



CITY OF RIVERBANK
PLANNING COMMISSION HYBRID MEETING
(In-Person: Face Covering Required, and Virtual via ZOOM)
Tuesday, June 21, 2022 AT 6:00 P.M.

PLANNING COMMISSION AGENDA

TUESDAY, JUNE 21, 2022 – 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: Steve Link

ROLL CALL: Chair: Steve Link
Vice Chair: Natasha Basso
Commissioner: John Dinan
Commissioner: Joan Stewart
Commissioner: Benjamin Reuben
Commissioner: Vacant

CONFLICT OF INTEREST

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

1. PUBLIC COMMENTS (No Action 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 June 21, 2022 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 June 17, 2022.

Item 2.2: Approval of the June 21, 2022 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 _____

Item 2.3: Approval of the Minutes of the April 19, 2022 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: None.*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.4: Resolution of Appreciation for Mallorie Fenrich – Recognition of her service to the City of Riverbank as Planning Commissioner.

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 June 8, 2022 in the Riverbank News.

Item 3.1: **Conditional Use Permit 02-2022 (Dept. File #22-0014) – Janet Smallen and Randy Rocha, Daily Dose – 3310 Santa Fe Street (APN 132-012-002).** The applicant requests a CUP (License Type 41 – On-Sale Beer and Wine, Eating Establishment) to serve beer and wine at the new Daily Dose cafe. Property is located at 3310 Santa Fe Street, APN: 132-012-002. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

Recommendation: Approve Resolution 2022-007 to approve the Conditional Use Permit for beer and wine sales.

1st _____ 2nd _____

Item 3.2: Architecture and Site Plan Review 04-2021 / File #21-0020 – Monschein Showroom. The Project consists of the Architecture and Site Plan Review of a new showroom and office building of approximately 12,000 square feet. The existing showroom on-site will be demolished. The project is located at 6344 Roselle Avenue (APN 132-039-020). 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 2022-008 to approve the Architecture and Site Plan Review of a new showroom and office building.

1st _____ 2nd _____

4. PLANNING COMMISSION COMMENTS
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None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

None.

7. ADJOURNMENT Next Regular Planning Commission meeting – July 19, 2022 @ 6:00 pm
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AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 16th day of June, 2022

/s/ *Donna M. Kenney, Planning and Building Manager, 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 cityclerk@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/89246337611>
 - Join by accessing website: <https://zoom.us/join>
 - **Webinar ID: 892 4633 7611**
 - 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: June 8, 2022	TO LEGAL: June 1, 2022
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, June 21, 2022 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:

Conditional Use Permit 02-2022 (Dept. File #22-0014) – Janet Smallen and Randy Rocha, Daily Dose – 3310 Santa Fe Street (APN 132-012-002). The applicant requests a CUP (License Type 41 – On-Sale Beer and Wine, Eating Establishment) to serve beer and wine at the new Daily Dose cafe. Property is located at 3310 Santa Fe Street, APN: 132-012-002. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

Architecture and Site Plan Review 04-2021 / File #21-0020 – Monschein Showroom. The Project consists of the Architecture and Site Plan Review of a new showroom and office building of approximately 12,000 square feet. The existing showroom on-site will be demolished. The project is located at 6344 Roselle Avenue (APN 132-039-020). 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.

Planning Commission (Hybrid) Meeting
June 21, 2022 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 Chair officially opens the hearing for public comment and in the order as called upon by the Chair. *Via In-Person:* Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. *Via Zoom:* 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 4:00 p.m. on the day of the meeting.

Published this 8th day of June 2022.

/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

AFFIDAVIT OF POSTING
I, Donna M. Kenney, 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 8th of June 2022. /s/Donna M. Kenney, Planning and Building Manager, Riverbank, CA

For official use only:

Posted: 6/8/2022	Published: 6/8/2022	Remove: 6/22/2022
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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, June 21, 2022 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:

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Oral Comments Via ZOOM or In-Person During the Meeting. Oral comments may be made at the time the Chair officially opens the hearing for public comment and in the order as called upon by the Chair. Via In-Person: Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. Via Zoom: 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.

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Published this 8th day of June 2022.

/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

Jun. 8, 2022

RN #22-044



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

MINUTES
Tuesday, April 19, 2022
(In-Person, and Virtual via ZOOM)

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

CALL TO ORDER/ROLL CALL:

Present: Chair Link, Commissioners: Dinan, Stewart, Basso and Rueben

Absent: None

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

Chair Link excused himself from Item 3.1.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

- 1. Jamie Aggers stated that she is against the proposed River Walk Project.*
- 2. Dan Whetstone stated that he is against the proposed River Walk Project.*

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the April 19, 2022, 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 April 14, 2022.

Item 2.2: Approval of the April 19, 2022 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.

ACTION: By motion moved/second (Dinan / Reuben / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Link, Dinan, Stewart, Basso and Reuben

Nays: None

Absent: None

Abstained: None

Item 2.3: Approval of the Minutes of the March 15, 2022, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted. Commissioners to abstain due to absence: from March 15, 2022 Planning Commission Meeting, Commissioner: Basso

ACTION: By motion moved/second (Dinan / Link / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Link, Stewart, Dinan, Rueben

Nays: None

Absent: None

Abstained: Basso

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1; 3.2 & 3.3 was published on April 6, 2022 in the Riverbank News.

Item 3.1: Conditional Use Permit 01-2022 (Dept. File #22-0005) – VARR, Inc., Pump House – 3301 Atchison Street (APN 132-004-045). The applicant requests a CUP (License Type 47 – On-Sale General Eating Place) to serve alcohol, beer and wine at the new Pump House bar and grill. Property is located at 3301 Atchison Street, APN: 132-004-045. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

- Donna M. Kenney, Building and Planning Manager presented Item 3.1 and PowerPoint presentation.
- Commission discussed item 3.1.
- The City did receive one letter in favor of the new eating establishment.
- Public Hearing opened at 6:14 p.m. being no comments, calls or emails the Public Hearing was closed at 6:15 p.m.

ACTION: By motion moved/second (Dinan / Basso passed 4-1); motion carried by unanimous roll call vote. Approval of Resolution #2022-002 Conditional Use Permit.

Ayes: Planning Commissioners: Stewart, Dinan, Basso and Rueben

Nays: None

Absent: None

Abstained: Link

Item 3.2: Development Agreement No. 03-2021 (Dept. File #21-0021) – SCM Hearthstone LLC, The Heritage Collection at Sierra Street Subdivision - 6448 Claus Road (APN 062-020-001). The project consists of a Development Agreement for The Heritage Collection at Sierra Street subdivision project located at 6448 Claus Road (APN 062-020-001). The project site has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned Planned Development (PD). The adoption of a Development Agreement is exempt from environmental review because it is not a project within the meaning of Section 15378 of the State CEQA Guidelines.

- Donna M. Kenney, Building and Planning Manager presented Item 3.2 and PowerPoint presentation.
- Commission discussed and asked a few questions.
- Public Hearing opened at 6:22 p.m.
 - Frank Torres resident was asking questions about the project, but it was not pertaining to the item that was being presented and voted upon.
 - Phone call from a resident asking what was being approved, Donna informed them the project has been approved and that it was just the Development Agreement being approved.
 - Public Hearing was closed at 6:23 p.m.

ACTION: *By motion moved/second (Link / Dinan passed 5-0); motion carried by unanimous roll call vote. Approval of Resolution #2022-003 Development Agreement.*

Ayes: Planning Commissioners: Link, Stewart, Dinan, Basso and Rueben

Nays: None

Absent: None

Abstained: None

Item 3.3: General Plan Amendment 01-2021 and Rezone 02-2021 (Dept. File #21-0024) – Pocket Avenue Senior Apartment Complex – 3318 Pocket Avenue (APN 075-090-063). The applicant requests a General Plan Amendment to modify the existing Low Density Residential (LDR) land-use designation to High Density Residential (HDR) and to rezone the existing Single Family Residential (R-1) site to Planned Development (PD) for a proposed 40-unit senior apartment complex on 2.01 acres. The subject site is 3318 Pocket Avenue. Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

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- Donna M. Kenney, Building and Planning Manager presented Item 3.3 and Power Point presentation.
 - Commissioner Dinan and Chair Link asked if they would be rentals or purchased. Would the project change from senior housing to regular rental units?
 - Donna M. Kenney, responded to Commissioner Dinan's question.
 - Public Hearing was opened at 6:35 p.m.
 - John Keller resident that lives within the neighborhood of the project, spoke on behalf of the majority of the residents present. He said that no one in the area wants this to be built, that the traffic and parking is already a problem and that this would just cause more traffic and did not think it was a good fit for the neighborhood.
 - Randy Brekke, Realtor representing the applicant spoke in favor of the project and that he had a traffic engineer look at the project.
 - Commissioner Dinan asked Randy questions pertaining to his project.
 - Ted, also a neighbor to the purposed project spoke against the item and also did not like the idea of high density due to the already high traffic and parking issues.
 - Joel Bulanda, also a resident in the area stated he has lived near places like this before and they get more services such as ambulances etc.
 - Randy Brekke, representing the applicant stated that it is not assisted living just senior housing 55 and over.
 - Norma Galanda, also resident of the area is against the project due to traffic and water concerns.
 - Being no further comments the Public Hearing was closed at 6:56 p.m.

ACTION: *By motion moved/second (Dinan / Link denied 4-1); motion carried by roll call vote. To deny Resolution #2022-004 GPA and Resolution 2022-005 Rezone to the City Council. Agreement.*

Ayes: Planning Commissioners: Basso

Nays: Planning Commissioners: Link, Dinan, Stewart and Reuben

Absent: None

Abstained: None

4. PLANNING COMMISSION COMMENTS – NO ACTION

None.

5. COUNTY REFERRAL / CORRESPONDENCE / INFORMATION

None.

8. STAFF COMMENTS (Information Only – NO ACTION

None.

7. ADJOURNMENT - Regular Planning Commission Meeting – May 17, 2022 @ 6:00 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Steve Link
Chair Planning Commission

Planning Commission
Resolution No. 2022-006

**A Resolution of the Planning Commission of the City of Riverbank Commending
Mallorie Fenrich for her Contribution to the Community of Riverbank.**

Whereas, Mallorie Fenrich began her tenure as a Commissioner of the City of Riverbank Planning Commission on April 17, 2018, was appointed Chair of the Planning Commission on February 18, 2020, and vacated her seat on March 23, 2022; and

Whereas, Mallorie Fenrich has demonstrated her commitment to the Community by her participation on the Planning Commission; and

Whereas, Mallorie Fenrich, through her participation on the Planning Commission has helped the Commission in their planning decisions and demonstrated a high degree of commitment to enhancing the community of Riverbank through meaningful land use decisions.

Now, Therefore Be It Resolved, that Mallorie Fenrich is commended as an individual who stands out because of her commitment and involvement to the community of Riverbank and is thanked by the City of Riverbank Planning Commission for her service. Proclaimed this 21st day of June 2022.

Steve Link, Chair

Natasha Basso, Commissioner

John Dinan, Commissioner

Joan Stewart, Commissioner

Benjamin Reuben, Commissioner

Donna M. Kenney
Planning and Building Manager

Janet Smallen
Recording Secretary

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

Agenda Item No. 3.1

June 21, 2022

APPLICATION: **Conditional Use Permit 02-2022 (Dept. File #22-0014) – Janet Smallen and Randy Rocha, Daily Dose – 3310 Santa Fe Street (APN 132-012-002).** The applicant requests a CUP (License Type 41 – On-Sale Beer and Wine, Eating Establishment) to serve beer and wine at the new Daily Dose cafe. Property is located at 3310 Santa Fe Street, APN: 132-012-002. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

OWNER: Bill Courtney
20632 Redwood Road, Suite B
Castro Valley, CA 94546

APPLICANT: Janet Smallen
5206 Stable Way
Riverbank, CA 94546

LOCATION: 3310 Santa Fe Street
APN: 132-012-002
Downtown

GENERAL PLAN: Mixed Use (MU)

ZONING: Downtown Specific Plan (DTSP) – Downtown Core (DC)

ENVIRONMENTAL DETERMINATION: The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Infill Development.

PROJECT PLANNER: Donna M. Kenney, Planning & Building Manager

RECOMMENDATION: Conditionally approve the sale of beer and wine for on-premises consumption within a full-service cafe with patio seating.

ACROMYMS: ABC – Alcoholic Beverage Control
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, the Daily Dose cafe, is seeking a Conditional Use Permit to allow the sale and on-site consumption of beer and wine in a full-service cafe with outdoor patio seating. (License Type 41). With proper conditions addressing the sale of beer and wine and properly trained staff, the use is not anticipated to impact neighboring uses.

II. BACKGROUND AND ANALYSIS:

The General Plan designation of the site where the Daily Dose cafe will be located is Mixed Use (MU) and the zoning is Downtown Core (DC) in the Downtown Specific Plan (DTSP). Areas with the MU General Plan designation are anticipated to accommodate neighborhood-scale retail uses, offices, personal and commercial services and similar land uses. Similarly, the DC zoning district permits uses which support a vibrant, walkable, and diverse environment for shopping, strolling, dining, and entertainment. These uses would include eating establishments, specialty food sales (such as bakeries, cheese shops, ice cream shops, and wine shops), specialty retail (such as flowers, books, skateboard shops, and sporting goods), beauty salons and barber shops, dance studios, and dog groomers to name a few examples. These areas are located along major roadways such as Third Street, Atchison Street, Santa Fe Street, and on the periphery of existing and planned neighborhoods.

Under DTSP Section 2.2.2, eating and drinking establishments which want a license to sell alcoholic beverages for on-site consumption are required to obtain a conditional use permit (CUP). Type 47 Licenses allow the on-site sale and consumption of beer, wine and distilled spirits. Various restaurants in the City along Atchison Street and Patterson Roads, such as the Pump House, Cool Hand Luke's, and El Rosal have Type 47 licenses. Type 41 licenses allow the on-site sale and consumption of beer and wine only. Various locations on Atchison & Patterson Road such as Lucky House and the Galaxy Theater have Type 41 licenses.

The Daily Dose cafe is located in the Downtown Specific Plan area at 3310 Santa Fe Street. The cafe intends to sell American style food with drinks, including beer and wine. The cafe is anticipating 100 +/- customers per day. There are six (6) parking spaces at the alley for staff and street parking on Santa Fe Street for customers. The Downtown Specific Plan allows street parking to be used within 800 feet of a business. The café (Attachment 2) is approximately 1,280 square feet total in size and the dining/patio at the front sidewalk area where beer and wine would also be served is approximately 180 square feet. The business plans to be open 6:30 a.m. to 2:00 p.m. and then from 4:00 p.m. to 8:00 or 9:00 p.m. The restaurant anticipates having 4-5 total employees, 2-4 employees per shift. Live acoustic music would be permitted under this permit. Background music shall be subdued out-of-doors. Neighbor complaints may result in fines and a prohibition of outdoor music.

One of the owners of the Daily Dose cafe, Janet Smallen is local as is her business partner Randy Rocha, who co-owns the Pump House restaurant and is invested in opening a third eatery in our downtown. They want to contribute to the economic activity in Riverbank and be a part of its wave of new growth. Mrs. Smallen and Mr. Rocha have the opportunity to open a long vacant cafe and provide a place you can walk to and get coffee in the downtown. An approval of a Conditional Use Permit is

expected to enhance the dining experience for their afternoon and evening guests, encouraging visitors to the area.

III. GENERAL PLAN CONSISTENCY:

This CUP project is consistent with these general plan policies:

Policy LAND-3.5 “The City will encourage development and redevelopment of downtown as a mixed-use area, high-activity area. Development and retention of retail and visitor-oriented uses...will be encouraged.” *The Daily Dose is expected to serve 100 +/- customers per day, people who are able to enjoy a meal in our downtown in a location that was formerly vacant.*

Policy LAND-4.3 “The City will encourage and assist small, locally-owned businesses that wish to locate, expand, or simply continue to do business in Riverbank through flexible development standards, public investment, property assemblage, incentives, streamlined entitlement processes, public-private partnerships, and other means.” *By allowing the Daily Dose a CUP to serve beer and wine, the City is investing in a small business which will bring visitors to our downtown.*

IV. ENVIRONMENTAL DETERMINATION:

The project will have minimal impact upon the environment because the use will occur within an existing building and within an existing outdoor seating area. There is no expansion proposed for either area. It meets all applicable criteria to qualify as categorically exempt from further review under CEQA. The project meets the criteria of Article 19 Categorical Exemptions 15332 (a-e) In-Fill Development Projects. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

V. PUBLIC NOTICE:

The Planning Commission public hearing notice was published in the Riverbank News on June 8, 2022. It was posted at City Halls North and South, the Community Center, and the Post Office on June 8, 2022 and was emailed to the library on that same day. Public notices were mailed to residents and businesses within 300 feet of the project site on June 7, 2022 in accordance with standard City practice. In addition, the applicant posted a Notice of Development Permit Application at 3310 Santa Fe Street on June 11, 2022. At the time of the writing this staff report (June 17, 2022), the City had not received any public comments on the issuance of the CUP. Any written comments received by the City after the agenda is posted will be provided to the Planning Commission on the day of the meeting.

VI. RECOMMENDATION:

Find that the project is categorically exempt under CEQA Article 19 Section 15332 (a-e), and approve the Conditional Use Permit pursuant to the performance standards and conditions contained in attached Resolution 2022-007.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2022-007
2. Floor Plan

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning & Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2022-007**

A Resolution of the Planning Commission of the City of Riverbank Approving a
Conditional Use Permit for the Sale of Alcoholic Beverages for On Premises
Consumption (Type 41 License) for the Daily Dose Cafe Located at
3310 Santa Fe Street, APN: 132-012-002

Whereas, the proposed sale of permitted alcoholic beverages is located within the City of Riverbank at 3310 Santa Fe Street (APN: 132-012-002); and

Whereas, the property has a General Plan designation of Mixed Use (MU) and is zoned Downtown Core (DC) in the Downtown Specific Plan (DTSP); and

Whereas, areas with the MU General Plan designation are anticipated to accommodate neighborhood-scale retail uses, offices, personal and commercial services and similar land uses during the buildout of the General Plan; and

Whereas, the DC zoning district permits uses which support a vibrant, walkable, and diverse environment for shopping, strolling, dining, and entertainment; and

Whereas, Section 2.2.2 Land Use Categories of the DTSP requires a Conditional Use Permit (CUP) be obtained for eating and drinking establishments serving alcoholic beverages; and

Whereas, the proposed conditional use permit for 3310 Santa Fe Street will allow beer and wine sales within an eating establishment; and

Whereas, this CUP shall permit beer and wine both inside the restaurant (approximately 1,280 sf) and outdoors in the patio area (approximately 180 sf); and

Whereas, the City of Riverbank has had an undue concentration of licenses for the retailing of alcoholic beverages in the past; and

Whereas, compliance with the conditions of this use permit is expected to mitigate impacts created by the retail sale of alcoholic beverages and will further the public convenience by providing the sale of alcoholic beverages within a commercial area.

Therefore, Be It Resolved by the Planning Commission of the City of Riverbank that it hereby approves a conditional use permit to allow the sale of beer and wine for on-site consumption at the Daily Dose cafe, subject to the following performance standards in RMC §153.364:

1. That the activity does not result in adverse effects to the health, peace, or safety of persons residing or working in the surrounding area.
2. That it does not result in jeopardizing or endangering the public health or safety of persons residing or working in the surrounding area.

3. That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, lewd conduct, or police detention and arrests.
4. That it does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance, or statute.
5. That its upkeep and operating characteristics are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

Therefore, 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. The operator shall operate and abide under all conditions of the State of California Alcoholic Beverage Control Type 41 License, On-Sale General - Eating Place, in a cafe and its outdoor patio area.
3. Alcoholic beverages shall not be sold to underage minors pursuant to state and federal laws. The offering of sale of such will result in the automatic review and possible suspension of this use permit.
4. This use permit shall be enacted in accordance with the time limit prescribed in Section 153.216(E)(3) of the City's Municipal Code.
5. This use permit is subject to a periodic review to monitor potential problems and for possible corrective action of the Department.
6. No variance from any City of Riverbank adopted code, policy or specification is granted or implied by the approval of this resolution.
7. Live acoustic music is permitted under this permit. Background music shall be subdued out-of-doors. Neighbor complaints may result in fines and a prohibition of outdoor music.
8. Externally advertising or promoting specific or individual beer, wine, and/or distilled spirits, including, but not limited to, flags, A-frames, banners, lawn signs, windows, and exterior wall signage is prohibited.
9. The restaurant shall be assessed an additional \$250 annually during the routine annual business license renewal process to offset DUI police enforcement activities.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 21st day of June 2022, by the following vote:

AYES:

NAYS:

ABSENT:

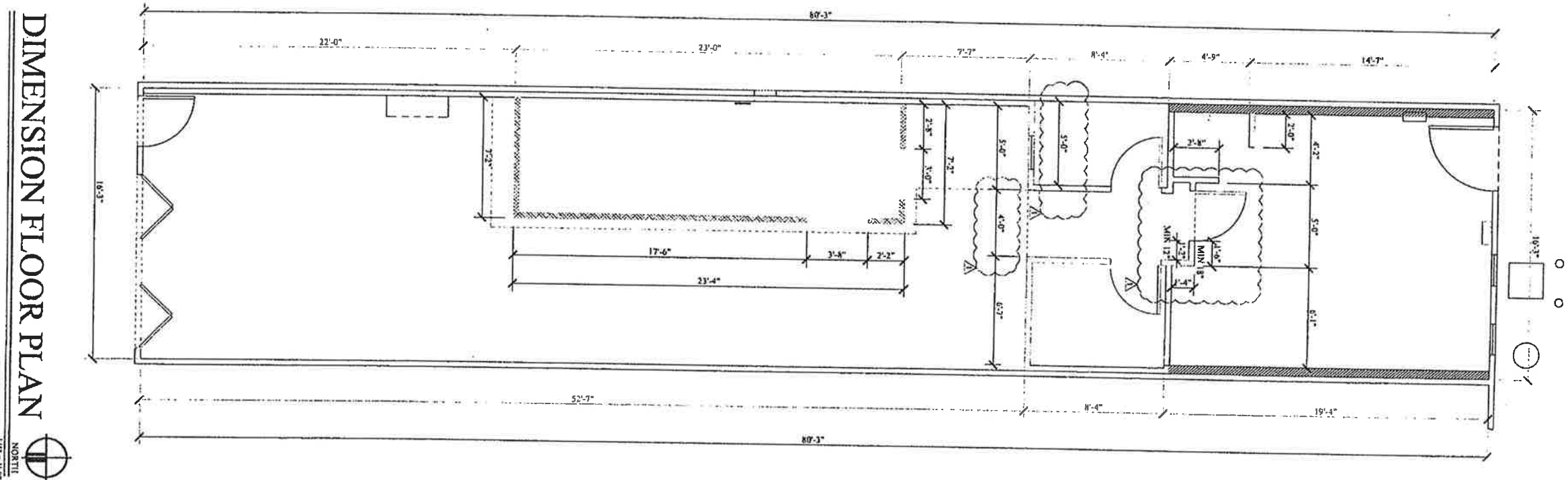
ABSTAIN:

Attest:

Approved:

Donna M. Kenney, Secretary
Planning and Building Manager

Steve Link, Chairperson
Planning Commission



**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	3.2	June 21, 2022
APPLICATION:	<u>Architecture and Site Plan Review 04-2021 / File #21-0020 – Monschein Showroom.</u> The Project consists of the Architecture and Site Plan Review of a new showroom and office building of approximately 12,000 square feet. The existing showroom on-site will be demolished. The project is located at 6344 Roselle Avenue (APN 132-039-020).	
PROJECT LOCATION:	6101 Oakdale Road (APN: 074-006-012)	
OWNER:	Mike and Karen Monschein 11731 26 Mile Road Oakdale, CA 95361	
APPLICANT REPRESENTATIVE:	Karen Monschein Same address as above	
GENERAL PLAN:	Industrial/Business Park (I/BP)	
ZONING:	Light Industrial (M-1)	
ENVIRONMENTAL	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. The proposed building location is within an existing gravel parking lot which is substantially surrounded by urban uses.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve Architecture and Site Plan Review 04-2021 subject to the conditions in attached Resolution 2022-008.	
ACROMYMS:	ASPR – Architecture and Site Plan Review CEQA – California Environmental Quality Act	

I. EXECUTIVE SUMMARY:

Riverbank Planning Commission
Staff Report 3.2
Meeting of June 21, 2022
Page 1 of 5

Monschein Industries, Inc. proposes the demolition of their existing 75-year-old showroom and the construction of a new showroom building with twenty-five (25) sales offices at 6344 Roselle Avenue. The project also includes a trash enclosure and upgrades to the existing landscaping, parking lot, and sidewalks.

II. BACKGROUND:

The project site, 6344 Roselle Avenue, is located at the southeast corner of the intersection of Roselle Avenue and Patterson Road. The site contains an existing cabinet factory of 112,025 square feet (sf) and an existing 75-year-old showroom/sales office of 2,080 sf. The proposal is to demolish the existing showroom/sales office and replace it with a new 12,000 sf showroom/sales office, landscaping, and associated sidewalks and parking. The square footage of the demolished building (2,080 sf) will be subtracted from the square footage of the new building (12,000 sf). The applicant will then pay fees on 9,920 sf of building.

The project site is surrounded by Patterson Road and the cannery site (with new cannabis uses) to the north, railroad tracks and industrial buildings to the east, industrial buildings to the south, and Roselle Avenue and residential housing to the west. The current use, cabinet fabrication and sales has been in operation since 1964. The factory employees use several onsite parking lots which are a mix of paved and gravel surfaces as well as street parking. There is also an RV and boat storage facility southeast of the factory. The City is currently working to signalize the Roselle-Patterson intersection and will be providing some new curb, gutter, and sidewalks at the Monschein corner. The applicant and city staff have been working together to define the improvement responsibilities between them.

III. ANALYSIS:

A. Site Design

The proposed site plan (Exhibit A) shows the location of the existing factory buildings, the proposed showroom/sales building (80' x 150'), and the existing showroom building to be demolished (40' x 52') at the north end of the property. The new showroom will not be constructed at the old showroom's location next to the railroad tracks, where there is seasonal flooding. The new showroom will be located closer to the Roselle Avenue-Patterson Road intersection on an existing gravel parking lot. The old showroom will be demolished and its location will be used as the replacement parking lot.

Riverbank Municipal Code Section §153.124 (D) Development Standards *Trash bins*, states that fully enclosed trash storage areas shall be provided at locations that are readily accessible. An existing trash enclosure to serve the factory is located in a southeasterly location between an existing factory building and an existing employee parking lot. It is approximately 500 feet away from the new showroom/sales building location. Therefore, staff is requiring that a trash

enclosure be constructed closer to the new showroom to provide an accessible location for office trash and recycling.

B. Building Design

The proposed new building is 80 feet by 150 feet in size and will contain a new showroom as well as twenty-five (25) sales offices, restrooms, and a breakroom (Exhibit B). There will be no increase in staffing or parking. Current sales employees are in offices scattered throughout the factory. This new building will bring them together in one location for the first time.

The building is a prefabricated structure with steel frame, siding, walls, and roof. Elevations show numerous windows for the offices at the perimeter of the building and a brick wainscot feature between the ground and the windows (Exhibit C). The building siding is beige in color and the brick wainscot is proposed to be painted beige to match. It will sit on a reinforced concrete foundation and have interior wood framing for the offices, restrooms, and break room. New utilities will tie into the existing on site, sprinklers are required per the Fire Code, and hot water will be on-demand, under the sinks. The building will have three (3) entries: a main entry for the public (aluminum and glass storefront double doors), a staff entry from a parking lot, and an exit from the breakroom. The showroom is in the center of the structure with offices lining the perimeter to take advantage of the numerous windows.

C. Parking and Traffic

There should not be an increase in parking or traffic since the construction of the building will only relocate existing sales employees from other locations on site. There are approximately 100 paved parking spaces in the south parking lot for the factory, 18+/- paved parking spaces in a small lot along Roselle Avenue, and a dozen more spaces near the old showroom. It is not possible to determine how much parking currently exists at the northern portion of the property because it is currently a large gravel lot. The City is requiring this area to be paved and striped with an appropriate number of ADA parking spaces, with accessible routes into the building and to the sidewalk and street.

D. Landscaping

Like other commercial and industrial projects, the applicant is required to submit landscape plans for the project if it is approved. The property currently has a few trees and bushes along Roselle Avenue and Patterson Road where the City will be doing some construction. The City will work with the applicant to ensure her plans and the City's plans will mesh, including the installation of additional sidewalks and landscaping. The applicant has already agreed to provide plant boxes at the façade of the new building.

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 pedestrian, bicyclists, and vehicular traffic. *The site currently contains an existing parking lot with appropriate signage and traffic control devices. Installation of a bicycle rack near the new structure is a condition of project approval.*
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 at the site.*
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 and the parking lot must be upgraded to meet City standards and this policy.*

V. PUBLIC NOTICE:

The Planning Commission public hearing notice was published in the Riverbank News on June 8, 2022 and posted at City Hall North, South, Post Office and Community Center on the same day. It was published on the City website on June 8th as well. In addition, the Applicant posted a Notice of Development Permit Application at 6344 Roselle Avenue on Friday, May 27, 2022. Also, public notice mailers were distributed to residents and businesses within 300-feet of the Project site in accordance with City standard practices on Tuesday, June 7, 2022. At the time of writing this Staff Report (June 17, 2022), 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 removal of a building and the construction of a new building. 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 04-2021 subject to the conditions in attached Resolution 2022-008.

VII. ATTACHMENTS:

1. Planning Commission Resolution No. 2022-008
Exhibit A – Site Plan

Exhibit B – Floor Plan
Exhibit C – Elevations

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2022-008**

**APPROVAL OF ARCHITECTURE AND SITE PLAN REVIEW 04-2021
FOR THE MONSCHEIN SHOWROOM AND OFFICE BUILDING
6344 ROSELLE AVENUE (APN 132-039-020)**

WHEREAS, an application has been received from Karen Monschein, representative of Monschein Industries, Inc. for the Architecture and Site Plan Review of a new approximately 12,000 square foot showroom and office building at 6344 Roselle Avenue (APN 132-039-020); and

WHEREAS, the Planning Commission held a public hearing on June 21, 2022 to consider Architecture and Site Plan Review 04-2021 and take public comment; and

WHEREAS, the proposed project is exempt from analysis per the California Environmental Quality Act (CEQA) Section 15332 (a-e), Class 32 In-Fill Development Projects; and

WHEREAS, the Riverbank Planning Commission has made the following required 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; and
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; and
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.

WHEREAS, the request and plans of Karen Monschein, owner, are hereby granted and approved, subject to the following conditions of approval:

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 22, 2021, and on file with the Community Development Department and presented to the Planning Commission as part of this action; and
3. Complete onsite and offsite Civil Plans for grading, water, sewer, and storm drainage showing elevations are required; and
4. Driveway and sidewalks need to conform to ADA standards; and
5. All broken or lifted sidewalks, curbs, and gutters onsite are to be replaced; and
6. Stormwater Plan including geo report, calculations, and hydromodification shall be submitted. A storm filter and drainage maintenance agreement between the project owner and the City is required to be signed; and
7. The water system shall be shown on plans including the backflow device, fire department connection, water meters (1. building service and 2. landscaping), post indicator valve, and water service to the building; and
8. SWWWP for development must be submitted; and
9. ADA signage for entrance to parking lot must be installed (11B-502.8); and utilities shall be undergrounded: electrical, communications, gas, water, fire line, and sewer; and
10. 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
11. Provide City Standard details for water and sewer connections; and
12. When improvements take place, Fire Code permits through Stanislaus Consolidated Fire District shall be obtained as required by Title 24 of the California Fire Code; and

13. The Community Development Director requires and shall approve a bicycle rack design before its installation. Installation shall occur near the new building before Building Final; and
14. An application, landscape and irrigation plans including documentation package, water efficient landscape worksheet, soil management report, slopes, drainage patterns, pad elevations, and finished grade conforming to the state's MWELo requirements, and current fee shall be submitted and approved by the City before the issuance of a Building Permit. Landscaping and irrigation shall be installed and approved before Building Permit Final; and
15. A covered trash enclosure consistent with the City's standards is required near the new building; and
16. The parking areas between Roselle Avenue and the railroad tracks shall be paved and striped; and
17. Any new signage shall be reviewed and approved under a separate permit; and
18. 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 04-2021 is hereby approved, subject to those conditions established by Resolution No. 2022-008 and as illustrated in **Exhibit A**, Site Plans; **Exhibit B**, Floor Plan; and **Exhibit C**, Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 21st of June 2022; 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

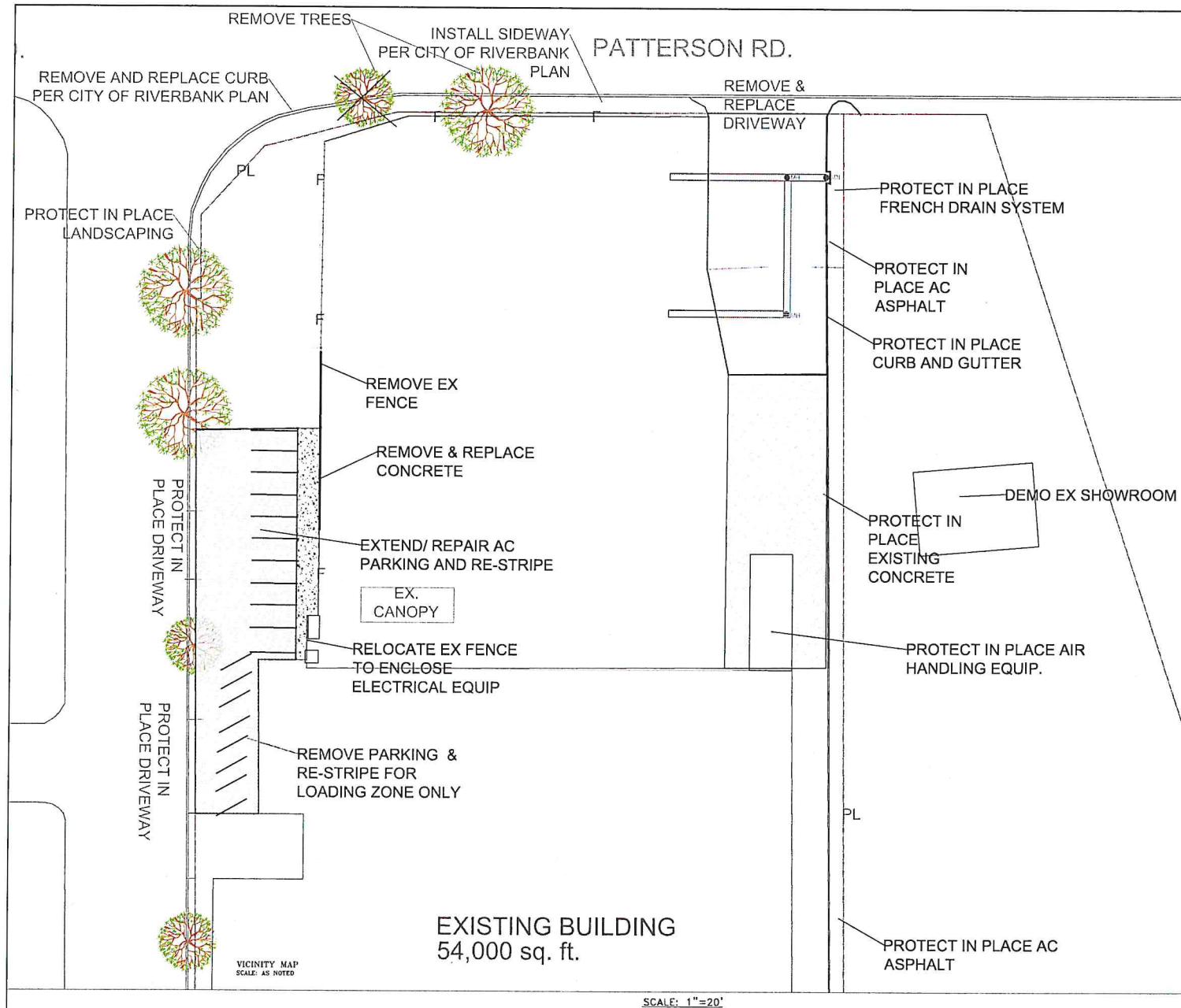
Attest:

Approved:

Donna M. Kenney,
Planning and Building Manager

Steve Link, Chairperson
Planning Commission

Exhibit A – Site Plans
Exhibit B – Floor Plan
Exhibit C - Elevations



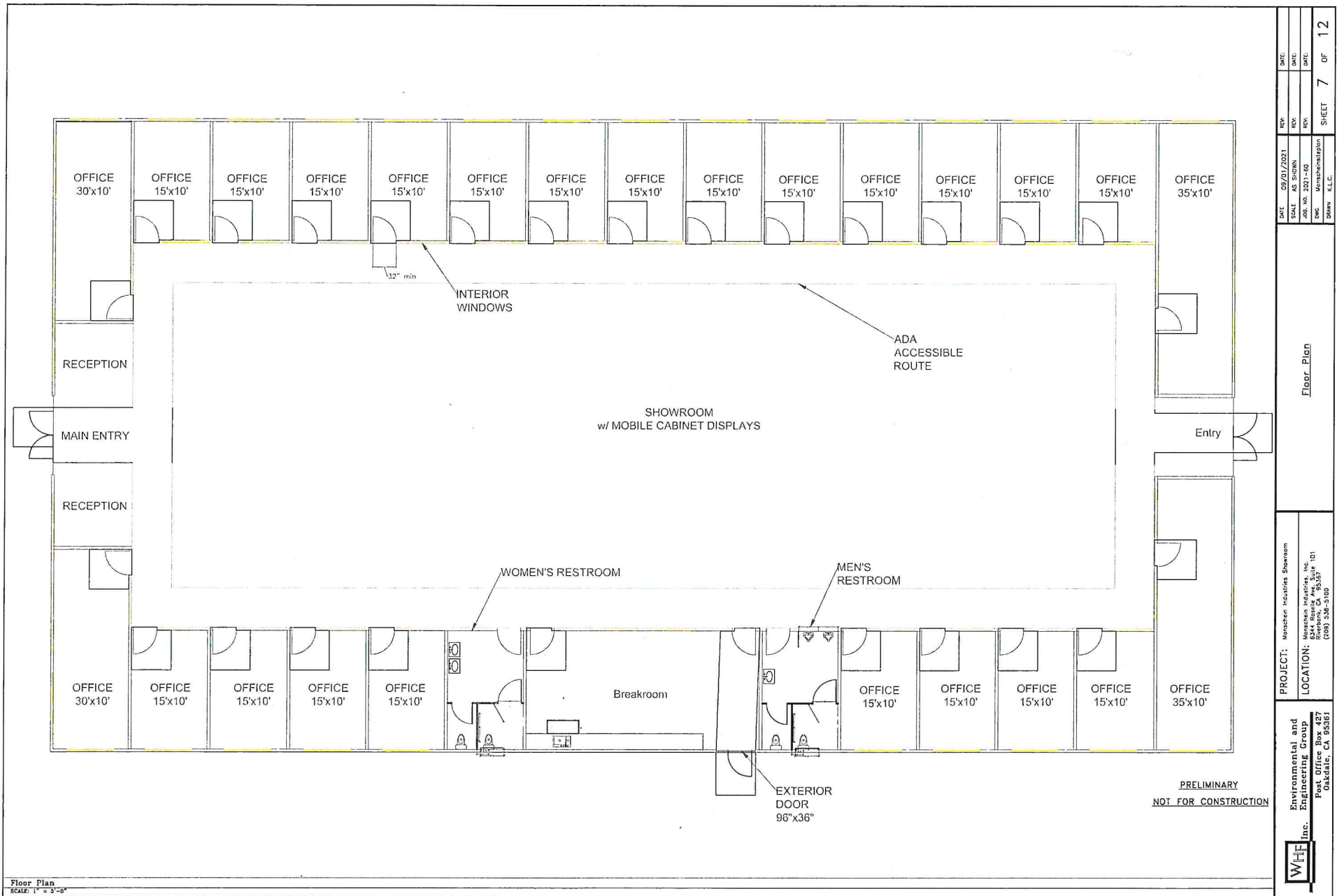
DEMO NOTES:

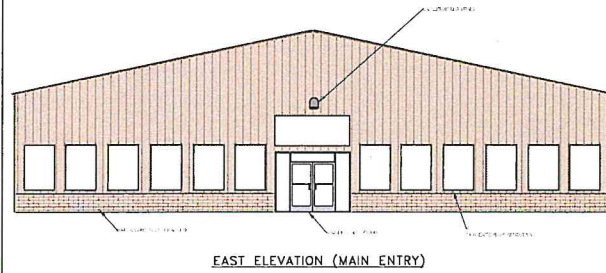
1. DEMO PERMITS SHALL BE OBTAINED FROM THE CITY OF RIVERBANK AS REQUIRED

PRELIMINARY
NOT FOR CONSTRUCTION

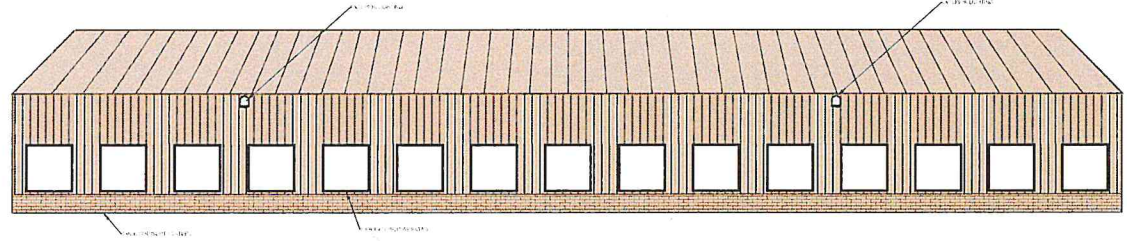


WHE Environmental and Engineering Group Post Office Box 427 Oakdale, CA 95361	PROJECT: Monarch Industries Showroom LOCATION: Monarch Industries, Inc. 6344 Route 99, Suite 101 Riverbank, CA 95357 (209) 528-5100	DATE: 09/01/2021 SCALE: AS SHOWN JOB NO: 2021-40 DWN: MonarchIndustries DRAWN: K.L.C.	REV: _____ DATE: _____ REV: _____ DATE: _____	SHEET 3 OF 12
		DEMO PLAN		

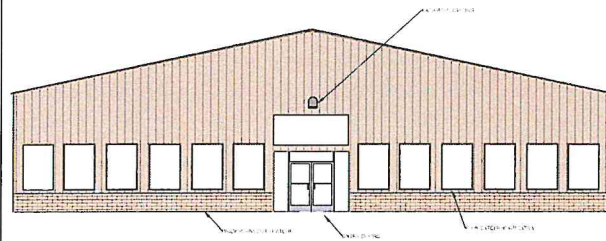




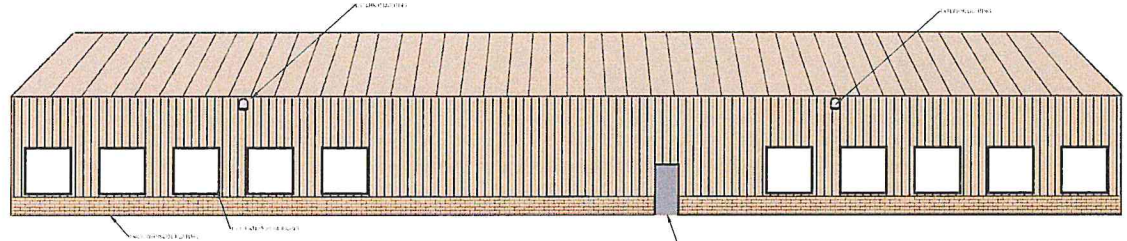
EAST ELEVATION (MAIN ENTRY)



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: Monstein Industries Showroom LOCATION: Monstein Industries, Inc. 6544 Bonita Ave. Suite 101 Redwood, CA 95367 (925) 238-5100	DATE	09/01/2021	REV	DATE
	SCALE	AS SHOWN	REV	DATE
	SHEET NO.	2021-00	REV	DATE
	DWG.	Monstein Industries	REV	DATE
WHE Inc. Environmental and Engineering Group Post Office Box 427 Orland, CA 95301	SHEET 4 OF 12		DRAWN	
			K.L.C.	