



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

**MINUTES**  
**Tuesday, June 18, 2024**  
**(In-Person)**

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:** Commissioners: Dinan, Zamora, Link (Alternate) and Reuben (Alternate)

**Absent:** Commissioners: Basso, Stewart and Halterman

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

*No one declared a conflict.*

**1. PUBLIC COMMENTS (No action to be taken)**

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 3 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.

- *Richard Homer spoke on the need of a park in District 3 on Jackson, instead of the site being considered a tiny home village.*

**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 June 18, 2024, 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 14, 2024.

**Item 2.2:** Approval of the June 18, 2024 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

**Item 2.3:** Approval of the March 19, 2024 Planning Commission Meeting minutes.

**ACTION:** By motion moved/second (Dinan / Rueben passed 3-0-1) was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Basso, Dinan, Zamora, and Reuben (Alternate)

Nays: None

Absent: Commissioners: Basso, Stewart and Halterman

Abstained: Link absent

### **3. PLANNING COMMISSION PUBLIC WORKSHOP & OTHER MATTERS**

The public workshop for Item 3.1 & 3.2 were published on June 5, 2024 in the Riverbank News

#### **Item 3.1: Architecture and Site Plan Review 08-2023 (Dept. File #23-0020) – Masonic Lodge - Black Diamond Event Center, 6701 2<sup>nd</sup> St., APN: 132-010-051**

The proposed Architecture and Site Plan Review (ASPR) application proposes modifications to the exterior of the existing building located at 6701 Second Street, Riverbank (APN 132-010-051). A Conditional Use Permit was previously approved on March 21, 2023, to allow the sale of alcohol by the drink and live music with dancing for the Black Diamond Event Center. The current application is to consider the installation of new windows and doors on the existing building. This ASPR was analyzed pursuant to the California Environmental Quality Act (CEQA). The Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Exemption for Existing Facilities.

- Michael Arroyo, contract planner with JB Anderson Land Use Planning, presented item 3.1 and Power Point.
- Staff had no comments
- Public Hearing was opened at 6:19 p.m.
- Evelyn Halbert resident spoke against item 3.1 and had questions on the standard conditions.
- Michael Arroyo responded the questions on the standard conditions.
- Being no further comments the Public Hearing was closed at 6:25 p.m.

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

Ayes: Planning Commissioners: Dinan, Zamora, Link (Alternate) and Reuben (Alternate)

Nays: None

Absent: Commissioners: Basso, Stewart and Halterman

Abstained: None

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**Item 3.2: Architecture and Site Plan Review 09-2023 (Dept. File #23-0026) – Lucky House Tiny Homes – Yongwei Huang, APN: 075-010-065**

The proposed Architecture and Site Plan Review (ASPR) application proposes the development of a Tiny House Village of thirty-eight detached residential dwellings with private streets to be located on vacant land between Ward Avenue and the westerly extension of Ross Avenue (APN 075-010-065). This ASPR was analyzed pursuant to the California Environmental Quality Act (CEQA). The Project is categorically exempt pursuant to CEQA Guidelines Section 15332, Exemption for In-fill Development Projects.

- Joshua Mann, Community Development Director excused himself from item 3.2, as he was previously involved with the project at his prior place of employment, before coming to the city.
- Miguel Galvez, contract planner with JB Anderson Land Use Planning, presented item 3.2 and Power Point.
- Planning Commissioner Zamora asked some questions on the private streets north and how would the rent would be based.
- Miguel Galvez, explained that due to state funding it will be monitored by the state for the low income and discussed the private street questions.
- Planning Commissioner Link, asked about it being possible gated.
- Miguel Galvez responded that the applicant purposed the project as is.
- Public Hearing was opened at 6:56 p.m.
- Owner of Smooth as Glass asked if Ross Ave. would be going through, as he stated cars would speed down it.
- Miguel Galvez responded to his question.
- Derrick Artis with Mid Valley Engineering, Engineer spoke on the project.
- Planning Commissioner Zamora asked if there would be speed bumps for traffic calming.
- Being no further comments the Public Hearing was closed at 6:59 p.m.

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

*Ayes: Planning Commissioners: Dinan, Zamora, Link (Alternate) and Reuben (Alternate)*

*Nays: None*

*Absent: Commissioners: Basso, Stewart and Halterman*

*Abstained: None*

**4. PLANNING COMMISSION COMMENTS**

None

**5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only) NO ACTION**

None

**6. STAFF COMMENTS (Information Only) NO ACTION**

**Item 6.1:** Miguel Galvez, contract Planner with JB Anderson Land Use Planning, gave an updated on future outreach and upcoming workshops for the Housing Element Update.

**Item 6.2:** Miguel Galvez, introduced Joshua Mann to the Commission as the new Community Development Director.

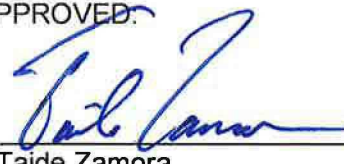
**Item 6.3:** Joshua updated the Commission on some items that will be going to City Council and also informed them of some applications that will be coming to the Planning Commission in the near future. He also gave them an update of the River Walk Draft EIR where it is at in the process.

**9. ADJOURNMENT - Regular Planning Commission Meeting – July 16, 2024 at 6:00 p.m.**

ATTEST:

  
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Joshua Mann  
Community Development Director

APPROVED:

  
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Taide Zamora  
Vice Chair Planning Commission