

AGENDA
City of Riverbank Developmental Services Department
Planning Commission Meeting
Tuesday, March 19, 2013 – 6:00 p.m.
6707 3rd Street, Riverbank, California 95367

CALL TO ORDER:

Chair: Stewart

ROLL CALL:

Chair:	Stewart
Vice Chair:	Hughes
Commissioners:	Villapudua, Degele, Melendez

CONFLICT OF INTEREST

Declaration by Staff or members of the Planning Commission who would have a direct Conflict of Interest on any scheduled agenda item.

BUSINESS FROM THE FLOOR (No action to be taken)

At this time members of the public may comment on any item not appearing on the agenda. It is recommended to keep your comments between 3 to 5 minutes. Under State Law, matters presented under this item cannot be discussed or acted upon by the Planning Commission at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Commission consideration. At all times, please use the microphone.

1. CONSENT CALENDAR

Consent Items are items on this agenda designated by an Asterisk (*) next to the item number, requiring a Planning Commission Public Hearing but which, following an initial evaluation by Staff, have been found to be consistent with existing City of Riverbank policy and General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chairperson will open the Public Hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed for the "Consent" please speak up and advise the Chairperson. That item will then be withdrawn from the "Consent" and reviewed. The remaining "Consent" items, for which there are no voice objections, will be handled by a single action of the Commission.

Item 1.A: Posting of the Agenda. The Agenda for the March 19, 2013 Planning Commission Meeting was posted on the City Chamber bulletin board and the City Hall North & South bulletin board on March 12, 2013.

Item 1.B: 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.

Item 1.C: Approval of the Minutes. The Minutes of the February 19, 2013, Planning Commission Meetings having been read by the individual Commissioners and stands approved as submitted. Commissioner's: Melendez to abstain due to absence.

Item 1.D: Approval of the California 2010 Green Building Standards Code, Cal Green check list hand out for Residential and Non-Residential applicants of new construction.

Recommendation: Approval of Consent Calendar items by roll call vote.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Developmental Services Department Counter at City Hall South located at 6617 3rd Street, Riverbank during normal business hours.

2. PUBLIC HEARINGS

Item 2.1: Tentative Parcel Map 02-2013 – APN: 075-008-033, N.E. corner of Estelle Ave. and Patterson Rd. – To divide (Parcel 2, 51-PM-60) into 3 separate legal parcels.

Item 2.2: Zoning Text Amendment recommending an ordinance creating Chapter 38 of the Zoning Ordinance, Mixed Use – Recommendation to the City Council regarding an ordinance that provides the implementing zone to the General Plan Land Use Element Mixed Use designation.

Recommendation: Approval by roll call vote

3. NEW BUSINESS

4. COMMISSION ITEMS

Item: 4.1: Report to Council regarding Commissioner Melendez.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

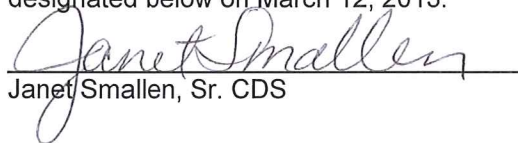
6. UP-COMING MEETING AGENDA ITEMS

Item 6.1: Landscape and Irrigation Ordinance

Item 6.2: FEMA – Flood Plan Management

7. ADJOURNMENT

I, Janet Smallen, Sr. Community Development Specialist for the City of Riverbank, certify that I caused to be posted copies of the Riverbank Planning Commission Agenda for the Meeting on March 19, 2013 in the areas designated below on March 12, 2013.

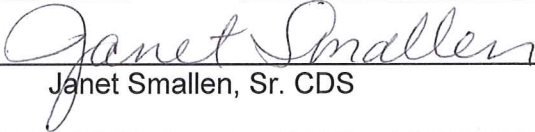

Janet Smallen, Sr. CDS

Riverbank City Hall North, 6707 3rd Street
Riverbank City Hall South, 6617 3rd Street

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AGENDA ITEM NO. 1.A
DATE & TIME OF POSTING

Date: March 12, 2013 Time: 10:00 a.m.

Verified by: 
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 Building & Safety Director (209) 869-7101. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

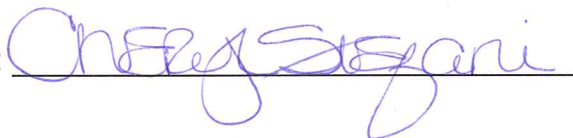
NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council 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.

GENERAL INFORMATION: The Riverbank Planning commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDAS: Copies of the Planning Commission agendas are available for public review at the Developmental Services Department Office, 6617 Third Street on the Friday prior to the meeting or at the time of the scheduled meeting.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7128.

WITNESSED BY:



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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

CITY OF RIVERBANK **NOTICE OF PUBLIC HEARING**

Project Description: Tentative Parcel Map 02-2013 – DJLJ, LLC / Dave Olson and Mark Tanis: Tentative Parcel Map to divide vacant parcel into (3) parcels and build a new Taco Bell restaurant on parcel "C": Location: 2421 Patterson Rd., APN: 075-008-033.

Project Description: Zoning Text Amendment recommending an ordinance creating Chapter 38 of the Zoning Ordinance, Mixed Use – Recommendation to the City Council regarding an ordinance that provides the implementing zone to the General Plan Land Use Element Mixed Use designation.

Planning Commission Meeting

March 19, 2013 at 6:00 pm

City Hall Council Chambers - 6707 Third Street -Riverbank, California

Supporting documents are available at the Development Services Department, 6617 3Rd Street, or on the website at www.riverbank.org. The public is invited to attend and provide verbal and/or written comments. Written comments must be received by the City Clerk at or prior to the meeting date and time. If you challenge the City's action on these projects in court, you may be limited to raising 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 (GC § 65009). For questions regarding this project contact JD Hightower, Development Services Dept. at (209) 863-7124, 8:00 am – 5:00 pm.