



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

Agenda

Wednesday, February 13, 2019 – 6:00 P.M.

- CALL TO ORDER:** Chair: John Dinan
- ROLL CALL:** Chair: John Dinan
 Vice Chair: Robert Ball
 Commissioner: Joan Stewart
 Commissioner: Melissa Hughes
 Commissioner: Mallory Fenrich
- Commissioner: Steve Link, Alternate Member

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 Board 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 2.1: Posting of the Agenda. The Agenda for the February 13, 2019 Special 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 February 7, 2019.

Item 2.2: 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.

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

3. PUBLIC HEARING PRESENTATIONS

Item 3.1: **Crossroads West Specific Plan, General Plan Amendments, Prezone, Certification of Environmental Impact Report, and Submission of Annexation Application to LAFCO.** **Project Location:** The Crossroads West Specific Plan (Project) is located within the unincorporated area of Stanislaus County. The approximately 380-acre Plan Area is within the Riverbank Sphere of Influence (SOI). An Environmental Impact Report (EIR) has been prepared by the City of Riverbank, as the lead agency over this Project.

Project Description: The proposed Project includes development of up to 1,872 Low Density Residential (LDR) units, up to 192 Medium Density Residential (MDR) units, and up to 388 High Density Residential (HDR) units. The Project also includes up to 550,000 square feet (sf) of Mixed Use 1 (MU-1) uses, and up to 27,000 sf of Mixed Use 2 (MU-2) uses. It is noted that development in MU-1 could consist of a maximum of 550,000 sf of retail uses and no residential uses, or up to 350 units of residential uses and 360,000 sf of retail uses. A 10 to 12-acre elementary school and 20-acre middle school are also possible within the Plan Area as well as a location for a 1-2 acre west Riverbank fire station. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses.

The Project includes a request for approval of General Plan Amendments, Specific Plan, pre-zoning, certification of the EIR, and submission of an annexation application to LAFCO for the entire Project site.

- A) Environmental Impact Report Resolution #2019-001
- Exhibit A - CEQA Findings and Statement of Overriding Considerations
 - Exhibit B – CWSP Mitigation and Monitoring Reporting Program

Recommendation: Approval by roll call vote

1st _____ 2nd _____

- B) General Plan Amendment Resolution #2019-002
- Exhibit A - General Plan Area Map

Recommendation: Approval by roll call vote

1st _____ 2nd _____

- C) Specific Plan Resolution #2019-003
- Exhibit A - Crossroads West Specific Plan Dated February 2019
 - Exhibit B Draft CC Pre-Zone Ordinance #2019-XXX

Recommendation: Approval by roll call vote

1st _____ 2nd _____

- D) LAFCO Annexation of CWSP Resolution #2019-004
- Exhibit A - Annexation Area Map

Recommendation: Approval by roll call vote

1st _____ 2nd _____

Item 3.2: **Tentative Map 18-0004, Preliminary Development Plan, and Development Agreement – Western Pacific Holdings, Inc. – APN 074-014-007.** The Project consists of Tentative Map, Preliminary Development Plan, and Development Agreement to create an approximately 58 acre commercial retail center consisting of thirty-five (35) parcels, including future mixed use and possibly residential development in accordance with the Crossroads West Specific Plan.

- A) Tentative Map & Preliminary Development Plan Resolution #2019-005
- Exhibit A - Preliminary Development Plan
 - Exhibit B - Tentative Map 2018-0004

Recommendation: Approval by roll call vote

1st _____ 2nd _____

- B) Development Agreement Resolution #2019-006
- Exhibit A - Draft Development Agreement
 - Exhibit B - Draft CC Ordinance 2019-XXX

Recommendation: Approval by roll call vote

1st _____ 2nd _____

4. PLANNING COMMISSION COMMENTS (Information Only – No Action)

None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: City Council Meeting Updates.

7. ADJOURNMENT - Regular Planning Commission meeting – March 19, 2019 @ 6:00 p.m.

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 7th of February 2019
Janet Smallen, Sr. CDS

AFFIDAVIT OF POSTING

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.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Planning Commission Board will be available for public inspection at the address where the meeting is taking place as indicated on the agenda, at the same time that the public records are distributed or made available to the Planning Commission Board.