



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

MINUTES
Tuesday, December 17, 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: Stewart (Chair), Dinan, Halterman, Link and Rueben (Alternates)

Absent: Basso and Zamora

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 Joan Stewart has a conflict with Item 3.1 and excused herself as chair with John Dinan taking over.

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.

Resident Norma Rosa asked about the water quality within the city.

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 December 17, 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 December 12, 2024.

Item 2.2: Approval of the December 17, 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 November 19, 2024 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: None.*

ACTION: *By motion moved/second (Reuben / Link passed 4-0-1) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Dinan, Halterman, Link and Reuben

Nays: None

Absent: Basso and Zamora

Abstained: Stewart

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 3.1 was published on December 4, 2024 in the Riverbank News Paper.

Item 3.1: Architecture & Site Plan Review 08-2024, Tentative Parcel Map 02-2024, & Conditional Use Permit 01-2024 (Dept. File 24-0025 & 26) – TSC/Patterson Road Retail (APN: 075-011-003 & 075-011-033). The Applicant is requesting Architecture and Site Plan Review for all design related elements within the project development, a Tentative Parcel Map to subdivide the two existing parcels into four parcels, and a Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption only within the proposed 16,000 sq. ft. retail building. The 6.30± acre Project site is located on Patterson Road.

- Michael Arroyo contract Planner with JB Anderson Land Use Planning presented item 3.1 and Power Point.
- Commissioner Halterman asked if the proposed retail building next to the proposed Tractor Supply would be built at the same time, also asked if there was a traffic study done.
- Michael Arroyo responded to Commissioner Halterman's questions. That both buildings will be built at the same time and that the applicant did do a traffic study.
- Commissioner Halterman asked about the Rear End Shop.
- Michael Arroyo stated that it may be addressed in the future.
- Commissioner Dinan and Commissioner Halterman asked about the Conditional Use Permit.
- Michael Arroyo responded to their questions.
- Public Hearing was opened at 6:24 p.m.
- Joshua Mann, Community Development Director read a letter that was given to him from Randy Brekke that was unable to attend the meeting.
- Tom Ward business owner next to proposed project stated that no one has reached out to him.

- Brad Sobel applicant spoke on behalf of his project and stated that this will be his 14th Tractor Supply project his family has built. He also addressed some items of concerns of cross access for future development to the East, that his project is provided two access areas for any future development to the East. Brad also stated that he did provide a traffic report and worked with Cal Trans for drive way locations off of Patterson Road, he addressed the question of why he is requesting a CUP and also stated that they will be building an 8 foot tall block wall on the South property line between his property and the residential neighborhood he also stated that the Tractor Supply building will be 63 feet away from the Southern property line and the purposed retail is over 100 feet.
- Olivia Fernandez resident that lives behind the purposed project site asked about delivery times and garbage pick-up times.
- Josh Mann, Community Development Director responded to her question.
- Brad Sobel applicant stated if they wanted to put a condition on deliveries that would be fine.
- Tom Hallinan city attorney stated that we could approve with an amendment that no deliveries shall occur between the hours of 10pm and 7am.
- With no further comments the Public Hearing was closed at 6:44 p.m.

ACTION: By motion moved/second (Halterman / Link / passed 4-0-1) was approved as amended by the Planning Commission to have no deliveries occur between the hours of 10pm and 7am; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Dinan, Halterman, Link and Reuben

Nays: None

Absent: Basso and Zamora

Abstained: Stewart

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: Joshua Mann, Community Development Director updated the Commission on upcoming planning applications that will be coming before next year.

7. ADJOURNMENT - Regular Planning Commission Meeting – December 17, 2024 at 6:47 p.m.

8. Next Regular Planning Commission meeting – January 21, 2024 @ 6:00 pm.

ATTEST:



Joshua Mann
Community Development Director

APPROVED:



Joan Stewart
Planning Commission Chair