORPORATED AREAS, COMMUNITY #060391, PANEL 0030 E, EFFECTIVE SEPTEMBER 26, 2009 (MAP #060900300E).

OWNER

WINDWARD PACIFIC BUILDERS
CONTACT: TROY WRIGHT
139 S. 5TH AVENUE, OAKDALE, CA 95361
(209) 521-0803

SUBDIVIDER

WINDWARD PACIFIC BUILDERS
CONTACT: TROY WRIGHT
139 S. 5TH AVENUE, OAKDALE, CA 95361
(209) 521-0803

ENGINEER

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

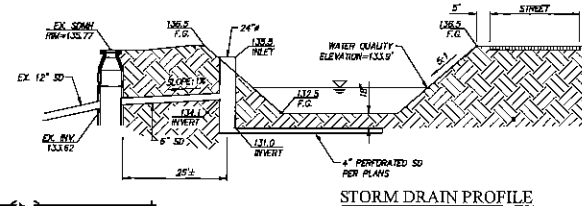
STATEMENT OF SUBDIVIDER:

- 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. WARD AVENUE VILLAS HOME OWNERS ASSOCIATION RESPONSIBILITIES:

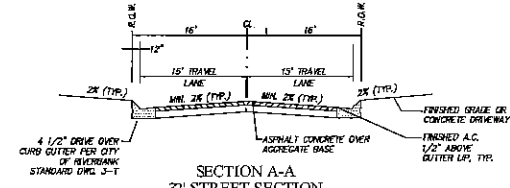
A HOME OWNERS ASSOCIATION AND CC&RS WILL BE ESTABLISHED FOR THIS PROJECT. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE COMMON AREAS. THIS WOULD INCLUDE THE INTERIOR STREET, THE DUAL USE BASIN, PARK AREA, ON-SITE STREET LIGHTING AND THE CLUSTER MAIL BOX. A BLANKET PUBLIC UTILITY EASEMENT WILL BE CREATED IN THE STREET RIGHT OF WAY FOR PUBLIC UTILITIES SUCH AS SANITARY SEWER AND CITY WATER. THE STORM DRAINAGE LINES AND FACILITIES WILL BE RESPONSIBILITY OF THE HOA.

EACH INDIVIDUAL HOME OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR FRONT YARDS.

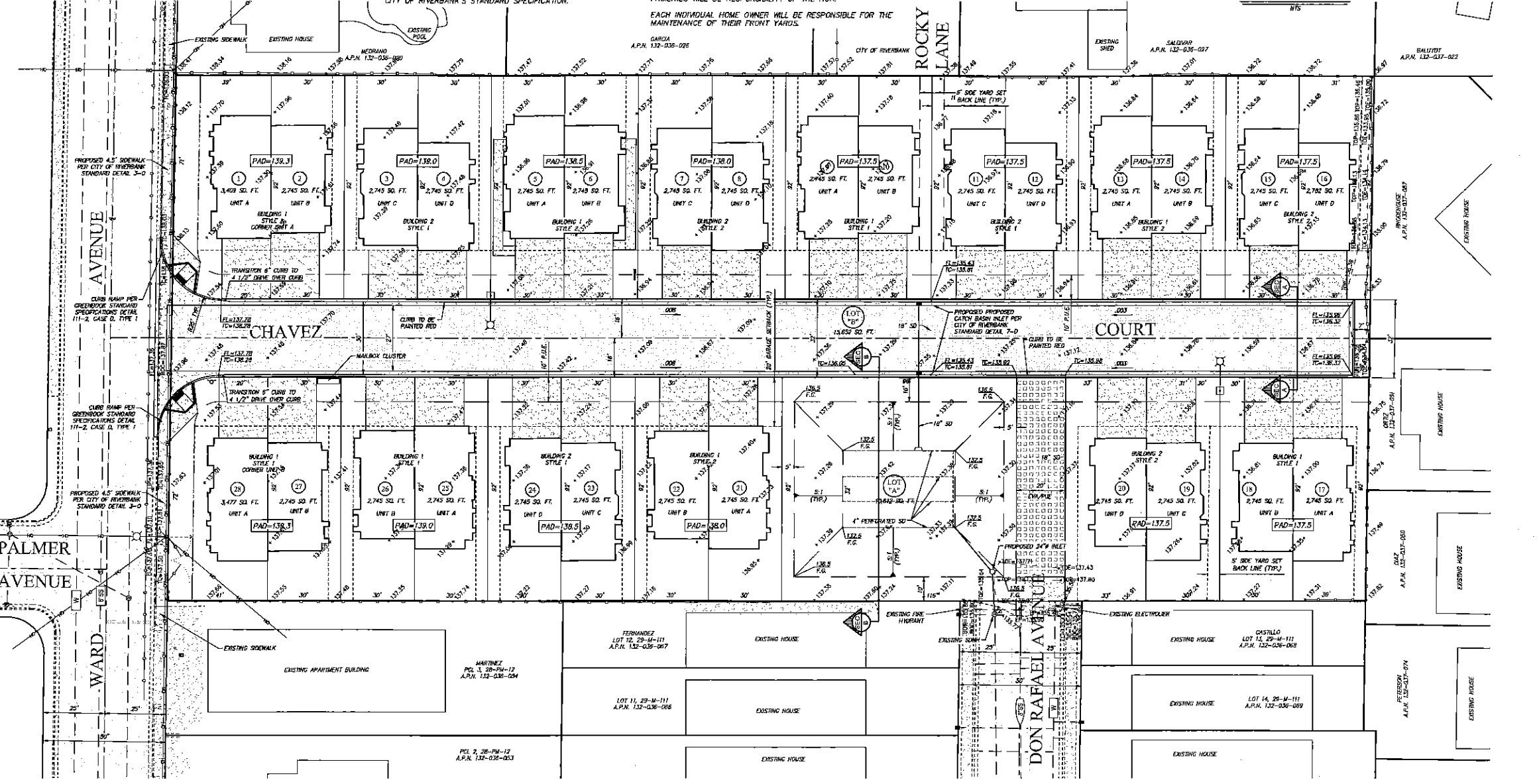
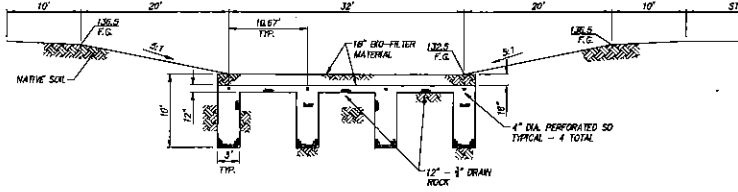


LOT SUMMARY

- LOTS 1-28: RESIDENTIAL
- LOT A: DRAINAGE BASIN/OPEN USE/E.V.A./P.U.E.
- LOT B: PRIVATE STREET/P.U.E.



CROSS SECTION - BB



GRADING & DRAINAGE PLAN

WARD AVENUE VILLAS VESTING TENTATIVE MAP

A.P.N. 132-036-003
2912 WARD AVENUE
RIVERBANK, CALIFORNIA

DATE: _____
SHEET 2
OF 3

DATE	DESCRIPTION OF REVISION	APP'D
APRIL 2015		

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

WESTWOOD COUNTRY VENTURE, LLC

September 29, 2017

Janet Smallen
Sr. Community Development Specialist
City of Riverbank
6707 Third Street
Riverbank, CA 95367

RE: Tentative Map 01-2015 – Ward Villas

Dear Ms. Smallen,

This letter shall serve as formal request to have our Tentative Map, 01-2015, on our Ward Villas be extended for one-year. We have enclosed a check made out to the City of Riverbank for \$777.25 for the one-year extension.

If you need any further information from us, please contact the undersigned.

Please make note of our address change which was effective September 1, 2017:

11220 Elm Lane, Suite 200
Charlotte, NC 28277

Thank you,



William J. Spivock

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.1 **November 6, 2017**

APPLICATION: **General Plan Amendment 02-2017 and Rezone 01-2017.**
Project Description: The City, to maintain consistency with its Housing Element, desires to re-designate a parcel of 2.4 acres from Low Density Residential (LDR) to High Density Residential (HDR) and rezone it from Single Family Residential (R-1) to Multiple Family Residential (R-3). Property is located at 2644 Morrill Road, APN 075-030-001 within an R-1 Single Family Residential Zoning District.

OWNER: Monet Florendo
5600 Chenault Drive
Modesto, California 95356

APPLICANT: City of Riverbank

LOCATION/APN: The proposed project is located at 2644 Morrill Road, APN 075-036-003, 2.42 acres of project site. A canal is adjacent to the west.

GENERAL PLAN: LDR Low Density Residential

ZONING: R-1 Single Family Residential

ENVIRONMENTAL DETERMINATION: The General Plan and Zoning Code Amendments will have no impact upon the environment and meet all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

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

RECOMMENDATION: Approval of Resolutions No. 2017-020 and 2017-021, recommending that the City Council approve a General Plan Amendment and Ordinance No. 2017-XXX for the Rezone of 2.4 acres located at 2644 Morrill Road.

ACRONYMS:	CEQA – California Environmental Quality Act
	GPA – General Plan Amendment
	LDR – Low Density Residential
	HDR – Higher Density Residential
	R-1 – Single Family Residential District
	R-3 – Multiple Family Residential District
	RMC – Riverbank Municipal Code

SUMMARY

The proposed General Plan Amendment (“GPA”) and Zoning Ordinance Amendment (“Rezone”) is on a 2.4 acre property at 2644 Morrill Road. The GPA designation for the site is currently Low Density Residential (LDR) to be re-designated as Higher Density Residential (HDR) with 16+ units allowed per net acre. The property is currently zoned Single Family Residential (R-1) and is proposed to be rezoned to Multiple Family Residential (R-3). Approval of the two resolutions (Attachments 1 and 2) is recommended if all GPA and Rezone findings can be met to ensure consistency with the Housing Element of the General Plan and the Zoning Ordinance.

BACKGROUND AND ANALYSIS

A. Site

The site is a triangular parcel (Attachment 3) on the south side of Morrill Road, opposite of where Jackson Avenue and Howard Avenue terminate. The adjacent M.I.D. Main Canal is to the west and Newbrook Drive is approximately 114 feet to the east. The site currently contains an older single family residence (Attachment 4) and assorted outbuildings and fencing, all in poor condition. The site is covered in trees, mostly eucalyptus, with an assortment of bushes throughout (Attachment 5). This is an infill site substantially surrounded by urban uses of single family housing and a mobile home park.

B. General Plan Amendment

The existing General Plan designation for this project is Low Density Residential (LDR) which allows 1-8 dwelling units per net acre. The proposed General Plan Amendment re-designating the project from LDR to Higher Density Residential (HDR) would allow a future project to be built at 16+ dwelling units per net acre. There is currently no project proposed for this site. The action is being taken to facilitate the development of affordable housing per the Riverbank Housing Element.

Pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission must have answers to the GPA implementation questions (IMP-2) below before approving an amendment:

1. Is the proposed amendment in the public interest? *The General Plan Amendment is in the public interest because the amendment will change the General Plan Land Use Map to be consistent with the City's Housing Element.*
2. Is the proposed amendment consistent and compatible with the goals and the vast majority of policies of the General Plan? *The amendment is consistent as proposed with the vast majority of policies of the General Plan. Adopting amendment will create consistency and compatibility with the Housing Element of the General Plan.*
3. Have the potential effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare? *The potential effects of the proposed amendment has previously been evaluated in the CEQA document for the Housing Element and has been found to be not detrimental to the public health, safety, or welfare. In addition, the amendment itself meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.*
4. Has the proposed amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act? *The proposed amendments have been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.*

General Plan Consistency Findings

As part of their recommendation to the City Council, the Planning Commission must find the project consistent with the City's adopted General Plan per question #2 above. The project site's density will be sixteen plus (16+) dwelling units per net acre. At this density, the Project will be consistent with a General Plan designation of Higher Density Residential (HDR, net density of 16+ units per acre). Below is a discussion of a General Plan Policy and a Land Use Diagram with which the proposed project is consistent:

1. Policy CONS-8.6

"The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services." The project proposes a density of sixteen plus (16+) homes per net acre from its existing eight (8) homes per net acre

designation. Therefore, the GPA is consistent with this General Plan policy concerning more compact development.

2. Figure LAND-4 Land Use Diagram

The Land Use Diagram shows this property as an “Infill Opportunity Area (IOA).” The IOA land use designation is an overlay designation that does not specify allowable land uses. Housing added in the IOA would most likely consist of apartment buildings, condominiums, townhouses, small-lot single family structures, and other more compact residential designs. *Re-designating the property from LDR to HDR supports the IOA vision of compact development. Therefore, the GPA is consistent with this General Plan diagram concerning more compact development.*

C. Zoning Ordinance Amendment (“Rezone”)

The chart below compares the Single Family Residential (R-1) zoning district standards with the Multiple Family Residential (R-3) zoning district standards:

Type of Standard	R-1 Zoning Standards	R-3 Zoning Standards
Lot Size	6,000 square feet minimum	6,000 square feet minimum or 2,000 sf not to exceed 20 units
Lot Width	60 feet minimum	55 feet minimum
Lot Depth	100' minimum	100' minimum (PC determines)
Density	8 units per net acre	16+ units per net acre
Height	35 feet maximum	45 feet maximum
Front Setback	10 feet minimum	15 feet minimum
Garage Setback	20 feet minimum	20 feet minimum
Side Setback	5 feet minimum	5 feet minimum
Rear Setback	5 feet minimum	10 feet minimum
Lot Coverage	50% maximum	60% maximum
Accessory Height	15 feet maximum	15 feet maximum

Rezone Findings

The Planning Commission may recommend approval, conditional approval, or denial of the rezone to R-3 to the City Council. To recommend approval or conditional approval, the project must meet the following finding of fact:

1. The proposed Rezone to R-3 will maintain consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860. *The General Plan designation of this property is proposed to change from Low Density Residential (LDR) to Higher Density Residential (HDR). By rezoning the site from R-1 to R-3, the Zoning Map would then be consistent with the General Plan Map.*

ENVIRONMENTAL DETERMINATION

The project will have minimal impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

FISCAL IMPACT

This is a City sponsored project; therefore no fees have been collected.

PUBLIC NOTICE

Ballot documents were sent to the property owner, phone contact was made, and the property owner came to City Hall. The property owner agrees to the changes and submitted her signed ballot (Attachment 6).

The Planning Commission hearing notice was published in the Riverbank News on October 25, 2017 and posted at City Hall North, South, Post Office, Community Center, the Library and website on October 2017. In addition, the City posted a Public Notice at 2644 Morrill Road and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on October 25, 2017. At the time of writing this Staff Report (October 27, 2017), the City has received no written public comments. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

ATTACHMENTS

1. Planning Commission Resolution No. 2017-020 General Plan Amendment
2. Planning Commission Resolution No. 2017-021 Zoning Ordinance Amendment
Exhibit A – Draft Ordinance No. 2016-XXX
3. Parcel Map
4. Photo
5. Aerial
6. Signed Property Ballot

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2017-020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL
OF A GENERAL PLAN AMENDMENT REDESIGNATING 2.4 ACRES
LOCATED AT 2644 MORRILL ROAD TO HIGHER DENSITY RESIDENTIAL
(HDR), APN: 075-030-001**

WHEREAS, the project site is currently zoned Single Family Residential (R-1) with a current General Plan Land Use designation of Low Density Residential (LDR) to be rezoned Multiple Family Residential (R-3); and

WHEREAS, the City desires a General Plan Amendment to designate the project site as Higher Density Residential (HDR); and

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

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

WHEREAS, the notice of the public hearing on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on October 25, 2017; and

WHEREAS, the notices of the public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on October 25, 2017; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendment and conducted a public hearing on November 6, 2017 in the manner prescribed by law; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 02-2017, BASED ON THE FOLLOWING FINDINGS:

1. General Plan Amendment Findings: That pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The General Plan Amendment is in the public interest because the General Plan Amendment will change the General Plan Land Use Map to be consistent with the Housing Element of the General Plan.

- b. The General Plan Amendment is consistent and compatible with the goals and vast majority of the policies of the General Plan.
 - c. The General Plan Amendment, with no proposed project, will have no impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, so has been found to be not detrimental to the public health, safety, or welfare.
 - d. The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.
2. That, based on the findings set forth in this resolution, the evidence in the City Staff Report and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the General Plan Amendment.
3. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or word thereof, irrespective of the fact that any one or more section(s), subsection(s) , sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 6th of November, 2017, by the following roll call vote ____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Anthony McKinney, Chairperson
Planning Commission

**City of Riverbank
Planning Commission
Resolution No. 2017-021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK, CALIFORNIA, RECOMMENDING CITY COUNCIL
APPROVAL OF ORDINANCE NO. 2017-XXX TO REZONE 2.4 ACRES
LOCATED AT 2644 MORRILL ROAD TO MULTIPLE FAMILY
RESIDENTIAL (R-3), APN: 075-030-001**

WHEREAS, the project site is currently zoned Single Family Residential (R-1) with a General Plan Land Use designation of Low Density Residential (LDR) to be re-designated Higher Density Residential (HDR); and

WHEREAS, the City desires to rezone the property to Multiple Family Residential (R-3); and

WHEREAS, the Planning Commission held a public hearing on November 6, 2017, to consider Zoning Ordinance Amendment (Rezone) 2017-XXX; and

WHEREAS, notice of the public hearing on the Rezone was published in the *Riverbank News*, a newspaper of general circulation on October 25, 2017; and

WHEREAS, notices of the public hearing on the Rezone were mailed to all property owners within three hundred (300) feet of the property, according to the most recent assessor's roll, on October 25, 2017; and

WHEREAS, the Planning Commission has reviewed the proposed Rezone and conducted a public hearing on November 6, 2017; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF ORDINANCE NO. 2017-XXX, REZONING 2.4 ACRES TO THE MULTIPLE FAMILY (R-3) ZONE, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
 - a. The property identified in this action has a General Plan Land Use Designation of Low Density Residential (LDR) and a current zoning of Single Family Residential (R-1). The project proposes a General Plan Amendment re-designation to Higher Density Residential (HDR) and a Rezone to Multiple Family Residential (R-3).

- b. The proposed General Plan Amendment to HDR and the proposed Rezone to R-3 will maintain consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.

2. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.
3. The City finds that pursuant to the California Environmental Quality Act (CEQA), the Rezone, with no proposed project, will have no impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 6th of November, 2017, by the following roll call vote____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Anthony McKinney, Chairperson
Planning Commission

Attachment: Exhibit "A" – Draft City Council Ordinance No. 2017-XXX

**CITY OF RIVERBANK
ORDINANCE NO. 2017-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING THE REZONING OF 2.4 ACRES LOCATED AT 2644 MORRILL
ROAD TO MULTIPLE FAMILY RESIDENTIAL (R-3) (APN 075-030-001)**

WHEREAS, the City of Riverbank, to maintain consistency with its Housing Element, desires to Rezone the property at 2644 Morrill Road from Single Family Residential (R-1) to Multiple Family Residential (R-3) APN 075-030-001; and

WHEREAS, the Planning Commission of the City of Riverbank conducted a Public Hearing on Tuesday, November 6, 2017 to consider the proposed Zoning Ordinance Amendment and recommended its approval to the City Council by a vote of __-__; and

WHEREAS, the City Council of the City of Riverbank conducted a Public Hearing on Tuesday, November 28, 2017 to consider the recommendation of the Planning Commission, take public comment, and conduct a first reading of the proposed Zoning Ordinance Amendment; and

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

1. The project site is currently zoned Single Family Residential (R-1) with a General Plan Land Use Designation of LDR Low Density Residential; and
2. To maintain consistency with its Housing Element the City desires to rezone the subject property to Multiple Family Residential R-3; and
3. Notice of the public hearing on the proposed Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on [REDACTED]; and
4. Notices of the public hearing on the proposed Zoning Ordinance Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on [REDACTED], 2017 and posted on the City's website, at both City Hall buildings, the Post Office, the Community Center, on site, and emailed to the library; and

5. The City finds that the Zoning Code Amendment will have no impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

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

Section 1: The City Council of the City of Riverbank approves Rezoning 2.4 acres to the Multiple Family Residential R-3 zoning district, located at 2644 Morrill Road, APN 075-030-001.

Section 2: Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 3: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at lease fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the 28th day of November, 2017; motioned by Councilmember _____, seconded by Council Member _____, and upon roll call was carried by the following vote ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

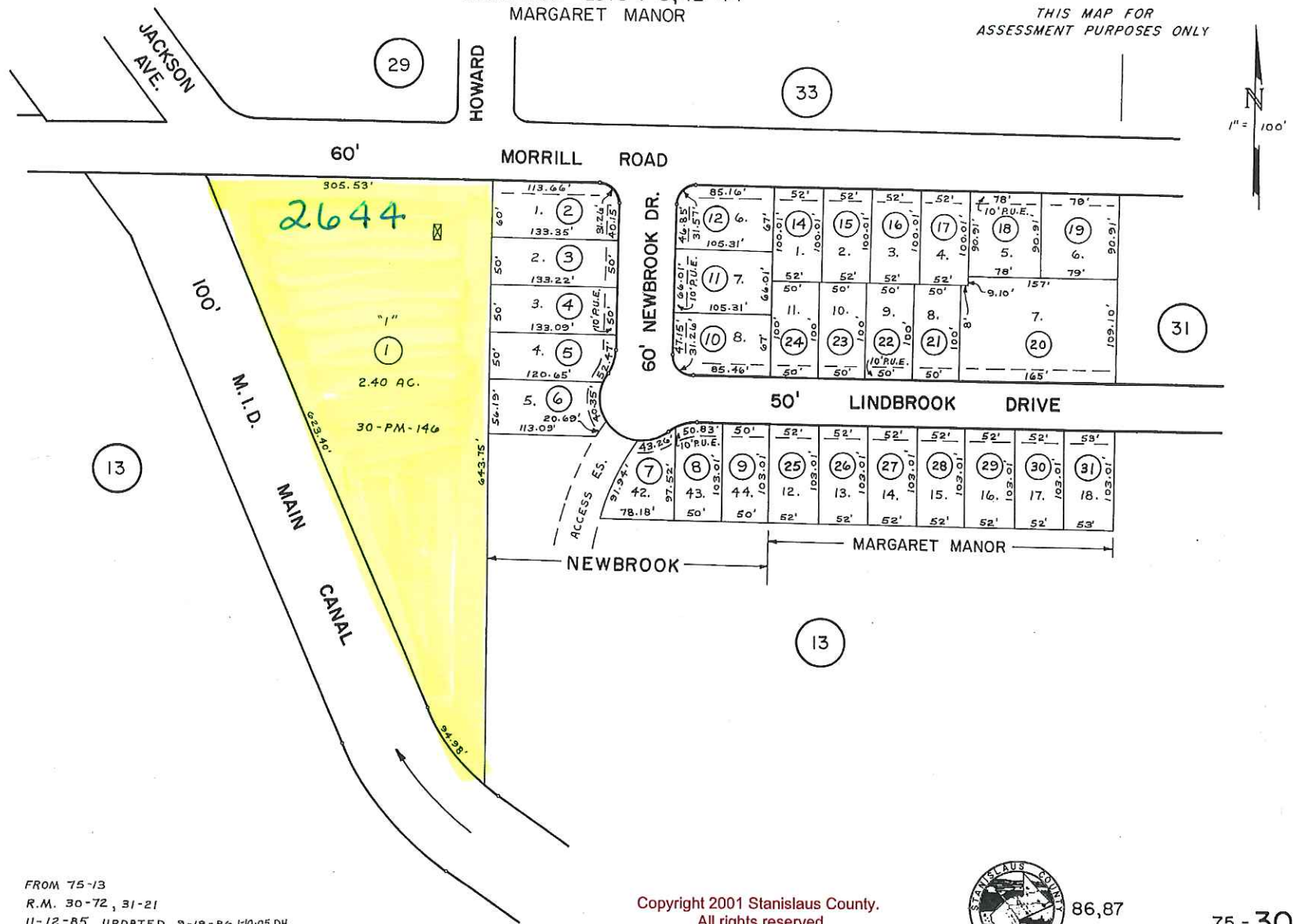
DRAFT

POR. NE 1/4 SECTION 35 T.2S. R.9E. M.D.B. & M.
NEWBROOK - LOTS 1-8, 42-44
MARGARET MANOR

006 017

75 - 30

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 75-13
R.M. 30-72, 31-21
11-12-85 UPDATED 9-19-86, 10-05 DH

Copyright 2001 Stanislaus County.
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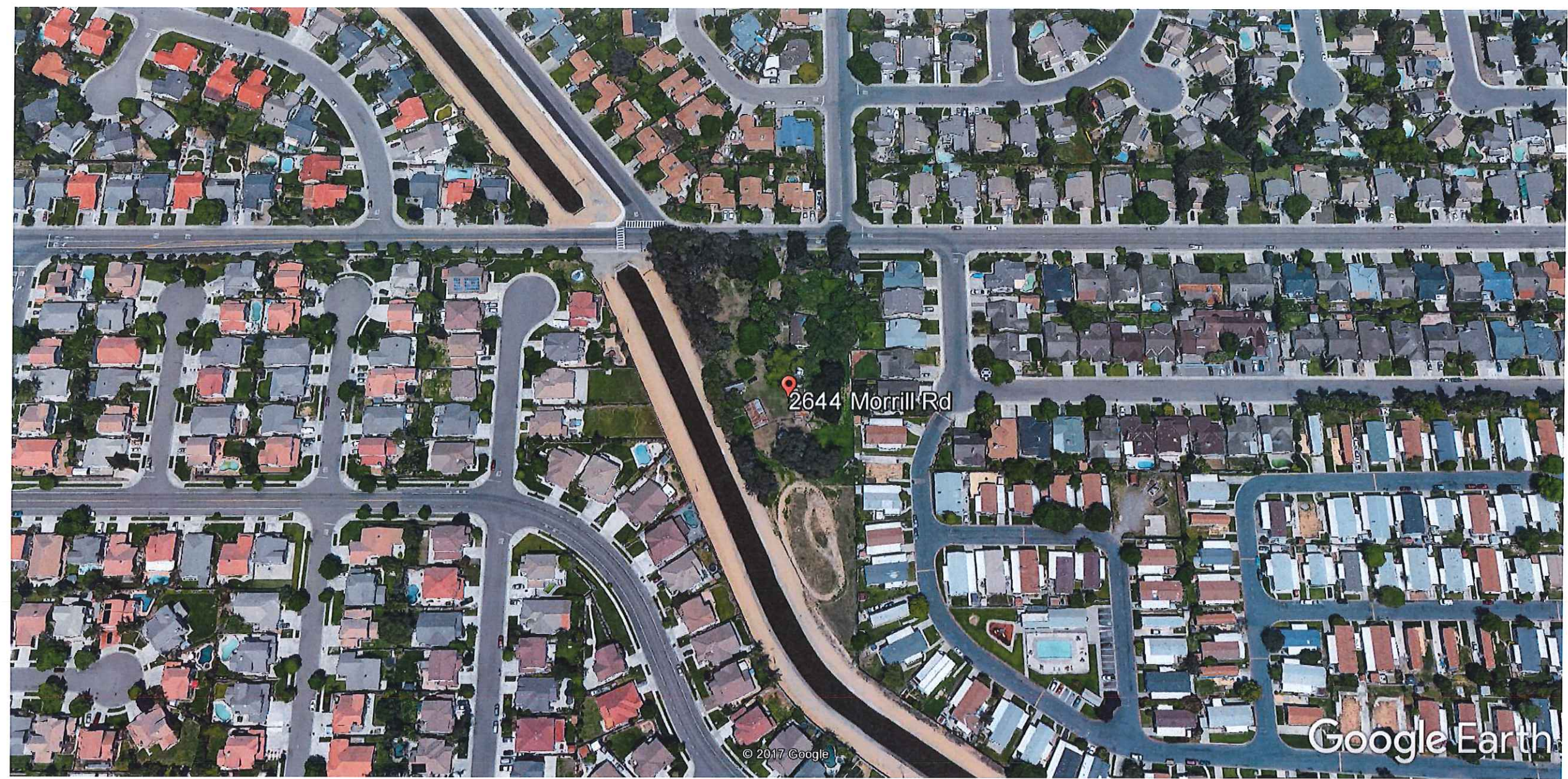
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Google Earth





Google Earth



Ballot
City of Riverbank
HDR General Plan Amendment and Rezone
September 18, 2017

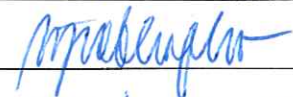
Please select one of the two options with either a "check mark" or "X" in the table below:

Available Options	Description	Check / X
Option 1	I consent that I/we as property owners would be comfortable with the City initiated General Plan Amendment and parallel Rezone of your property, 2644 Morrill Road.	X
Option 2	Request that a meeting be held to further discuss the City initiated General Plan Amendment and Rezone.	

Address:

2644 Morrill Ave.

Owners Signature:



Printed:

Monet O. Florendo

Date:

10/11/17

Please mail or deliver this letter:

City of Riverbank
Community Development Department
6707 Third Street
Riverbank, CA 95367

2644 Morrill Road
APN: 075-030-001



City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Code Enforcement Division

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

October 18, 2017

Subject: General Plan Amendment No. 02-2017 and Rezone No. 01-2017

To whom it may concern:

You are receiving this letter because you reside within 300 feet of the project described below.

General Plan Amendment No. 02-2017 and Rezone No. 01-2017- Project Location 2644 Morrill Road, Riverbank, CA 95367: The project consists of a General Plan Amendment change from Lower Density Residential to Higher Density Residential and a Rezone from Single Family Residential (R-1) to Multiple Family Residential (R-3), to comply with State Housing Element Law and related State and Federal Laws.

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

Special Planning Commission Meeting

November 6, 2017 at 6:00 pm

City Hall Council Chambers - 6707 Third Street - Riverbank, California

ALL INTERESTED PARTIES are invited to attend the public hearing on **November 6, 2017** 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).

If you have any questions, please give our office a call, 863-7128.

Sincerely,

Donna M. Kenney
City of Riverbank
Planning and Building Manager

075-029-043
THOMAS & PILAR KOPPING JR.
6006 JACKSON AVE.
RIVERBANK, CA 95367

075-029-052
LETA LOVE
3509 WOODBINE DR.
MODESTO, CA 95355

075-081-035
JON & LILA GIANELLI
5813 SAXON WAY
RIVERBANK, CA 95367

075-081-022
BRANDON MCCUTCHEN
5870 SAXON WAY
RIVERBANK, CA 95367

075-030-010
ZAHEER & RAZI MOHIUDDIN
12280 FARR RANCH RD.
SARATOGA, CA 95070

075-013-024
MHC QUAIL MEADOWS LIMITED PTRS.
DBA: QUAIL MEADOWS #667
P.O. BOX 06115
CHICAGO, IL 60606-6115

075-033-068
TRECIA JUNE MOORE
2707 MORRILL RD.
RIVERBANK, CA 95367

075-029-045
GENEVEO & MAGDA RENTERIA
2631 MORRILL RD.
RIVERBANK, CA 95367

075-030-002
FRANCISCO COELHO ET AL
5931 NEWBROOK DR.
RIVERBANK, CA 95367

075-081-042
RICK HARVEY ET AL
5833 SAXON WAY
RIVERBANK, CA 95367

075-033-064
KENDALL & CYNTHIA MILLER
2712 COAD LN.
RIVERBANK, CA 95367

075-081-036
DRAKE CANDIS
5819 SAXON WAY
RIVERBANK, CA 95367

075-033-066
CHAVEZ MARCELINO VEGA & DE
CHAVEZ TERESA FIGUEROA
2700 COAD LN.
RIVERBANK, CA 95367

075-029-051
JUAN & MARIA RAMOS
6013 COAD LN.
RIVERBANK, CA 95367

075-081-018
MARK CANFIELD & GINA MEADOWS
5930 HOMEWOOD CT.
RIVERBANK, CA 95367

FEDERAL HOME LOAN MORT. CORP.
C/O RUSHMORE LOAN MGMT. SERV.
15480 LAGUNA CANYON RD. #100
IRVINE, CA 92618

075-081-016
PALOMINOS ANDRES ET AL
5927 HOMEWOOD CT.
RIVERBANK, CA 95367

075-029-048
JESUS & ALICIA RUVALCABA
5531 DOUBLE EAGLE CT.
RIVERBANK, CA 95367

075-081-040
SAUL SANCHEZ ET AL
2 PARKER DR.
WATSONVILLE, CA 95076

075-029-044
RUPERTO & BERTHA SANCHEZ
6000 JACKSON AVE.
RIVERBANK, CA 95367

075-029-046
GARY & STACY SANDOVAL
2637 MORRILL RD.
RIVERBANK, CA 95367

075-030-008
OLIVAS LEONEL
2712 LINDBROOK DR.
RIVERBANK, CA 95367

075-030-006
LINDSAY SHEPHEARD
5907 NEWBROOK DR.
RIVERBANK, CA 95367

075-030-004
CARLOS & MARIA SILVA
5919 NEWBROOK DR.
RIVERBANK, CA 95367

075-081-023
ORAH OSHIA
5864 SAXON WAY
RIVERBANK, CA 95367

075-033-065
GARY & MARY RICE
2706 COAD LN.
RIVERBANK, CA 95367

075-030-011
ARIS TEKIRDAGLIS
5924 NEWBROOK DR.
RIVERBANK, CA 95367

075-030-005
PANTOJA ANA PANTOJA
5913 NEWBROOK DR.
RIVERBANK, CA 95367

075-081-025
DANYAL SAMERA
5852 SAXON WAY
RIVERBANK, CA 95367

075-029-042
ADEM & BANU GURSEN
6012 JACKSON AVE.
RIVERBANK, CA 95367

075-081-031
JACQUELINE & JAMES TOMLINSON
4223 RIOPEL AVE.
DENAIR, CA 95316

075-081-030
LEWIS ASE
5822 SAXON WAY
RIVERBANK, CA 95367

075-030-007
SARAI & JOSE LOPEZ
2706 LINDBROOK DR.
RIVERANK, CA 95367

075-081-019
KIMBERLY & THOMAS SAWYER
5924 HOMEWOOD CT.
RIVERBANK, CA 95367

075-081-041
NICHOLAS & SHIELA THEIMANN
5827 SAXON WAY
RIVERBANK, CA 95367

075-081-021
HEATH & TIFFANY VANDERPOOL
5912 HOMEWOOD CT.
RIVERBANK, CA 95367

075-030-003
ROBERT & NATALIE CALVO
5925 NEWBROOK DR.
RIVERBANK, CA 95367

075-081-028
DOMINGO & MARGARITA CASTANEDA
5830 SAXON WAY
RIVERBANK, CA 95367

075-033-070
PETRA CHAVEZ
P.O. BOX 1193
RIVERBANK, CA 95367

075-081-026
SAO & JILL CHHIM
5846 SAXON WAY
RIVERBANK, CA 95367

075-081-015
MARRISA LOPEZ
5921 HOMEWOOD CT.
RIVERBANK, CA 95367

075-033-071
AIMEE & JAMES BOSWELL
2725 MORRILL RD.
RIVERBANK, CA 95367

075-033-063
SALVADOR DUARTE
2718 COAD LN.
RIVERBANK, CA 95367

075-033-067
DAVID & BARBARA EALEY
2701 MORRILL RD.
RIVERBANK, CA 95367

075-030-012
DAVID DEANNA MILES
5930 NEWBROOK DR.
RIVERBANK, CA 95367

075-029-050
JUAN & MARIA FELIX
6007 COAD LN.
RIVERBANK, CA 95367

075-029-049
ANTONIO & KYONG GARCIA
6005 COAD LN.
RIVERBANK, CA 95367

075-081-032
ANTONIO GARCIA & ALICIA SANCHEZ
5810 SAXON WAY
RIVERBANK, CA 95367

075-081-020
CONSUELO & JORGE ALCALA
2842 TURPIN AVE.
RIVERBANK, CA 95367

075-081-043
MARK MASON FAMILY TRUST
5230 HOMEWOOD
RIVERBANK, CA 95367

075-053-013
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075-029-047
DONALD & BETTY HASTEN
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075-033-069
RAMIRO & LINDA HERNANDEZ
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PHILIP & TANYA HAYTER
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MONET FLORENDO
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JESUS GONZALO PEREZ
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PATRICIA & THOMAS AINLAY
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EDWARD JONES JR.
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CHRIS & ARMIDA COLON
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