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

Agenda
Wednesday, May 21, 2014 – 6:00 P.M.

CALL TO ORDER: **Chair: Stewart**

ROLL CALL:

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

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 May 21, 2014, Planning Commission Meeting was posted on the City Chamber bulletin board and the City Hall North & South bulletin board on May 16, 2014.

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 April 15, 2014, Planning Commission Meetings 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.

3. PUBLIC HEARINGS

Item 3.1: **CUP 02-2013 - Rocio Taqueria - Requesting to sell and serve beer and wine (Class 41 License – On Sale Beer and Wine for Bona Fide Public Eating Place) within a C-2 General Commercial Zoning Districit; Location: 2761 Patterson Rd. # 130, APN: 075-009-049.**

Item 3.2: **CUP 01-2014 - Yuriy Smolinskiy – Requesting to construct a detached 1,045 sq. ft. accessory building for a personal gym. The proposed structure will have a bathroom, wet and dry sauna rooms, exercise room and storage room. The property is within a R-1 Single Family Zoning District; Location: 5806 Alton Ct., APN: 075-089-046.**

Item 3.3: **Architecture & Site Plan Review - Silgan Container Inc. - To construct a detached 19,800 sq. ft. steel building for can storage in the southern portion of the site. The proposed structure includes (2) overhead doors, (4) man doors, fire sprinklers and ceiling lights. The property is zoned M-1 Light Industrial; Location: 3250 Patterson Rd., APN: 132-039-016.**

Item 3.4: **CX-1 Mixed Use Zoning. The project consists of a Zoning Ordinance Amendment to establish the Mixed Use (CX-1) Zoning District as Chapter 153, Section 166 through 172 and language amendment to Section 153.010; Districts; Boundaries and 153.011: Degree of Restrictiveness by Resolution 2014-005 to recommend to City Council the approval of Ordinance 2014-___. The City's 2005-2025 General Plan, which was adopted in April 2009, modified the General Plan Land Use Designation of numerous properties in Riverbank to Mixed Use. The General Plan Update set policy to create the corresponding Mixed Use Zone. The proposed CX-1 Zoning District as attached with Planning Commission Resolution 2014-005 will serve as the implementation tool for the Mixed Use General Plan Designation. No properties are being rezoned at this time.**

Recommendation: Approval by roll call vote

4. NEW BUSINESS

None

5. COMMISSION ITEMS (Information Only – No Action)

Item 5.1: **Feedback from the Planning Commissioners on the Stanislaus County Planning Directors Annual Planning Commissioners Workshop that was held on May 10, 2014 in Oakdale CA.**

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

Item 6.1: **Received CEQA Referral Initial Study and Notice of Intent to Adopt a Negative Declaration from Stanislaus County for General Plan Amendment and Rezone Application No. PLN2012-0038 – Brite Tansport Systems, Inc., located at 5101 Claus Rd., APN:075-024-008,009 and 011. Project Description: Request to amend the current General Plan and zoning designation of three (3) parcels totaling 20.98 +/- acres to Planned Development to expand an existing agricultural trucking business to include an RV storage/parking facility on an adjacent property. The applicant is proposing RV parking on the north parcel and to continue with the existing agricultural truck parking on the south parcel. The agricultural truck parking has been allowed on this site since 1978 (UP 78-121). The existing operation has an office, truck maintenance/repair shop, and several accessory storage buildings. The parcel to the west includes storage of truck beds utilized during harvest season for the agricultural trucking operation. If this project is approved, a lot line adjustment is proposed which will adjust the north and south property lines to separate the RV parking and agricultural truck parking operations. The site is served by well and septic facilities.**

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

Item 7.1: Architecture & Site Plan Review for Inez Boss to convert a residential home into a Commercial Quilting Business, located at 3227 Atchison; APN: 132-004-054. Most recently the property owner has informed us she is debating if she wants to do this or not.

Item 7.2: Downtown Specific Plan (FEIR has been previously certified).

ADJOURNMENT – The next regular Planning Commission meeting – June 17, 2014 @ 6:00 p.m.

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 May, 2014
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 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 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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