

AGENDA
City of Riverbank Developmental Services Department
Planning Commission Meeting
Tuesday, March 20, 2012 – 7:00 p.m.
6707 3rd Street, Riverbank, California 95367

CALL TO ORDER: Chair: Stewart

ROLL CALL:

Chair:	Stewart
Vice Chair:	Bray
Commissioners:	Villapudua, Degele, Hughes, 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 That item will then be withdrawn from the "Consent" and reviewed.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 20, 2012 Planning Commission Meeting was posted on the City Chamber bulletin board and the City Hall South bulletin board on March 9, 2012.

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 October 18, 2011 and November 15, 2011, Planning Commission Meetings, having been read by the individual Commissioners and stands approved as submitted. Commissioner's: Melendez to abstain due to absence.

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: The Planning Commission is recommending General Plan Amendments to revise parcels from the General Plan land use classification of "Higher Density Residential" to the General Plan land use classification of "Mixed Use". The "Higher Density Residential" land use classification allows attached single-family and multi-family housing, including condominiums, apartment buildings, townhouses, and other similar residential structures developed at a net density of 16 or more dwelling units per acre. The "Mixed Use" land use classification allows neighborhood-scale retail uses, offices, personal and commercial services, and similar land uses, as well as higher-density residential development in a vertical or horizontal mixed-use setting. This amendment would affect a total land area of approximately 9.175 acres.

Item 2.2: The Planning Commission is recommending certification of the Draft Environmental Impact Report (EIR) and Adoption of the Downtown Specific Plan.

Recommendation: Approval by roll call vote

3. NEW BUSINESS

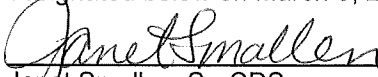
4. COMMISSION ITEMS

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

6. UP-COMING MEETING AGENDA ITEMS

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 20, 2012 in the areas designated below on March 9, 2012.

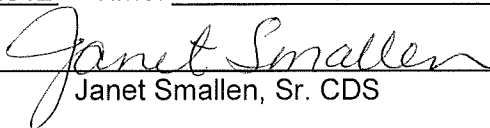

Janet Smallen, Sr. CDS

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 9, 2012 Time: 11:00 a.m.

Verified by: 
Janet Smullen, Sr. CDS

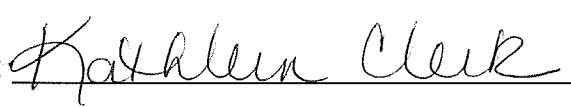
NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building & Safety Director (209) 869-7101. Notification 48-hours before the meeting will enable the City to make 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 7:00 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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