



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

Agenda
Tuesday, March 15, 2016 – 6:00 P.M.

CALL TO ORDER: Chair: Villapudua

ROLL CALL: Commissioner: Villapudua
 Commissioner: 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 March 15, 2016, 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 March 10, 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 February 29, 2016, Special 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 3rd 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. PUBLIC NOTICE

Item 3.1: Lee Sandoval / Proposal for Parcel Map 01-2016. Project Description: The applicant is requesting to divide an existing parcel containing one dwelling unit into two parcels. The Project is exempt from the requirements of CEQA Guidelines pursuant to Section 15315 Minor Land Divisions. Property is located at 6125 Roselle Avenue, APN 132-063-001 and is zoned Single Family Residential (R-1). The General Plan designation for the site is Low Density Residential (LDR).

Recommendation: Adopt the CEQA exemption and approve the request to subdivide the subject parcel based on General Plan and Zoning Consistency findings.

Item 3.2: Mark Wilbur / Diamond Bar West proposal for Architectural and Site Plan Review Application No. 01-2016. Project Description: The applicant is requesting the Architectural and Site Plan Review of single family dwelling units for 58 lots in the Diamond Bar West subdivision. The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines. Property is located at Santa Fe Street and Central Avenue, APNs 062-020-005/-019/-027 and is zoned Planned Development (PD). The General Plan designation for the site is Low Density Residential (LDR).

Recommendation: Approve the Architecture and Site Plan Review subject to the conditions in Resolution 2016-011.

4. PLANNING COMMISSION (Information Only – No Action)

Item 4.1: Update on the Planning Commission Academy held March 4-6, 2016.

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 – Final Subdivision Map. Applicants are working on the plans for utilities and streets towards a grading permit.

Item 6.2: 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 Pit (open), AT&T Store (open), and Five Guys (will open in 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 – April 19, 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 10th day of March, 2016
Janet Smullen, 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. 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, 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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