



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

**Agenda**  
**Tuesday, October 16, 2018 – 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:          Mallorie Fenrich

**Alternate Member:**    Commissioner:          Steve Link (serves in the absence of a primary commissioner).

**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 October 16, 2018 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 October 12, 2018.

**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.

1<sup>ST</sup> \_\_\_\_\_ 2<sup>ND</sup> \_\_\_\_\_

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

### 3. PUBLIC HEARING PRESENTATIONS

**Item 3.1:** Continuation of Architecture & Site Plan Review 2018-001 (18-0005) – Mark Hart, applicant; St. Francis of Rome, owner – 2818 Topeka Street, APN: 132-024-005. Request for the Architecture and Site Plan Review of a single story office building with setback exception. Property is currently a paved parking lot across Topeka Street from the existing St. Francis of Rome church. Architecture and Site Plan Review is required for properties redeveloping for a new use in the Downtown Specific Plan. The Planning Commission at their regular meeting of September 18, 2018 requested that staff provide additional information to them and the item was continued.

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

**Item 3.2:** Architecture & Site Plan Review 04-2017 (18-0006) – Sheila Annis, applicant; One Church, owner – 6101 Oakdale Road, APN: 074-006-012. The Project consists of the Architecture and Site Plan Review of five modular classroom units (connected) totaling 2,400 square feet. A fire truck hammerhead turnaround is included in the proposed improvements.

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

**Item 3.3:** Project Description: Planned Development Rezone, Architecture & Site Plan Review 02-2017, Tentative Subdivision Map 02-2017 (17-0015) – Edward Shamass, applicant; Edward Touma, owner – Riverbank Commons at Seventh and Sierra Streets, APN: 132-015-023. The Project consists of the Rezone of an existing Planned Development to a new Planned Development, Architecture and Site Plan Review of the structures, and a Tentative Subdivision Map for a fourteen lot gated community including Lot A which consists of streets, parking area, utilities, landscaping, and a small park.

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

### 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:** September 25 and October 9 City Council Meetings Update.

### 7. ADJOURNMENT - Regular Planning Commission meeting – November 20, 2018 @ 6:00 p.m.

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.

## AFFIDAVIT OF POSTING

*I, Janet Smullen, 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 12<sup>th</sup> day of October, 2018  
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 or [jsmullen@riverbank.org](mailto:jsmullen@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](http://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](http://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.

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