



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: January 6, 2016

DEPT: PLANNING

LEGAL

CITY OF RIVERBANK NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider a Modification to an Ordinance, described below at 6:00 p.m. on Tuesday, January 19, 2016, in Council Chambers 6707 Third Street, Riverbank, California.

Project Descriptions:

- I. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING THE RIVERBANK MUNICIPAL CODE BY REPEALING IN ITS ENTIRETY CHAPTER 153: VARIANCE OF TITLE XV: LAND USAGE AND SUBSTITUTING IT WITH A NEW CHAPTER 153: VARIANCE. PROJECT DESCRIPTION:** The proposed Ordinance Amendment will update the City's Municipal Code to make the Planning Commission the deciding body of a variance request. An appeal of the Planning Commission's decision would still be heard in public hearing by the City Council.

- II. WARD AVENUE VILLAS – GENERAL PLAN AMENDMENT 01-2015, REZONE 01-2015, AND VESTING TENTATIVE MAP 01-2015. PROJECT DESCRIPTION:** Request for the development of 28 single family parcels and a storm water basin on 2.42 acres to be rezoned to Planned Development. Property is located at 2912 Ward Avenue, east of Roselle Avenue, APN 132-036-003 within an R-1 Single Family Residential Zoning District.

- III. PATTERSON ROAD PLAN LINE. PROJECT DESCRIPTION:** The proposed Resolution will recommend to the City Council approval of the Interim and Ultimate Plan Line for Patterson Road between Roselle Avenue to the west and Claus Road to the east in compliance with the City of Riverbank 2005-2025 General Plan. The Interim Plan consists of expanding the west-bound travel lane to two-lanes and preserving the parking between Terminal Avenue and Tina Avenue. The ultimate plan consists of incorporating an 8 foot bicycle lane on the north side of Patterson Road as well as landscape improvements adjacent to the BNSF/Sierra Northern Railway. In addition, Parking will continue to be preserved between Terminal Avenue and Tina Avenue. For detailed layout of the Interim and Ultimate Plan Lines, please go to the City of Riverbank Development Services website:
<http://www.riverbank.org/176/Development-Services>

- IV. RIVERBANK 2014-2023 HOUSING ELEMENT AND INITIAL STUDY/NEGATIVE DECLARATION:** Notice is hereby given that the Planning Commission of the City of Riverbank will hold a Public Hearing to review and make recommendations to the City Council regarding: 1) Initial Study/Negative Declaration on the Housing Element Update 2014-2023; and 2) an amendment to the Riverbank General Plan to adopt the Housing Element Update for the 2014-2023 Planning Period. The Proposed project is an update to the Riverbank Housing Element. Under the proposed Project, the City needs to demonstrate that I can accommodate at least 1,280 housing units in various income categories during the 2014-2023 Housing Element planning period. In compliance with Government Code Section 65580 *et sec.*, the proposed Housing

Element Update, which supports goals and policies of the City's current Housing Element, provides policies and implementation programs under which new housing development would be allowed. The proposed Housing Element includes updated policies and programs that are intended to guide the City's housing efforts through the 2014-2023 planning period. Pursuant to Article 6 of the CEQA Guidelines, the City of Riverbank, acting as the Lead Agency, has reviewed and considered the environmental impacts of the 2014-2023 Housing Element, and has determined that the project will not have a significant effect on the environment with substantial evidence provided in the Initial Study. The City hereby proposes to adopt a Negative Declaration for this Project.

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

**Planning Commission Meeting
January 19, 2016 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **January 19, 2016** 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 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).