



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

Agenda
Tuesday, July 18, 2017 – 6:00 P.M.

CALL TO ORDER: Chair: McKinney

ROLL CALL: Chair: McKinney
 Vice Chair: King
 Commissioner: Stewart
 Commissioner: Tabacco
 Commissioner: Vacant

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

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 make your comments directly to the 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 Board 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 2.1: Posting of the Agenda. The Agenda for the July 18, 2017 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 11, 2017.

Item 2.2: 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 2.3: Approval of the Minutes of the June 20, 2017 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.

3. PUBLIC HEARINGS PRESENTATIONS

Item 3.1: **General Plan Amendment No. 2017-01.** The project consists of a General Plan Amendment to the City's Land Use Element to allow for Specific Plan Land Use Designations to be established and designated on the General Plan Map, in accordance with specific process and criteria.

Recommendation: Approval by roll call vote

4. PLANNING COMMISSION COMMENTS (Information Only – No Action)

None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 7.1: Planning Commission Recruitment

Item 7.2: Update on 209 Concepts

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

None at this time

**8. ADJOURNMENT – The next regular Planning Commission meeting – August 15, 2017
@ 6:00 p.m.**

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Planning Commission Board will be available for public inspection at the address where the meeting is taking place as indicated on the agenda, at the same time that the public records are distributed or made available to the Planning Commission Board.

AFFIDAVIT OF POSTING

I, Janet Smallen, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours to the meeting in accordance to the Brown Act.

Posted this 11th day of July, 2017
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 or jsmallen@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [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 near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, 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.

Televised/Video of Meetings: Charter – Channel 2; AT&T Uverse – Channel 99
Visit www.riverbank.org to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)

City Hall Hours: City Hall is open Monday – Thursday: 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays. **QUESTIONS:** Contact the Developmental Services Department at (209) 863-7128.

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City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

PUBLISH DATE: July 5, 2017

LEGAL DEPT: PLANNING

CITY OF RIVERBANK **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider the projects, described below at 6:00 p.m. on Tuesday July 18, 2017, in Council Chambers 6707 Third Street, Riverbank, California.

General Plan Amendment No. 2017-01. The project consists of a General Plan Amendment to the City's Land Use Element to allow for Specific Plan Land Use Designations to be established and designated on the General Plan Map, in accordance with specific process and criteria.

The City of Riverbank will hold a Public Hearing as follows:

Planning Commission Meeting
July 18, 2017 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California

ALL INTERESTED PARTIES are invited to attend the public hearing on **July 18, 2017** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna M. Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (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).

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July 5, 2017

RN #17-067



City of Riverbank
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES

Tuesday, June 20, 2017

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair McKinney, Vice Chair King, Commissioner Stewart, Commissioner Tabacco

Absent: Commissioner: None

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a 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. 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 make your comments directly to the Planning Commission.

None

2. CONSENT CALENDAR

All items 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 2.1: Posting of the June 20, 2017, Planning Commission Meeting.

ACTION: *By motion moved/second (Tabacco / King / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

Item 2.2: The Agenda for the June 20, 2017, Planning Commission Meeting.

ACTION: *By motion moved/second (Tabacco / King / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

Item 2.3: The Minutes of the May 16, 2017 Planning Commission Meeting.

ACTION: *By motion moved/second (Tabacco / King / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: Planning Commissioners: McKinney

3. PUBLIC HEARINGS PRESENTATIONS

Item 3.1: Tony Zaia & Jason Huckabee – Architecture and Site Plan Review, Application 16-0013, Resolution 2017-011 – Project Description: Request for Architecture and Site Plan Review of a new 2,500 square foot office building located at 6800 Third Street, APN:132-009-023 (Reed's Garage old site) within the Downtown Specific Plan area. A second, similar building is proposed for future construction on the same site.

- Donna M. Kenney, Planning & Building Manager presented item 3.1 and PowerPoint.
- Planning Commissioners discussed and asked Donna M. Kenney questions pertaining to the project.
- Planning Commission asked applicant some question on the proposed project in regards to the soil condition, as the location at one time was an old gas station known as Reed's Garage.
- Jason Huckabee applicants construction manager, informed the Planning Commissions they still had to remove some soil per the soils reports before construction of the new building.
- Planning Commission asked additional question.
- Donna M. Kenney responded to the Planning Commissioners questions.
- Public hearing was opened at 6:19 p.m.
- Evelyn Halbert spoke in concern of the project due to the lack of off-street parking.
- Jason Huckabee responded to Evelyn's concerns on parking.
- Planning Commission discussed item and asked Donna M. Kenney questions pertaining to the off-street parking.
- Donna M. Kenney informed the Planning Commission that the 26 spaces of office parking for this project could be accommodated with the 68 existing on-site spaces. If Ms. Halbert's concern was for the evening and weekend parking of the restaurant and banquet hall, that was already approved in January by the Planning Commission. In addition, staff had done a quick survey of the parking spaces on Third Street and a block on either side of Third and found over 200 spaces. Staff will be conducting a parking survey downtown when the weather cools off a little.

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- Dharendra Patel who owns the property across the street from the project location stated that he is willing to sell or lease for parking if anyone was interested.
 - Being no further comments the public hearing was closed.
 - Planning Commissioner Tabacco suggested that the sooner the better for a parking survey to be completed in the downtown.
 - Planning Commissioners discussed item and voted.

ACTION: By motion moved/seconded (McKinney / King / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

4. PLANNING COMMISSION COMMENTS (Informational Only – No Action)

None

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

None

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

None at this time.

8. ADJOURNMENT – There being no further business, the meeting was adjourned.

ATTEST:

Donna M. Kenney
Recording Secretary

APPROVED:

Anthony McKinney, Chair
Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	3.1	July 18, 2017
APPLICATION:	General Plan Amendment No. 2017-01. The project consists of a General Plan Amendment to the City's Land Use Element to allow for Specific Plan Land Use Designations to be established and designated on the General Plan Map, in accordance with specific process and criteria.	
LOCATION/APN:	Citywide	
ENVIRONMENTAL DETERMINATION:	The project will have minimal impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.	
PROJECT PLANNER:	John B. Anderson, Contract Planner	
RECOMMENDATION:	Planning Staff recommends the Planning Commission adopt a Resolution recommending approval of the proposed General Plan Amendment based on the analysis and GPA Findings presented below.	
ACRONYMS:	LDR – Low Density Residential DU – Dwelling Unit CEQA – California Environmental Quality Act RMC – Riverbank Municipal Code	
ATTACHMENTS:	1. Proposed General Plan Amendment – Exhibit A 2. Planning Commission Resolution No. 2017-014 3. City of Riverbank General Plan Diagram	

I. EXECUTIVE SUMMARY

The proposed project includes a General Plan Amendment to the Land Use Element to allow for the creation of Specific Plan Land Use Designations. The proposed amendment would allow for future areas to be designated as Specific Plan, in accordance with certain findings. Areas in which a Specific Plan land use designation is considered shall comply with a specific process and be consistent with a list of criteria. The proposed General Plan Amendment to the Land Use Element is attached to this Staff Report as Attachment 1.

II. BACKGROUND

Traditionally, each individual parcel has a specific General Plan Land Use Designation, such as Low Density Residential, or Community Commercial, or Light Industrial, etc. The proposed General Plan Amendment allows for the establishment of a Specific Plan Land Use Designation to cover the Specific Plan Area, which could be more than one (1) parcel, in accordance with the following reasons:

1. To facilitate the comprehensive planning of large strategic areas utilizing progressive planning techniques to ensure high quality development and integrate development with the provision of infrastructure.
2. They are located in strategic locations that will be impacted by land use decisions not totally within the control of the City of Riverbank.
3. A mix of land uses in the area is desirable, and the City desires to maintain the flexibility to adjust to changing market conditions.
4. Effective land use controls are needed to preserve the integrity of existing adjacent development while enabling property owners to adjust to changing market conditions.

A copy of the City's General Plan Land Use Diagram is attached (Attachment 3). The purpose of the Specific Plan Land Use Designation is to allow for flexibility and modifications to the land use mix of a Specific Plan area overtime.

III. ANALYSIS

Areas in which a Specific Plan Land Use Designation is considered shall comply with the following process/criteria:

1. The City shall adopt a Specific Plan, as defined by Sections 65450-65457 of the California Government Code and include content as specified by the CA Gov't Code;
2. Preparation of multiple Specific Plans for an area may be allowed under certain circumstances;
3. Consideration of a Specific Plan shall be consistent with the City's Annexation Strategies. The Specific Plan, when adopted, shall implement the matrix of land uses as defined within the Specific Plan Designation Area.
4. Submittal of the Specific Plan shall include a matrix of anticipated land uses within the defined specific plan area;
5. The Specific Plan Land Use Designation must follow the boundaries of the specific plan area;
6. Prior General Plan Land Use Designations will be abandoned in favor of Specific Plan Land Use Designation; and
7. Once a Specific Plan is adopted, discretionary approvals (such as subdivision maps, rezoning, or design review) may be granted by the City.

General Plan Amendment Findings

Per the City's 2005-2025 General Plan Implementation Section, the following questions must be answered when the Planning Commission and City Council are considering a proposed General Plan Amendment:

Is the proposed amendment in the public interest?

The proposed project provides additional criteria and justification for the establishment of a Specific Plan and Specific Plan Land Use Designation that ensures that newly created Specific Plans will provide a mix of land uses, located in strategic locations, have adequate infrastructure and have effective land use controls to preserve adjacent development(s).

Is the proposed amendment consistent and compatible with the goals and the vast majority of the policies of the General Plan?

The proposed General Plan Amendment is consistent with the Goals and Policies' of the General Plan, including the Implementation Section and Annexation Strategies. The proposed amendment is consistent with the following General Plan Goals and Policies:

Policy LAND-1.1: The City will only allow annexation of land that is: 1) adjacent to existing, developed portions of the City, or 2) adjacent to lands with available urban services and located within an area designated in the General Plan for urban development.

Goal LAND-2: Balanced and Diverse Uses of Land

Policy LAND-2.1: Approved specific plans shall include a variety of land uses, including a variety of housing types, mixed geographic proximity, in proportions and locations illustrated by the General Plan Land Use Diagram.

Policy LAND-2.2: Approved specific plans containing a sufficient number of dwelling units to support neighborhood-serving commercial and other non-civic, non-residential uses shall include such uses, which should be located in neighborhood centers when feasible.

Have the potential effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare?

The proposed General Plan Amendment provides a mechanism to establish a Specific Plan Land Use Designation in the General Plan Land Use Map and will not directly result in development. Future projects that intent to designate an area or areas as "Specific Plan" will be required to review the potential environmental effects of the proposed amendment in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Has the proposed amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act?

As discussed above, the proposed General Plan Amendment does not directly result in the development of a project but provides the mechanism in which a Specific Plan Land Use Designation can be created. Any future projects will be required to adhere to the requirements of the California Government Code and the CEQA.

California Native American tribes Consultation (Senate Bill 18)

In accordance with Senate Bill 18 (SB18), the City requested the Local Government Tribal Consultation List from the Native American Heritage Commission (“the Commission”) on May 9, 2017. A list from the Commission was received on May 24, 2017.

The City mailed project referrals/consultation requests to five (5) California Native American tribes on May 30, 2017. No comment and/or consultation was received during the ninety (90) consultation timeframe. The project referral was mailed to the following California Native American tribes:

- California Valley Miwok Tribe
- North Valley Yokuts Tribe
- Southern Sierra Miwuk Nation
- Tule River Indian Tribe
- Tuolumne Band of Me-Wuk Indians

IV. ENVIRONMENTAL DETERMINATION

The project will have minimal impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act (CEQA) Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

V. FISCAL IMPACT

Staff time and resources have been utilized for the processing of this General Plan Amendment.

VI. PUBLIC NOTICE

The Planning Commission hearing notice was published in the *Riverbank News* on July 5, 2017 and posted at City Hall North and South on July 7, 2017. At the time of writing this Staff Report (July 13, 2017), the City has not received any public comment. Written comments received by the City shall be supplied to the Commission at the day of the meeting and read into the public record.

VII. RECOMMENDATION

Planning Staff recommends approval of the proposed Resolution based on the analysis and findings presented above.

Respectfully Submitted By:

John B. Anderson
John B. Anderson
Contract Planner

Attachment 1: Proposed General Plan Amendment – Exhibit A



Specific Plan Land Use Designations

Specific Plan Land Use Designations may be established and designated in the General Plan Map, in accordance with the following reasons:

1. To facilitate comprehensive planning of large strategic areas utilizing progressive planning techniques to ensure high quality development and integrate development with the provision of infrastructure;
2. They are located in strategic locations that will be impacted by land use decisions not totally within the control of the City of Riverbank;
3. A mix of land uses in the area is desirable, and the City desires to maintain the flexibility to adjust to changing market conditions; and
4. Effective land use controls are needed to preserve the integrity of existing adjacent development while enabling the property owners to adjust to changing market conditions.

Areas in which a Specific Plan Land Use Designation is considered shall comply with the following process/criteria:

1. The City shall adopt a specific plan, as defined by Sections 65450-65457 of the California Government Code and include content as specified by the Gov't Code and Riverbank General Plan (Page IMP-12). This shall address the entire Specific Plan Area (SPA) except as noted in (2) below;
2. Preparation of multiple specific plans for an area may be allowed when the City finds that this would be in the public interest due to: ownership pattern, size of the SPA, timing of development, and/or other similar factors;
3. Consideration of a specific plan shall be consistent with the City's Annexation Strategies, as discussed in the Implementation Section of the General Plan;
4. Submittal of the specific plan shall include a matrix of anticipated land uses within the defined specific plan area;
5. The Specific Plan Land Use Designation must follow the boundaries of the Specific Plan Area;
6. Prior General Plan Designations will be abandoned in favor of the Specific Plan Land Use Designation; and
7. Once a Specific Plan is adopted, discretionary approvals (such as subdivision maps, rezoning, or design review) may be granted by the City.

Attachment 2: Planning Commission Resolution No. 2017-014

**CITY OF RIVERBANK
RESOLUTION NO. 2017-014**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF RIVERBANK, CALIFORNIA, APPROVING
THE GENERAL PLAN AMENDMENT TO AMEND THE
LAND USE ELEMENT TO INCLUDE A SPECIFIC PLAN
DESIGNATION**

WHEREAS, Government Code Section 65353 requires the Planning Commission hold at least one noticed, public hearing on any proposed General Plan Amendment; and

WHEREAS, the Government Code further requires that a General Plan Amendment be made only "in the public good"; and

WHEREAS, the Government Code further requires that the City Council receive input from the Planning Commission on any proposed General Plan Amendment; and

WHEREAS, notice/referral of the proposed General Plan Amendment was mailed to five (5) Native American tribes on May 30, 2017, pursuant to Senate Bill 18; and

WHEREAS, notice of the public hearing on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on July 5, 2017; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendment and conducted a public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT BASED THE FOLLOWING FINDINGS:

1. General Plan Amendment Findings. That pursuant to California Government Code sections 65358 and the Riverbank General Plan, the Planning Commission finds as follows:

- a. The General Plan Amendments are in the public interest because the General Plan Amendment will allow the City Council to designate certain areas as Specific Plan, in accordance with certain findings.
 - b. The General Plan Amendment is consistent and compatible with the goals and the vast majority of the policies of the General Plan, including the City's Annexation Strategies.
 - c. The proposed General Plan Amendment provides a mechanism to establish Specific Plan Land Use Designation in the General Plan Land Use Map and will not directly result in development. Future projects that intend to designate an area or areas as "Specific Plan" will be required to review the potential environmental effects, including public health, safety or welfare of the proposed amendment in accordance with the California Environmental Quality Act.
 - d. That the proposed amendment has been processed in accordance with the California Government Code and the California Environmental Quality Act.
2. That, based on the findings set forth in this Resolution and the evidence in the City Staff Report and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the General Plan Amendment as included in Exhibit A.
 3. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.
 4. The City finds that the project will have a minimal impact upon the environment and meets all applicable criteria to qualify as exempt from further review as required by the California Environmental Quality Act Section 15061(b)(3), under the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 18th day of July, 2017; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

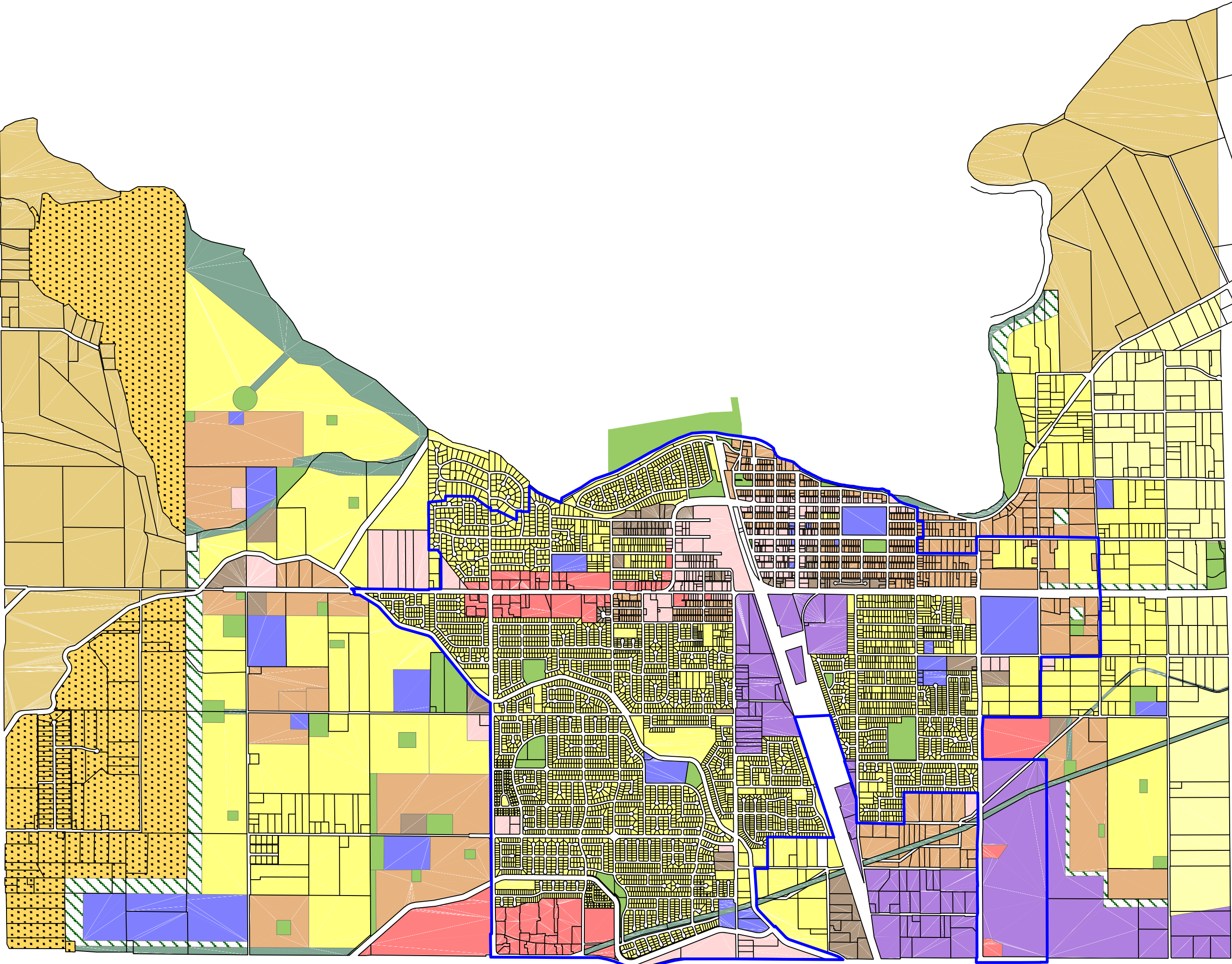
Anthony McKinney
Planning Commission Chair

Attachments:
Exhibit A – General Plan Amendment Exhibit

Attachment 3: City of Riverbank General Plan Diagram



City of Riverbank
GENERAL PLAN



- AG Resource Conservation (AG)
- Buffer/Greenway/Open Space (B/G/OS)
- Civic (C)
- Community Commercial (C/C)
- Higher Density Residential - 16+ Units (HDR)
- Industrial/Buisness Park (I/BP)
- Lower Density Residential - 0-8 Units (LDR)
- Medium Density Residential - 8-16 Units (MDR)
- Mixed Use (MU)
- Multi-Use Recreational/Resource (MUR/R)
- Parks
- Reserve (R)
- Clustered Rural Residential - 0.2 or less units per acre (RR)
- Reserve (R)
- City Limits