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

Agenda
Tuesday, October 20, 2015 – 6:00 P.M.

CALL TO ORDER: **Chair: Hughes**

ROLL CALL:

Chair:	**Hughes**
Vice Chair:	**Vacant**
Commissioner:	**McKinney**
Commissioner:	**Stewart**
Commissioner:	**Villapudua**

CONFLICT OF INTEREST

Any Planning Commission/Authority Member and Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

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 Board. Individual comments will be limited to a **maximum of 5 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 address the entire Planning Commission Board.

2. CONSENT CALENDAR

All items listed 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 Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.A: Posting of the Agenda. The Agenda for the October 20, 2015, Planning Commission Meeting was posted on the City Chamber bulletin board, City Hall North & South bulletin board, Post Office and sent to the Library on October 16, 2015.

Item 2.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 2.C: Approval of the Minutes. The Minutes of the September 15, 2015, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted.

Recommendation: It is recommended that Planning Commission approve the Consent Calander by roll call vote.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at http://www.riverbank.org/Depts/planning/default.aspx upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

3. PUBLIC HEARING

Item 3.1: KB Home Central Valley Inc. / Cornerstone at Crossroads Variance 01-2015 to decrease a setback on Lot 99 from four (4) feet to three (3) feet. The project is exempt from CEQA pursuant to Section 15315 of the State CEQA Guidelines related to Minor Land Divisions. Property is located at 5705 Cornerstone Drive, APN 075-099-051 and is zoned PD Planned Development.

Recommendation: Recommend to the City Council the approval of a variance to decrease setback on Lot 99 from four (4) feet to three (3) feet based upon the findings contained in Resolution No. 2015-023.

Item 3.2: Nana Farkye / Stanislaus Cheese modification to Architectural and Site Plan Review Application No. 02-2015. Project Description: The applicant received Architectural and Site Plan Review approval of additions and tenant improvements to an existing milk and cheese processing facility, including a small retail area, at the Planning Commission meeting of September 15, 2015. The applicant now proposes to amend that approval to include a phasing plan. City staff has determined that the proposed additions and tenant improvements are exempt from CEQA pursuant to Section 15301 (Class 32) of the State CEQA Guidelines related to Existing Facilities. Property is located at 3112 Santa Fe Street, APN 132-011-060 and is zoned M-1 Light Industrial. The General Plan designation for the site is MU (Mixed Use). The property is within the Downtown Specific Plan which designates this property as Downtown General.

Recommendation: Deny the modification to the Architecture and Site Plan Review approval of September 15, 2015 based upon the proposal's inconsistency with the General Plan.

4. COMMISSION ITEMS (Information Only – No Action)

Item 4.1: Update on drought regulations, as of September 22, 2015 the City Council adopted emergency water restrictions in order to help the City meet the required 32% reduction imposed by the State. The revised watering schedule is as follows:

ODD	**EVEN**
Address numbers: 1, 3, 5, 7 & 9 may water on	Address numbers: 2, 4, 6, 8 & 0 may water on
MONDAY** and **FRIDAY	**TUESDAY** and **SATURDAY**
DO NOT WATER ANY DAY BETWEEN 9 A.M. AND 9 P.M.	

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

None

6. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 6.1: Ward Villas – Infill project that would require a General Plan Amendment, Rezone and Planned Development.

Item 6.2: Diamond Bar West – Final Subdivision Map.

Item 6.3: Diamond Bar West – Architecture and Site Plan Review.

Item 6.4: Include e-cigarettes in the tobacco ordinance – Ordinance Amendment.

7. NEW BUSINESS (Information Only – No Action)

Item 7.1: Crossroads Shopping Center, Pad "C" – So far we have received three tenant improvement plans for Panda Express, Chipotle, Dickey's BBQ Pit and AT&T Store.

8. ADJOURNMENT – The next regular Planning Commission meeting – November 17, 2015 @ 6:00 p.m.

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AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

Dated this 16th day of October, 2015
Janet Smallen, 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 Development Services Department at (209) 863-7128. Notification 3 business days 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 Planning Commission shall be in English and anyone wishing to address the Planning Commission 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: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted. Additional documents that are part of this agenda and provided to a majority of the Planning Commission by the City will be made available to the public. The agenda is posted for public review at the City's website www.riverbank.org, at the Development Services Department, and on the exterior of both City Hall North & South buildings bulletin boards, 6707 & 6617 Third Street, Riverbank, CA. Subscription to receive the agenda can be purchased for a nominal fee through the Development Services Department.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a regular meeting of the Planning Commission, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

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

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