



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

MINUTES
Tuesday, April 15, 2025
(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: Zamora (Chair), Halterman (Vice Chair), Dinan, Stewart, Basso and Rodriquez (Alternate)

Absent: Reuben (Alternate)

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.

None.

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.

- *Marie Ricks Garaza spoke against the proposed tiny home project on the corner of Morrill Ave. and Oakdale Rd.*
- *Karen Comrotto spoke against the River Walk proposed project.*
- *Michael Cristie spoke against the proposed tiny home project on the corner of Morrill Ave. and Oakdale Rd.*
- *With no further comments public comments was closed at 6:07 p.m.*

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 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.

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

Ayes: Planning Commissioners: Zamora, Halterman, Stewart, Basso and Dinan

Nays: None

Absent: Reuben (Alternate)

3. PLANNING COMMISSION PUBLIC HEARINGS

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

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.

- Michael Arroyo, contract planner with JB Anderson presented item 3.1 and Power Point.
- Staff had no comments
- Public comment was opened at 6:16 p.m. with no comments.

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

Ayes: Planning Commissioners: Zamora, Halterman, Stewart, Basso and Dinan

Nays: None

Absent: Reuben (Alternate)

4. PLANNING COMMISSION COMMENTS

John Dinan informed the Commission that he met with residents at city hall conference that wanted to meet with him to discuss River Walk.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

None.

6. STAFF COMMENTS (Information only – No Action)

- Josh Mann, Community Development Director gave an update to the Commission on items that have gone to City Council and future upcoming items coming to the Planning Commission.

7. ADJOURNMENT - Regular Planning Commission Meeting – April 15, 2025.

ATTEST:



Joshua Mann
Community Development Director

APPROVED:



Taide Zamora
Planning Commission Chair