



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

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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 the projects, described below at 6:00 p.m. on Tuesday March 21, 2017, in Council Chambers, 6707 Third Street, Riverbank, California.

Item 4.1: Development Agreement No. 01-2015 – Hayes 4, Phase 1 Tentative Map – Project Description: The project consists of a Development Agreement to clarify the original conditions of map approval specific to Phase 1, extend the map life, and set forth criteria for the ultimate development of a future Paseo between Claus Road and Central Avenue. The project is comprised of 9.36 acres and would result in 43 to 45 single-family detached residential lots of about 5,000 square feet, for an overall density between 4.59 and 4.801 dwelling units per acre (du/acre), three (3) storm drainage/park basins to be known as a Central Paseo, associated street, sewer, water, and storm drainage improvements. The project has a General Plan Land Use Designation of Low Density Residential (LDR) and is Zoned Planned Development (P-D). **Location:** The proposed project is bounded by Claus Road and Central Avenue to the east, south of California Avenue. APN: 062-022-019 and 022. Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared by the Lead Agency (City of Riverbank). This Initial Study (IS) has been circulated to the Governor's Office of Planning and Research (OPR) for consultation with other Responsible Agencies as SCH# 2016092001. The review period for the Initial Study closed on September 30, 2016 and all comments received have been incorporated into the revised IS presented in the Public Hearing. Based on the IS it has been determined that the proposed Project would not have a significant effect on the environment.

Item 4.2: CUP 17-0001 – Galaxy Theater – Request to modify CUP 01-2013 / Resolution 2013-006 to (License Type 47 – On-Sale General Eating Place) and serve hard spirit mixed drinks located at 2525 Patterson Road, within a C-2 General Commercial Zoning District. APN: 075-008-029. CEQA Categorical Exemption Article 19 Section 15332 (a-e), Class 32, In-fill Development Projects.

Continued Item 4.3: Revocation of Conditional Use Permit No. 05-2007 and Business License - Action on Code Enforcement Case #2015-0209 for 209 Concepts – Project Description: Repeated violations of the City's zoning code and conditions of approval of CUP 05-2007 have resulted in the City's decision to move forward to revoke the conditional use permit and/or business license on the property. Business owner was given a 30 day extension by the Planning Commission at the December 20, 2016 meeting, another 30 day extension at the January 17, 2017 meeting, and a final 30 day extension at the February 21, 2017 meeting to abate the remaining violations. Property is located at 6607 Callander Avenue, APN: 075-004-046.

**The City of Riverbank will hold a Public Hearing as follows:
Planning Commission Meeting
March 21, 2017 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **March 21, 2017** 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 M. 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).