



City of Riverbank

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

Agenda
Tuesday, July 19, 2016 – 6:00 P.M.

<u>CALL TO ORDER:</u>	Chair:	Villapudua
<u>ROLL CALL:</u>	Chair:	Villapudua
	Vice Chair:	McKinney
	Commissioner:	King
	Commissioner:	Stewart
	Commissioner:	Tabacco (absent)

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 July 19, 2016, Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on July 14, 2016.

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 March 15, 2016 Planning Commission Meeting and May 17, 2016 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 Calendar 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 NOTICE

Item 3.1: Senate Bill 5 (SB5) Zoning Code Amendment Project Description: The proposed Zoning Code Amendment will amend Title XV: Land Usage, Chapter 151: Flood Plain Management, Chapter 152, Subdivisions, and Chapter 153: Zoning to be consistent with Senate Bill 5, the Central Valley Flood Protection Plan (CVFPP) and the City's Safety Element, which was amended in July 2015. The Zoning Code Amendment adds Section 153.380: 200-Year Flood Protection and will 1) required certain findings to be made to approve any discretionary project or permit that would result in the construction of a new residence within Flood Hazard Zones (100-, 200-, 500-year floodplains); 2) include definitions such as Flood Hazard Zones, urban areas and urbanizing areas, etc.; and 3) amend Chapter 151 and 152 for internal consistency and referencing.

The proposed project is exempt from analysis under the California Environmental Quality Act (CEQA) under the general rule that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in Section 15061(b)(3). The proposed Code Amendment implements State-mandated requirements related to 200-year flood protection. All future requests for discretionary approvals related to a Project would be required to comply with the City's General Plan, Codes and Regulations and will be subject to CEQA compliance.

Recommendation: Approval by roll call vote

4. PLANNING COMMISSION (Information Only – No Action)

Item 4.1: A Resolution of the City Council of the City of Riverbank Approving and Adopting a 5-year Capital Improvement Plan (CIP) for Fiscal Years 2016-2021. Kathleen Cleek

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

NONE

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

Item 6.1: Diamond Bar West – Final Subdivision Map

Item 6.2: Hayes 4 Phase 1 – Development Agreement and Initial Study

Item 6.2: Monterosso – Final Subdivision Map

Item 6.3: Ward Villas – Final Subdivision Map

Item 6.4: Diamond Bar East – Final Subdivision Map

7. NEW BUSINESS (Information Only – No Action)

8. ADJOURNMENT – The next regular Planning Commission meeting – August 16, 2016 @ 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 14th day of July, 2016

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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