



City Of Riverbank  
**Special**  
**Planning Commission Meeting**  
City Hall North Council Chambers  
6707 Third Street • Riverbank • CA 95367

**Agenda**  
**Monday, February 29, 2016 – 6:00 P.M.**

**CALL TO ORDER:** Chair: Villapudua

**ROLL CALL:** Chair: Villapudua  
Vice Chair: McKinney  
Commissioner: Stewart  
Commissioner: Tabacco  
Commissioner: King

**CONFLICT OF INTEREST**

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

**1. PUBLIC COMMENTS (No action to be taken)**

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

**2. CONSENT CALENDAR**

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

**Item 2.A:** Posting of the Agenda. The Agenda for the February 29, 2016, Special Planning Commission Meeting was posted on the City Chamber bulletin board, City Hall North & South bulletin board, Post Office and sent to the Library on February 25, 2016.

**Item 2.B:** Approval of the Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

**Item 2.C:** Approval of the Minutes. The Minutes of the January 19, 2016, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted.

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

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

### 3. COMMISSION ITEMS

**Item 3.1:** Designation of Chair and Vice Chair for the 2016 term, to be ratified by the Planning Commission.

**Item 3.2:** Project updates of items that have been forwarded on to city Council.

**Item 3.3:** Public Works Superintendent Michael Riddell to give an update on the watering situation and State mandates.

### 4. PUBLIC HEARING

**Item 4.1: Galaxy Theaters Variance 01-2016 – Project Description:** The request is to allow a proposed 530 square foot IMAX sign at 47 feet in height where a 300 square foot sign at 40 feet in height is permitted. Project location: 2525 Patterson Road, APN 075-008-029 and is zoned PD42 (Planned Development) District.

**Recommendation:** Recommend that the City Council finds the Project is categorically exempt under Section 15311, Class 11 Accessory Structures and approves a variance for a proposed 530 square foot IMAX sign at 47 feet in height where a 260 square foot sign at 40 feet in height is permitted or deny the variance if findings cannot be made.

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

None

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

**Item 6.1:** Diamond Bar West – Architecture & Site Plan review for the purposed homes to be built by McRoy Wilbur Communités on March 15, 2016.

**Item 6.2:** Diamond Bar West – Final Subdivision Map. Applicants are working on the plans for utilities and streets towards a grading permit.

**Item 6.3:** RFP process for comprehensive Zoning Code update, including the Sign Ordinance.

### 7. NEW BUSINESS (Information Only – No Action)

**Item 7.1:** Crossroads Shopping Center, Pad “C” Update - Panda Express (open), Chipotle (open), Dickey’s BBQ (open) Pit, AT&T Store (open), and Five Guys – should be open by mid March.

**Item 7.2:** Crossroads Shopping Center, Pad “G” Update – (next to Bevmo) America’s Tire plans in review.

### 8. ADJOURNMENT – The next regular Planning Commission meeting – March 15, 2016 @ 6:00 p.m.

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## AFFIDAVIT OF POSTING

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

*Dated this 25<sup>th</sup> day of February, 2016  
Janet Smallen, Sr. CDS*

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

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

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

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

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

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

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