

## **PLANNING COMMISSION**

**Chair**, Taide Zamora  
**Vice Chair**, Michael Halterman  
Commissioner, John Dinan  
Commissioner, Joan Stewart  
Commissioner, Natasha Basso  
Alternate, Armando Jr. Rodriguez  
Alternate, Alex Rodriguez



## **CITY OF RIVERBANK**

Special Planning Commission Meeting

City Council Chambers  
6707 Third Street • Suite B  
Riverbank, CA 95367



### **SPECIAL PLANNING COMMISSION MEETING**

**TUESDAY, MARCH 31, 2026 — 6:00 PM**

(THE AGENDA PACKET IS ONLINE AT [HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/](https://riverbankca.portal.civicclerk.com/))

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **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.

4. **PUBLIC COMMENTS (No action can 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 3 minutes (or as stated by the presiding Officer)** and 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 Members.

5. **CONSENT CALENDAR**

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission Board unless requested by an individual Planning Commission Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the Planning Commission Board.

**Item 5.1.** Posting of the Agenda. The Agenda for March 31, 2026, 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 March 26, 2026.

**Item 5.2.** Approval of March 31, 2026, 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 5.3.** Approval of November 18, 2025, Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. Abstain from voting: Joan Stewart (absent).

**6. PLANNING COMMISSION PROCEDURES**

**Item 6.1.** Annual Nomination and Appointment of Chair and Vice Chair – Per Planning Commission Rules and Procedures. The current order is Chair Taide Zamora, Vice Chair Michael “Syd” Halterman, Commissioners John Dinan, Natasha Basso, Joan Stewart. Alternate Commissioners Armando Rodriquez and Alex Rodriquez.

**New Order:** Chair Michael “Syd” Halterman, Vice Chair John Dinan, Commissioners Natasha Basso, Joan Stewart, Taide Zamora. Alternate Commissioners Armando Rodriquez and Alex Rodriquez.

**7. NEW BUSINESS - Public Notice for Item 7.1 was published on March 11, 2026, in the Riverbank News.**

**Item 7.1. 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT:** California Government Code Section 65400 requires an annual report to be provided to the City Council, the California Department of Housing and Community Development (HCD), and the State of California Governor's Office of Land Use and Climate Innovation (LCI). The purpose of the annual report is to provide the City Council, HCD, and LCI progress report on the General Plan and its implementation, and the Housing Element’s implementation status toward meeting the City’s fair share of its Regional Housing Needs Allocation. The 2025 Annual Progress Report is not considered a project under CEQA.

**8. PUBLIC HEARING - Public Notice for items 8.1 and 8.2 was published on March 11, 2026, in the Riverbank News.**

**Item 8.1. GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT 01-2025 HOUSING ELEMENT ADOPTION AND LAND USE ELEMENT AMENDMENT AND ZONING ORDINANCE AMENDMENTS RELATED TO THE MIXED USE (CX-1) ZONING DISTRICT AND RHNA OVERLAY DISTRICT.**

**General Plan Amendment 01-2025:** To consider a Resolution recommending to the City Council of the City of Riverbank to approve a General Plan Amendment to amend the General Plan to replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations, and to authorize Staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for Certification. The City’s Final 6th Cycle Housing Element has been prepared in accordance with Government Code Section 65580 et al., which specifies the content of the Housing Element. The City’s Final 6th Cycle Housing Element consists of an analysis and evaluation of existing housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City’s current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period.

**Zoning Ordinance Amendment 01-2025:** To consider a Resolution recommending to the City Council of the City of Riverbank to adopt an Ordinance to amend the Riverbank Municipal Code by amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay”.

**Item 8.2. GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT 01-2025, AND REZONE 02-2025 - SITE-SPECIFIC GENERAL PLAN AMENDMENTS, REZONES AND SPECIFIC PLAN AMENDMENTS TO IMPLEMENT PROGRAM 1.1A OF THE 6th CYCLE HOUSING ELEMENT INCLUDING THE FOLLOWING:**

**0 Talbot Avenue (APN: 132-038-032):** The site currently has a general plan designation of Industrial/Business Park (I/BP) and a zoning designation of Light Industrial (M-1). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).

**5443 Roselle Avenue (APN: 075-069-029):** The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC). The project proposed to amend the General Plan designation to Higher-Density Residential (HDR) and amend the specific plan land use designation to Medium/High Density Residential (MHR).

**0 Roselle Avenue (APN 075-075-052):** The site currently has a general plan designation of Civic (C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Specific Plan land use designation to Medium/High Density Residential (MHR).

**5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027):** The sites currently have a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

**2561 Claribel Road (APN 075-093-025):** The site currently has a general plan designation of Community Commercial (C/C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B). The project proposes to amend the General Plan designation to Mixed Use (MU) and the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

**0 Kentucky Avenue (APN 062-022-027):** The site currently has a general plan designation of Lower Density Residential (LDR) and a zoning designation of Planned Development (P-D) 71. The project proposed to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).

The items described above are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element.

**9. STAFF COMMENTS / INFORMATIONAL UPDATES**

**Item 9.1.** Joshua Mann, Community Development Director to provide an update to Commissioners on recent and upcoming items.

**10. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION None.**

**11. ADJOURNMENT - Next Regular Planning Commission Meeting - April 21, 2026 @ 6:00 p.m.**

**AFFIDAVIT OF POSTING**

I hereby certify, under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 23rd Day of March 2026. /s/ *Janet Smallen, Sr. CDS, City of Riverbank*



**ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at [cityclerk@riverbank.org](mailto:cityclerk@riverbank.org) at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

**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 Council/LRA Board shall be in English and anyone wishing to address the Council 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.

## TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

### PUBLIC "LIVE" VIEWING

- Government Channels: Charter — 2 and AT&T U-VERSE — 99
- YouTube Live — City of Riverbank
- Via ZOOM Platform (See instructions below)

### SUBMITTING PUBLIC COMMENTS FOR THE RECORD

**Written comments must be received before 4:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter.**

Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 p.m., please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

### ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 5:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn: City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Director of Community Development - [jmann@riverbank.org](mailto:jmann@riverbank.org)  
(*Note: This technology is not a guaranteed method.*)
  - Indicate Agenda Item # in the *subject line*. (Call 209-863-7198 / 209-863-7122 to ensure receipt.)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
  - **Using a computer** — click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
  - **Using a Phone** — press \*9 to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.
  - (Please make sure the volume on your device is on and that any nearby device or any nearby device is turned down.)

**Teleconference Phone Number: (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM**

while making oral comments, please immediately call the teleconference phone number **(209) 863-7151** so that Council may receive your comments. Council will be waiting for your call.  
Thank you.

#### **JOIN THE MEETING VIA ZOOM PLATFORM**

Join by this link: <https://us02web.zoom.us/j/86737881996>

Join by accessing website: <https://zoom.us/join> — enter Webinar ID: **867 3788 1996**

Join by telephone: 1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: **867 3788 1996**

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