



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, April 15, 2025 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, APRIL 15, 2025 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT T [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

CALL TO ORDER: Chair: Joan Stewart

ROLL CALL: Chair: Taide Zamora
Vice Chair: Michael “Syd” Halterman
Commissioner: John Dinan
Commissioner: Joan Stewart
Commissioner: Natasha Basso
Commissioner (Alternant): Ben Reuben
Commissioner (Alternant): Armando Rodriguez

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 3 minutes (or as stated by the presiding Officer)** and 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 Members.

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 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 April 15, 2025 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 10, 2025.

Item 2.2: Approval of the April 15, 2025 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 18, 2025 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: none.*

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 3.1 was published on April 2, 2025 in the Riverbank News.

Item 3.1: Conditional Use Permit No. 01-2025 – (Dept. File #25-0006) – Riverbank Food Center Inc. The proposed Project is an application for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only (Type 20 license off-sale). The Conditional Use Permit is for an existing supermarket building located at 6524 3rd St. Pursuant to CEQA Guidelines, the proposed Project is exempt per Article 19, Section 15301, Existing Facilities.

Recommendation: **Approval by roll call vote.**

4. PLANNING COMMISSION COMMENTS

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 to update the Commission on upcoming planning applications and Council actions.

8. ADJOURNMENT Next Regular Planning Commission meeting – May 20, 2025 @ 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 at the meeting location, on the North & South City Hall public exterior bulletin board, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 10th day of April, 2025.

/s/ Janet Smullen, Sr. CDS, City of Riverbank

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



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. 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 for accessibility.

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.



TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR THE PLANNING COMMISSION MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC "LIVE" VIEWING

- Government Channels: Charter – 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the day of the meeting in order for them to be distributed to the Planning Commission prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 p.m., please call the Planning and Building Manager at (209) 863-7124.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 4:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367.
(Call 209-863-7124 / 209-863-7198 to ensure they were received.)

- **Via Email:** Email to jmann@riverbank.org (Note: This technology is not a guaranteed method.)
 - Indicate Agenda Item # in the ***subject line***. (Call 209-863-7124 / 209-863-7198 to ensure receipt.)
- **Oral Comments In-Person:** The Chair will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Chair will announce when public comments may be made for a limit of 3minutes on the agenda item being considered, at which time you will:
(please make sure the volume on your video device or any nearby device is turned down.)
 - Using a computer – click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
 - Using a Phone – press *9 to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the teleconference phone number (209) 863-7151 so that Planning may receive your comments. Planning will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/86737881996>

Join by accessing website: <https://zoom.us/join>, enter Webinar ID: 867 3788 1996

Join by telephone: 1-669-444-9171 OR 1-669-900-9128 or 1-336-248-27799, enter Webinar ID: 867 3788 1996

Learn about using ZOOM: - Visit <https://zoom.us/j/94943925973?status+success> for a free account or to download the application.



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: April 2, 2025	
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 hold a public hearing on **Tuesday, April 15, 2025, 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). This public hearing is to consider the following matter:

Conditional Use Permit No. 01-2025 – (Dept. File #25-0006) – Riverbank Food Center Inc.

The proposed Project is an application for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only (Type 20 license off-sale). The Conditional Use Permit is for an existing supermarket building located at 6524 3rd St. Pursuant to CEQA Guidelines, the proposed Project is exempt per Article 19, Section 15301, Existing Facilities.

Planning Commission Meeting **April 15, 2025 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 jmann@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 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. Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so.

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 Contract City Planner Michael Arroyo at (209) 863-7124 or email planning@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or call the Administration Dept. at (209) 863-7122 **prior to 4:00 p.m. on the day of the meeting.**

Published this 2nd day of April 2025.

/s/ Janet Smullen, Senior Community Development Specialist, City of Riverbank

AFFIDAVIT OF POSTING
I, Janet Smullen, 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 2 nd day of April 2025. <i>/s/ Janet Smullen</i> , Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 4/2/2025	Publish: 4/2/2025	Remove: 4/16/2025
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**NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK PLANNING
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**Planning Commission Meeting
April 15, 2025 at 6:00 pm
City Hall Council Chambers - 6707
Third St., Suite B - Riverbank,
California**

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Published this 2nd day of April 2025.

/s/ Janet Smallen, Senior Community Development Specialist, City of Riverbank

April 2, 2025

RN#25-038



City of Riverbank Community Development Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

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

April 2, 2025

Subject: Conditional Use Permit No. 01-2025 – (Dept. File #25-0006) – Riverbank Food Center Inc.

To Whom It May Concern:

This letter is to provide public notice of an application for the proposed project for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only (Type 20 license off-sale).

Project Description: Conditional Use Permit No. 01-2025 – (Dept. File #25-0006) – Riverbank Food Center Inc. The proposed Project is an application for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only (Type 20 license off-sale). The Conditional Use Permit is for an existing supermarket building located at 6524 3rd St. Pursuant to CEQA Guidelines, the proposed Project is exempt per Article 19, Section 15301, Existing Facilities.

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

**Planning Commission Meeting
April 15, 2025, at 6:00 pm
Riverbank, California**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, April 15, 2025 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 public meeting requirements.

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**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

Item No. **3.1** **April 15, 2025**

APPLICATION: **Riverbank Food Center, Inc. CUP 01-2025 (#25-0006)**

Project Description: Request for Conditional Use Permit (License Type 20 – Off-Sale Beer & Wine) to allow the sale of alcoholic beverages, beer and wine, at an existing store for off-site consumption.

APPLICANT: Riverbank Food Center, Inc.

**APPLICANT
REPRESENTATIVE:** Kevin Hufford of ABC Liquor Consultants

**PROPERTY
OWNER:** Mukhtar Yehya & Mohsen Saleh Ali

LOCATION: 6524 3rd Street; APN: 132-012-050

GENERAL PLAN: Mixed Use (MU)

**DOWNTOWN
SPECIFIC PLAN:** Downtown Core (DC)

ZONING: General Commercial (C-2)

**ENVIRONMENTAL
DETERMINATION:** The proposed Project will not have a significant effect on the environment and is categorically exempt pursuant to Article 19, Categorical Exemption 15301, Existing Facilities.

PROJECT PLANNER: Michael Arroyo, Contract Planner

RECOMMENDATION: Conditionally Approve the Sale of Alcoholic Beverages for Off-Site Consumption within a General Supermarket Store.

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, Riverbank Food Center, Inc. (DBA “Riverbank Food Center, Inc.”) is seeking a Conditional Use Permit (“CUP”) to allow the sale of beer and wine for off-site consumption (License Type 20) at an existing grocery and general retail goods store. With proper conditions addressing the sale of alcoholic beverages and property maintenance, the use is not anticipated to impact neighboring commercial uses and existing residential uses.

II. BACKGROUND AND ANALYSIS:

Riverbank Food Center, Inc. is an existing grocery supermarket and retail store located at the southeast corner of Stanislaus Street and Third Street in downtown Riverbank. Currently, the Applicant is not proposing any expansion or modification to the existing building or use. The business will continue to operate 7 days a week, from 7:00 a.m. to 10:00 p.m. Approximately fourteen (14) total employees will continue working at the store; approximately seven (7) employees per shift and two shifts a day. The Applicant estimates there are approximately fifty (50) visitors per day.

The General Plan Land Use designation of the Riverbank Food Center site is Mixed Use (MU). This MU Land Use designation accommodates neighborhood-scale retail uses, offices, personal and commercial services and other similar uses. This MU designation is the primary category for Riverbank to accommodate neighborhood-serving retail, services, offices, and similar needs as described and planned for in the City’s 2005-2025 General Plan. Further, the subject property is located within the boundary of the City’s Downtown Specific Plan (DTSP) and sits within the Downtown Core zone; the corresponding zoning district for the site is C-2, General Commercial. The Downtown Core, as is detailed in the DTSP, lists development strategies including promoting and encouraging retail shops and other stores offering the sale of goods, foods, wine and other similar specialty retail within the Downtown Core. Thus, the proposed Project is consistent with the City’s General Plan, DTSP, and Zoning Ordinance. The table below illustrates the surrounding property uses adjacent to the subject property.

Location	Existing Use	GP Land Use Designation	DTSP Zoning
North	Stanislaus County Community Center	Mixed Used (MU)	Downtown Core
East	Multi-Family Residential	Higher Density Residential (HDR)	Mixed-Use Neighborhood
South	Suave Dental	Mixed Use (MU)	Downtown Core
West	United States Post Office	Mixed Use (MU)	Downtown Core

Under §153.361 of the City's Municipal Code, the proposed use involving the sale of beer and wine at a general retail establishment requires a Conditional Use Permit (CUP); a CUP is required for the sale of alcoholic beverages, including beer and wine, for on or off-site consumption. Within the DTSP, there is one (1) other establishment in close proximity to the subject property that also sells alcohol for offsite consumption; Garcia's Market is located south of the proposed Project at 6445 3rd Street. While there are no provisions in the City's Zoning Ordinance which require a minimum distance of separation between uses of off-sale beer and wine, there are established Performance Standards which the proposed use shall conform to and meet to retain its approved status, should the proposed Project be approved.

The performance standards which the proposed Project shall meet are:

- That it does not result in adverse effects to the health, peace, or safety of persons residing or working in the surrounding area;
- That it does not result in jeopardizing or endangering the public health or safety of persons residing or working in the surrounding area;
- That it does not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests;
- That it does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute; and
- 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.

§153.367 establishes formal procedures should the Applicant violate, fail to meet, or not adhere to the Performance Standards outlined above. Should the City receive complaints

from the Public, Police Department or any other interested parties and verify that violations have occurred or are occurring, the approval of the Conditional Use Permit shall be reviewed by the Planning Commission at a public hearing. The public hearing shall be noticed in accordance with adopted city standards. The Planning Commission, after receiving public testimony, may add new conditions, amend existing conditions or revoke the Conditional Use Permit thereby mitigating future public nuisance.

III. GENERAL PLAN CONSISTENCY:

The proposed Project is consistent with the City's 2005-2025 General Plan policies:

POLICY ED-3.1: "The City will continue to place a priority on local business retention, with a focus on retaining those businesses that are significant sources for jobs and/or tax revenue for the City."

By approving the request for a Conditional Use Permit to allow for the sale of alcoholic beverages for off-site consumption, the City is demonstrating its commitment to the success of local, small businesses. The approval would allow the Riverbank Food Center to offer a wider range of goods for sale to the patrons of the community within the Downtown Core.

POLICY LAND-4.3: "The City will encourage and assist small, locally-owned business 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 granting the approval of a Conditional Use Permit to allow for the sale of alcoholic beverages for off-site consumption, the City is investing in a local business which wishes to continue to do business in the City of Riverbank.

IV. ENVIRONMENTAL DETERMINATION:

The proposed Project will have minimal impact upon the environment and meets all applicable criteria to qualify as categorically exempt from further review under CEQA. The proposed Project meets the criteria of Article 19, Categorical Exemption 15301, Existing Facilities. The proposed Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

V. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on April 2, 2025 and posted at City Hall North and South on April 2, 2025. In addition, the Applicant

posted a Notice of Development Permit Application at the Project site, 6524 3rd Street, on Friday, April 4, 2025. Notices were distributed to thirty-four (34) residents and business within 300-feet of the Project site in accordance with City standard practices. At the time of writing this Staff Report (April 10, 2025), the City has not received any written public comment. Written comments received by the City shall be supplied to the Planning Commission at the day of the meeting and read into the public record.

VI. RECOMMENDATION:

Find that the project is categorically exempt under Article 19 Section 15301, Existing Facilities, and approve the Conditional Use Permit pursuant to findings and conditions contained in attached Resolution 2025-xxx.

VII. ATTACHMENTS:

1. Resolution No. 2025-xxx
2. Floor Plan

Respectfully Submitted By:

Michael Arroyo
Michael Arroyo
Contract Planner

**City of Riverbank
Planning Commission
Resolution No. 2025-xxx**

A Resolution of the Planning Commission of the City of Riverbank Approving a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Site Consumption (Type 20 License Off-Sale) for the Riverbank Food Center Located at 6524 Third Street, APN: 132-012-050

Whereas, on February 24, 2025, the Community Development Department received an application from Riverbank Food Center, Inc., located at 6524 Third Street (APN: 132-012-050), requesting approval of a Conditional Use Permit for the sale of alcoholic beverages for off-site consumption;

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

Whereas, areas with the MU General Plan Land Use 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;

Whereas, Section 153.361 of the City of Riverbank's Municipal Code requires a Conditional Use Permit be obtained for the sale of alcoholic beverages, including beer and wine, for on or off-site consumption;

Whereas, the proposed Conditional Use Permit for 6254 Third Street will allow alcohol to be sold within an existing general supermarket establishment; 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 alcohol for off-site consumption only, subject to the following performance standards in RMC §153.364:

1. That the sale of alcoholic beverages does not result in adverse effects to the health, peace, or safety of persons residing or working in the surrounding area;
2. That the sale of alcoholic beverages does not result in jeopardizing or endangering the public health or safety of persons residing or working in the surrounding area;
3. That the sale of alcoholic beverages 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 the sale of alcoholic beverages does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance, or statute; and
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 20 License.
3. Alcoholic beverages shall not be sold or provided to underage minors pursuant to state and federal laws. The offering 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(H)(3) of the City's Municipal Code.
5. This use permit is subject to a periodic review to monitor potential problems such as alcohol violations and nuisances for possible corrective action of the Community Development Department and Planning Commission.
6. No variance from any City of Riverbank adopted code, policy or specification is granted or implied by the approval of this resolution.
7. 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.
8. The ABC Licensee 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 15th day of April 2025, by the following vote: ____ - ____.

AYES: Commissioners:

NAYS:

ABSENT:

ABSTAIN:

Attest:

Joshua E. Mann
Community Development Director

Approved:

Taide Zamora, Chairperson
Planning Commission

