



CITY OF RIVERBANK
PLANNING COMMISSION MEETING
SPECIAL NOTICING OF MEETING PROCEDURES FOR
Tuesday, October 20, 2020 AT 6:00 P.M.

VIA TELECONFERENCE OR VIRTUAL PLATFORM ONLY – NO PUBLIC LOCATION
OF THIS MEETING

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH THE GOVERNOR'S NEW EXECUTIVE ORDER N-29-20, ISSUED ON MARCH 17, 2020, REGARDING THE OPEN MEETING REQUIREMENTS OF THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT IN AN EFFORT TO HELP AVOID THE SPREAD OF COVID-19, TO MAXIMIZE TRANSPARENCY, AND PROVIDE PUBLIC ACCESS TO CITY COUNCIL MEETINGS.

REVISED PLANNING COMMISSION AGENDA

TUESDAY, OCTOBER 20, 2020 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE PLANNING DEPARTMENTS OFFICE AND AT
WWW.RIVERBANK.ORG)

CALL TO ORDER:

Chair: Mallorie Fenrich

ROLL CALL:

Chair: Mallorie Fenrich
Vice Chair: Joan Stewart
Commissioner: John Dinan
Commissioner: Steve Link
Commissioner: Natasha Basso
Commissioner: Benjamin Reuben, Alternate

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 Can 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 Commission Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the Planning Commission Board.

2. CONSENT CALENDAR - Continued

Item 2.1: Posting of the Agenda. The Agenda for the October 20, 2020 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 October 7, 2020.

Item 2.2: Approval of the October 20, 2020 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.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1 was published in the Riverbank News on October 7, 2020. The 300 ft. property owner notices of the public hearing were mailed out via US Postal Service on October 7, 2020.

Item 3.1: **Architecture and Site Plan Review 03-2020 (Project No. 20-0020) Canna Mart – Bhupinder Bal and Rajwinder Bal -** The Project consists of the Architecture and Site Plan Review of a new two-story cannabis retail and distribution facility with a landscaped parking lot at 2667 Patterson Road (APN: 075-009-053). The proposed project is an infill project on a vacant lot and will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

Recommendation: Approval of Resolution #2020-011 to approve Architecture and Site Plan Review 03-2020.

1st _____ 2nd _____

4. PLANNING COMMISSION PRESENTATION (Information only)

None.

5. PLANNING COMMISSION COMMENTS

None.

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

None.

7. STAFF COMMENTS (Information Only – No Action)

Information on Deterra

8. ADJOURNMENT

Regular Planning Commission meeting – November 17, 2020 @ 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 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 7th day of October, 2020

/s/ *Gabriel Salazar, Associate Planner, City of Riverbank*

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

Administration Dept. at (209) 863-7122 or the City Clerk at aaquilar@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements. A notification of 48 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

MEETING SCHEDULE: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDA & REPORTS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires 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, that are not privileged, 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.

City Hall Hours: City Hall is currently CLOSED to the public.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7191.

CHANGES TO THIS NOTICE OF PROCEDURES

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, CA, during normal business hours.



PUBLIC PARTICIPATION PROCEDURES FOR THE PLANNING COMMISSION MEETINGS HELD IN A TELECONFERENCE OR VIRTUAL PLATFORM IN CONFORMANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20

In accordance with the Governor's Executive Order, should the meeting procedures change, the City may use the most rapid means of communication available at the time including, but not limited to, posting the notice of changes on the City's website.

PUBLIC “LIVE” VIEWING

- Charter Government Channel – 2
- AT&T U-VERSE Government Channel – 99
- YouTube Live Stream
<https://www.youtube.com/channel/UCq2x8QChEcknBq7uuJLcZow>
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS

- **Via U.S. Postal Service:** Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367. (Must be received by 5:00 p.m. prior to the meeting.)

Via Email to dkenney@riverbank.org:

- Emails before the meeting: (Will be distributed to the City Council)
 - Submit No later than 5:00 p.m. on the day of the meeting; and
 - Indicate Agenda Item # in the *subject line*.
- Emails during the meeting:
 - Indicate Agenda Item # in the subject line.

Join via ZOOM Platform:

- Visit <https://zoom.us/j/94943925973?status=success> for a free account or to download the app.
- Join by this link: <https://us02web.zoom.us/j/87145505907>
- Join by accessing website: <https://zoom.us/join>
 - Webinar ID: 871 4550 5907
- Join by telephone: 1-669-900-9128 or 1-346-248-7799
Webinar ID: 871 4550 5907
- **HOW DO I COMMENT?** The Chair will announce when public comment may be made for the agenda item, at which time you will:
 - Using a computer – click on the “raise hand” feature in the webinar controls. This will let us know you wish to speak.
 - Once you confirm that you want to be unmuted, your 3 minutes will begin for you to make your comments.
 - Using a Phone – Dial *9, which will notify us that you have a “raised hand”
 - Once you are told “you may make your comments” you will have 3 minutes to make your comments.

Learn about using ZOOM – Visit <https://support.zoom.us/hc/en-us/categories/201146643>



City of Riverbank

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

This table is not for publication	
PUBLISH DATE: October 7, 2020	TO LEGAL: September 30, 2020
DEPT.: Planning	Riverbank News

NOTICE OF PUBLIC HEARING **CITY OF RIVERBANK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regards to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, October 20, 2020, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matter:

Architecture and Site Plan Review 03-2020 - Bhupinder Bal and Rajwinder Bal – (File # 20-0002) – Canna Mart - The project consists of the Architecture and Site Plan Review of Canna Mart, a new two-story cannabis retail establishment (5,100 square feet) with landscaping and parking on an existing vacant lot (13,739 square feet) proposed at 2667 Patterson Road. (APN 075-009-053). The project site is located on the north side of Patterson Road, between Howard Avenue and Jackson Avenue. Site Plan Design Review is required for new retail buildings in the C-2 zoning district.

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects pursuant to CEQA Guidelines

NEW OPEN MEETING PROCEDURES: This public meeting will be conducted **only by teleconferencing or other technological remote platforms (there is no physical location to attend this meeting)**. "Live" viewing is available by Charter Government Channel – 2, AT&T U-Verse Channel – 99, and YouTube live streaming at <https://www.youtube.com/watch?v=7UN98ekdzdk>. Other participation options may arise by the day of the meeting. Notice will be posted on the City's website.

ALL INTERESTED PARTIES (COVID-19 PROCEDURES): You are invited to participate in this public meeting to express opinions or submit evidence for or against the subject matter being considered in accordance with the Governor's Executive Order by providing written comments via email to dkenney@riverbank.org or by U.S. Postal Service to the City of Riverbank, Attn: Planning, 6707 Third St., Riverbank, 95367.

Comments must be received no later than 4:00 p.m. on the day of the meeting (October 20th). Written comments will again be received by email at dkenney@riverbank.org and by phone (209) 863-7191 up until the Item for consideration has ended. All comments received during the specified times will be made part of the record. At the writing of this notice, other technological methods to allow better participation of the meeting are being evaluated. Changes or additions to the methods of providing public comments, will be posted on the City's website, Facebook, and other communication channels, or you may call Donna M. Kenney, Planning and Building Manager, 209-863-7124 or email dkenney@riverbank.org for this information **no later than 4:00 p.m.** on the day of the meeting.

Normally, public materials pertaining to the presentation of the subject matter will be made available at www.riverbank.org upon distribution to a majority of the Planning Commission, (typically 72 hours prior to the meeting). 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 72 hours prior to the meeting.

For questions regarding the proposed subject matter contact Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191.

Published this 7th day of October 2020.

/s/ Gabriel R. Salazar, Associate Planner, City of Riverbank

AFFIDAVIT OF POSTING		
I, Gabriel R. Salazar, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA. Dated this 7 th day of October 2020 /s/Gabriel R. Salazar, Associate Planner, Riverbank, CA		
<i>For official use only:</i>		
Posted: 10/7/2020	Publish: 10/7/2020	Remove: 10/21/2020

**NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK PLANNING
COMMISSION**

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**Architecture and Site Plan Review
03-2020 - Bhupinder Bal and
Rajwinder Bal - (File # 20-0020) -**

Canna Mart - The project consists of the Architecture and Site Plan Review of Canna Mart, a new two-story cannabis retail establishment (5,100 square feet) with landscaping and parking on an existing vacant lot (13,739 square feet) proposed at 2667 Patterson Road. (APN 075-009-053). The project site is located on the north side of Patterson Road, between Howard Avenue and Jackson Avenue. Site Plan Design Review is required for new retail buildings in the C-2 zoning district.

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects pursuant to CEQA Guidelines

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For questions regarding the proposed subject matter contact Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191. Published this 7th day of October 2020.

/s/ Gabriel R. Salazar, Associate Planner,
City of Riverbank

Oct 7, 2020

RN#20-093



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

October 7, 2020

Subject: Canna Mart, Proposed Location at 2667 Patterson Road, (APN 075-009-053).

To Whom It May Concern:

This letter is to inform you about the Architecture and Site Plan Review application for a proposed two-story commercial retail establishment since you reside within 300 feet of the proposed project.

Project Description:

Architecture and Site Plan Review 03-2020 – Bhupinder Bal and Rajwinder Bal - (File # 20-0020) – Canna Mart

- The project consists of the Architecture and Site Plan Review of a new two-story cannabis retail establishment (5,100 square feet) with landscaping and parking on an existing vacant lot (13,7639 square feet) proposed at 2667 Patterson Road. (APN 075-009-053).

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development pursuant to CEQA Guidelines.

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

Planning Commission Meeting

October 20, 2020, at 6:00 pm

City Hall Council Chambers - 6707 Third Street - Riverbank, California

NEW OPEN MEETING PROCEDURES: This public meeting will be conducted **only by teleconferencing or other technological remote platforms (there is no physical location to attend this meeting)**. "Live" viewing is available by Charter Government Channel – 2, AT&T U-Verse Channel – 99, and YouTube live streaming at <https://www.youtube.com/watch?v=7UN98ekdzdk>. Other participation options may arise by the day of the meeting. Notice will be posted on the City's website.

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Comments must be received no later than 4:00 p.m. on the day of the meeting (October 20th). Written comments will again be received by email at dkenney@riverbank.org and by phone (209) 863-7172 up until the item for consideration has ended. All comments received during the specified times will be made part of the record. At the writing of this notice, other technological methods to allow better participation of the meeting are in the works. Changes or additions to the methods of providing public comments, will be posted on the City's website, Facebook, and any other communication channels, or you may call Donna M. Kenney, Planning and Building Manager, 209-863-7124 or email dkenney@riverbank.org for this information **no later than 4:00 p.m.** on the day of the meeting.

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For questions regarding the proposed subject matter contact Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191.

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	3.1	October 20, 2020
APPLICATION:	Project Description: Architecture & Site Plan Review 03-2020 (Dept. File #20-0020) – Canna Mart - Bhupinder Bal and Rajwinder Bal, applicant and owners, – 2667 Patterson Road, APN: 075-009-053. The Project consists of the Architecture and Site Plan Review of a new two-story cannabis retail and distribution facility with a landscaped parking lot. The proposed project is an infill project on a vacant lot and will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.	
PROPERTY OWNER/ APPLICANT:	Bhupinder Bal/Rajwinder Bal 3537 Keyes Road Ceres, CA 95307	
APPLICANT REPRESENTATIVE:	Sabino Urrutia PO Box 1159 Ceres, CA 95307	
GENERAL PLAN:	Mixed Use (MU)	
ZONING:	General Commercial (C-2)	
ENVIRONMENTAL DETERMINATION:	The proposed project is an infill project on a vacant lot and will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.	
PROJECT PLANNER:	Gabriel R. Salazar, Associate Planner	
RECOMMENDATION:	Approve Architecture and Site Plan Review 03-2020 subject to the conditions in attached Resolution 2020-011.	

ACROMYMS:

CEQA - California Environmental Quality Act
SF - Square Feet

I. EXECUTIVE SUMMARY:

The applicant proposes to build a new two-story 5,100 square foot commercial building for a cannabis retail business and develop a new landscaped parking lot. The first floor of the proposed retail building will include retail sales with a merchandise area, lobby, storage areas, reception area, restroom, distribution, and unloading bay. The second floor will primarily be used for packaging, labeling, storage, and office space for employees. The proposed project is an infill project and will enhance the appearance of the existing vacant lot. The proposed building will also enhance the curbside appeal of Patterson Road and include off-site improvements. The proposed building is anticipated to accommodate up to 135 people.

II. BACKGROUND & PROJECT INFORMATION:

The project site, 2667 Patterson Road, is located on the north side of Patterson Road between Jackson Avenue, and Howard Avenue (closer to Howard). The subject site, outlined in yellow, is an approximately 13,379 square foot vacant lot. The new retail building will fill a vacant site and allow for a cannabis retail business. The proposed project will enhance the appearance of the site with the new building, parking lot, and lights thereby creating a safer, and more dynamic corridor along Patterson Road.



The project site is surrounded by a mix of residential and commercial uses. The subject site is located on an approximately 13,739 square feet vacant lot, measuring approximately 206 feet deep by approximately 67 feet in width. The proposed use, a cannabis dispensary, was approved for a Conditional Use Permit by the Planning Commission on May 19, 2020. The project also has a negotiated Development Agreement which was approved by the City Council on June 9, 2020.

III. ANALYSIS:

A. Site Design

The proposed site plan (Exhibit A, Page 1) includes frontage improvements on Patterson Road of curb, gutter, sidewalk, and driveway to City and California Department of Transportation (Caltrans) standards. The proposed site plan features a landscaped parking area and meets all setback standards of the General Commercial (C-2) zoning district.

B. Building Design (Architecture)

The proposed building is a form of modern architecture. The building offers the following architectural enhancements and features:

- a. Framing and trim that “pop” out of the facade
- b. Parapet framing
- c. Decorative trim (green)
- d. Metal shade canopy
- e. Glass storefront windows with black aluminum trim and tinted glass that enhance the plain façade
- f. New metal roll-up door
- g. Exterior LED wide area lighting

The building elevation is shown in a mix of natural colors (Exhibit C). This mix of colors is skillfully accented with dark and light greys, green, and white. Long flat planes have been avoided through the use of natural elements including wide glass doors and windows and decorative trimming.

C. Landscaping

Currently the site is a vacant lot with high weeds and brown grass. A condition of approval requires landscape and irrigation plans be submitted under a separate permit. Staff will review and approve the plant/tree palette before installation. Plants and trees will be drought tolerant and selected for specific needs and locations.

D. Parking and Traffic

The proposed hours of operation are Sunday to Saturday from 9:00 a.m. to 10 p.m. The total number of employees is 15 with four to six workers per shift. The business anticipates a maximum capacity of 135 people.

A retail use in the General Commercial (C-2) Zone requires one (1) parking space for every 300 square feet of gross floor area and one (1) off-street truck unloading space for each 7,500 square feet of gross floor area. The proposed building is 5,100 square feet which requires a minimum of seventeen (17) parking spaces. The proposed project is in conformance with the parking standards as they are providing eighteen (18) total parking spaces. Fourteen (14) parking spaces, including one (1) handicapped space are accessible off of Patterson Road. In the rear of the lot, they will provide four (4) parking spaces for the distribution and unloading of merchandise.

The truck unloading area is proposed in rear of the property, on the northern portion of the proposed building along with a roll up door. This area will be used for shipping and receiving products.. An appropriately sized bicycle rack location will be determined by staff as the parking lot and landscaping are developed.

E. Signage

Any signage planned for the new façade of the building will be reviewed under a separate permit once submitted.

IV. FINDINGS:

A. General Plan Consistency Findings

Pursuant to the City of Riverbank General Plan, the Planning Commission must make the following findings relevant to the Architectural and Site Plan Review:

1. Policy DESIGN 7.5: The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities. *The proposed building will have several architectural features such as decorative trims, wide glass doors and windows, an awning structure over the entrance, and contrasting bands of color to make the exterior aesthetically pleasing.*
2. Policy DESIGN 7.9: The City will support efforts to reduce the visual impact of surface parking lots. *The proposed building requires parking on-site with landscaping. Drought tolerant trees and plants will soften the visual impact of the parking lot with various colors and leaf textures throughout the seasons.*
3. Policy DESIGN 10.1: The City will require site and building access for pedestrians and bicyclists by providing the most direct pedestrian access from sidewalks and parking areas to building entrances while minimizing conflicts with motor vehicle traffic. *The proposed project features an ADA accessible entrance facing Patterson Road and curb, gutter, and sidewalk. The sidewalk will make it safer for pedestrians*

traveling along the north side of Patterson Road and may encourage neighboring properties to install sidewalks as well.

4. Policy DESIGN-10.8: The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities. *The pedestrian level of the building façade, which faces Patterson Road, features a modern architecture design that will generate interest to the project with its large windows and metal shade canopy.*
5. Policy DESIGN-10.11: The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors. *Staff will work with the applicant to install a secure bicycle parking location.*
6. Policy ED-2.7: The City will identify appropriate sites for new businesses and expansion of existing businesses in the following areas:
 - Identifying infill and reuse sites for new development, including potential opportunity sites for mixed use development. *The proposed project is an infill project that will enhance the existing non-use of a vacant site for a new commercial business which will generate economic activity and enhance the appearance of the city.*
7. Policy Design-12.1: The City will work with the business community and residents to make aesthetic and functional improvements to create a “Patterson Village”. *The proposed project will contribute positively to enhance Patterson Road by improving a vacant site along the corridor. The proposed project is consistent with the zoning which encourages commercial type establishments in the area.*

V. PUBLIC NOTICE:

The Planning Commission public hearing notice was published in the Riverbank News on October 7, 2020 and posted at City Hall North, South, Post Office, Community Center and website on October 7, 2020. In addition, the Applicant posted a Notice of Development Permit Application at 2667 Patterson Road on Saturday, October 10th. Fifty-seven (57) notices were mailed to residents and businesses within 300-feet of the Project site in accordance with City standard practices on Wednesday, October 7th. At the time of writing this Staff Report (October 15, 2020), City staff has not received any written public comment, but any written comments received subsequent to this date shall be supplied to the Commission on the day of the meeting.

VI. CONCLUSION:

The proposed project is an infill project that will result in the development of a vacant with a new 5,100 square foot two-story retail building. The new façade and landscaped parking lot will improve the overall aesthetics of the current site. The proposed project will enhance the overall experience for visitors, drivers, and residents of Riverbank. For these reasons, staff recommends the approval of Architecture and Site Plan Review 03-2020 subject to the conditions in attached Resolution 2020-011.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2020-011
Exhibit A –Site Plan, Floor Plans, and Elevations

Respectfully Submitted By:

Gabriel R. Salazar
Gabriel R. Salazar
Associate Planner

**City of Riverbank
Planning Commission
Resolution No. 2020-011**

**ADOPTION OF ARCHITECTURE AND SITE PLAN REVIEW 03-2020
FOR CANNA MART, LLC
2667 PATTERSON ROAD (APN 075-009-053)**

WHEREAS, An application has been received from Canna Mart, LLC for the Architectural and Site Plan Review of a cannabis dispensary, formerly a vacant lot at 2667 Patterson Road (APN 075-009-2020); and

WHEREAS, The Planning Commission held a public hearing on October 20, 2020, to consider Architecture and Site Plan Review 03-2020; and

WHEREAS, The proposed project is an infill project on a vacant lot and will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.; and

WHEREAS, The Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy DESIGN 7.5: The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities.
2. Policy DESIGN 7.9: The City will support efforts to reduce the visual impact of surface parking lots.
3. Policy DESIGN 10.1: The City will require site and building access for pedestrians and bicyclists by providing the most direct pedestrian access from sidewalks and parking areas to building entrances while minimizing conflicts with motor vehicle traffic.

4. Policy DESIGN-10.8: The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities.
5. Policy DESIGN-10.11: The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors.
6. Policy ED-2.7: The City will identify appropriate sites for new businesses and expansion of existing businesses in the following areas: Identifying infill and reuse sites for new development, including potential opportunity sites for mixed use development.
7. Policy Design-12.1: The City will work with the business community and residents to make aesthetic and functional improvements to create a “Patterson Village”.

WHEREAS, the request and plans of Canna Mart LLC, applicant, are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The applicant shall build the entire project according to the site plans and elevations date stamped October 5, 2020 and on file with the Community Development Department and presented to the Planning Commission as part of this action; and
3. The Community Development Director shall approve a bicycle rack before installation; and
4. The Community Development Director shall approve the trash enclosure location, which shall be built to city standards; and
5. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and
6. New signage shall be reviewed and approved under a separate permit. Any existing nonconforming signage shall be removed; and
7. All exterior lighting shall be LED and focused downward on the site; and

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 03-2020 is hereby approved, subject to those conditions established by Resolution No. 2020-011 and as illustrated in Exhibit "A": Site Plans and Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 20th of October, 2020, motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote __-__:

AYES:

NOES:

ABSENT:

ABSTAIN: None

Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Mallorie Fenrich, Chair
Planning Commission

Exhibits: A – Site Plans and Elevations

CANNA MART LLC.

ARCHITECTURE AND SITE PLAN REVIEW
2667 PATTERSON ROAD
RIVERBANK, CA.
A.P.N. 075-009-053

CITY OF RIVERBANK

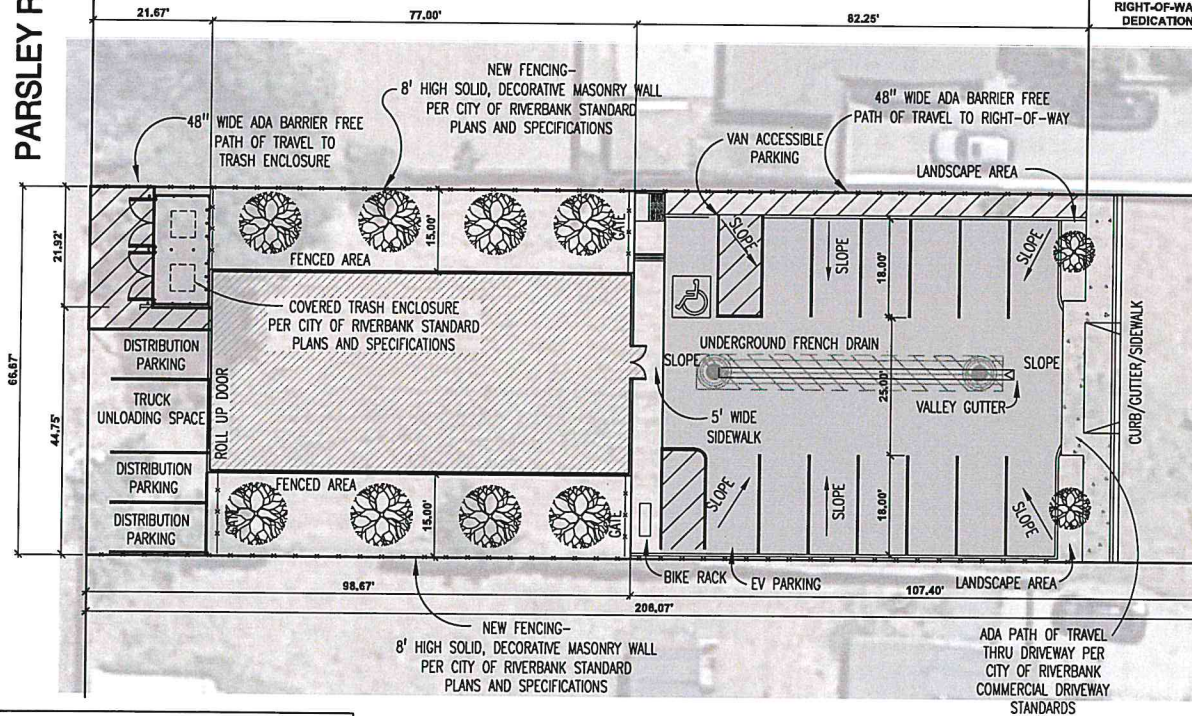
OCT 05 2020

DEVELOPMENT SERVICES

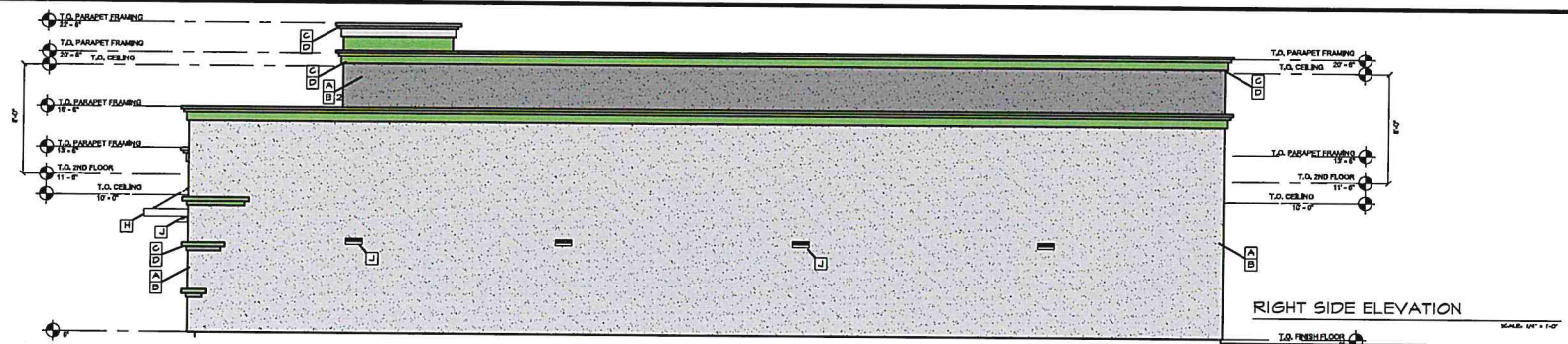
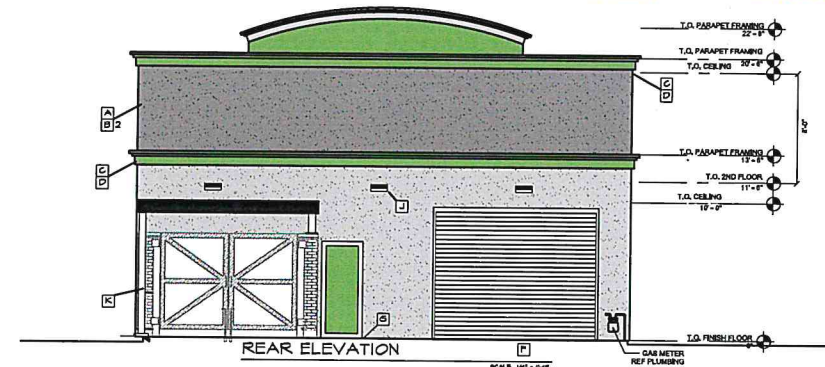
PROJECT DATA		
PROJECT SIZE & TYPE		
LOT SIZE	0.32 ACRES (13,739 S.F.)	
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	RETAIL COMMERCIAL	
1ST FLOOR BUILDING AREA	2,772 S.F. = 20%	
2ND FLOOR BUILDING AREA	2,326 S.F.	
LANDSCAPE AREA	2,398 S.F. = 17%	
PAYMENT/CONCRETE AREA(IMPERVIOUS)	2,398 S.F. = 83%	
ZONING	C-2 (GENERAL COMMERCIAL)	
GENERAL PLAN	C-C (COMMUNITY COMMERCIAL)	
BUILDING TYPE		
BUILDING TYPE	V-8	
SPRINKLERED	NO	
SITE CONTOUR	SITE IS FLAT	
WATER	CITY	
SEWER	CITY	
PARKING ANALYSIS		
REQ. PER CITY OF RIVERBANK MUNI CODE: 1 SPACE FOR EACH 300 S.F. GROSS FLOOR AREA AND ONE-OFF STREET UNLOADING SPACE FOR EACH 7,500 S.F. OF GROSS AREA		
SPACE	PARKING REQUIRED	PARKING PROVIDED
5,180 S.F.	18	18
BUILDING HEIGHT & AREA MODIFICATIONS		
2-STORY BUILDING		
HEIGHT = 25'-0"		
SUMMARY OF WORK		
NEW CONSTRUCTION OF A COMMERCIAL 2-STORY RETAIL AND DISTRIBUTION FACILITY		
VICINITY MAP		
PROJECT DIRECTORY		
OWNER:	DRAFTSMAN/DESIGNER:	
RAJWINDER AND BOBBY BAL	ELEVATION DESIGN + CONSULTING	
2019 YOSEMITE BLVD	PO BOX 1158	
MODESTO, CA 95354	CERES, CA 95307	
209-360-0643	209-872-2099 (SABINO URRUTIA)	
SHEET INDEX		
ARCHITECTURAL TRADE	SHEET	DESCRIPTION
	A1.0	COVER SHEET AND SITE PLAN
	A2.0	FLOOR PLAN
	A3.0	RENDERING ELEVATIONS
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JOB#: 20-039		
SCALE: AS NOTED		
DATE: 9/23/20		
DRAWN BY: SCJ		
CHECKED BY: JMN		
SHEET: A1.0		

PARSLEY ROAD

PATTERSON ROAD



SITE PLAN: 1" = 10'



PHILLIPS WALL PACK-BLACK LED AREA LIGHT

CANNA MART LLC.
2667 PATTERSON ROAD RIVERBANK, CA
FLOOR PLAN



SABINO URRUTIA
PO BOX 1159 CERES, CA 95307
PH) 209 . 872 . 2099

Job#:	20-039
Scale:	AS NOTED
Date:	9/23/20
Drawn By:	SCU
Checked By:	JM

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SHEET:
A3.0