



Planning Division

6617 Third Street
Riverbank, CA 95367

Tel: (209) 863-7138
Fax: (209) 863-7126

Project Referral Early Consultation

Date: September 18, 2026
To: Distribution List
From: Teresa McDonald, Senior Planner
Subject: General Plan Amendment and Rezone Application No. 01-2026 (Dept. File No. 26-0014) – Zerillo Event Center
Respond by: October 5, 2026
Public
Hearing Date: To be determined. A separate notice will be sent with the date of the hearing.

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The City of Riverbank Community Development Department - Planning Division is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our department in preparing a staff report and Conditions of Approval to be applied to the proposed project. A staff report will be prepared and contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 863-7138 if you have any questions.

Applicant: Ali Properties, LLC
Representative: M. Syd Halterman for Benchmark Engineering
Property Owner: Ali Properties, LLC
Site Address: 2767 Topeka Street, at the northwest corner of the Topeka Street and Callander Avenue intersection
APN: 075-003-011 & 075-003-012
Property Size: 2.06± acres
General Plan: Higher-Density Residential (HDR)
Zoning: Planned Development (P-D) 13
Present Land Use: Single-family dwelling with vacant land

Project Description:

This is a request to allow for the operation of an event venue on a 2.06± acre project site comprised of a 0.75± and a 1.31± acre parcel, further identified as Assessor Parcel Numbers (APNs) 075-003-011 & 07-003-012. The applicant proposes to rent out the property for weddings, receptions, parties, corporate events, and other similar events. The project site is currently improved with a vacant 3,740 square foot single-family dwelling. The existing dwelling will initially be utilized as office space for site management but may eventually be utilized for small events once interior improvements have been made. Proposed improvements include a paved 60-space parking lot with lighting along the western side of the property, a trash enclosure at the northwestern corner of the property, a 1,376 square foot building east of the existing dwelling to be utilized as a commercial kitchen and restrooms, decorative stucco and wrought iron fencing along the southern property line, a masonry sound wall along the northern property line, and landscaping throughout the site. The outdoor events are planned to take place at the northeastern portion of the property. A temporary tent may be utilized for events as needed.

It is anticipated that events will generally take place between 12 p.m. and 10 p.m. Monday through Friday and 12 p.m. and 12 a.m. on Saturdays and Sundays (set up and take down may occur outside of these hours). Amplified music may be utilized, and any outdoor music will end by 10:00 p.m. While the facility will be open year-round, more events are expected in the summer months. The facility could be booked with multiple events a week, but are expected to take place primarily on Fridays, Saturdays, and Sundays. An estimated maximum of 300 people (including guests and staff) are expected on-site per event. It is estimated that there will be 10-20 staff on-site during events. Clients may may utilize an on-site or off-site caterer. Other vendors may include food trucks, bartenders, entertainment, florists, photographers, security, etc. Access is proposed to be taken from Topeka Street.

Full document with attachments available for viewing at: <https://www.riverbank.org/438/Current-Planning-Projects>

Project Referral Early Consultation

Subject: General Plan Amendment and Rezone Application No. 01-2026 (Dept. File No. 26-0014) – Zerillo Event Center

Date: _____

To: City of Riverbank, Community Development Department, Planning Division

From Agency Name: _____

Contact Name: _____

Contact Phone: _____ **E-mail:** _____

My Agency's Project Comments and Conditions are as follows:

[illegible]

Agency Attachments included: ☐ Yes ☐ No

CITY OF RIVERBANK

PLANNING DIVISION

6617 THIRD STREET
RIVERBANK CA 95367

ZERILLO HOUSE

AUGUST 14, 2026

PROJECT DESCRIPTION

The proposed Zerillo House project will bring an elegant event center for weddings, receptions, parties, corporate events, and other similar events. It will repurpose the existing site utilizing existing features of the historical home and garden at the location. It will also preserve an important piece of Riverbank history. This project will provide a modern facility for events for residents in Riverbank and surrounding areas.

The project site is a 2.06 acre parcel on the west side of Callander Avenue, west of the downtown area. The address is 2767 West Topeka Street. The site is bounded by an existing single family residential property to the north and an existing multifamily residential complex to the west. Immediately to the east is Callander Avenue (State Route Highway 108). Across Callander Avenue is the St. Francis Catholic Church. Across Topeka Avenue to the south on the corner of West Topeka and Callander is Bell Family Dentistry. And to the west of that, across from the project site, are single family residential homes.

The property is currently zoned Planned Development (PD-13) with a General Plan Designation of Higher Density Residential (HDR). As requested by the City, this application proposes keeping the Planned Development zoning and amending the General Plan Designation to Mixed Use (MU) to be in line with the proposed use of the site. This General Plan Amendment will correct the current disparity between the current Zoning and current General Plan Designation and allow the property to be developed into a site that will not only provide services to the community but also showcase a part of Riverbank history.

The Site Plan included with the submittal shows the site's current configuration as well as the proposed improvements. Parking will be improved and expanded to accommodate guests and staff at the event center as well as providing adequate access and turnaround space for emergency vehicles. A new building to house a modern kitchen and food preparation area as well as guest bathrooms will be constructed on the site. And the existing landscaping will be modified to provide a pleasant and natural appearance to the entire site.

DETAILED PROJECT DESCRIPTION

1. EXISTING AND PROPOSED USES

The site and building are currently not in active use. The existing house and grounds have been unoccupied for several years. This project will revitalize the site and keep it from falling into disrepair and becoming an eyesore. The proposed use will be as an event center for private events such as weddings, anniversaries, birthdays, baby showers, or other similar events. These events will be held outside in the open area north of the existing home on the site. A pavilion temp will be erected on the proposed lawn area for use by the renters/guests. A new building that will house a commercial kitchen and food preparation area will be constructed on the site directly east of the existing home. This building will also provide permanent restroom facilities that can be used by staff and guests.

The new parking area will be constructed west of the home to allow parking for the project. And the open space to the north of the home will be landscaped to provide the area for the events at the site. Some of the features on the site, including a marbled stone walkway originally constructed by the Zerillo family, will be retained to provide a connection to the history of the site.

2. DAYS AND HOURS OF OPERATION

As an event center, the site will not have fixed hours of operation, but the location will be available to be rented for any day of the week. Proposed events will be managed through reservations with the property owner. Monday through Friday, most events will generally take place between 12 p.m. and 10 p.m. On weekends, events will take place between 12 p.m. and 12 a.m.

The number of events per week will vary, but it is unlikely that there will be more than four events in a given calendar week. While the facility can host events year-round, it is expected that there would be variation seasonally, with more events in the summer months. The facility could be booked with multiple events during a given week, but weekends would be the primary days of operation.

3. GUESTS AND EMPLOYEES

The site anticipates having 200-300 people (guests and staff) per event. On an event day, there will be service staff (kitchen staff, serving staff, cleanup, and security if necessary) on site, with the number varying depending upon the type and size of the event. It is estimated that there would be 10-20 event day staff members. Equipment vendors, if utilized for an event, would arrive before the event and unload the equipment and then leave the site, returning either at the end of the event or the next day to pick up the equipment.

The owner/management will have very minimal staff on site on any day that does not have an event planned. There will be landscape maintenance and solid waste collection performed weekly.

4. VEHICLES, VENDORS, AND SECURITY

Guests would arrive with multiple people per vehicle, generally. The primary type of guests would be families. Delivery vehicles may arrive on site to bring in food and equipment for a given event. These vehicles would not remain on site for the duration of the event. Other staff (kitchen, service, security, etc.) would arrive in their personal vehicles.

The current City of Riverbank Ordinance Section 153.184 details the parking requirements. There is not a specific category for Event Centers in this section. Similar uses might be (A) Churches, lodges, and places of public assembly, which require one space per three persons; or (J)(2) Dance hall and amusement centers, which requires twenty five spaces per 1,000 square feet of gross floor area. Neither of these are exactly what is anticipated for the use of this site, but the Ordinance does allow for (P) Other uses, which allows a determination by the Planning Commission based on the intensity of use by motor vehicles. The current site plan has 60 on-site spaces proposed. Due to the nature of the events planned, it is anticipated that the average number of persons per car would be higher than 3. Using an average of 3.5 to 4 persons per vehicle, that would bring a maximum number of person on the site to be 210-240. This is within the range of total people anticipated for this site. The owner is working on a shared parking agreement with the St. Francis Catholic Church across the street to potentially utilize some of their parking with a shared parking agreement for overflow parking during events. Once this agreement is in place, the required parking for 300 persons could be achieved.

General calculations used for events show that for a 200-person event, this would generate about 130 vehicle trips (arriving and departing) per event. For a 300-person event, this would generate a maximum of 200 vehicle trips per event. If there are four events per week, that would be a maximum of 800 vehicle trips per week.

The owner will have kitchen staff available for the events. However, clients renting the facility may have their own food catering service come in to provide for their event. Other vendors may be utilized by clients renting the facility that include food trucks, bartenders, entertainment, and security. In this case, the renter would be responsible for complying with all local and state ordinances concerning these services. Private security may be on site if needed to comply with local ordinance requirements.

As these events are all private events and not open/accessible to the public, alcohol may be served. However, there will be no sale of alcohol on the premises.

If a renter hires entertainment, the entertainer would be providing any sound systems, speakers, etc. Amplified music and sound for the events would end by 10 PM. All activity

would comply with the City of Riverbank Municipal Code in terms of allowable volume. Any amplified music would be directed away from the neighboring properties. A masonry wall intended to minimize sound travel to the north adjoining property will be constructed as noted below. Additional landscaping would be utilized to help minimize the sound leaving the site.

The open area north of the existing home will be fully landscaped (see the attached landscaping plan). Setup of additional items, such as chairs, tables, decorations, etc. will take place either the day before or the morning of the event. Take down and removal will generally happen the day after the event unless the event ends early enough to allow for the take down that evening.

Any complaints for onsite activities would be handled by onsite security personnel (if utilized for the specific event) or the management. Contact information for management staff would be available on the website in addition to information as to when private events are scheduled. Local law enforcement would be able to know when events are scheduled.

5. EXTERIOR IMPROVEMENTS

A new building will be constructed on site east of the existing home. This building will have a commercial kitchen and permanent restroom facilities for guests and staff. The new building will be constructed such that the color scheme and architectural style will match the existing home (see the attached building plans).

The site will be improved with onsite parking. This parking area will have lighting constructed per the City of Riverbank standards. This lighting will be designed in a way to minimize any illumination going onto adjacent properties. The proposed new building will have some exterior lighting to illuminate doorways and walkways around the building. This lighting will only be utilized while the facility is having an event, and the design will keep the light directed just to the immediate vicinity of the building and walkways. There will be low wattage, decorative lighting in some of the landscaped areas and along some of the pedestrian walkways. The landscape lighting will only be used during events. The lighting along the pedestrian walkways is for safety and security purposes but will not illuminate any of the adjoining properties.

A new, decorative wrought-iron fence will be constructed along the Topeka Avenue frontage of the project site. This fence will utilize a color scheme that matches with the existing home on the site. It will provide security for the site as well as a decorative façade along the front of the facility. The existing chain link fence along the east side of the property that faces Callander Avenue will be improved to have privacy slats installed. Landscaping which will reduce sound and block sight will also be planted along this fence.

A masonry block wall will be constructed along the rear (north) property boundary to provide sound reduction from events on site. The developer has reached out to a

sound/noise consultant to determine appropriate height of the wall and also proper placement and direction of speakers to ensure the sound is minimized.

A new trash enclosure will be constructed at the north end of the parking area. This will include all necessary improvements required to comply with current local and state building codes.

All of the areas north, east, and south of the existing house will have either new landscaping or updates to the existing landscaping. The landscape plan shows the proposed layout for a seating area for guests, some pathways, and the seating/dining area.

A hardscaped surface will be constructed in the open area north of the existing house that will be utilized as a seating/dining area for renters/guests. A pavilion style tent may be erected on this during summer months for shade. One proposed location is shown on the landscape plan. However, the specific location has not been determined at this point. It will be in that general location, but the orientation and specific distance from the seating area has not been determined.

Signage for the event center hasn't been determined at this time; however a decorative sign that matches the style of the event center will be installed at a future date. Potential locations for the sign would be between the entrance and exit gates or possibly along the frontage of the property near the walk gate. Permitting for this sign will be handled at that time.

6. HISTORIC ZERILLO HOME

The existing home will be initially utilized as office space for the owner and site management. But future work may be done on the interior to allow guests to utilize the space for photos or small events (under 25 people). The existing site will be landscaped utilizing most of the existing trees on the site and the existing lawn in front of the existing home. The area west of the house, which is currently partially paved, will be reconfigured to increase the parking capacity.

The developer's goal is to perpetuate the original architectural style of the Zerillo House that was built in 1912 while adding modern facilities to the site to allow efficient use of the space.

There are many existing trees on the site and only a few of these will be removed for construction of the new facilities. The row of established evergreen trees along the west property line will remain in place, providing a natural sight and sound barrier between the event center and the multifamily development to the west.

7. DEVELOPMENT SCHEDULE

The owner/developer would like to get improvements underway as soon as the project receives approval. The initial work would be to construct the new building, parking lot, wrought iron fence, and masonry wall. Landscaping and flatwork improvements would be completed after that.

It is understood that there are certain unknowns that come up during the development of a project. The timeline for the project is as follows:

Entitlements Completed (no later than)	December 31, 2026
Building Permits (no later than)	June 30, 2027
Site Improvements (no later than)	December 31, 2028
Commencement of Operations (no later than)	April 30, 2029

8. SITE PHOTOS



South Face of House (front)

The front face of the house will remain as is. There will be some additional landscaping in the area. The original sidewalk up to the front steps will also remain.



North Face of House (rear)

The rear face of the house will receive some minor “face lift” work that includes putting some decorative screening around the HVAC compressors and the gas meter. Landscaping in the area will be done as well. The original marble walk will be preserved in place.



East Face of House

This face of the house will be largely unchanged. The tree seen here will be removed as this is the side where the new building will be constructed.



West Face of House

This face of the house will be cleaned up to provide a pleasant appearance as it will be the side that guests will see as they drive into the parking area. The existing canopy over the drive area will be kept to provide a decorative drive aisle that can be used for arrival/departure of special guests (e.g. bride and groom, family, etc.). The service pole seen here will be removed when the power is rerouted.



Front Yard

This is a view of the existing front yard of the property. The chain link fence on the right side of the picture will be removed and a new decorative wrought iron fence will be installed. The landscaping will be improved, but the trees will remain and the existing area will continue to provide a nice area for photographs.



Driveway Entrance

This is the view from the existing driveway looking west. This is the area that will be upgraded to have the parking area for guests. The chain link fence on the left side of this picture will be removed and replaced by a decorative wrought iron fence. The tall redwoods along the property line will remain in place.



Future Parking

This is some of the existing ground that will be removed to create the guest parking area. The tall redwoods along the property line will remain in place. Some of the trees in the foreground will need to be removed to construct the parking area.



Future Parking

This is the northwest portion of the property. The concrete in this picture will be removed to be replaced by the future parking area. Much of the existing pavement will be able to remain. The trees along the west property line will remain in place as well as the ones along the property boundary to the north. The chain link fence along the north boundary of the property (on the right side of the picture) will be removed and replaced by a masonry wall.



Rose Garden

The concrete work shown here was part of the former rose garden. As much of this that can be retained will be kept and worked into the new landscaping in the area. This will provide a natural division between the guest parking area and the seating area for events.



Marble Walkway

This is the original marble walkway that Mrs. Zerillo used to walk out to her tomato and basil gardens. It will be kept in place and expanded on either side to provide an aisle down the middle of the seating area. This area will be fully landscaped. As many of the trees that can be kept here will be utilized in the future landscaping. The chain link fence at the far end of the walkway will be removed and replaced by a masonry wall.



Open Area

This is a view of the northeast portion of the property. It will be fully landscaped. The seating area shown on the preliminary landscape plan will be situated in this area. The chain link fence at the property line will be replaced with a decorative masonry wall. The chain link fence along the right side of this picture will be upgraded with privacy slats and landscaping to obscure the view of the roadway on the other side.



Future New Building Area

This is a view of the area east of the existing house on the property. The new building with a kitchen and guest restrooms will be constructed in this area. The small bush in the foreground will be removed, but the tall trees in the background will remain. The chain link fence at the property line will be upgraded with privacy slats and landscaping.



Front of House

This is a view of the front yard as seen from the front door. The trees shown will remain. The chain link fence will be replaced by a decorative wrought iron fence along the entire frontage of the property. The original front walk will be kept and lead to a new walk gate at the front of the property. The landscape will be upgraded to provide a decorative area for photographs.

SITE PLAN

OWNER AND APPLICANT

ALL PROPERTIES, LLC
P.O. BOX 615
SALIDA, CA 95368

GENERAL NOTES

1. ASSESSOR'S PARCEL NO. 075-003-011; 075-003-012
2. LOT AREA = 89,841 SQ. FT.
3. EXISTING GENERAL PLAN DESIGNATION: HIGHER DENSITY RESIDENTIAL (HDB)
4. PROPOSED GENERAL PLAN DESIGNATION: MIXED USE (MU)
5. EXISTING ZONING: PLANNED DEVELOPMENT (PD-12)
6. PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
7. SEE PROPOSED BUILDING AND ELEVATIONS (SHEETS 2 AND 3)
8. SEE PROPOSED LANDSCAPING LAYOUT (SHEET 4)

SITE PLAN NOTES

1. ALL DIMENSIONS FOR PARKING STALLS ARE TYPICAL.
2. THE EXISTING OVERHEAD POWER UTILITY LINES THAT PROVIDE ELECTRICAL SERVICE TO THE EXISTING HOUSING WILL BE REMOVED AND REPLACED WITH UNDERGROUND CABLES.
3. THE LOCATION OF THE EXISTING SEWER CONNECTION CANNOT BE DETERMINED FROM SURFACE EVIDENCE AND NO PLANS OF THEIR LOCATION ARE AVAILABLE. THE OWNER IS WORKING WITH THE CITY OF RIVERSHAW PUBLIC WORKS DEPARTMENT TO ESTABLISH THE ROUTE OF THE SEWER CONNECTION.

INDEX OF SHEETS

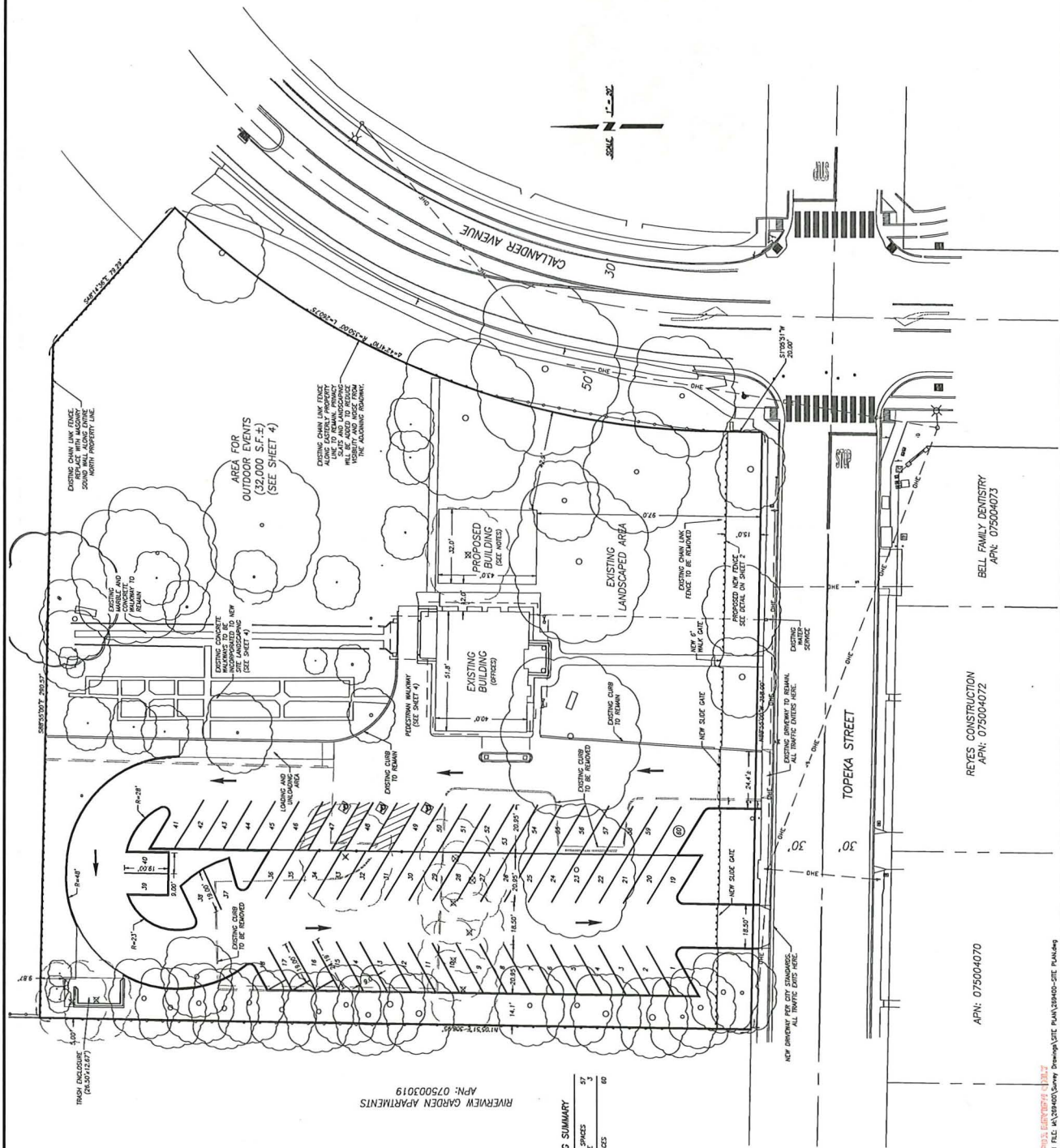
1. SITE PLAN
2. FLOOR PLAN
3. ELEVATIONS
4. LANDSCAPE PLAN

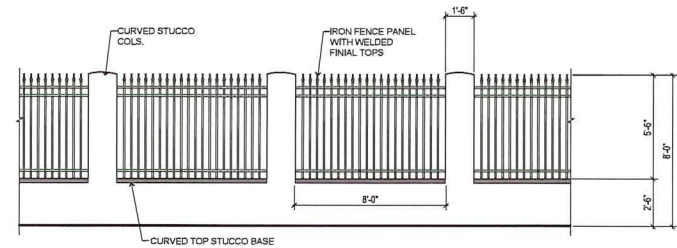
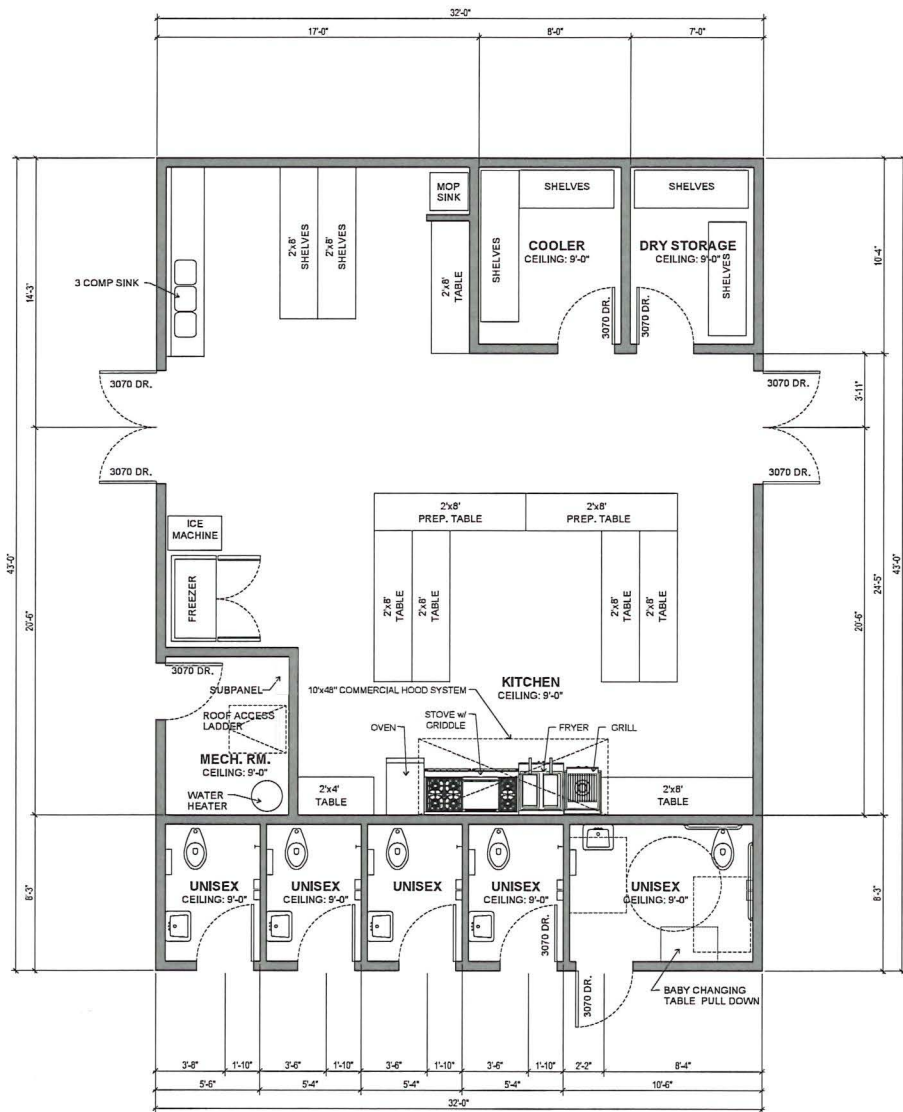
PARKING SUMMARY

STANDARD SPACES	57
ADA SPACE	3
TOTAL SPACES	60

RIVERVIEW GARDEN APARTMENTS
APN: 075003019

DATE: 8/14/2026 12:01 FILE: W:\269400\SURVEY Drawings\SITE PLAN\269400-SITE PLAN.dwg





NO.	DESCRIPTION	DATE	APPROVED
1	REVISION		

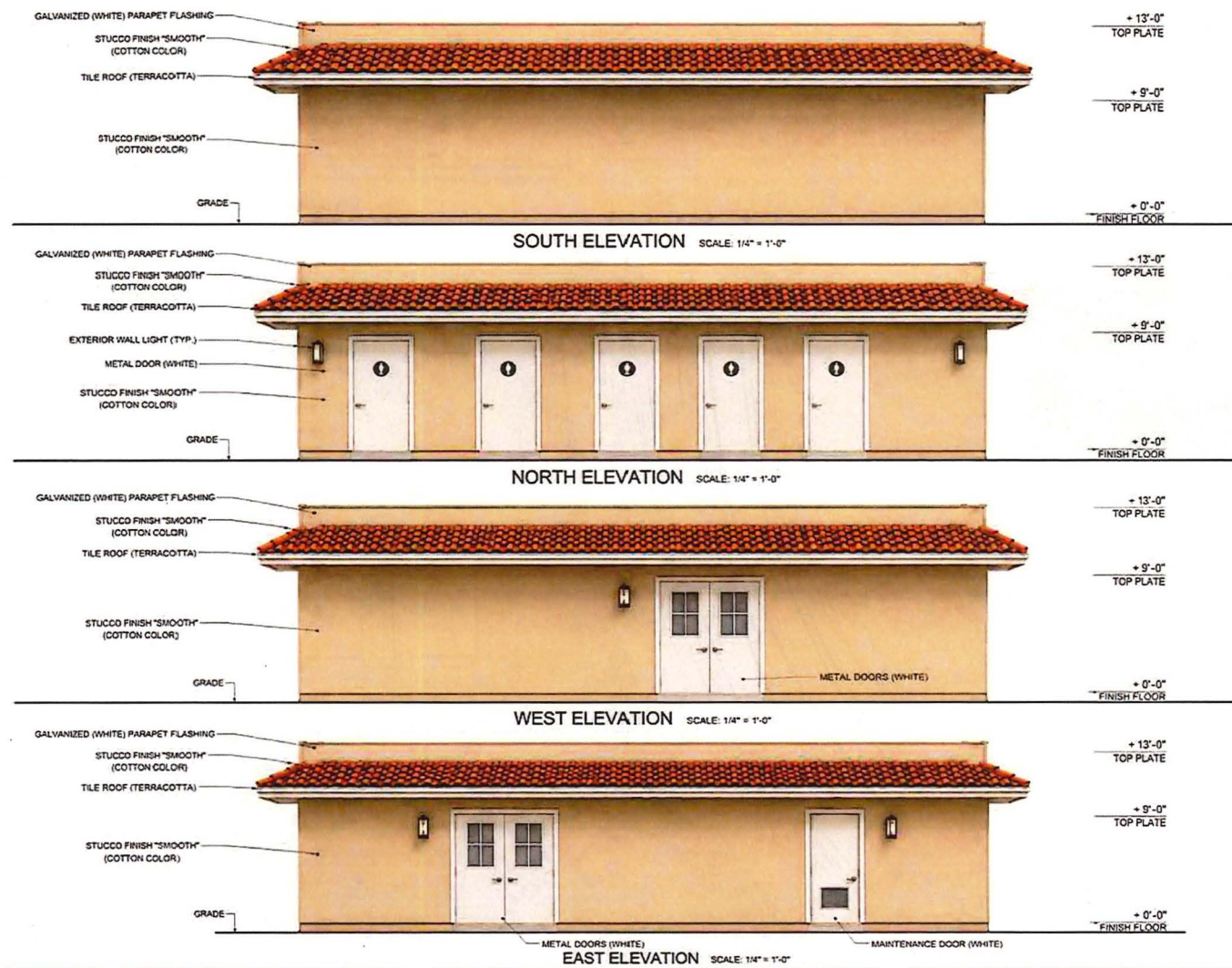
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4585 SUTTER WAY, SUITE A, MODESTO, CALIFORNIA 95358 (209) 544-8000



FLOOR PLAN
ZERILLO HOUSE
RIVERBANK, CALIFORNIA

JOB NO. 233492
DATE 6-22-2020
DRAWN BY JC
CHECKED BY SC
SCALE AS SHOWN

SHEET
NUMBER
2
OF 4 SHEETS



EXTERIOR FINISH SCHEDULE

STUCCO FINISH: SMOOTH (COTTON COLOR)	ROOF: TERRACOTTA TILE	TRIM / FASCIA DOORS: WHITE
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- GENERAL NOTES**
1. ALL EXTERIOR WALLS TO RECEIVE SMOOTH STUCCO FINISH (COTTON COLOR).
 2. ROOF TO RECEIVE TERRACOTTA CONCRETE TILE.
 3. FASCIA, TRIM, DOORS, AND WINDOWS TO BE PAINTED WHITE.
 4. ROOF OVERHANGS AND EAVE DETAILS TO MATCH RESIDENCE AT 2767 TOPEKA ST.
 5. EXTERIOR LIGHT FIXTURES TO BE DECORATIVE COACH STYLE.
 6. COLORS AND MATERIALS SHALL GENERALLY MATCH EXISTING RESIDENCE AT 2767 TOPEKA STREET.

BUILDING DIMENSIONS

BUILDING WIDTH (NORTH / SOUTH):	43'-0"
BUILDING DEPTH (EAST / WEST):	32'-0"
TOP PLATE HEIGHT:	13'-0"
ROOF HEIGHT:	14'-3" (APPROX.)

DATE: 6-22-2028
BY: JC
CHECKED BY: JC
SCALE: AS SHOWN

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4088 BRYDEN WAY, SUITE A, MODESTO, CALIFORNIA, 95358 (209) 944-8800

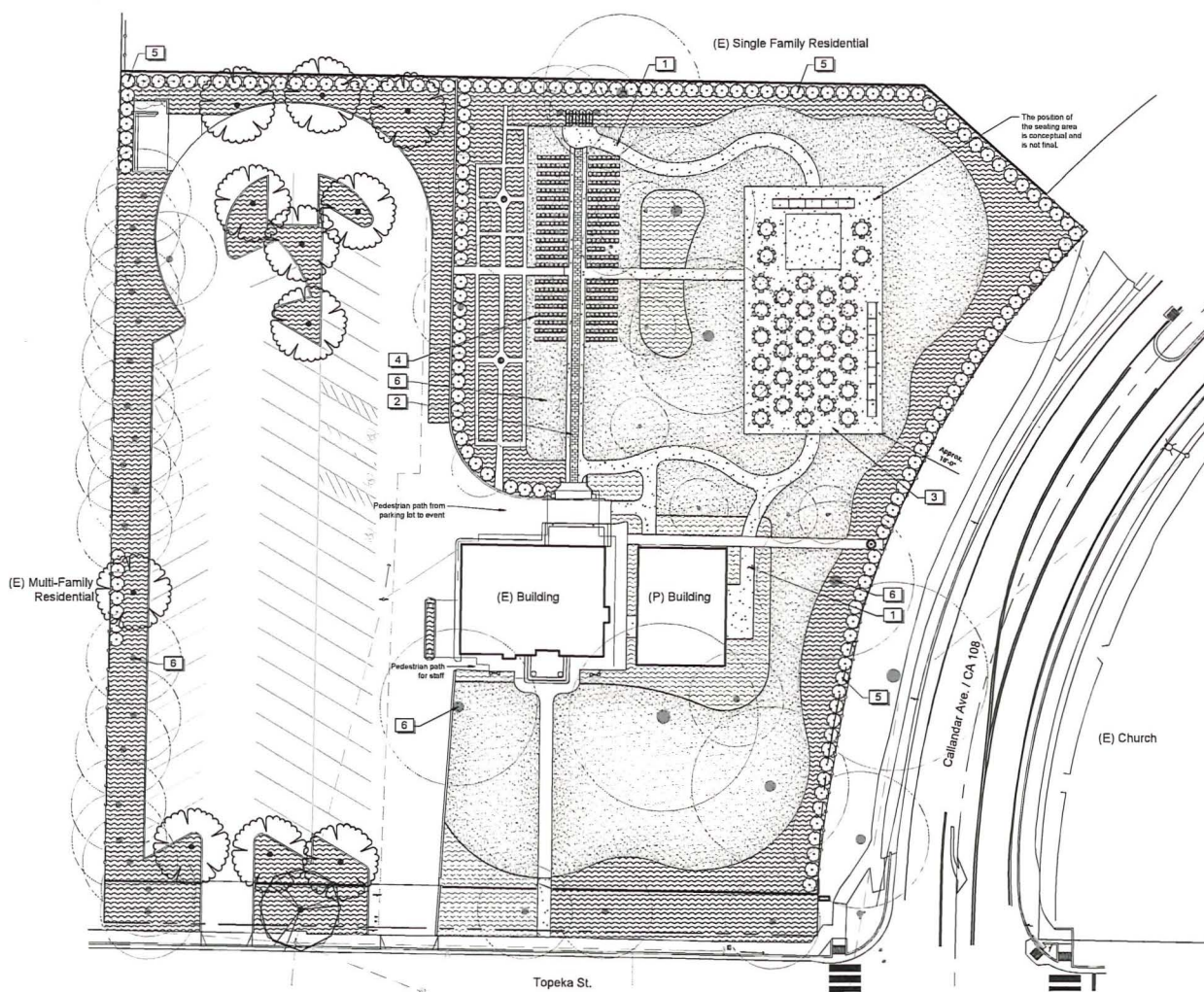
BE

EXTERIOR ELEVATIONS

ZERILLO HOUSE
REINTERMARK CALIFORNIA

JOB NO. 285400
DATE: 6-22-2028
BY: JC
CHECKED BY: JC
SCALE: AS SHOWN

3
OF 4 SHEETS



Landscape Concept Statement

This landscape has been designed to provide a beautiful venue space that respects the heritage of this historical site. Nearly all existing trees are able to be retained as they provide shade and beauty to the landscape. The existing parterre garden will be retained and planted to preserve the formal outdoor space. The existing marble pathway, designed by Frances Zerillo herself, will be preserved and used as an aisle for wedding ceremonies.

As an event space, much of the existing turf will be maintained or restored. Other planting areas will be planted with appropriate, drought tolerant materials that contribute to the architecture and historical character of the site.

Particular attention will be given to the edges where the site abuts existing residential properties. The western boundary is already densely buffered where the existing redwoods will remain in place. The northern boundary will be treated with a CMU wall, and both the northern and eastern boundaries will be densely planted with a tall hedge and layered planting to additionally mitigate views and noise.

Irrigation Statement

The irrigation throughout the site will be upgraded to meet current MWELO standards. Spray or rotors will be used for turf irrigation, and new trees and shrub areas will be irrigated with bubblers and drips. A smart controller with weather sensor will be used.

Concept Plant Legend

	PARKING LOT TREE	11
	STREET TREE	1
	BARRIER SHRUB	160
	TURF	21,444 sf
	PLANTING AREA	18,224 sf

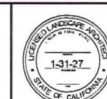
Reference Notes

SYMBOL	CODE	DESCRIPTION	QTY
	1	(P) Paved area	8,879 sf
	2	(E) Marble and concrete path	362 sf
	3	(P) 50x90 Party tent	
	4	(P) Wedding seating for 300	
	5	(P) Barrier shrubs to form tall hedge for visual and sound mitigation	
	6	(E) Tree, typ.	

Vicinity Map



Project Location



Linda Fish
Landscape Architect
linda@fishlandscape.com
(309) 646-3177
P.L.A. 4146

Preliminary Landscape Plan

Zerillo House

Scale: 1"=20'-0"
Date: 8-11-26
Drawn: LF
Sheet Number:

4
of 4

