

AGENDA
City of Riverbank Developmental Services Department
Planning Commission Meeting
Tuesday, January 21, 2014 – 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
	McKinney

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

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

Item 1.A: Posting of the Agenda. The Agenda for the January 21, 2014, Planning Commission Meeting was posted on the City Chamber bulletin board and the City Hall North & South bulletin board on January 16, 2014.

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 December 17, 2013, Planning Commission Meetings having been read by the individual Commissioners and stands approved as submitted.

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

Any documents that are not privileged or part of a Closed Session, provided to a majority, of the Planning Commission after distribution of the Planning Commission agenda packet 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 and North City Hall located at 6707 3rd Street, Riverbank, CA during normal business hours.

2. PUBLIC HEARINGS

Item 2.1: Proposing to change General Plan Land Use designation on 53 properties. This General Plan Amendment would re-classify these properties to be consistent with the existing Land Use and the City's Municipal Code.

Item 2.2: General Plan Amendment to modify the annexation language identified in the Implementation Element of the City's General Plan. The 2005-2025 General Plan currently requires large geographic areas as the new annexation language establishes a set of criteria for future annexation strategies for all areas to be annexed into the City of Riverbank.

Item 2.3: General Plan Amendment to establish a General Plan Land Use and Zoning Compatibility Matrix. This Matrix matches the General Plan Land Use Classification with the Compatible Zoning District. It also includes the clarification of Density for each Land Use Classification.

Recommendation: Approval by roll call vote

3. NEW BUSINESS

4. COMMISSION ITEMS

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

6. UP-COMING MEETING AGENDA ITEMS

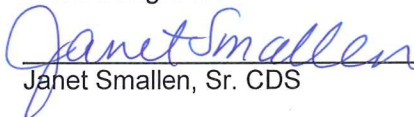
Item 6.1: Downtown Specific Plan (FEIR has been previously certified).

Item 6.2: Architecture & Site Plan Review (02-2013) for a 72 Unit Apt. Complex at the south eastern corner of Claus & California, APN: 062-022-001.

Item 6.5: Request for a CUP from Rocio Taqueria to sell and serve beer and wine located at 2761 Patterson Rd. # 130, APN: 075-009-049.

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 January 21, 2014 in the areas designated below on January 16, 2014.

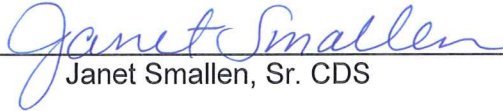

Janet Smallen, Sr. CDS

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: January 16, 2014 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].

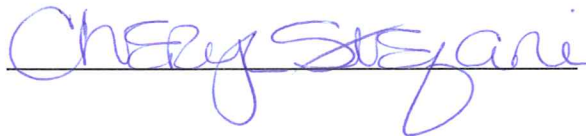
NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be 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 6:00 p.m.

COMMISSION AGENDAS: Any documents that are not privileged or part of a Closed Session, provided to a majority, of the Planning Commission after distribution of the Planning Commission agenda packet 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 and North City Hall located at 6707 3rd Street, Riverbank, CA during normal business hours, or at the time of the scheduled meeting.

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

WITNESSED BY:



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