



City of Riverbank

6707 Third Street • Riverbank CA 95367
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This table is not for publication	
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NOTICE OF PUBLIC HEARING **CITY OF RIVERBANK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that pursuant to the Governor’s Executive Order N-29-20 in regards to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, March 21, 2023, at 6:00 p.m.** or soon thereafter as practical via the Zoom virtual platform and in-person attendance in the City Council Chambers at 6707 Third Street, Suite B, Riverbank, CA. This meeting will be held in accordance with the Brown Act amendment (AB 361) in regards to teleconference/virtual public meeting requirements, the Governor’s “reopening” orders, and the recent California Department of Public Health COVID orders (all of which are subject to change before the meeting date). This public hearing is to consider the following matters:

Architecture and Site Plan Review 01-2023 (Dept. File #22-0031) – Countryside 2/DR Horton – (APN 062-022-019 & -022). The project is the Architecture and Site Plan Review of the floor plans and elevations for 34 homes in the approved Countryside 2 subdivision. The subdivision contains 40 homes but another developer has constructed 6 homes before selling the rest of the project. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Architecture and Site Plan Review 02-2023 (Dept. File #23-0002) – Diamond Bar East/LGI Homes – 4424 Santa Fe Street (APN 062-020-010/-025). The project is the Architecture and Site Plan Review of the floor plans and elevations for 83 homes in the approved Diamond Bar East subdivision. A larger number of lots was originally proposed but the basin was enlarged to make it a regional basin. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Conditional Use Permit 02-2023 (Dept. File #23-0003) – Black Diamond Event Center Alejandro Aguilar – 6701 Second Street (APN 132-010-051). The project is a Conditional Use Permit to serve alcohol (Type 47 License) in a bona fide eating establishment and to permit a dance hall. Both uses require a use permit per the Downtown Specific Plan. The property is located at 6701 Second Street APN 132-010-051. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

Architecture and Site Plan Review 03-2023 (Dept. File #23-0004) – Ward Villas/McRoy Wilbur Communities, Inc – 2912 Ward Avenue (APN 132-036-003). The project is the

Architecture and Site Plan Review of the floor plans and elevations for 28 homes in the approved Ward Villas subdivision. The applicant proposes duets on zero lot lines. The proposed project will not have a significant effect on the environment and is not a Project pursuant to CEQA Guidelines.

Planning Commission Meeting
March 21, 2023 at 6:00 pm
City Hall Council Chambers - 6707 Third St., Suite B - Riverbank, California

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

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

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

Oral Comments Via ZOOM or In-Person During the Meeting. Oral comments may be made at the time the Chair officially opens the hearing for public comment and in the order as called upon by the Chair. Via In-Person: Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. Via Zoom: The public participation and comment procedures are provided *on the last page of the agenda* that is posted (72) hours prior to the meeting at <http://www.riverbank.org/AgendaCenter>.

TECHNICAL DIFFICULTIES: In accordance with the amended Brown Act, if there is a disruption of the meeting broadcast, or in the ability to take call-in or internet based public comment during the conduct of the meeting, the Planning Commission will recess until the issue is resolved, or may adjourn the remainder of the agenda business to a stated time and place, which allows the current meeting to be continued.

ADA COMPLIANCE: In accordance with ADA, every effort will be made to accommodate any person requiring special assistance to participate in the meeting. Contact the City Clerk at (209) 863-7198 or cityclerk@riverbank.org at least (48) hours prior to the meeting.

Questions regarding the proposed subject matter may be made to Planning and Building Manager Donna Kenney at (209) 863-7124 or email dkenney@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or call the Administration Dept. at (209) 863-7122 prior to 4:00 p.m. on the day of the meeting.

/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

AFFIDAVIT OF POSTING

I, Janet Smallen, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA.
Dated this 8th of March 2023.

/s/ Janet Smallen, Senior Community Development Specialist, Riverbank, CA

For official use only:

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