



CITY OF RIVERBANK
PLANNING COMMISSION HYBRID MEETING
(In-Person: Face Covering Required, and Virtual via ZOOM)
Tuesday, December 21, 2021 AT 6:00 P.M.

PLANNING COMMISSION AGENDA

TUESDAY, DECEMBER 21, 2021 – 6:00 P.M.

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

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 59453, SUBDIVISION (e) OF THE RALPH M. BROWN ACT (CALIFORNIA GC § 54950, ET SEQ.), THE FEDERAL AMERICANS WITH DISABILITIES ACT AND THE RECENT STANISLAUS COUNTY HEALTH OFFICER'S MANDATORY FACE COVERING ORDER (SEPT.2, 2021). WHILE THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC, GIVEN THE STATE OF EMERGENCY REGARDING THE THREAT OF COVID-19, MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE AND COMMENT VIA THE ZOOM VIRTUAL PLATFORM. REFER TO THE LAST PAGE OF THE AGENDA FOR PARTICIPATION INFORMATION.

CALL TO ORDER: Chair: Joan Stewart

ROLL CALL: Chair: Joan Stewart
Vice Chair: Steve Link
Commissioner: John Dinan
Commissioner: Natasha Basso
Commissioner: Mallorie Fenrich
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.

Item 2.1: Posting of the Agenda. The Agenda for the December 21, 2021 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 December 16, 2021.

Item 2.2: Approval of the December 21, 2021 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 and 3.2 was published on December 8, 2021 in the Riverbank News.

Item 3.1: Architecture and Site Plan Review 07-2021 / File #21-0031 – One Church.

The Project consists of the Architecture and Site Plan Review of an atrium and prayer room addition of approximately 1,910 square feet to an existing church. The project is located at 6101 Oakdale Road (APN 074-006-012). This Architecture and Site Plan Review was analyzed pursuant to the California Environmental Quality Act (CEQA). Per Section 15332 (a-e), Class 32 In-Fill Development Projects, the Project is categorically exempt.

Recommendation: Approve Resolution 2021-019 to approve the Architecture and Site Plan Review.

1st _____ 2nd _____

Item 3.2: Conditional Use Permit 02-2021 / Dept. File #21-0026 – Latin Freeze. The applicant submitted a Conditional Use Permit application for a proposed ice cream food processing business. The project is located at 6212 Roselle Avenue (APN 132-039-015) within an existing building with no planned expansion of the facility. The project is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Recommendation: Approve Resolution 2021-020 to approve the Conditional Use Permit.

1st _____ 2nd _____

5. PLANNING COMMISSION COMMENTS

None.

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

None.

7. STAFF COMMENTS (Information Only – No Action)

None.

8. ADJOURNMENT Next Regular Planning Commission meeting – January 18, 2022 @ 6:00 pm

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 16th day of December, 2021
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<i>/s/ Gabriel Salazar, Associate Planner, City of Riverbank</i>
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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. (Exception: When a State statute requires that at a public hearing that includes a substantial number of the population that are not able to speak or understand English, the City should provide interpreters. This determination is left at the discretion of the City.)

GENERAL INFORMATION

MEETING SCHEDULE: The 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 open to the public Monday through Thursday, 7:30 am – 5:30 pm.

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

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 immediately made available for public inspection at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, CA, during normal business hours and posted on the City's Planning Commission agenda webpage <http://www.riverbank.org/agendacenter>.



PUBLIC PARTICIPATION PROCEDURES FOR THE PLANNING COMMISSION MEETINGS HELD IN A IN CONFORMANCE WITH THE BROWN ACT AS AMENDED BY SB 361

PUBLIC “LIVE” VIEWING

- Charter Government Channel – 2
- AT&T U-VERSE Government Channel – 99
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS

Written Comments via Mail Service: Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367. (Must be received **by 4:00 p.m.** on the day of the meeting. To ensure receipt call the Manager at (209) 863-7124.)

Written Comments via Email to cityclerk@riverbank.org:

- Written comments must be received **by 4:00 p.m.** on the day of the meeting (Indicate Agenda Item # in the ***subject line***.) Comments received will not be read aloud at the meeting, however, will be made part of the record and distributed to the Planning Commission prior to consideration of the matter.
- Technology is not a 100% proven communication tool; therefore, you are asked to call the Planning and Building Manager at (209) 863-7124 to verify receipt of your comments.

Join via ZOOM Platform:

- **Learn about using ZOOM** - Visit <https://support.zoom.us/hc/en-us/categories/201146643>
- 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/82394274803>
 - Join by accessing website: <https://zoom.us/join>
 - **Webinar ID: 823-9427-4803**
 - Join by telephone: **1 669 900 9128 or 1 346 248 7799, plus webinar ID**

ORAL COMMENTS VIA ZOOM: The Chair will announce when public comments may be made for the agenda item being considered, 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** – press ***9** to “raise the hand”.
 - Once you confirm that you want to be unmuted, your 3 minutes will begin for you to make your comments.

ORAL COMMENTS IN-PERSON: The Chair will ask the audience if anyone wishes to comment, at that time you may approach the podium.



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: December 8, 2021	TO LEGAL: December 1, 2021
DEPT.: Planning	Riverbank News

NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Riverbank will conduct a **hybrid** Commission meeting, and hold a public hearing on **Tuesday, December 21, 2021 at 6:00 p.m.** or soon thereafter as practical via the Zoom virtual platform and in-person attendance in the City Council Chambers at 6707 Third Street, Suite B, Riverbank, CA. This meeting will be held in accordance with the Brown Act amendment (AB 361) in regards to teleconference/virtual public meeting requirements, the Governor's "reopening" orders, and the recent California Department of Public Health COVID orders (all of which are subject to change before the meeting date). This public hearing is to consider the following matters:

Architecture and Site Plan Review 07-2021 / File #21-0031 – One Church. The Project consists of the Architecture and Site Plan Review of an atrium and prayer room addition of approximately 1,910 square feet to an existing church. The project is located at 6101 Oakdale Road (APN 074-006-012). This Architecture and Site Plan Review was analyzed pursuant to the California Environmental Quality Act (CEQA). Per Section 15332 (a-e), Class 32 In-Fill Development Projects, the Project is categorically exempt.

Conditional Use Permit 02-2021 / Dept. File #21-0026 – Latin Freeze. The applicant submitted a Conditional Use Permit application for a proposed ice cream food processing business. The project is located at 6212 Roselle Avenue (APN 132-039-015) within an existing building with no planned expansion of the facility. The project is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the "Common Sense Exemption" that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Planning Commission (Hybrid) Meeting
December 21st, 2021 at 6:00 pm
City Hall Council Chambers - 6707 Third St., Suite B - Riverbank, California

REPORT AVAILABILITY: Public materials pertaining to the presentation of the subject matter are made available as part of the agenda packet at <http://www.riverbank.org/AgendaCenter> upon distribution to a majority of the Planning Commission, (72 hours prior to the meeting), and may be viewed at the City Clerk's Office, 6707 Third St., Suite A, Riverbank, during normal business hours.

ALL INTERESTED PERSONS are invited to participate in this public meeting to express views or submit evidence for or against the subject matter being considered. Comments are not accepted via telephone. The following submission of comments are accepted for the record.

Written Comments Prior to the Meeting. Written comments may be delivered in-person to the City of Riverbank, City Clerk's Office, 6707 Third St., Suite A, Riverbank, 95367. Written comments submitted via email to dkenney@riverbank.org or via Mail Delivery Service requires a follow up phone call to (209) 863-7124 for verification of receipt by staff. All written comments must be received by the City Clerk **no later than 4:00 p.m. on the day of the meeting.** Comments received by the deadline will be distributed to the Planning Commission for consideration and will be made part of the official record, but will not be read aloud during the meeting.

Oral Comments Via ZOOM or In-Person During the Meeting. Oral comments may be made at the time the Mayor officially opens the hearing for public comment and in the order as called upon by the Mayor. Via In-Person: Public attendees in the Council Chambers may approach the podium upon the Mayor's request to do so. Via Zoom: <https://us02web.zoom.us/j/82394274803>. The public participation and comment procedures are provided *on the last page of the agenda* that is posted (72) hours prior to the meeting at <http://www.riverbank.org/AgendaCenter>.

TECHNICAL DIFFICULTIES: In accordance with the amended Brown Act, if there is disruption of the meeting broadcast, or in the ability to take call-in or internet based public comment during the conduct of the meeting, the Planning Commission will recess until the issue is resolved, or may adjourn the remainder of the agenda business to a stated time and place, which allows the current meeting to be continued.

ADA COMPLIANCE: In accordance with ADA, every effort will be made to accommodate any person requiring special assistance to participate in the meeting. Contact the City Clerk at (209) 863-7198 or cityclerk@riverbank.org at least (48) hours prior to the meeting.

Questions regarding the proposed subject matter may be made to Planning and Building Manager Donna Kenney at (209) 863-7124 or email dkenney@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or by call the Administration Dept. at (209) 863-7122 **prior to 5:00 p.m. on the day of the meeting.**

Published this 8th day of December 2021.

/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 8 th of December 2021. /s/Gabriel R. Salazar, Associate Planner, Riverbank, CA

For official use only:

Posted: 12/8/2021	Published: 12/8/2021	Remove: 12/22/2021
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**PUBLIC NOTICE
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CITY OF RIVERBANK PLANNING
COMMISSION**

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Dated this 8th of December 2021.

/s/Gabriel R. Salazar, Associate Planner,
Riverbank, CA

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Published this 8th day of December 2021.

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

Dec. 8, 2021

RN#21-094

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 3.1 December 21, 2021

APPLICATION: **Project Description: Architecture & Site Plan Review 07-2021 (Master File No. 21-0031) – One Church Assemblies of God. Shelia M. Annis and David McKay, applicants and Kyle Bethke, owner.** The Project consists of the Architecture and Site Plan Review of an atrium and prayer room addition of approximately 1,910 square feet to an existing church. The project has been analyzed pursuant to the California Environmental Quality Act (CEQA) and per section 15332 (a-e), Class 32 In-Fill Development Projects, is considered categorically exempt.

PROJECT LOCATION: 6101 Oakdale Road (APN: 074-006-012)

OWNER: Kyle Bethke
2361 Scenic Dr.
Modesto, CA 95355

APPLICANT REPRESENTATIVE: Shelia M. Annis
2361 Scenic Dr.
Modesto, CA 95355

GENERAL PLAN: Lower Density Residential (LDR)

ZONING: General Commercial (C-2)

ENVIRONMENTAL DETERMINATION: The project has been analyzed pursuant to the California Environmental Quality Act (CEQA) and per section 15332 (a-e), Class 32 In-Fill Development Projects, is considered categorically exempt.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Approve Architecture and Site Plan Review 07-2021 subject to the conditions in attached Resolution 2021-019.

ACRONYMS:

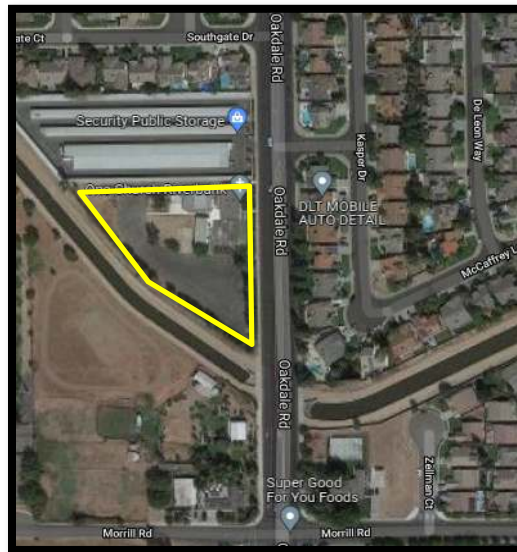
CEQA – California Environmental Quality Act

I. EXECUTIVE SUMMARY:

The applicant proposes to expand an existing church of approximately 3,200 square feet by increasing its size by approximately 1,910 square feet for a new prayer room and atrium structure. The expansion will include a metal siding consistent with the existing church along with a stone veneer to enhance its appearance.

II. BACKGROUND & PROJECT INFORMATION:

The project site, 6101 Oakdale Road, is located on a triangular-shaped lot on the western side of Oakdale Road, north of Morrill Road and south of Patterson Road. The subject site size, outlined in yellow, is approximately 2.1 acres and the home of One Church Assemblies of God. There are three buildings on the existing site: the existing church, approximately 3,200 square feet, the newer classroom building, approximately 2,400 square feet, and the existing children's building, approximately 1,440 square feet. The expansion is only to the existing church. The proposed modification allows for church members to have a private enclosed prayer room and an atrium/patio area to congregate following church services.



The project site is surrounded by Security Public Storage and residential homes to the north; residential homes across Oakdale Road to the east; farmland, the Modesto Irrigation District canal, and the Riverbank Sports Complex to the west; and the Dadesho final parcel map and Crossroads West future housing to the south. The proposed use and

current use for a church, is permitted by right in the General Commercial (C-2) zoning district.

Previous Approvals:

- On June 17, 1997, the Planning Commission approved Rezone Application 03-07 to amend PD-19 and allow for the development of a 3,344 square foot worship hall/multi-purpose room, Sunday school classrooms and administrative offices.
- On October 16, 2018, the Planning Commission approved Resolution 2018-006 for the approval of Architecture and Site Plan Review No. 02-2018 for an approximately 2,400 square foot modular classroom building.

III. ANALYSIS:

A. Site Design

The proposed site plan (Exhibit A) shows a triangular-shaped parcel bounded by a block wall to the north, a canal and trees to the west and south, and landscaping along Oakdale Road to the east. There will be no alteration to the subject site with the exception of the church's facade.

B. Building Design

The proposed structure will modify an existing church building of approximately 3,200 square feet. An atrium area (approximately 1,549 square feet) and prayer room (approximately 361 square feet) are proposed to be integrated to the existing church. The floor plan (Exhibit B) features the church and sanctuary area, storage room, platform area, ready room, and restrooms. The prayer room is proposed along the southeast portion of the church, adjacent to the men's restroom. The atrium will be located at the south exit of the church and partially occupy a concrete patio area.

The new atrium and prayer room will have a grey metal exterior finish consistent with the existing sanctuary (Exhibit C). There will also be brick wainscoting along the base of the building to provide an aesthetically appealing feature. There will be large windows along the east and west elevations and a large glass area above the south elevation entrance. The use of glass and transparent features will disrupt the length of plain siding and enhance the appearance of the exterior of the building.

C. Parking and Traffic

The church service hours are Sundays at 9:00 a.m. and 10:45 a.m. and there are small group meetings during the week.

There are currently 37 parking spaces on site, including 3 handicap accessible spaces. The applicant is not proposing to add any additional parking spaces at this time. The atrium will not increase the need for seating within the church, but allow church members more space and movement in order to spread out and social distance.

D. Signage

Signage is reviewed under a separate permit and no signage is currently proposed.

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 2.3: The City will require appropriate signage and traffic control devices to safely accommodate pedestrians, bicyclists, and vehicular traffic. *The site currently contains an existing parking lot with appropriate signage and traffic control devices.*
2. Policy Design 8.3: The City will require the use of durable, high quality building materials to lower maintenance and replacement need and ensure the aesthetic appeal of new development and rehabilitation. *Aesthetically, the proposed structure matches and enhances the appearance of existing structures through the use of glass windows, brick veneer, and a copper roof.*
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 existing sidewalks to the structure from Oakdale Road and the parking lot meet City standards and this policy.*
4. Policy Design 10.7: The City will require a strong pedestrian orientation through the design of buildings, streets and sidewalks in commercial and mixed-use projects. The City will encourage construction of continuous building facades with attractive window treatments and minimal, or no, setback distance from sidewalks. *The proposed atrium and prayer room structure will have large glass windows which enhance the visual appearance of the existing buildings and make it pleasant for pedestrians.*
5. Policy Design 10.13: The City will require connectivity between public spaces and semi-public spaces of private land. *The proposed atrium and prayer room structure will provide safe access to surrounding structures on the property.*

V. PUBLIC NOTICE:

Riverbank Planning Commission
Staff Report 3.1
Meeting of December 21, 2021
Page 4 of 5

The Planning Commission public hearing notice was published in the Riverbank News on December 8th, 2021 and posted at City Hall North, South, Post Office and Community Center on December 6th. It was published on the City website on December 9th. In addition, the Applicant posted a Notice of Development Permit Application at 6101 Oakdale Road on Thursday, December 9th. Also, 37 public notice mailers were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on Friday, December 3rd. At the time of the writing of this Staff Report (December 16, 2021), 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:

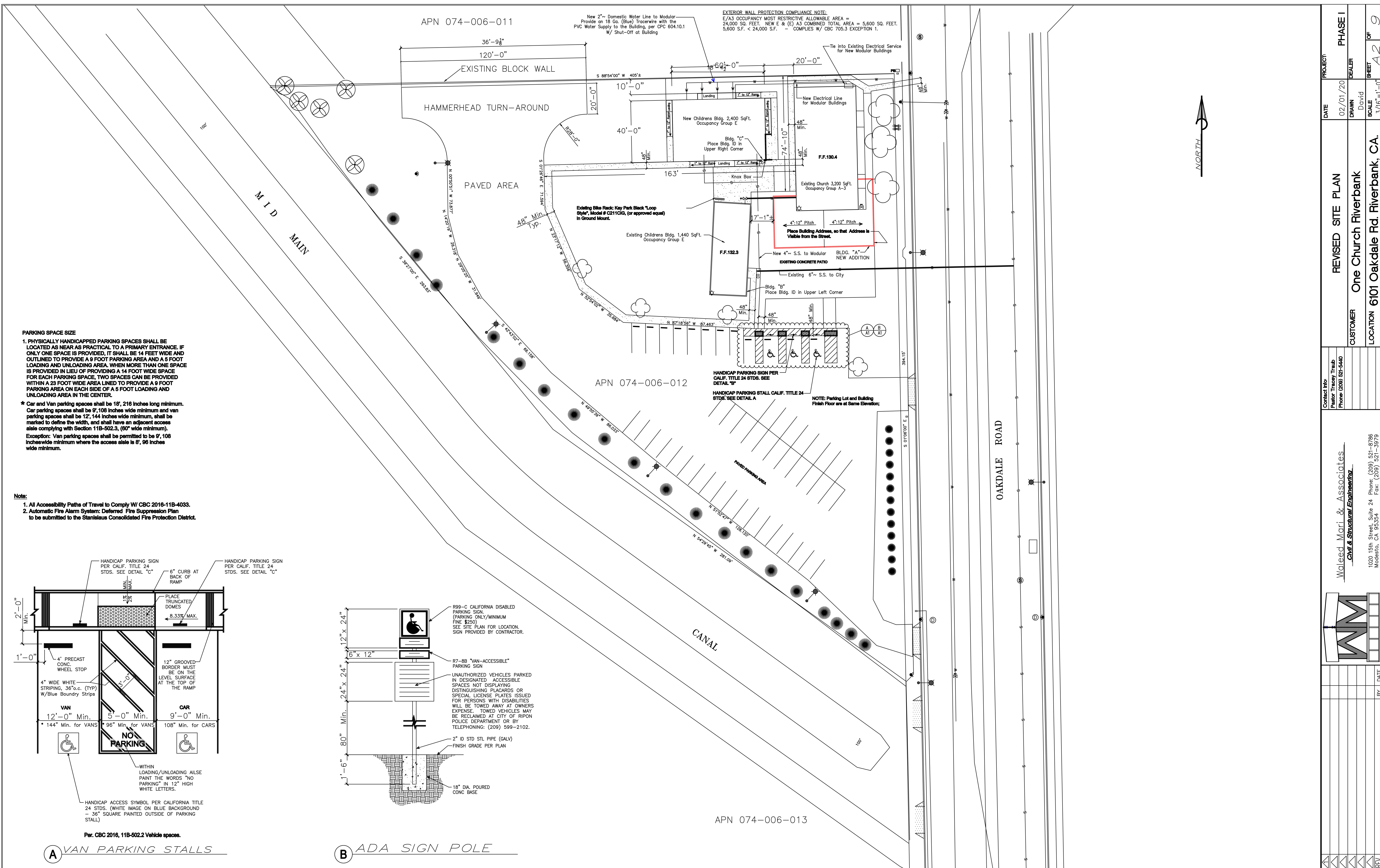
The proposed project is an infill project that will result in the expansion of an existing 3,200 square foot church. The proposed project will provide a small prayer room for intimate reflection and an atrium space for socializing after church services. The proposed addition will be 1,910 square feet and includes architectural enhancements that will make the project appealing. The proposed project meets the requirements of the zoning district and is consistent with the General Plan. For these reasons, staff recommends the approval of Architecture and Site Plan Review 07-2021 subject to the conditions in attached Resolution 2021-019.

VII. ATTACHMENTS:

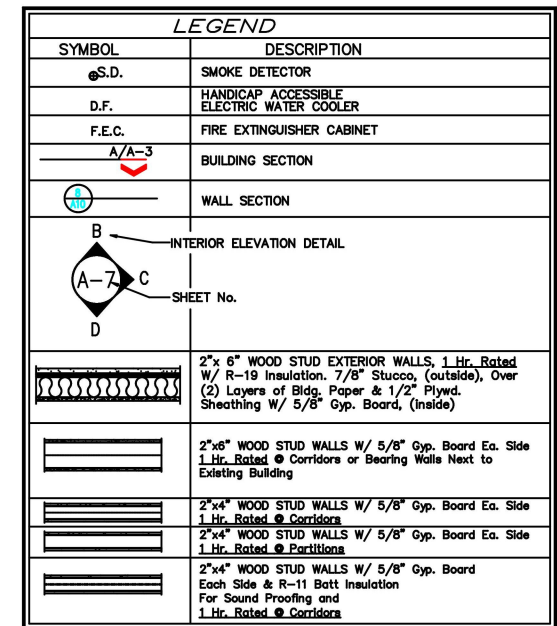
1. Planning Commission Resolution No. 2021-019
2. Exhibit A – Existing and Proposed Site Plan
3. Exhibit B – Floor Plan
4. Exhibit C – Elevations

Respectfully Submitted By:

Gabriel R. Salazar
Associate Planner



NORTH



ALL DRAPES, HANGINGS, CURTAIN AND OTHER DECORATIONS SHALL BE NON-COMBUSTIBLE OR TREATED WITH A FLAME RETARDANT.

NOTE: FIRE BLOCK ALL CONCEALED SPACES,
(Vertical & Horizontal), @ 10'-0" Max. PER "CBC-708.2.1"

FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALL & CEILINGS SHALL NOT EXCEED THAT SET FORTH IN "CBC 804 TABLES 8-A,B. (eg. Class III Min.)"

GLASS DOORS & PANELS SUBJECT TO IMPACT SHALL BE
"TEMPERED" PER "CBC-2406"

EXIT DOORS SHALL BE OPEN ABLE FROM THE INSIDE
WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

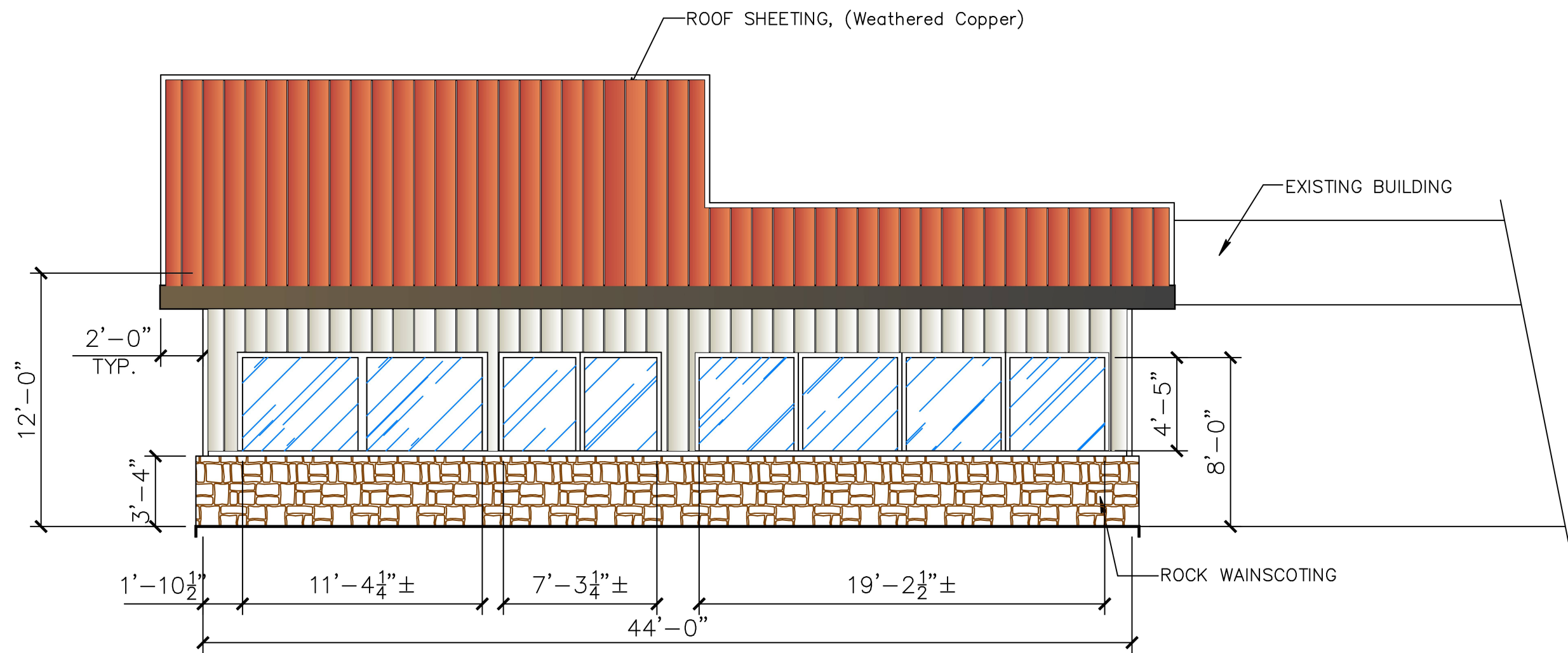
DOOR CLOSERS TO HAVE A MAXIMUM EFFORT TO OPERATE THE DOORS OF 5lbs.
FOR BOTH INTERIOR AND EXTERIOR DOOR CLOSERS PER "CBC 11B-404.2.9
MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS
AND SURFACE BOLTS ARE PROHIBITED. THE UNLATCHING OF ANY
LEAF SHALL NOT REQUIRE MORE THAN ONE MOTION. IF KEY-LOCKING
HARDWARE IS USED, PROVIDE A SIGN ABOVE MAIN ENTRY DOORS
THAT STATES "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

PANIC HARDWARE DEVICES TO BE MOUNTED 34" TO 44" AFF. PER CBC 11B-404.2.7, 11B-309

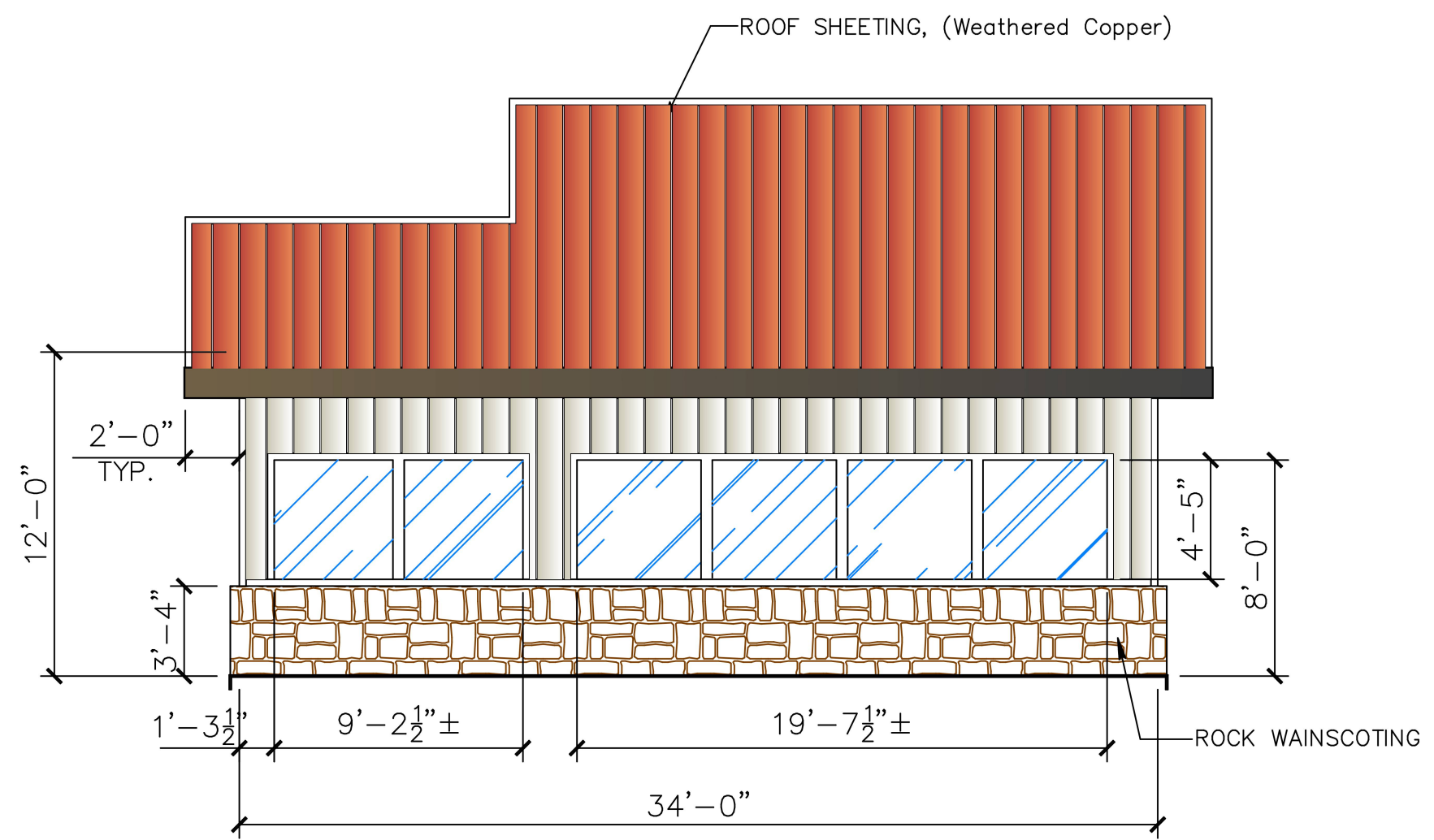
PROVIDE TACTILE EXIT SIGNAGE @ DOORS 101, 102, 103, 107, PER CBC 1011.4

[illegible]

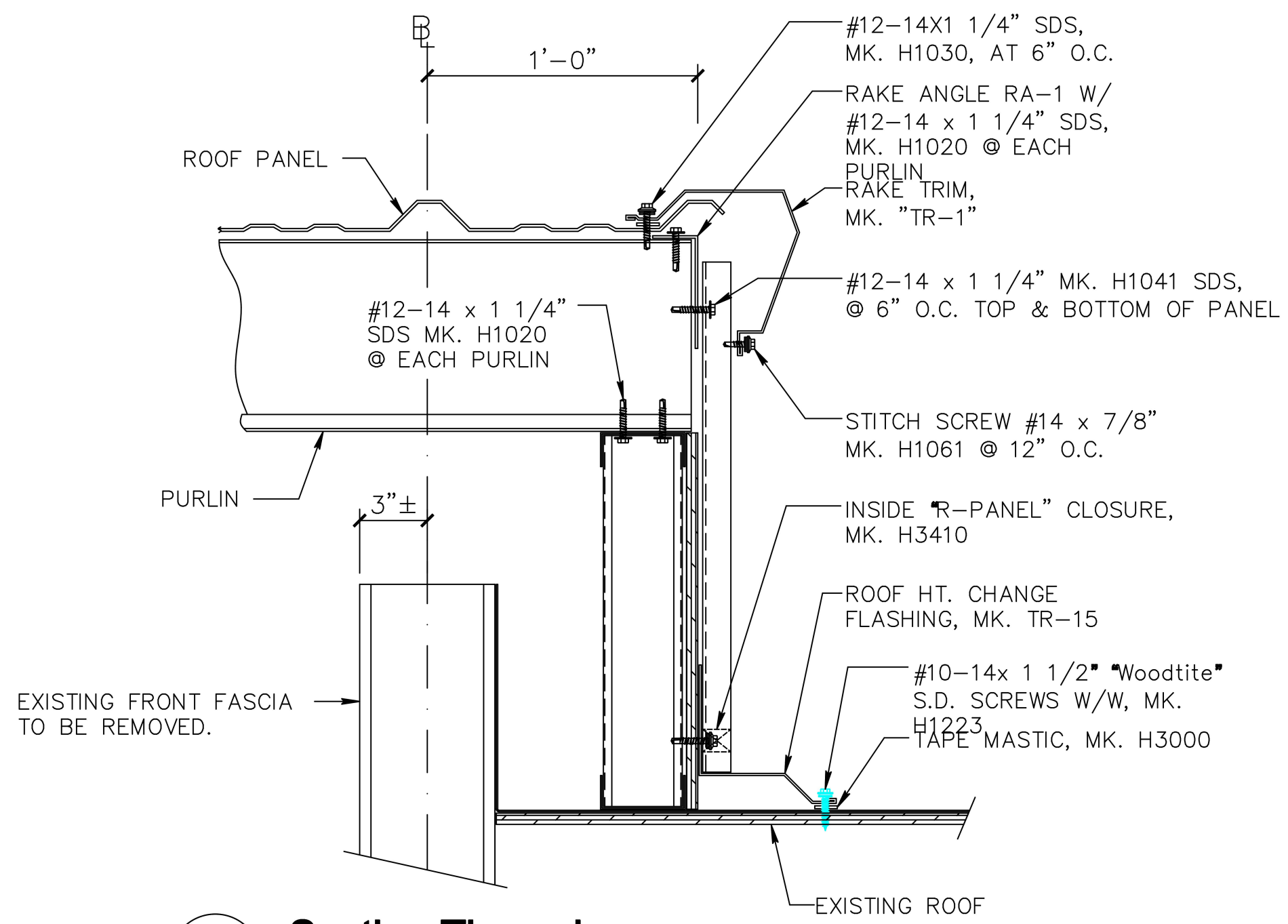
Exhibit C - Elevations



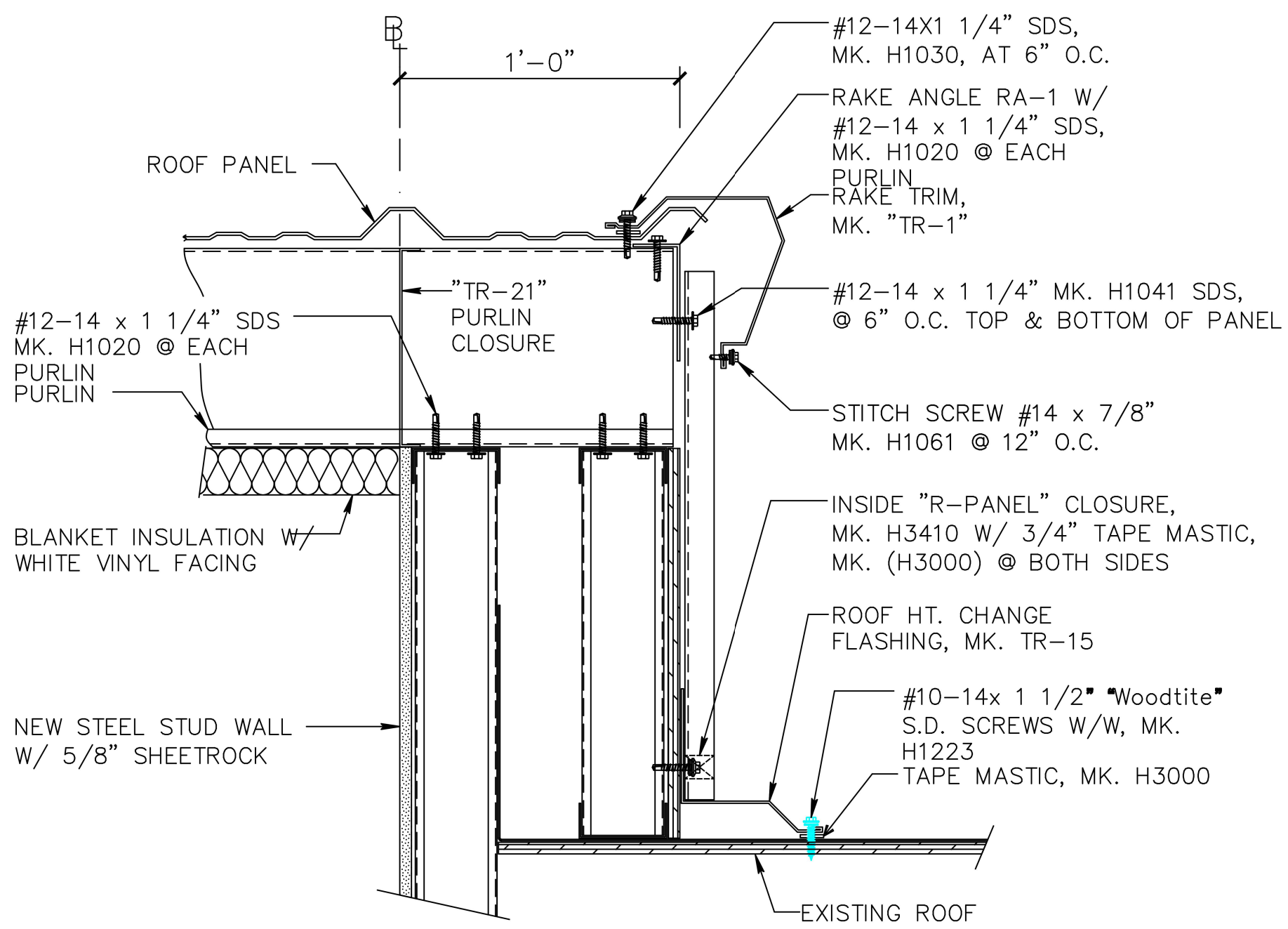
EAST ELEVATION



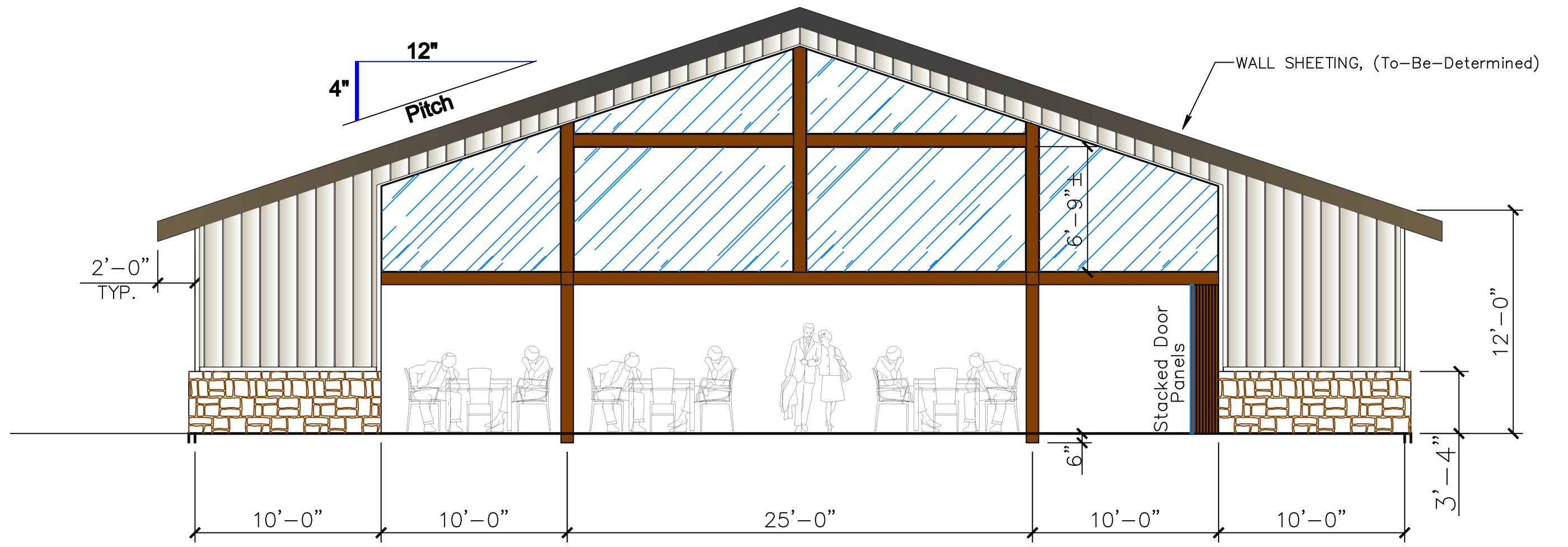
WEST ELEVATION



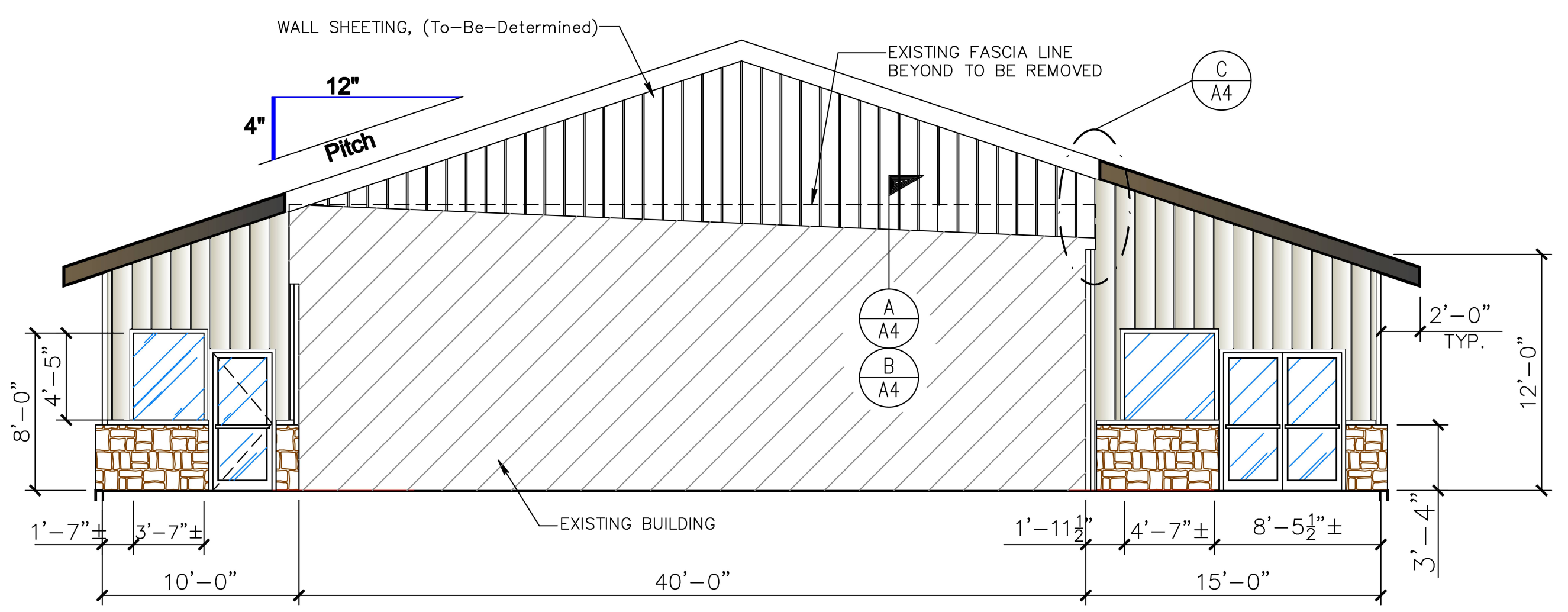
Section Through Existing Front Wall



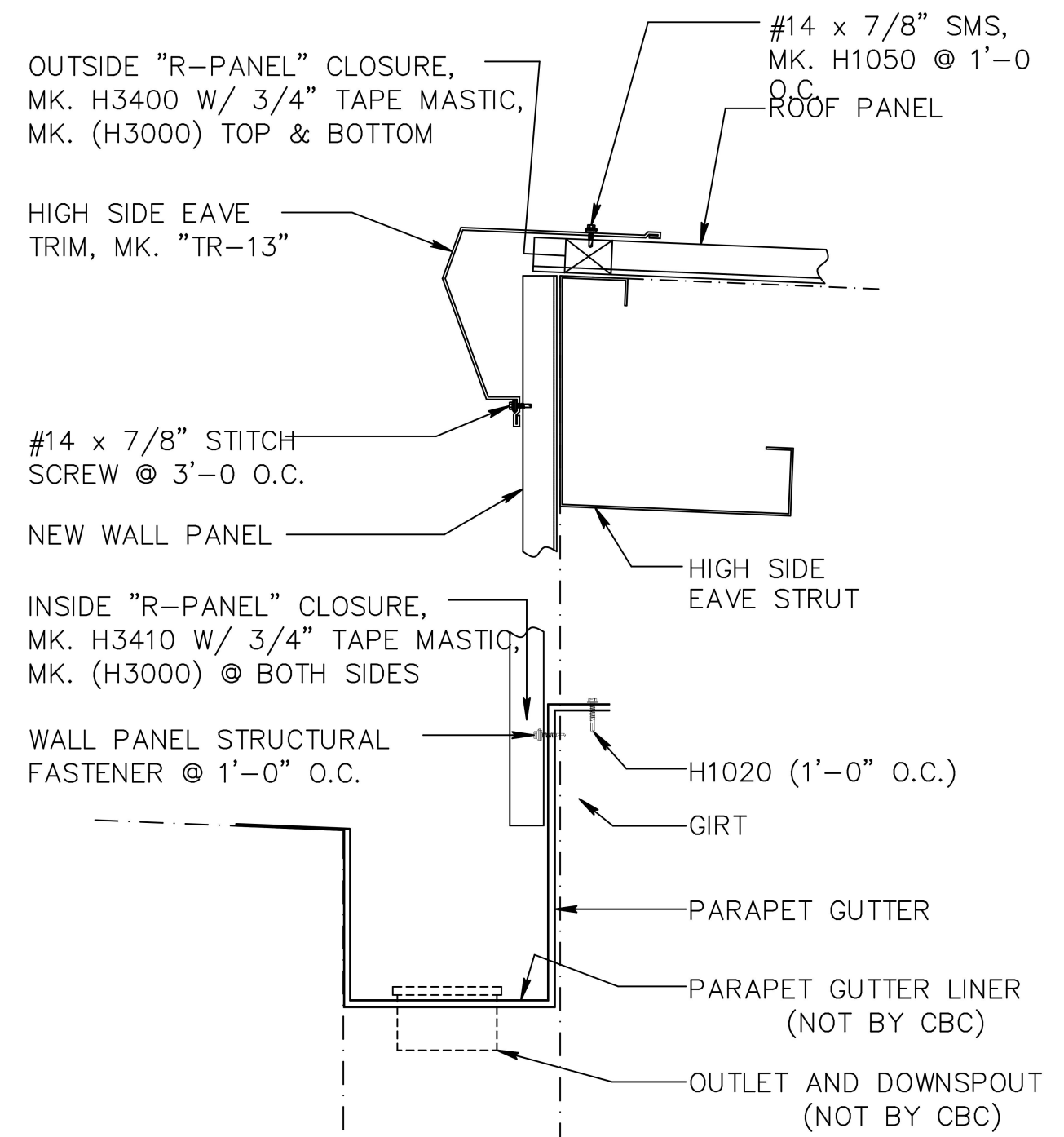
**Front Wall Section
@ New Front Entry Wall**



SOUTH ELEVATION



NOTH ELEVATION



West Wall Parapet Gutter Condition

[illegible]

**City of Riverbank
Planning Commission
Resolution No. 2021-019**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 07-2021
FOR THE ONE CHURCH ATRIUM AND PRAYER ROOM
6101 OAKDALE ROAD (APN 074-006-012)**

WHEREAS, an application has been received from Sheila Annis and David McKay, representatives of One Church, for an Architecture and Site Plan Review application for a new approximately 1,190 square foot atrium and prayer room addition at 6101 Oakdale Road (APN 074-006-012); and

WHEREAS, the Planning Commission held a public hearing on December 21, 2021, to consider Architecture and Site Plan Review 07-2021 and take public comment; and

WHEREAS, the Project has been analyzed pursuant to the California Environmental Quality Act (CEQA) and per section 15332 (a-e), Class 32, In-Fill Development Projects, is considered categorically exempt; 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 and the Downtown Specific Plan; and

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

1. Policy DESIGN 2.3: The City will require appropriate signage and traffic control devices to safely accommodate pedestrian, bicyclists, and vehicular traffic.
2. Policy DESIGN 8.3: The City will require the use of durable, high quality building materials to lower maintenance and replacement need and ensure the aesthetic appeal of new development and rehabilitation.
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 10.7: The City will require a strong pedestrian orientation through the design of buildings, streets and sidewalks in commercial and mixed-use projects. The City will encourage construction of continuous building facades with attractive window treatments and minimal, or no, setback distance from sidewalks.
5. Policy Design 10.13: The City will require connectivity between public spaces and semi-public spaces of private land.

WHEREAS, the request and plans of One Church 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 project; and
2. The applicant shall build the entire project according to the site plans and elevations date stamped November 4, 2021, and on file with the Community Development Department and presented to the Planning Commission as part of this action; and
3. Complete onsite Civil Plans for grading and storm drainage showing elevations are required; and
4. Sidewalks need to conform to ADA standards; and
5. All broken or lifted sidewalks, curbs, and gutters onsite are to be replaced; and
6. A SWWWP for development must be submitted; and
7. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website; and
8. When improvements take place, any Fire Code permits through Stanislaus Consolidated Fire District shall be obtained as required by Title 24 of the California Fire Code; and
9. Any new signage shall be reviewed and approved under a separate permit; and
10. All exterior lighting shall be LED and focused downward on the site.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 07-2021 is hereby approved, subject to those conditions established by Resolution No. 2021-019 and as illustrated in Exhibit "A" Floor Plan and Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 21st of December, 2021; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

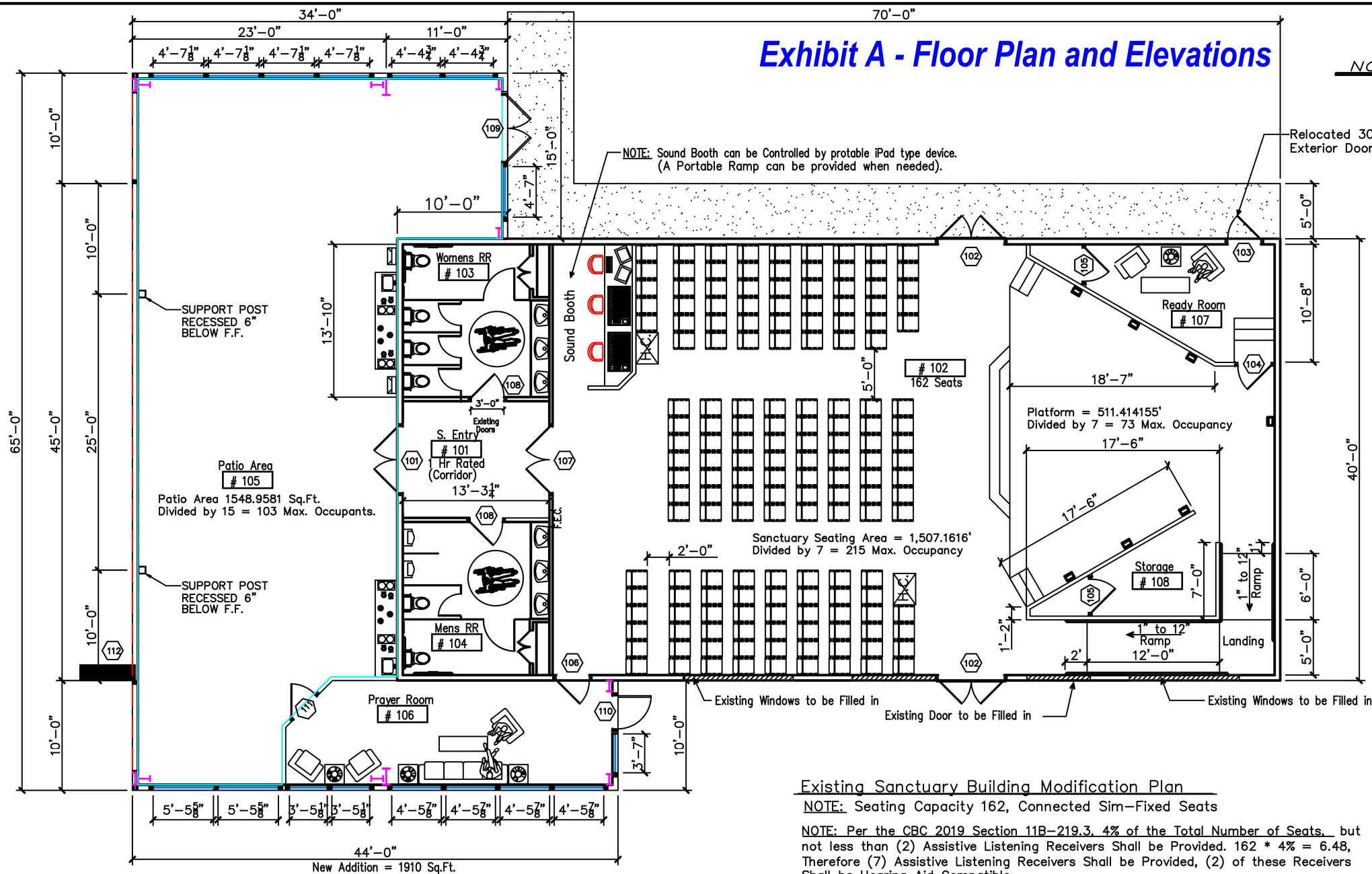
Approved:

Donna M. Kenney,
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

Exhibit A – Floor Plan and Elevations

Exhibit A - Floor Plan and Elevations



LEGEND	
SYMBOL	DESCRIPTION
S.D.	SMOKE DETECTOR
D.F.	HANDICAP ACCESSIBLE ELECTRIC WATER COOLER
F.E.C.	FIRE EXTINGUISHER CABINET
A/A-3	BUILDING SECTION
WALL SECTION	
INTERIOR ELEVATION DETAIL	
SHEET No.	
2"x 6" WOOD STUD EXTERIOR WALLS, 1 Hr. Rated W/ R-19 Insulation, 7/8" Stucco, (outside), Over (2) Layers of Bldg. Paper & 1/2" Plywd. Sheathing W/ 5/8" Gyp. Board, (inside)	
2"x6" WOOD STUD WALLS W/ 5/8" Gyp. Board Ea. Side 1 Hr. Rated @ Corridors or Bearing Walls Next to Existing Building	
2"x4" WOOD STUD WALLS W/ 5/8" Gyp. Board Ea. Side 1 Hr. Rated @ Corridors	
2"x4" WOOD STUD WALLS W/ 5/8" Gyp. Board Ea. Side 1 Hr. Rated @ Partitions	
2"x4" WOOD STUD WALLS W/ 5/8" Gyp. Board Each Side & R-11 Batt Insulation For Sound Proofing and 1 Hr. Rated @ Corridors	

NOTES:

ALL DRAPES, HANGINGS, CURTAIN AND OTHER DECORATIONS SHALL BE NON-COMBUSTIBLE OR TREATED WITH A FLAME RETARDANT.

NOTE: FIRE BLOCK ALL CONCEALED SPACES, (Vertical & Horizontal), @ 10'-0" Max. PER "CBC-708.2.1"

FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALL & CEILINGS SHALL NOT EXCEED THAT SET FORTH IN "CBC 804 TABLES 8-A,B, (eg. Class III Min.)"

GLASS DOORS & PANELS SUBJECT TO IMPACT SHALL BE "TEMPERED" PER "CBC-2406"

NOTE:

EXIT DOORS SHALL BE OPEN ABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

DOOR CLOSERS TO HAVE A MAXIMUM EFFORT TO OPERATE THE DOORS OF 5lbs.

FOR BOTH INTERIOR AND EXTERIOR DOOR CLOSERS PER "CBC 11B-404.2.9"

MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE MOTION. IF KEY-LOCKING HARDWARE IS USED, PROVIDE A SIGN ABOVE MAIN ENTRY DOORS THAT STATES "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

NOTE:

PANIC HARDWARE DEVICES TO BE MOUNTED 34" TO 44" AFF. PER CBC 11B-404.2.7, 11B-309

NOTE:

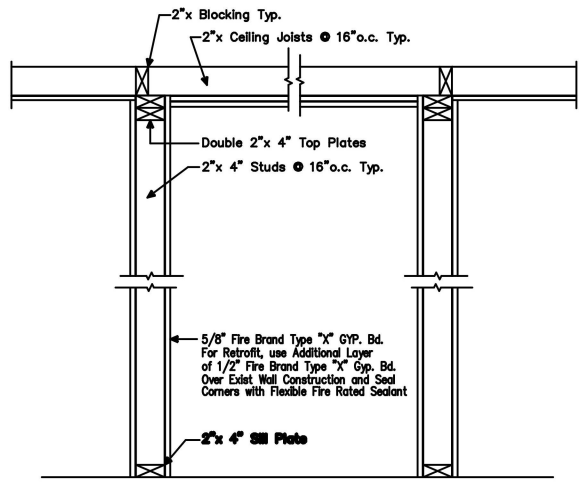
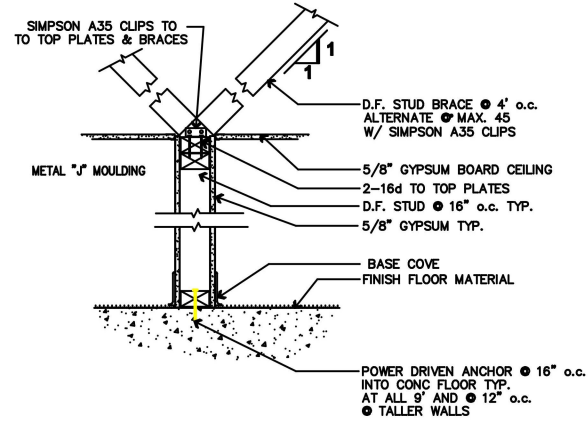
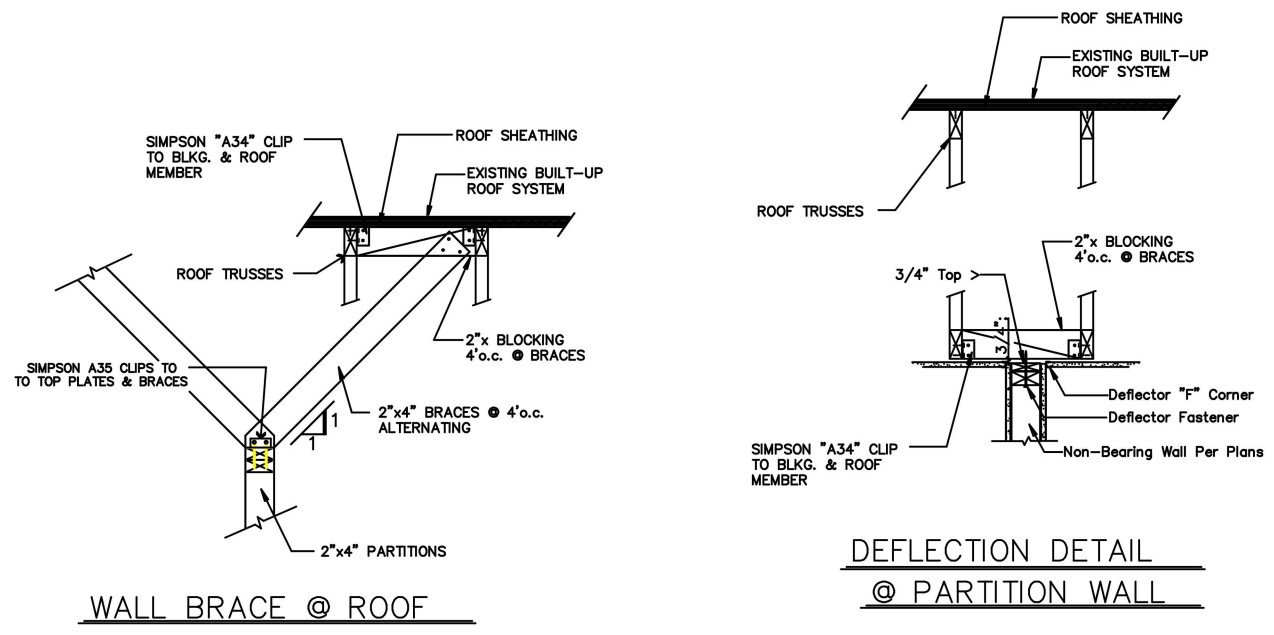
PROVIDE TACTILE EXIT SIGNAGE @ DOORS 101, 102, 103, 107, PER CBC 1011.4

Existing Sanctuary Building Modification Plan

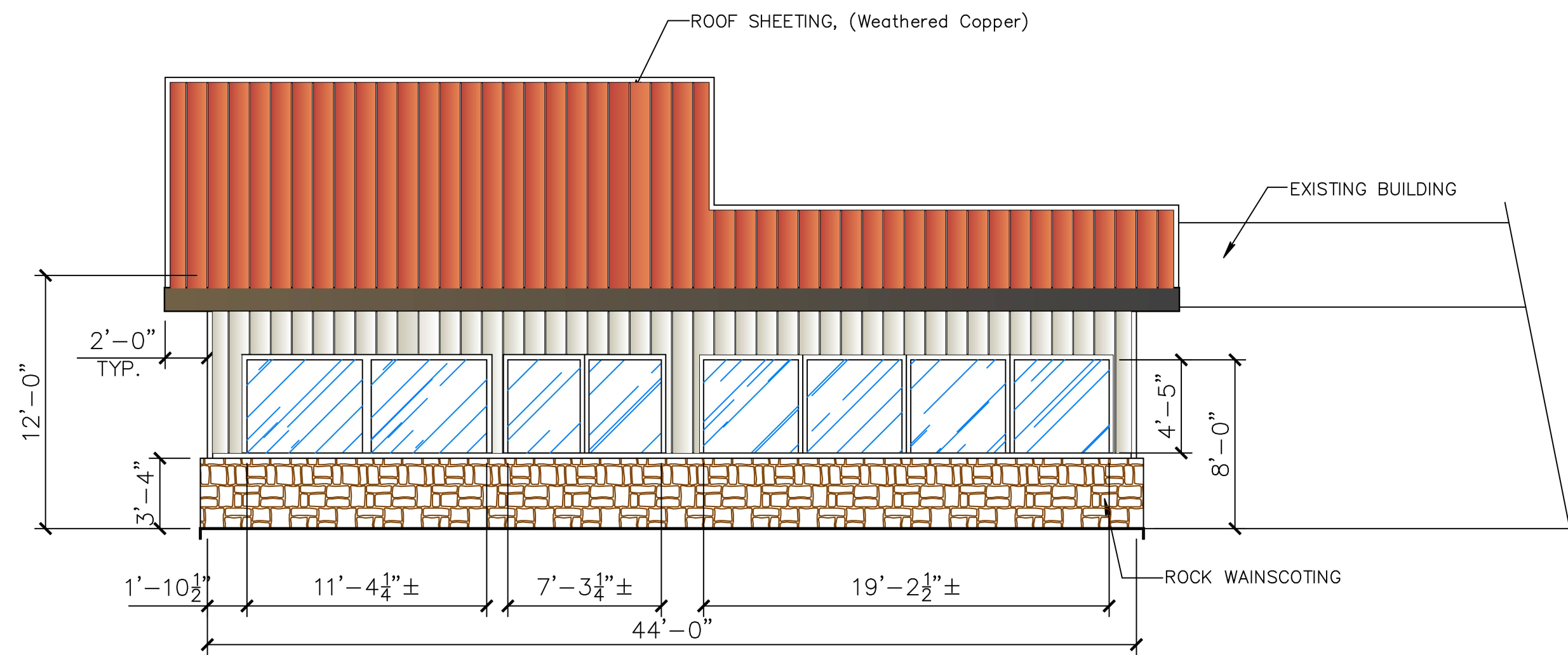
NOTE: Seating Capacity 162, Connected Sim-Fixed Seats

NOTE: Per the CBC 2019 Section 11B-219.3, 4% of the Total Number of Seats, but not less than (2) Assistive Listening Receivers Shall be Provided. $162 \times 4\% = 6.48$, Therefore (7) Assistive Listening Receivers Shall be Provided, (2) of these Receivers Shall be Hearing Aid Compatible.

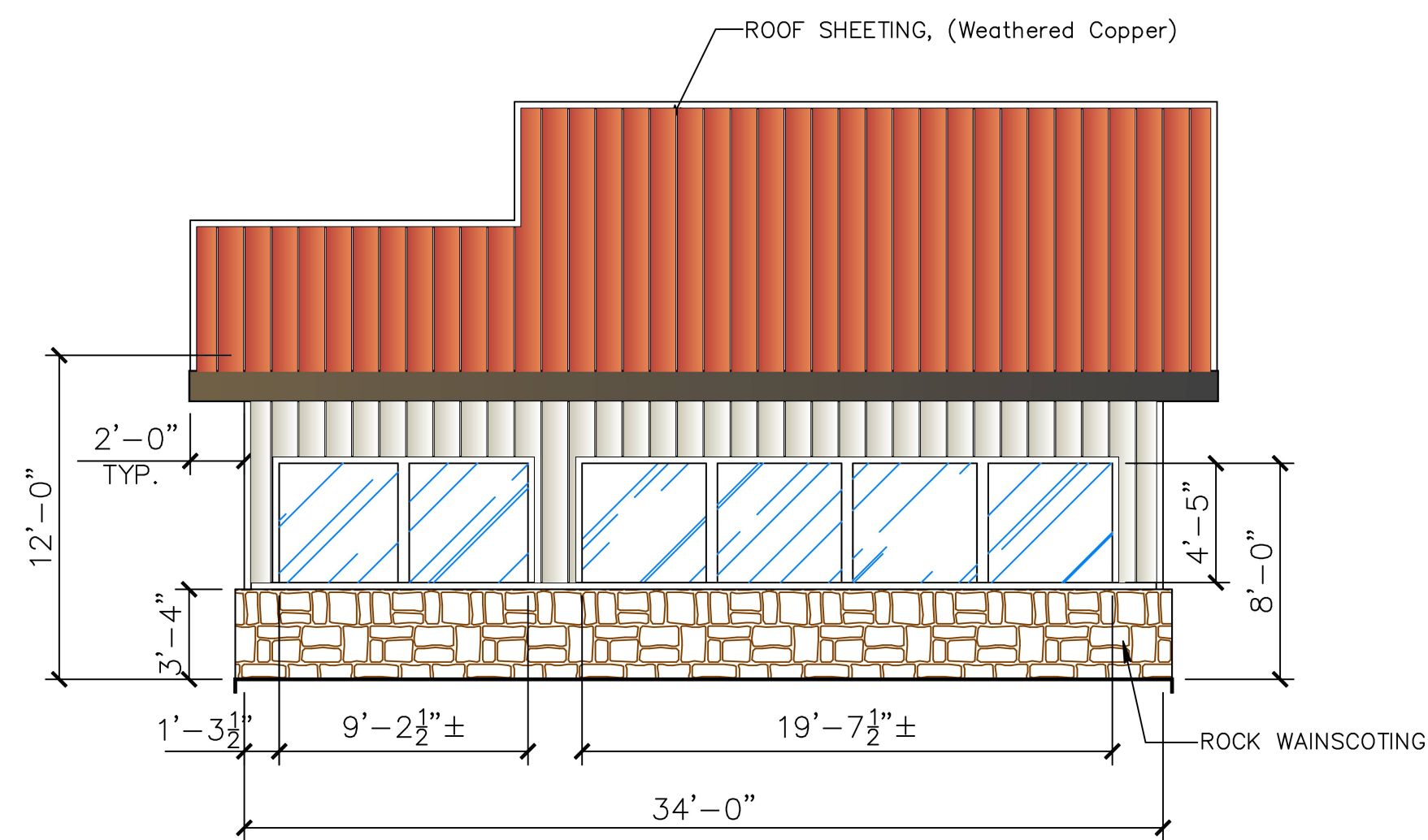
Assisted Listening System to be Peavey 72.1 MHz Unit or Equal.



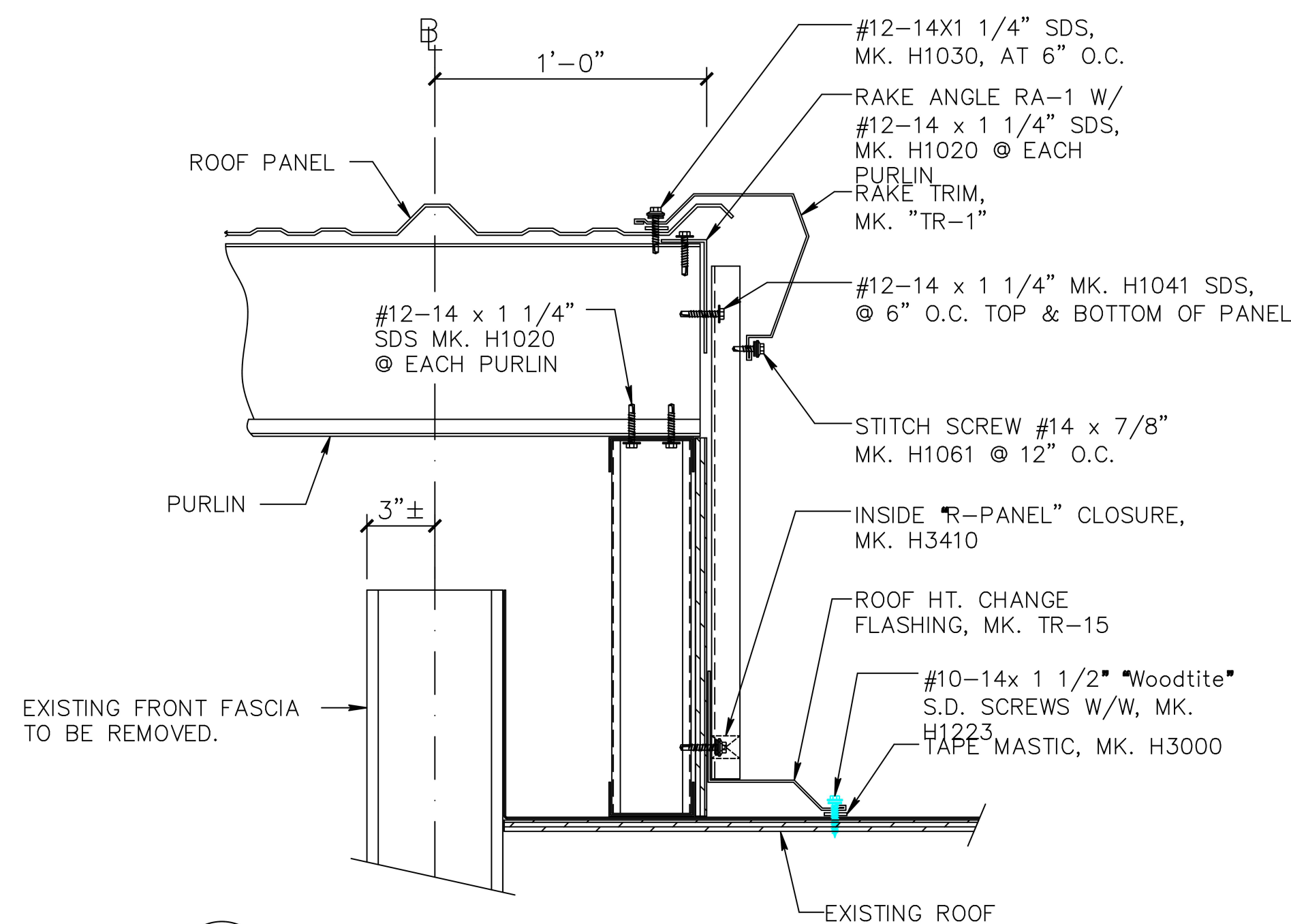
PROJECT	DATE	02/01/20	PHASE I	9
DRAWN	David	SCALE	3/16"=1'-0"	A5
CUSTOMER	One Church Riverbank	LOCATION	6101 Oakdale Rd. Riverbank, CA.	
Contract Info	Project: Trinity Church	Phone: (209) 521-5440		
Waleed Mari & Associates	1020 15th Street, Suite 24	Phone: (209) 521-5796		
CM & Structural Engineering	Modesto, CA 95354	Fax: (209) 521-5799		
DATE	BY			



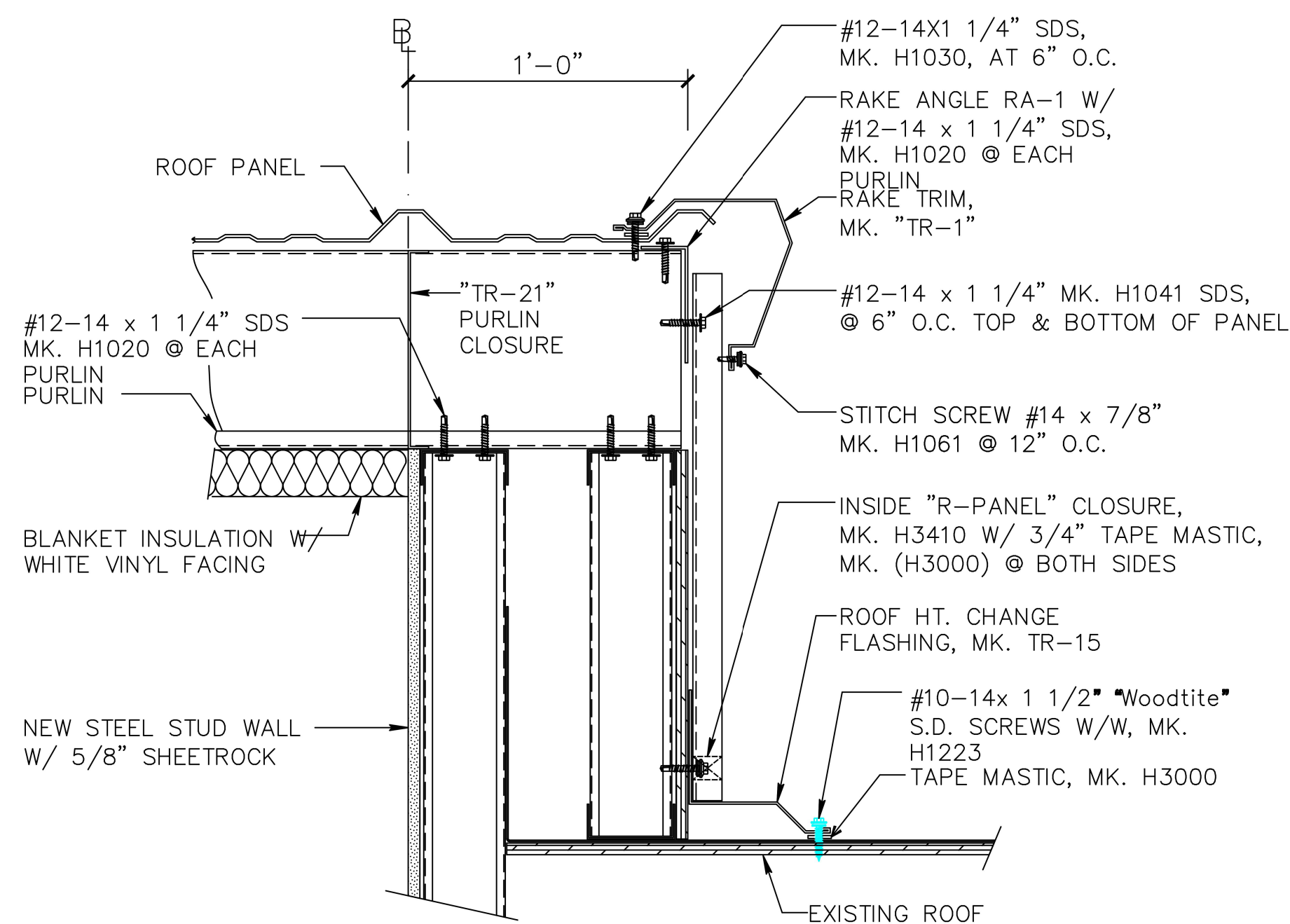
EAST ELEVATION



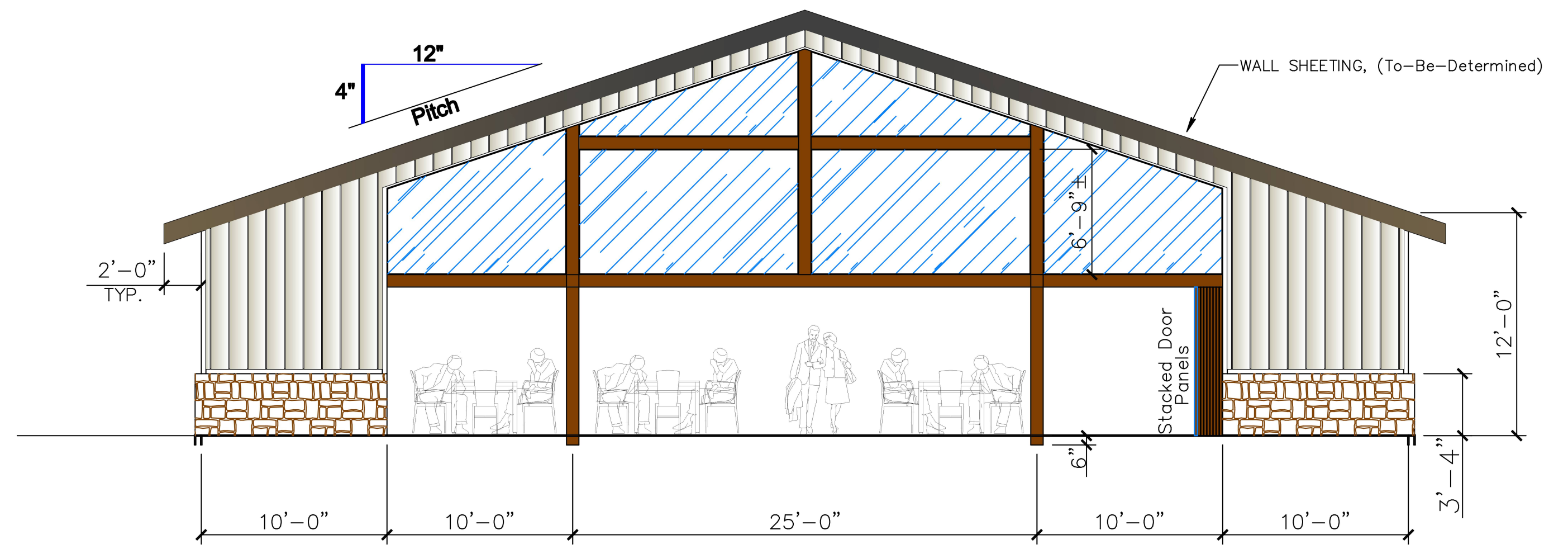
WEST ELEVATION



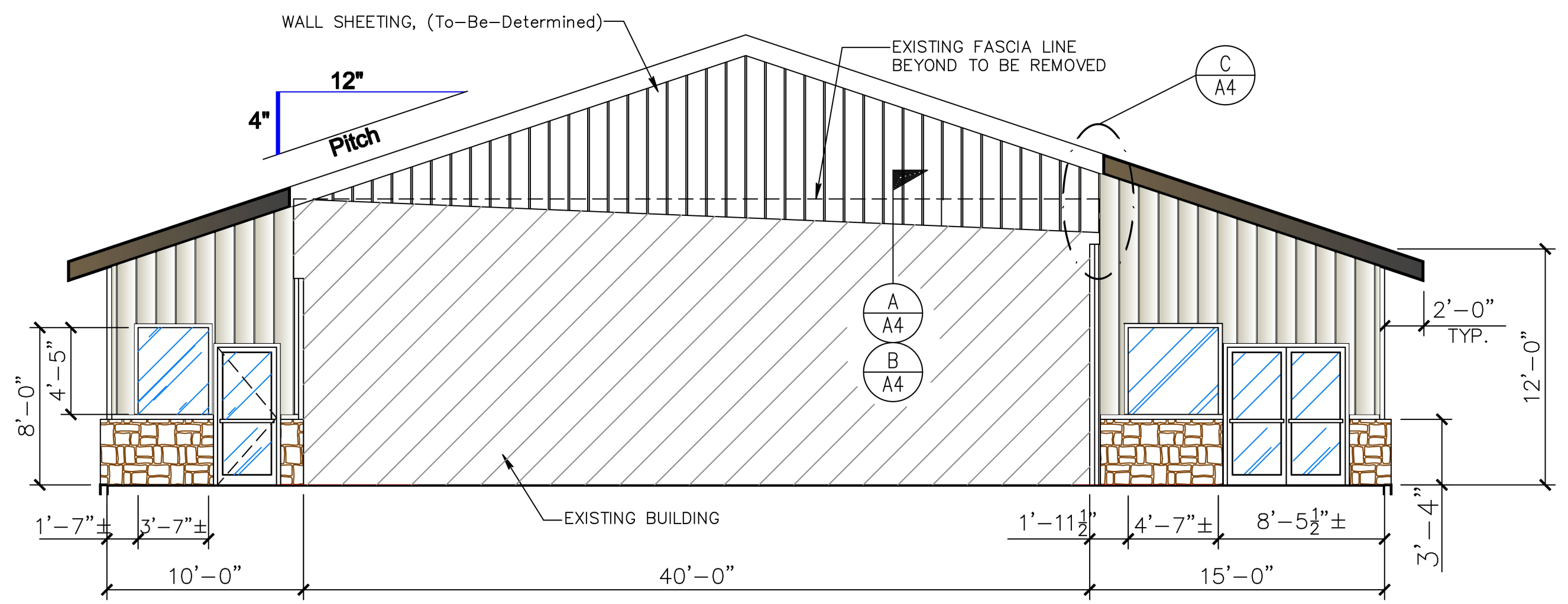
A
A4
Section Through
Existing Front Wall



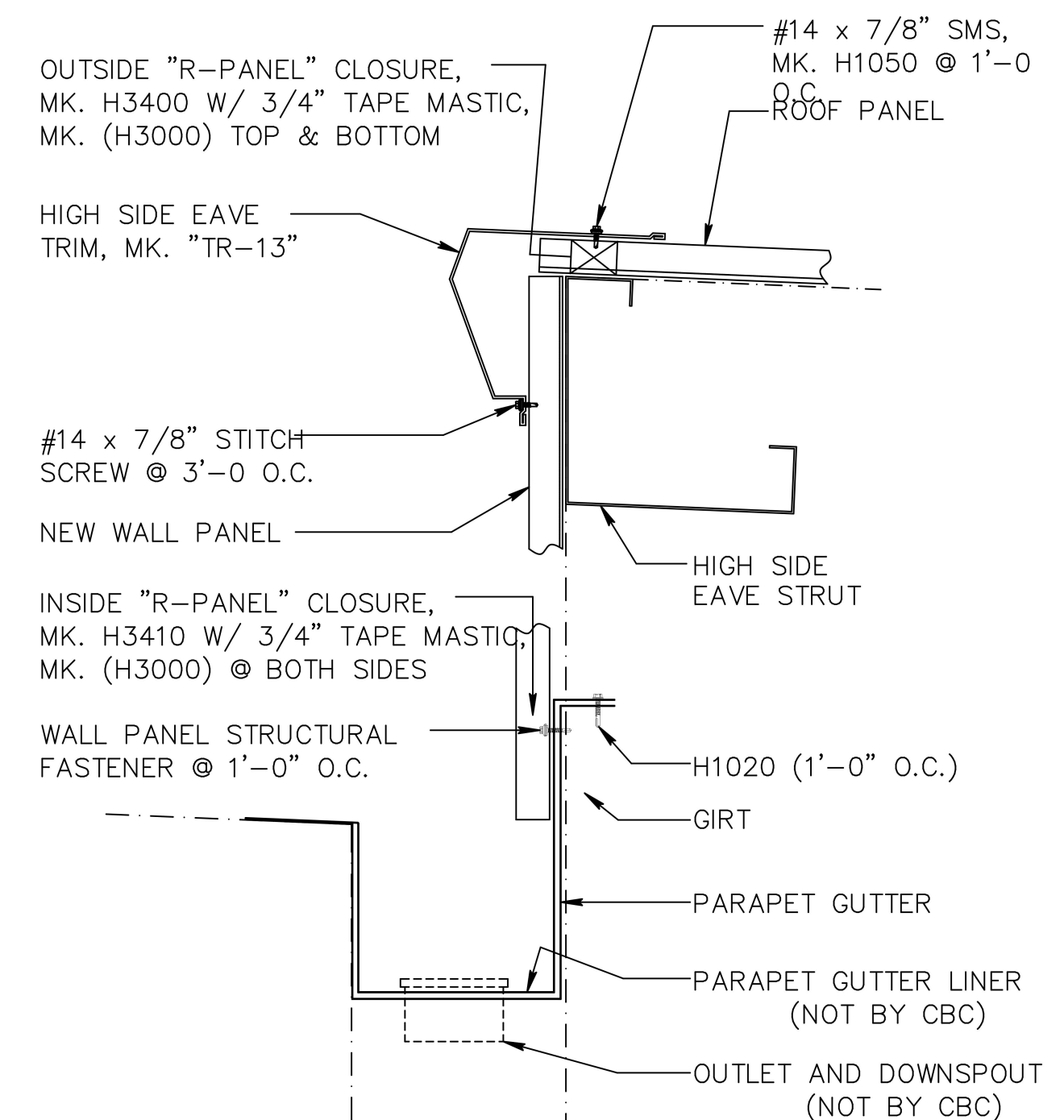
B
A4
Front Wall Section
@ New Front Entry Wall



SOUTH ELEVATION



NOTH ELEVATION



C
A4
West Wall Parapet
Gutter Condition

PROJECT		PHASE I	
DATE	02/01/20	DRAWN	David
DEALER		SCALE	3/16"=1'-0"
EXTERIOR ELEVATIONS		CUSTOMER	
		One Church Riverbank	
		LOCATION	
		6101 Oakdale Rd. Riverbank, CA.	
Contact Info		Waleed Mari & Associates	
Patric Tracy Trub		Civil & Structural Engineering	
Phone (209) 521-5440		1020 15th Street, Suite 24	
		Modesto, CA 95354	
		Phone: (209) 521-5786	
		Fax: (209) 521-3979	
		BY	
		DATE	
		REV	

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 3.2 December 21, 2021

APPLICATION: **Project Description: Conditional Use Permit 02-2021 / (Master File No. 21-0026) – Latin Freeze; Patricia Villalpando, applicant; Edwin Rizo and Cipriano Ivan Rizo, owners.** The applicant submitted a Conditional Use Permit application for a proposed ice cream food processing business. The project is located at 6212 Roselle Avenue (APN 132-039-015) within an existing building with no planned expansion of the facility. The project is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

PROJECT LOCATION: 6212 Roselle Avenue (APN: 132-039-015)

OWNER: Edwin Rizo and Cipriano Ivan Rizzo (RL Riverbank, LLC)
201 S. McClure Road
Modesto, CA 95357

APPLICANT: Patricia Villalpando
6212 Roselle Avenue
Riverbank, CA 95367

GENERAL PLAN: Industrial / Business Park (I/BP)

ZONING: Light Industrial (M-1)

ENVIRONMENTAL DETERMINATION: The project is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA only applies to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Approve Conditional Use Permit No. 02-2021 subject to the conditions in attached Resolution 2021-020.

ACRONYMS: CEQA – California Environmental Quality Act
CUP – Conditional Use Permit
RMC – Riverbank Municipal Code
SF or sf – Square Feet or Foot

I. EXECUTIVE SUMMARY:

The applicant, Latin Freeze, LLC., proposes to use an existing 11,750 square foot building for an ice cream food processing facility. The previous tenant processed raw chicken in this facility. The applicant does not plan to add any square footage to the existing building and plans to use the building in its current state with the exception of internal tenant improvements. With proper conditions, the proposed use is not anticipated to impact neighboring commercial uses nor residential neighbors.

II. BACKGROUND AND ANALYSIS:

The General Plan designation of the site where Latin Freeze is located is Industrial/Business Park (I/BP). The Industrial/Business Park land-use category is where the industrial and more intense uses such as manufacturing, warehousing, and similar uses are permitted. The I/BP areas are mostly along the major roadways such as Patterson Road, Roselle Avenue and along the Burlington Northern Santa Fe railroad line.

The zoning designation of the site is Light Industrial (M-1). Under the RMC Section §153.122, (Q) a Food processing (use) not otherwise listed requires a Conditional Use Permit. The purpose of the CUP is to ensure that any negative impacts for the proposed use are mitigated and to ensure compatibility with the surrounding neighborhood. The proposed use, an ice cream food processing facility is a new business which will provide Mexican style ice cream bars to local grocery stores. The operation will consist of offices, warehousing, production, and a small retail area.

The business owner, Ms. Villalpando, anticipates that there will be 10-12 employees to initiate operations, but hopes to reach 30 employees. The hours of operation proposed are Monday to Friday from 5:00 a.m. to 4:00 p.m. The site contains a total of 30 parking spaces and one of those is a handicapped parking space. There is sufficient parking to accommodate the proposed use. In the past, when the Campfire chicken processing business was in operation, they were able to lease parking spaces from the adjacent business at 6344 Roselle Avenue due to their large number of employees. Ms. Villalpando

has shared with staff that she has spoken to the neighboring business and that the parking lot will be available to accommodate additional parking for her employees should she need it.

III. ENVIRONMENTAL DETERMINATION:

The project will have minimal impact upon the environment and meets all applicable criteria to qualify as categorically exempt from further review under the California Environmental Quality Act (CEQA). The project is exempt according to the CEQA Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

IV. PUBLIC NOTICE:

The Planning Commission public hearing notice was published in the Riverbank News on December 8th, 2021 and posted at City Hall North, South, Post Office and Community Center on December 6th. It was published on the City website on December 9th. In addition, the Applicant posted a Notice of Development Permit Application at 6212 Roselle Avenue on Thursday, December 9th. Also, 26 public notice mailers were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on Friday, December 3rd. At the time of writing this Staff Report (December 16, 2021), 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.

V. RECOMMENDATION:

Find that the project is categorically exempt under CEQA Article 5 §15061(b)(3) by the “Common Sense Exemption” and approve the Conditional Use Permit pursuant to the performance standards and conditions contained in attached Resolution 2021-020

VI. ATTACHMENTS:

1. Planning Commission Resolution No. 2021-020
2. Exhibit A – Site Plan
3. Exhibit B – Equipment Floor Plan

Respectfully Submitted By:

Gabriel R. Salazar
Associate Planner

Riverbank Planning Commission
Staff Report 3.2
Meeting of December 21, 2021
Page 3 of 3

CONDITIONAL USE DESIGN LATIN FREEZE

6212 ROSELLE AVE.
RIVERBANK, CA 95367

PROJECT DATA:

PROJECT LOCATION:
APN: 132-039-015
ADDRESS: 6212 ROSELLE AVE.,
RIVERBANK, CA 95367

SCOPE OF WORK:
PLANS FOR CONDITIONAL USE PERMIT

GOVERNING AGENCY:
CITY OF RIVERBANK
4707 3RD ST.
RIVERBANK, CA 95367

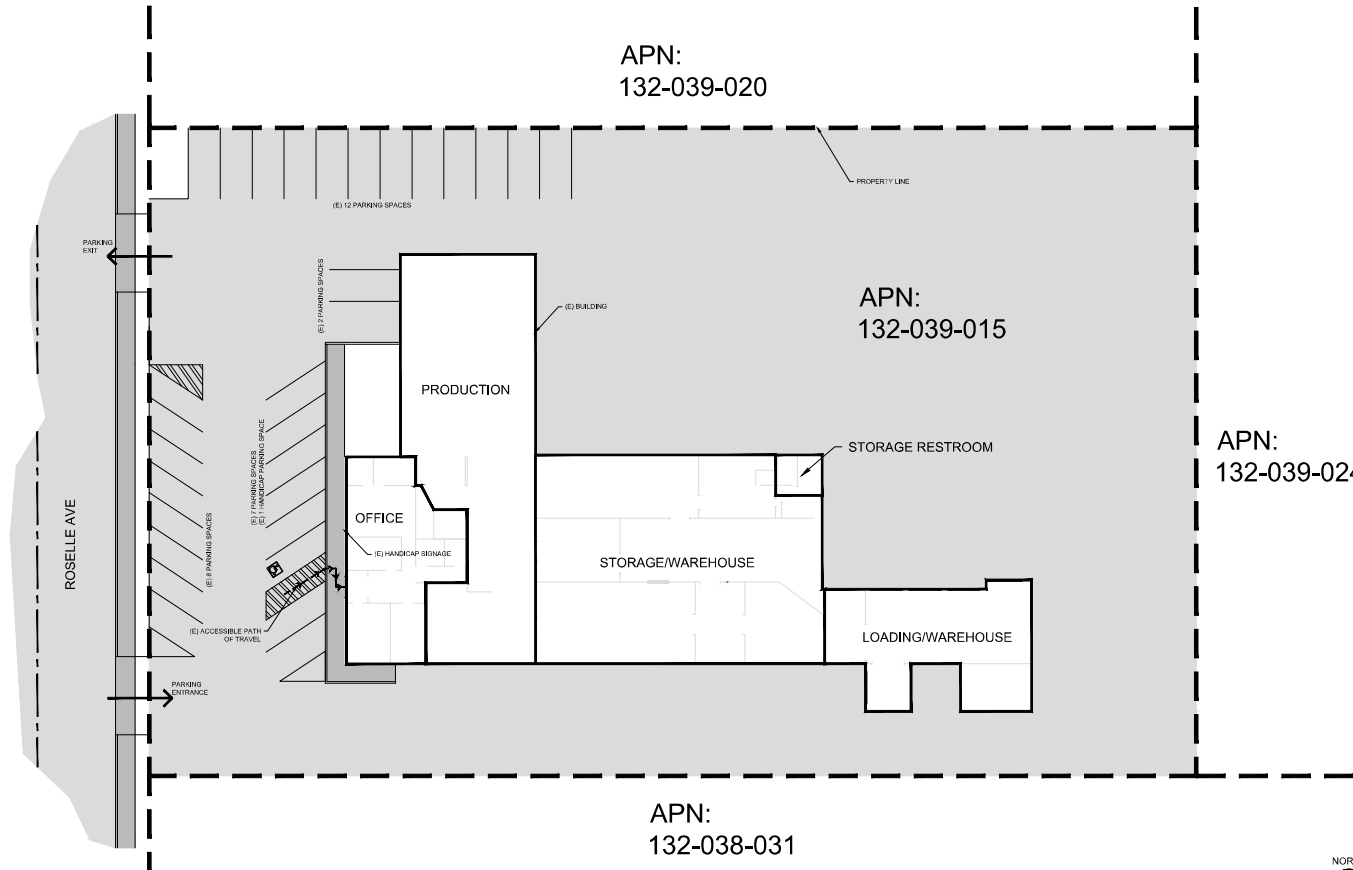
USE/OCCUPANCY:
LIGHT INDUSTRIAL/FACTORY

SHEET INDEX:

A00 OVERALL SITE PLAN AND PROJECT DATA
A10 FLOOR PLAN
A11 FLOOR PLAN - DRAINAGE
A12 FLOOR PLAN - ROOMS AND UTILITIES
A13 FLOOR PLAN - EQUIPMENT

APPROXIMATE SQUARE FOOTAGE:

1500 SF - OFFICE
3700 SF - PRODUCTION
4815 SF - STORAGE WAREHOUSE
100 SF - STORAGE RESTROOM
1700 SF - LOADING WAREHOUSE
11700 SF - TOTAL BUILDING



LATIN FREEZE
6212 ROSELLE AVE.
RIVERBANK, CA 95367

PROPOSED DRAWINGS FOR

REVISIONS

ISSUE DATE: 11-24-2021
PROJECT #: 21-0514

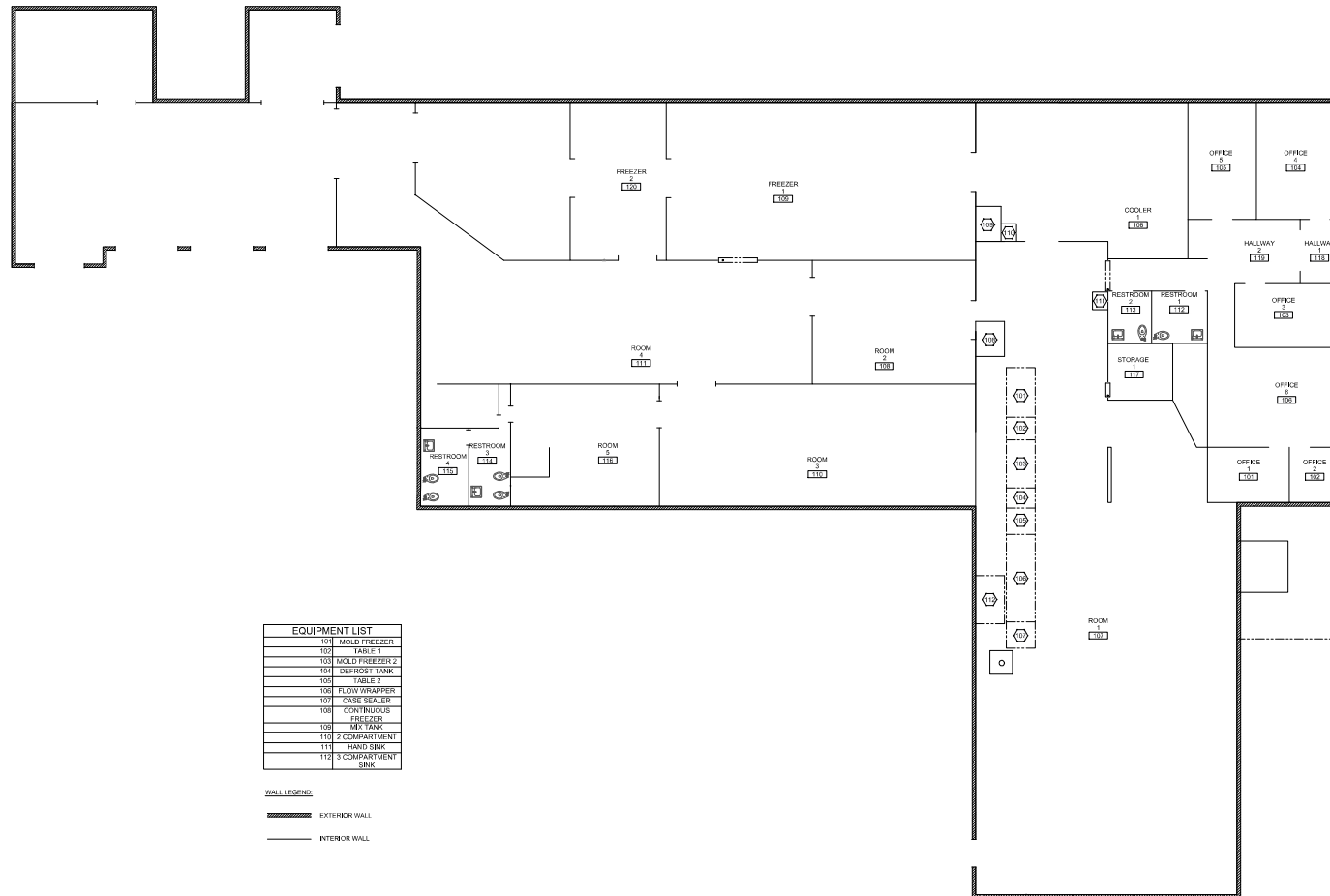
A00

12 OVERALL SITE PLAN & PROJECT DATA

SCALE:
1" = 1'-0"

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Exhibit B - Equipment Floor Plan



EQUIPMENT LIST	
101	MOLD FREEZER
102	TABLE 1
103	MOLD FREEZER 2
104	DEFROST TANK
105	TABLE 2
106	FLOW WRAPPER
107	CASE SEALER
108	CONTINUOUS FREEZER
109	MIX TANK
110	2 COMPARTMENT HAND SINK
112	3 COMPARTMENT SINK

WALL LEGEND

 EXTERIOR WALL
 INTERIOR WALL



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213 C. St. Turlock, CA 95380

LATIN FREEZE
6212 ROSELLE AVE.
RIVERBANK, CA 95367

PROPOSED DRAWINGS FOR:

ISSUE DATE:	11-24-2021
PROJECT #	21-1614

A13

SCALE

12	FLOOR PLAN - EQUIPMENT
----	------------------------

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**City of Riverbank
Planning Commission
Resolution No. 2021-020**

A Resolution of the Planning Commission of the City of Riverbank Approving a
Conditional Use Permit for Latin Freeze Located at
6212 Roselle Avenue APN: 132-039-015.

Whereas, the proposed business operation for a food processing facility is located within the City of Riverbank at 6212 Roselle Avenue (APN: 139-039-015); and

Whereas, the property has a General Plan Land Use Element Designation of Industrial / Business Park (I/BP); and

Whereas, Industrial / Business Park is the primary land use category for Riverbank to accommodate industrial uses located along major roadways on the periphery of existing and planned neighborhoods during the buildout of the General Plan; and

Whereas, the proposed conditional use permit for Patricia Villalpando, Latin Freeze, would allow a food processing use within an existing industrial building on Roselle Avenue, south of Patterson Road; and

Whereas, the property has a zoning designation of Light Industrial (M-1); and

Whereas, conditionally permitted uses in the M-1 District include “(Q) Food processing not otherwise listed require a conditional use permit in accordance with §153.122”; and

Therefore, Be It Resolved by the Planning Commission of the City of Riverbank that it hereby approves a conditional use permit to allow a food processing facility at Latin Freeze, LLC.

Be It Further Resolved by the Planning Commission that it hereby approves the conditional use permit, 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.
2. A waste water discharge permit is required from the Public Works Division.
3. Obtain plan approval from the Health Department, Stanislaus County Consolidated Fire District, and all City of Riverbank Departments.
4. The project shall comply with the 2019 CA Uniform Building Codes and energy standards.
5. All interior tenant improvements require permits through the Riverbank Building Department.

6. Verify grease interceptor requirements w/ the City of Riverbank F.O.G. Program.
7. The extent of disabled access requirements is based on the new use, project valuation, and extent of upgrades. All new interior construction is required to comply with accessibility requirements of CBC Chapter 11B. It will be determined with the plan review submittal whether full accessibility is required or whether the project qualifies for an "Unreasonable Hardship Application".
8. Any employee vehicles parking on Roselle Avenue before 7:00 am shall respect the City's noise standards and refrain from playing loud music, revving their engines, or disturbing the neighboring residents in similar ways. Repeat violations will require City Staff to cite the offenders and abate the nuisance by adjusting the starting time of the business from 5:00 am to 7:00 am.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 21st of December, 2021; 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, Secretary
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission