



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

Agenda

Tuesday, September 17, 2019 – 6:00 P.M.

<u>CALL TO ORDER:</u>	Chair:	John Dinan
<u>ROLL CALL:</u>	Chair:	John Dinan
	Vice Chair:	Robert Ball
	Commissioner:	Joan Stewart
	Commissioner:	Melissa Hughes
	Commissioner:	Mallory Fenrich
	Commissioner:	Steve Link, Alternate Member

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 <u>not appearing</u> 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 <u>roll call vote</u> .

- Item 2.1:** Posting of the Agenda. The Agenda for the September 17, 2019 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 September 12, 2019.

- 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 August 20, 2019 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted. *Commissioners to abstain: from the August 20, 2019 Planning Commission Meeting, Commissioners: Hughes and Link.*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PUBLIC HEARING PRESENTATIONS

Item 3.1: Prime Shine / Mister – James Kinney – (#19-0010) Request for Architecture and Site Plan Review 01-2019 for a new covered payment station. Property is located at 2375 Patterson Road, APN: 075-007-036.

Recommendation: Approval of Resolution 2019-012 by roll call vote

1st _____ 2nd _____

Item 3.2: Dollar General, LLC – Steve Rawlings – (#19-0013) Request for Conditional Use Permit (CUP) 04-2019 (License Type 20 – Off-Sale Beer & Wine) to sell beer and wine at the new Dollar General store for offsite consumption. Property is located at 5842 Roselle Avenue, APN 075-015-006.

Recommendation: Approval of Resolution 2019-013 by roll call vote

1st _____ 2nd _____

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 6.1: City Council Meeting Updates.

7. ADJOURNMENT - Regular Planning Commission meeting – October 15, 2019 @ 6:00 p.m.

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 13th of September 2019
Janet Smallen, Sr. CDS*

AFFIDAVIT OF POSTING

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.

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.



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: September 4, 2019

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 requests described below at 6:00 p.m. on Tuesday, September 17, 2019, in Council Chambers 6707 Third Street, Riverbank, California.

Project Description: Architecture & Site Plan Review 01-2019 – James Kinney - Prime Shine / Mister (#19-0010) – 2375 Patterson Road, APN: 075-007-036. Request for Architectural and Site Plan Review 01-2019 for a new covered payment station. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.

Project Description: Conditional Use Permit 03-2019 - Steve Rawlings - Dollar General, LLC (#19-0013) - 5842 Roselle Avenue, APN 075-015-006. Request for Conditional Use Permit (CUP) (License Type 20 – Off-Sale Beer & Wine) to sell beer and wine at the new Dollar General store for offsite consumption.

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

**Planning Commission Meeting
September 17, 2019 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **September 17, 2019** 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 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).