MINUTES
City Of Riverbank Planning Commission
Tuesday February 19, 2013 Meeting

CALL TO ORDER/ROLL CALL:

Present: Chair Stewart, Vice Chair Hughes, Commissioner Villapudua, Commissioner Degele

Absent: Commissioner Melendez

CONFLICT OF INTEREST: None.

BUSINESS FROM THE FLOOR: This is the opportunity of the audience to raise issues which are not on the agenda. Although no action may be taken tonight, the Planning Commission may direct staff to report on the issue(s) raised at a later Planning Commission Meeting.

1. CONSENT CALENDAR: Approval of matters listed under the Consent Calendar is considered routine. There will be no discussion of items listed under the Consent Calendar unless a member of the Planning Commission or the public requests that it be removed from the Consent Calendar for separate discussion and consideration.

The following Consent Items were approved as follows:

Consent Agenda Item No. 1.A

Posting of the February 19, 2013, Planning Commission Meeting a motion was made by Commissioner Degele seconded by Commissioner Villapudua was approved as submitted.

Consent Agenda Item No. 1.B

The Agenda for the February 19, 2013, Planning Commission Meeting a motion was made by Commissioner Degele and seconded by Commissioner Villapudua was approved as submitted.

Consent Agenda Item No. 1.C

The Minutes of the January 15, 2013, Planning Commission Meeting was approved by amendment for typo a motion was made by Commissioner Degele seconded by Commissioner Villapudua, as presented. Commissioner Melendez to abstain due to absence from the January 15, 2013.

2. PUBLIC HEARING ITEMS

Item 2.1: Change the regularly scheduled Planning Commission Meeting from 7:00 p.m. to 6:00 p.m., every third Tuesday of the month.

- JD Hightower, Development Services Director, presented the staff report.
- Planning Commission and Staff had no issues with change.

ACTION: By motion (Degele / Hughes / passed 4-0) Approval of Item 2.1.

Item 2.2: The Planning Commission is recommending certification of the Downtown Specific Plan Final Environmental Impact Report (EIR), adoption of CEQA Findings of Fact and Statement of Overriding Considerations and adoption of a Mitigation Monitoring and reporting Program for the Downtown Specific Plan.

- J.D. Hightower, Development Services Director, presented a PowerPoint presentation on the DTSP EIR.
- Planning Commission discussed item.
- Chair Stewart opened the Public Hearing.
- Persons wishing to speak for or against the item:

  Present to speak for the project was Rick Danapolli owner of the cannery site.

  Present to speak against the project was Evelan Halbert.

  Being there were no further comments, the public hearing was closed.

ACTION: By motion (Degele / Villapudua / passed 4-0) Approval of Item 2.2.

3. NEW BUSINESS

None

4. COMMISSION ITEMS

Item 4.1: Address Commissioner Melendez absentee's from Planning Commission Meetings.

- Planning Commission recommended to send out one more initial letter non-certified and to recommend to City Council to deem seat vacant.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

Item 5.1: Valley Vision Stanislaus Steering Committee Agenda from February 5, 2013 meeting. http://www.stancog.org/pdf/committees/vvs/2013/02-05-2013-agenda.pdf

- JD also recommended Planning Commissioners to try and attend a SB 375 Green House Gas Admissions meeting on 2/22/2013.

6. UP-COMING MEETING AGENDA ITEMS

Item 6.1: Zoning Text Amendment – Mixed Use Zoning Classification.

Item 6.2: Zoning Text Amendment – Landscape and Irrigation Ordinance.

Item 6.3: Zoning Text Amendment – Flood Plan Management.

7. PRESENTATIONS

None.

8. ADJOURNMENT

There being no further business, Chair Stewart adjourned the meeting.

ATTEST:

Janet Smallen

Janet Smallen
Recording Secretary

APPROVED:

Joan Stewart

Joan Stewart, Chair
Planning Commissioner