



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

MINUTES
Tuesday, October 15, 2024
(In-Person)

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

CALL TO ORDER/ROLL CALL:

Present: Commissioners: Basso filled in as (Chair), Dinan, Halterman, (Alternate) Link and (Alternate) Reuben

Absent: Commissioners: Stewart & Zamora

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.

None

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 3 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.

- Karen Conrotto – opposed to the River Walk project.
- Jamie Aggers – Called in on Zoom had thanked Joshua Mann for giving her notice of the Draft Housing Element and also asked status of General Plan update.
- Being no further comments Public Comments was closed at 6:08 p.m.

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 2.1: Posting of the Agenda. The Agenda for the October 15, 2024, 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 10, 2024.

Item 2.2: Approval of the October 15, 2024 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 2.3: Approval of the September 17, 2024 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: None.*

ACTION: *By motion moved/second (Link / Reuben passed 5-0-0) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Basso, Dinan, Halterman, Alternate Link and Alternate Reuben

Nays: None

Absent: Stewart and Zamora

Abstained: None

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 3.1 was published on September 4, 2024 in the Riverbank News Paper, Item 3.1 was Continued at the meeting to the October 15, 2024 Meeting date, Continuance was posted September 18, 2024.

Item 3.1: Draft 6th Cycle Housing Element Update – To consider recommending to the City Council of the City of Riverbank to authorize Staff to submit the Draft 6th Cycle Housing Element Update to the California Department of Housing and Community Development (HCD) for a mandated 90-day compliance evaluation with State laws.

The City's Draft 6th Cycle Housing Element Update has been prepared in accordance with Government Code Section 65800 et. al., which specifies the content of the Housing Element. The Housing Element is one of the elements of the General Plan that presents a plan for meeting the community's housing needs. It addresses constraints to housing development; available land and resources; housing needs; fair housing; and goals, policies and programs to provide housing to meet the needs of households at all income levels.

- Miguel Galvez, contract Planner with JB Anderson Land Use Planning presented item 3.1 and PowerPoint.
- Commissioner Dinan asked if other cities are on different timelines.
- Mr. Galvez responded that yes, all cities have different timelines from each other.
- Commissioner Link asked who initiates a rezone.
- Mr. Galvez said it could happen a few ways either the property owner could initiate it or the city could initiate it.
- Commissioner Link asked who can comment on the Housing Element.
- Mr. Galvez said that anyone could comment on the Housing Element.
- Commissioner Basso asked about the number of units per acre if this is the way the State looks at the rent affordable by or by the amount of the rent itself.

- Mr. Galvez responded they look at the number of units per acre.
- Vivian Lopez resident asked about the low and very low income counts that the State wants and what happens if we cannot meet the numbers what happens.
- Mr. Galvez responded to Mrs. Lopez's question.
- Vivian Lopez resident asked if we have developers come in to the city is it possible for the city to have some houses for low income.
- Mr. Galvez stated that they would need to get special funding and tax credits to help towards low income housing.
- Commissioner Halterman asked that maybe the city could help builders accommodate with state funding.
- Mr. Galvez responded to Commissioner Halterman.
- Public Hearing was closed at 6:40 p.m.

4. PLANNING COMMISSION COMMENTS

- Commissioner Halterman shared that he attended a meeting on the Stanislaus County Corridor project.

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

Item 5.1: Joshua Mann, Community Development Director informed staff of a notice from Stanislaus County for a Use Permit Application for Horizon Landscaping Wholesale Nursery at 1367 Crawford Rd. between Coffee and Oakdale Roads. He asked staff if they had any comments.

- Staff had no comments or issues with the Use Permit Application received by the County.

6. STAFF COMMENTS (Information Only) NO ACTION

Item 6.1: Joshua Mann, Community Development Director updated the Commission on upcoming planning applications and Council actions.

7. ADJOURNMENT - Regular Planning Commission Meeting – October 15, 2024 at 7:10 p.m.

8. Next Regular Planning Commission meeting – November 19, 2024 @ 6:00 pm.

ATTEST:



Joshua Mann
Community Development Director

APPROVED:



Joan Stewart
Planning Commission Chair