



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

Agenda

Tuesday, August 16, 2016 – 6:00 P.M.

CALL TO ORDER: Chair: Villapudua

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

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

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 make your comments directly to the 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 a 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 August 16, 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 August 11, 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 of the March 15, 2016 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted.

Item 2.D: Approval of the Minutes of the July 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.

3. PUBLIC NOTICE

Item 3.1: City initiated General Plan Amendment: This project involves a General Plan Amendment to modify the typical street design by classification and type illustrated in Table CIRC-2 of the Riverbank 2005-2025 General Plan Circulation Element. The existing Table CIRC-2 is confusing in many ways. The existing table suggests the creation of right of way width dedications which do not appear to be realistic and the creation of drainage swales behind sidewalks away from the street sections. The proposed new Table CIR-2 is in keeping with current and projected right of way demands as well as the obligations for properly treating storm water run-off through roadside drainage swales and treatment devices.

Recommendation: Approval by roll call vote

4. PLANNING COMMISSION (Information Only – No Action)

Item 4.1: A Resolution of the City Council of the City of Riverbank Approving and Adopting a 5-year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021. Presented by Kathleen Cleek.

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

Item 6.2: Hayes 4 Phase 1 – Development Agreement and Initial Study

Item 6.2: Monterosso – Final Subdivision Map

Item 6.3: Ward Villas – Final Subdivision Map

Item 6.4: Diamond Bar East – Final Subdivision Map

7. NEW BUSINESS (Information Only – No Action)

8. ADJOURNMENT – The next regular Planning Commission meeting – September 20, 2016 @ 6:00 p.m.

AFFIDAVIT OF POSTING

I, Janet Smallen, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours to the meeting in accordance to the Brown Act.

*Posted this 11th day of August, 2016
Janet Smallen, 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 or jsmallen@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [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 near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, 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.

Televised/Video of Meetings: Charter – Channel 2; AT&T Uverse – Channel 99
Visit www.riverbank.org to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)

City Hall Hours: City Hall is open Monday – Thursday: 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays.

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

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission after distribution of the agenda packet, regarding any item on this agenda, will be made available for the public inspection at North City Hall, 6707 Third Street, Riverbank, CA during normal business hours.



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: August 3, 2016

LEGAL

DEPT: PLANNING

CITY OF RIVERBANK NOTICE OF PUBLIC HEARING

General Plan Amendment

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider public comments related to the General Plan Amendment to modify Table CIRC-2 of the Riverbank Circulation Element, described below at 6:00 p.m. on Tuesday, August 16, 2016, in Council Chambers 6707 Third Street, Riverbank, California.

PROJECT DESCRIPTION:

City initiated General Plan Amendment: This project involves a General Plan Amendment to modify the typical street design by classification and type illustrated in Table CIRC-2 of the Riverbank 2005-2025 General Plan Circulation Element. The existing Table CIRC-2 is confusing in many ways. The existing table suggests the creation of right of way width dedications which do not appear to be realistic and the creation of drainage swales behind sidewalks away from the street sections. The proposed new Table CIR-2 is in keeping with current and projected right of way demands as well as the obligations for properly treating storm water run-off through roadside drainage swales and treatment devices.

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

PLANNING COMMISSION MEETING

Tuesday, August 16, 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 **August 16, 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).



City of Riverbank
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES
Tuesday, March 15, 2016

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Villapudua, Commissioner King and Commissioner Tabacco

Absent: Commissioner: McKinney and Stewart

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

Commissioner King stated he would not be able to vote on the minutes from the January 19th Special Planning Commission Meeting as he was absent from the meeting.

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. 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 make your comments directly to the Planning Commission.

None

2. CONSENT CALENDAR

All items 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 for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item No. 2.A: Posting of the March 15, 2016, Planning Commission Meeting.

ACTION: *By motion moved/second (Tabacco / King / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Villapudua, King and Tabacco

Nays: None

Absent: McKinney and Stewart

Abstained: None

Item No. 2.B: The Agenda for the March 15, 2016, Planning Commission Meeting.

ACTION: *By motion moved/second (Tabacco / King / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Villapudua, King and Tabacco

Nays: None

Absent: McKinney and Stewart

Abstained: None

Item No. 2.C: The Minutes of the February 29, 2016 Special Planning Commission Meeting, was continued until the next Planning Commission Meeting.

ACTION: *Item was not voted on and was continued until the next Planning Commission Meeting due to lack of quorum on this item.*

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 rezoned Single Family Residential (R-1). The General Plan designation for the site is Low Density Residential (LDR).

- Donna M. Kenney introduced item 3.1 and presented the PowerPoint.
- Planning Commission discussed item and asked Donna M. Kenney questions about the project.
- Donna M. Kenney responded to the Planning Commissions questions.
- Public Hearing was opened at 6:16 p.m.
- Applicant Lee Sandoval spoke on behalf of his project.
- Being there were no further comments the Public Hearing was closed

ACTION: *By motion moved/second (Tabacco / King / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Villapudua, King and Tabacco

Nays: None

Absent: McKinney and Stewart

Abstained: None

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).

- Donna M. Kenney presented the staff report and PowerPoint on item 3.2.
- Planning Commission discussed item and asked Donna M. Kenney questions about the project.
- Villapudua asked about the No Parking within cul-de-sacs.

- King asked about the difference of Negative Declaration and Mitigated Negative Declaration.
- Tabacco commented that he liked the single story and front porches.
- Tabacco asked about green areas for the Diamond Bar West and the concern that the residents had to travel to parks.
- Donna M. Kenney responded to the Planning Commissioners questions.
- Villapudua had to leave the meeting early and had excused himself.
- Due to the fact that we had two absent Commissioners and the Chair Villapudua, having to leave early left us with no quorum, to vote on item 3.2.
- Public Hearing was opened at 6:31 p.m.
- Jolene Anderson resident that lives next to the project asked if she would be required to hook up to city sewer and water. Also stated that the sidewalk is taking up her property frontage and her circular driveway will be taken away.
- Gnapp Quen resident that lives next to the project had the same concerns about her sewer and water connections.
- Donna M. Kenney informed the two residents that they would not be required to hook up to city services, unless they made improvements to their property that were over the threshold limit of \$10,000.00.
- Applicant Mark Wilbur spoke on behalf of his project.
- Jerry Anderson resident that lives next to the project asked what the city setbacks are from the street to the house/garage.
- Donna M. Kenney provided the setbacks per our zoning ordinance.
- Being there were no further comments the Public Hearing was closed at 6:39 p.m.

ACTION: Item 3.2 was Continued until the next Planning Commission Meeting due to lack of quorum.

4. COMMISSION ITEMS (Information Only – No Action)

Item 4.1: Update on the Planning Commission Academy held March 4-6, 2016. – Commissioners discussed their thoughts on the Planning Commission Academy they attended.

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.

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 – There being no further business, the meeting was adjourned at 6:43 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Recording Secretary

Carlos Villapudua, Chair
Planning Commissioner



City of Riverbank
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES
Tuesday, July 19, 2016

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Villapudua, Vice Chair McKinney, Commissioner King, and Commissioner Stewart

Absent: Commissioner: Tabacco

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a 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. 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 make your comments directly to the Planning Commission.

None

2. CONSENT CALENDAR

All items 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 for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item No. 2.A: Posting of the July 19, 2016, Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / King / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, King, McKinney, and Villapudua

Nays: None

Absent: Tabacco

Abstained: None

Item No. 2.B: The Agenda for the July 19, 2016, Planning Commission Meeting.

ACTION: *By motion moved/second (Stewart / King / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, King, McKinney and Villapudua

Nays: None

Absent: Tabacco

Abstained: None

Item No. 2.C.1: The Minutes of the March 15, 2016 Planning Commission Meeting, having been read by the individual Commissioners was continued until the next Planning Commission Meeting of August 16, 2016.

ACTION: *Item was not voted on and was continued until the next Planning Commission Meeting due to lack of attendees on this item.*

Item No. 2.C.2: The Minutes of the May 17, 2016 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted.

ACTION: *By motion moved/second (Stewart / King / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: McKinney, King, and Stewart

Nays: None

Absent: Tabacco

Abstained: Villapudua

3. PUBLIC NOTICE

Item 3.1: Senate Bill 5 (SB5) Zoning Code Amendment Project Description: The proposed Zoning Code Amendment will amend Title XV: Land Usage, Chapter 151: Flood Plain Management, Chapter 152, Subdivisions, and Chapter 153: Zoning to be consistent with Senate Bill 5, the Central Valley Flood Protection Plan (CVFPP) and the City's Safety Element, which was amended in July 2015. The Zoning Code Amendment adds Section 153.380: 200-Year Flood Protection and will 1) required certain findings to be made to approve any discretionary project or permit that would result in the construction of a new residence within Flood Hazard Zones (100-, 200-, 500-year floodplains); 2) include definitions such as Flood Hazard Zones, urban areas and urbanizing areas, etc.; and 3) amend Chapter 151 and 152 for internal consistency and referencing.

The proposed project is exempt from analysis under the California Environmental Quality Act (CEQA) under the general rule that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in Section 15061(b)(3). The proposed Code Amendment implements State-mandated requirements related to 200-year flood protection. All future requests for discretionary approvals related to a Project would be required to comply with the City's General Plan, Codes and Regulations and will be subject to CEQA compliance.

- Donna Kenney presented item 3.1.
- David Niskanen consultant with JB Anderson Planning presented the PowerPoint on item 3.1.
- Commissioner King asked questions pertaining to SB5.
- Mr. Niskanen responded to King's questions.
- Vice Chair McKinney also asked Mr. Niskanen questions pertaining to SB5.
- Mr. Niskanen responded to McKinney's questions.
- Donna Kenney also responded to McKinney's questions.

- Chair Villapudua also asked some questions in regards to SB5.
- Mr. Niskanen responded to Villapudua's questions he had.
- Being that the Commission had no further comments.
- Public Hearing was opened at 6:21 p.m.
- Being there were no comments the Public Hearing was closed at 6:22 p.m.

ACTION: *By motion moved/second (McKinney / Stewart / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Villapudua, McKinney, King, and Stewart

Nays: None

Absent: Tabacco

Abstained: None

4. COMMISSION ITEMS (Information Only – No Action)

Item continued until August 19, 2016 Planning Commission Meeting.

Item 4.1: A Resolution of the City Council of the City of Riverbank Approving and Adopting a 5-year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021. To be presented by Kathleen Cleek.

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

None

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

Donna updated Commission on these items.

Item 6.1: Diamond Bar West – Final Subdivision Map

Item 6.2: Hayes 4 Phase 1 – Development Agreement and Initial Study

Item 6.2: Monterosso – Final Subdivision Map

Item 6.3: Ward Villas – Final Subdivision Map

Item 6.4: Diamond Bar East – Final Subdivision Map

7. NEW BUSINESS (Information Only – No Action)

Item 7.1: Commissioner Stewart addressed concerns with neglected properties through out Riverbank and what could be done.

- Donna Kenney responded to Stewart's concerns.

8. ADJOURNMENT – There being no further business, the meeting was adjourned at 6:25 p.m.

ATTEST:

Donna M. Kenney
Recording Secretary

APPROVED:

Carlos Villapudua, Chair
Planning Commissioner

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT
Agenda Item No. 3.1**

August 16, 2016

- APPLICATION:** General Plan Amendment No. 2016 - 003.
- LOCATION:** City of Riverbank
- ENVIRONMENTAL DETERMINATION:** The proposed action to modify an existing General Plan Circulation Table is not a project as defined by Section 15378 of the CEQA Guidelines.
- PROJECT PLANNER:** John B. Anderson, Contract Planner
- RECOMMENDATION:** Recommend to the City Council that they approve the new Table CIRC-2 of the Riverbank General Plan Circulation Element as illustrated in this Staff Report for the City of Riverbank 2005-2025 General Plan.
- ACRONYMS:** GPA – General Plan Amendment
GP – General Plan
- ATTACHMENTS:**
1. Existing Table CIRC-2 of the General Plan Circulation Element.
 2. Modified Table CIRC-2 of the General Plan Circulation Element – Exhibit “A” to the Planning Commission Resolution.
 3. Draft Planning Commission Resolution.

I. EXECUTIVE SUMMARY:

This project involves a General Plan Amendment to modify the typical street design by classification and type illustrated in Table CIRC-2 of the Riverbank 2005-2025 General Plan Circulation Element. The existing Table CIRC-2 is confusing in many ways. The existing table suggests the creation of right of way width dedications which do not appear to be realistic and the creation of drainage swales behind sidewalks away from the street sections. The proposed new Table CIR-2 is in keeping with current and projected right of way demands as well as the obligations for properly treating storm water run-off through roadside drainage swales and treatment devices. The proposed revised Table CIR-2 is attached to this staff report as Attachment 2.

II. ENVIRONMENTAL DETERMINATION

The proposed action to approve a modified Table CIRC-2 as part of the General Plan Circulation Element is not a project as defined by Section 15378 of the CEQA Guidelines.

III. ANALYSIS

A. General Plan Conformance

The proposed General Plan Amendment is in conformance with the direction of the General Plan and Policies. The proposed amendments to the Circulation Element of the Riverbank 2005-2025 General Plan are in keeping with past and current implementation strategies developed by staff.

B. General Plan Consistency Findings

Pursuant to City's General Plan, when the Planning Commission and City Council are considering a proposed General Plan amendment, at a minimum, the answers to the following questions (plus additional considerations as conditions warrant) will determine the City's action:

1. Is the proposed amendment in the public interest?

The proposed modifications to Table CIRC-2 of the General Plan Circulation will achieve consistency between the adopted Street Standards, existing conditions, planned projects and the General Plan.

2. Is the proposed amendment consistent and compatible with the goals and the vast majority of policies of the General Plan?

This Project is consistent with these Goals and Policies of the General Plan:

- **Goal CIRC-1. Riverbank's Circulation Network Provides Convenience and Choice among All Modes of Transportation.**
 - The proposed street designs and classification system will promote pedestrian and non-vehicular traffic as well as vehicular traffic as a multimodal solution to circulation planning. As Riverbank builds out to the Vision of the General Plan, the proposed CIRC-2 will be used as a tool to ensure new development is consistent with the General Plan Circulation Element Goals.

- **Policy CIRC-1.8. City street standards and the street classification system will reflect the need to accommodate the full range of locally available travel modes.**
 - The proposed street designs and classification system will promote pedestrian and non-vehicular traffic as well as vehicular traffic as a multimodal solution to circulation planning. As Riverbank builds out to the Vision of the General Plan, the proposed CIRC-2 will be used as a tool to ensure new development is consistent with the General Plan Circulation Element Goals.

3. Have the potential effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare?

This Project has been evaluated and it has been determined that it will not be detrimental to the public health, safety, or welfare. The proposed modified Table CIRC-2 will in essence act as a tool to implement storm water treatment techniques in compliance with orders issued by the Regional Water Quality Control Board. The proposal will not have a negative effect on the public health, safety, or welfare.

4. Has the proposed amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act?

This Project has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

IV. PUBLIC NOTICE:

Public notice of this General Plan Amendment was published in the Riverbank News on August 3, 2016 and posted at City Hall North and South on August 3, 2016. At the time of writing this Staff Report, the City has not received any public comment. Written comments received by the City shall be supplied to the Commission at the day of the meeting and read into the public record.

V. RECOMMENDATION:

Recommend to the City Council approval of the modified Table CIRC-2 of the Riverbank 2005-2025 General Plan Circulation Element.

Respectfully Submitted By:

John B. Anderson
Contract Planner

Attachments:

1. Existing Table CIRC-2 of the General Plan Circulation Element
2. Modified Table CIRC-2 of the General Plan Circulation Element – Exhibit “A” to the Planning Commission Resolution.
3. Draft Planning Commission Resolution

Attachment 1



Table CIRC-2
Typical Street Design by Classification and Type

Classification	Type	ROW (min max)	Median / Turning Lane	Travel Lanes	Lane Width	Sidewalk/ Bike Path		Planter/Bike Lane Strip (5-7')	Bike Lane (5-7')	Max Speed (in MPH) **	On-Street Parking (8')	Drainage Swale
						Sidewalk/ Bike path	Both sides					
Arterial	Residential	110 130	12-26'	4+	12'	Sidewalk/bike path	8-10'	Both sides	No	35	No	Yes
	Mixed Use	102 120	12-26'	4+	12'	Sidewalk/bike path	8-10'	Both sides	No	35	No	Yes
	Commercial	140 144	12-26'	4+	12'	Sidewalk/bike path	8-10'	Both sides	No	35	No	Yes
Collector	Residential	82 87	12-16'	2	10'	Sidewalk	5-10'	Both sides	Yes	30	No	Yes
	Mixed Use	82 85	No median. Turning lane/s at intersections.	2	10'	Sidewalk/bike path	8-10'	Both sides	No***	25	Yes (both)	No****
Access	Commercial	82 88	No median. Turning lane/s at intersections.	2	10'	Sidewalk/bike path	8-10'	Both sides	Yes	30	Yes (both)	Yes
	Industrial/ Business Park	82 95	No median. Turning lane/s at intersections.	2	10'	Sidewalk	5-6'	Both sides	Yes	30	No	Yes
Access	Residential*	74 80	No	2	10'	Sidewalk	5-6'	Both sides	No	20	Yes (both)	No****
	Mixed Use	74 80	No	2	10'	Sidewalk	5-8'	Both sides	Yes	20	Yes (both)	No****

Notes:

- * Residential access street standards may be decreased somewhat at the City's direction if alley access is provided for public services, utilities, and parking/garage access.
- ** This is the intended maximum speed at which most drivers will travel given the built environmental speed controls created by the street width and design. It is not a design speed for sight distance cornering or other geometric properties of the roadway.
- *** Streets sections in higher-activity, mixed-use areas may have a wide sidewalk (at least 10 feet in width) with street trees planted in sidewalk cutouts instead of a planter strip subject to review and approval by the City.
- **** Most street sections will require the use of natural drainage swales designed to meter and filter stormwater runoff. Streets sections in higher-activity, mixed-use areas can collect and convey runoff to nearby areas for natural metering, filtering, and infiltration.

Attachment 2

Table CIRC - 2
 Typical Street Design by Classification and Type

Classification	Type	ROW		Median	Travel Lanes	Lane Width	Planter Strip Drainage Swale	Sidewalks	Bike Lane	On Street Parking
		Min	Max							
Arterial		94'	126'	12 to 20'	4+	12'	4 to 20'	5 to 12'	Yes	No
Collector	Major	94'	100'	12'	2	12'	9 to 14'	5'	Yes	No
	Minor	84'	90'	0'	2	12'	9'	5'	Yes	Yes
Residential	Access	64'	80'	0'	2	10'	9'	5'	No	Yes
	Cul-de-Sac	56'	64'	0'	2	10'	4'	6'	No	Yes

Attachment 3

**City of Riverbank
Planning Commission
Resolution No. 2016-013**

**ADOPTION OF A GENERAL PLAN AMENDMENT TO MODIFY TABLE CIRC-2 OF THE
RIVERBANK GENERAL PLAN CIRCULATION ELEMENT**

WHEREAS, City staff initiated a General Plan Amendment to modify Table CIRC-2 of the Riverbank General Plan Circulation Element ; and

WHEREAS, Staff discovered that the adopted General Plan did not establish Street Design and Classification types which were consistent with current and projected design needs to accommodate a broad range of street users and Riverbanks obligation to comply with mandates from the Regional Water Quality Control Board; and

WHEREAS, The Riverbank Planning Commission made the following findings:

1. The proposed General Plan Amendment is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed action to adopt this General Plan Amendment is not a project as defined by Section 15378 of the CEQA Guidelines and there therefore will not require any environmental determination

WHEREAS, the proposed General Plan Amendment is consistent with the following aspects of the General Plan:

Goal CIRC-1. Riverbank’s Circulation Network Provides Convenience and Choice among All Modes of Transportation.

Policy CIRC-1.8. City street standards and the street classification system will reflect the need to accommodate the full range of locally available travel modes.

WHEREAS, notice of the General Plan Amendment was published in the Riverbank News on August 3, 2016 and posted at City Hall North and South on July 28, 2016.

WHEREAS, the modified Table CIRC-2 correctly illustrates the street design and classification types necessary to serve the community of Riverbank, referenced as Exhibit “A”; and

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that the General Plan Amendment Resolution 2016-013 is hereby recommended to the City Council for approval,

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 16th of August 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Building and Planning Manager

Carlos Villapudua, Chairperson
Planning Commission