



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, October 21, 2025, AT 6:00 P.M.
 Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, OCTOBER 21, 2025 – 6:00 P.M.

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

CALL TO ORDER: Chair: Taide Zamora

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 October 21, 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 October 17, 2025.

Item 2.2: Approval of October 21, 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 August 19, 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 & 3.2 was published on October 8, 2025, in the Riverbank News.

Item 3.1: Architecture and Site Plan Review Application No. 08-2025 (Dept. File No. 25-0031) – Watermill Express – Reso#2025-015 - Request to remove and replace the existing water filtration station.

Item 3.2: Conditional Use Permit Application No. 05-2025 & Architecture and Site Plan Review Application No. 07-2025 (Dept. File No. 25-0026) – 108 Sports Lounge – Reso#2025-016 & 2025-017 - Request to expand an existing sports bar and modify previously approved use permit conditions that restricted business hours and prohibited dancing and live/loud music.

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 City Council actions.

8. ADJOURNMENT Next Regular Planning Commission meeting – November 18, 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 17th day of October 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/VIRUAL 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: October 8, 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, October 21, 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:

ARCHITECTURE & SITE PLAN REVIEW NO. 08-2025 – (DEPT. FILE NO. 25-0031) – WATERMILL EXPRESS

The project is a request for an Architecture and Site Plan Review to replace an existing water vending unit with a new unit located at 3239 Sierra Street, between 2nd and 3rd Street (APN 132-011-048). The project is exempt from CEQA per Section 15302, Replacement or Reconstruction.

CONDITIONAL USE PERMIT NO. 05-2025 & ARCHITECTURE & SITE PLAN REVIEW NO. 07-2025 – (DEPT. FILE NO. 25-0026) – 108 SPORTS LOUNGE

The project is a request for a Conditional Use Permit & Architecture and Site Plan Review to expand an existing sports bar, located at 3119 Atchison Street, between 1st and 2nd Street (APN 132-003-038). This request also seeks to modify the previously approved Use Permit conditions that restricted business hours and prohibited dancing and live/ loud music. The project is exempt from CEQA per Section 15301, Existing Facilities.

Planning Commission Meeting
October 21, 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 Senior Planner Teresa McDonald 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 8th day of October 2025.

/s/ Teresa McDonald, Senior Planner, City of Riverbank

AFFIDAVIT OF POSTING
I, Janet Smallen, 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 9 th day of October 2025. <i>/s/ Janet Smallen</i> , Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 10/9/2025	Publish: 10/8/2025	Remove: 10/22/2025
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City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

MINUTES
Tuesday, August 19, 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: Commissioners: 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.

Fred Walton opposes the River Walk Project.

Karen Comrotto opposes the River Walk Project.

Milt Trewhiler opposes the 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 August 19, 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 August 14, 2025.

Item 2.2: Approval of the August 19, 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 June 17 & July 15, 2025 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain from voting: June 17th Reuben and July 15, 2025 Reuben and Stewart*

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

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

Nays: None

Abstained: None

Absent: Reuben (Alternate)

3. NEW BUSINESS

Item 3.1: GENERAL PLAN CONSISTENCY DETERMINATION FOR ROAD ABANDONMENT APPLICATION NO. 01-2025 (DEPT. FILE NO. 25-0016) – OLD CRAWFORD ROAD (WESTGATE DRIVE) – RESO#2025-014: The project is a request to formally abandon/vacate 0.64± acres of Westgate Drive to facilitate the future alignment and intersection of Westgate Drive and Machado Parkway consistent with the Crossroads West Specific Plan, and to support the development of a new K-8 school adjacent to the area proposed for abandonment. The project is a component of a previously evaluated project and has been determined to be exempt from the California Environmental Quality Act (CEQA) (CEQA Guidelines, § 15378).

- Joshua Mann, Community Development Director, presented item 3.1 and Power Point.
- Public hearing was opened at 6:18 p.m.
- Milt Trewilder came up and spoke.
- Dave Romano Attorney for the Machado Family came up and spoke about the abandonment.
- Being no further comments the public hearing was closed at 6:23 p.m.
- Commissioner Halterman had a few questions about the area around the school site.
- Josh Mann responded to his questions.

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

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

Nays: None

Abstained: None

Absent: Commissioners: Reuben (Alternate)

4. PLANNING COMMISSION COMMENTS

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

Item 5.1: Joshua Mann informed staff that we received a letter from the League of Women Voters of Stanislaus County opposing the River Walk Project.

6. STAFF COMMENTS (Information only – No Action)

- Joshua Mann, Community Development Director gave an update on the Housing Element.

7. ADJOURNMENT - Regular Planning Commission Meeting – August 19, 2025.

ATTEST:

APPROVED:

Joshua Mann
Community Development Director

Taide Zamora
Planning Commission Chair

**CITY OF RIVERBANK PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.1 **October 21, 2025**

APPLICATION: **Architecture and Site Plan Review Application No. 08-2025 (Dept. File No. 25-0031) – Watermill Express**
Request to remove and replace the existing water filtration station.

OWNER: Tim and Mary Gong

APPLICANT: Watermill Express

REPRESENTATIVE: Brandon Arebalos

LOCATION/APN: 3239 Sierra Street, between 2nd and 3rd Street

ASSESSOR’S PARCEL: 132-011-048

GENERAL PLAN: Mixed Use (MU)

ZONING: Downtown Specific Plan (DTSP), Mixed Use Neighborhood

ENVIRONMENTAL DETERMINATION: CEQA Exempt – 15302 Replacement or Reconstruction

PROJECT PLANNER: Teresa McDonald, Senior Planner

RECOMMENDATION: Make the required findings for project approval and adopt Resolution No. 2025-xxx approving Architecture and Site Plan Review Application No. 08-2025 based on the discussion below and on the whole of the record provided to the City.

EXECUTIVE SUMMARY

Watermill Express currently operates a water vending kiosk and is requesting to replace the existing kiosk with a new pre-cast concrete kiosk. In addition to water, the new kiosk will also have the ability to dispense ice (see Exhibit A of Attachment 1). An architecture and site plan review is required for the replacement in accordance with the Downtown Specific Plan (DTSP).

SITE DESCRIPTION

The project site is located at 3239 Sierra Street, between 2nd and 3rd Street. It is improved with a water vending kiosk and paved parking lot. The site has access to Sierra Street via an existing driveway and to both Stanislaus and 2nd Street via existing alleys adjacent to the project site. The site is surrounded by a mixture of residential and commercial uses in all directions.

ISSUES

No issues have been identified as part of this request. Standard conditions of approval have been applied to the project (see Exhibit B of Attachment 1).

GENERAL PLAN CONSISTENCY

The project site is designated as Mixed Use (MU) in City of Riverbank General Plan. The MU 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. The MU land use classification is anticipated to be mainly non-residential development according to the City's General Plan.

Goal LAND-4, Policy LAND-3.5 of the Land Use Element is to encourage the development and redevelopment of downtown as a mixed-use high-activity area, and Policy LAND-4.3 is to encourage and assist small, locally-owned businesses that wish to locate, expand, or continue to do business in Riverbank. Accordingly, staff believe the proposed use can be found to be consistent with the General Plan.

ZONING ORDINANCY CONSISTENCY

The project site is located within the City's Downtown Specific Plan (DTSP) area and is zoned Mixed Use Neighborhood. As outlined in the DTSP, the Mixed-Use Neighborhood zoning district encourages new investment to create an urban neighborhood in the DTSP. The district allows for General Commercial uses, as well as Residential, Workplace, Lodging, and Civic and Culture uses, and Light Industrial uses with a use permit. The DTSP requires a site plan review as established by the RMC for buildings and related facilities.

In order to approve an architecture and site plan review, the Planning Commission shall make the following findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city;
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with

and compliments the existing surrounding environment and ultimate character of the area under the general plan; and

4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and similar elements, establishes a clear design concept and is compatible with the character of the buildings on adjoining and nearby properties.

Staff believe the required findings can be met and the project can be found to be consistent with the Downtown Specific Plan.

ENVIRONMENTAL DETERMINATION

The project will have minimal impact upon the environment and meets all applicable criteria to qualify as categorically exempt from further review under the California Environmental Quality Act (CEQA). The proposed Project meets the criteria of Article 19, Categorical Exemption 15302, Replacement or Reconstruction. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

CONDITIONS OF APPROVAL

To ensure compatibility with the surrounding neighborhood and to support the DTSP's goal of preserving a small-town character, the project shall be subject to all Conditions of Approval outlined in Exhibit B of Attachment 1.

PUBLIC NOTICE

The Planning Commission public hearing notice was published in the Riverbank News on October 8, 2025, and posted at City Hall North and South on October 9, 2025. In addition, the applicant posted a Notice of Development Permit Application at the project site on October 11, 2025. Notice of the Public Hearing was mailed to landowners within 300-feet of the project site, as shown on the latest equalized assessment roll, in accordance with RMC § 153.215 and Cal. Gov't Code § 65091. At the time of writing this Staff Report, the City has not received any correspondence from surrounding landowners.

RECOMMENDATION

Staff recommends the Planning Commission approve the project, adopting Resolution No. 2025-xxx approving Architecture and Site Plan Review Application No. 08-2025, based on the discussion below and on the whole of the record provided to the City. If the Planning Commission approves the project, the aforementioned Resolution provides an overview of the findings and actions required for project approval.

ATTACHMENTS

1. Planning Commission Resolution No. 2025-xxx for Architecture and Site Plan Review
Application No. 08-2025
Exhibit A – Plans
Exhibit B – Conditions of Approval

Respectfully Submitted By: Teresa McDonald, Senior Planner

**City of Riverbank
Planning Commission
Resolution No. 2025-015**

A Resolution of the Planning Commission Approving Architecture and Site Plan Review Application No. 08-2025 (Dept. File No. 25-0031) for the Watermill Express Located at 3239 Sierra Street, APN: 132-011-048

Whereas, an Architecture and Site Plan Review application has been received from Watermill Express, located at 3239 Sierra Street (APN: 132-011-048); and

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

Whereas, any proposed construction or reconstruction of buildings and related facilities within the DTSP area requires site plan review as established by Riverbank Municipal Code; and

Whereas, Section 153.217 of the Riverbank Municipal Code requires an architecture and site plan review application be approved by the Planning Commission at a public hearing; and

Whereas, the Planning Commission held a public hearing on October 21, 2025, to consider Architecture and Site Plan Review No. 08-2025 and take public comment; and

Whereas, the project is exempt from analysis pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302, Replacement or Reconstruction; and

Whereas, the Planning Commission made the following required architecture and site plan review findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city;
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the general plan; and
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and similar elements,

establishes a clear design concept and is compatible with the character of the buildings on adjoining and nearby properties.

Therefore, Be It Resolved by the Planning Commission that Architecture and Site Plan Review Application No. 08-2025 is hereby approved, as illustrated in “**Exhibit A**” and subject to the Conditions of Approval listed in “**Exhibit B**”.

Passed and adopted by the Planning Commission of the City of Riverbank at a meeting held on the 21st day of October, 2025; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E. Mann,
Community Development Director

Taide Zamora, Chairperson
Planning Commission

Exhibit A – Plans
Exhibit B – Conditions of Approval

Contractor shall comply with the 2022 CGBSC, Chapter 5, sections 106.2 for Best Management Practices to prevent storm water pollution during construction.

Deferred Submittals:
All required construction documents and specifications necessary for permit issuance are included in this plan set unless otherwise noted. If any deferred submittals are required, they shall be submitted to the Building Division for review and approval prior to fabrication and installation, in accordance with CBC Section 107.3.4.1. Additional plan review fees may apply. Deferred items may include, but are not limited to: signage, equipment anchorage, prefabricated elements, or other components determined during construction.

Quality Assurance Statement

There are no post-installed anchors or embedded anchors in the foundation pad that will be constructed on site. Such items in the precast parts of the kiosk are inspected at the factory.

The unit is set on a flat concrete pad with a nesting bed of epoxy to bond the manufactured unit to the concrete base. This provides a safeguard against insect invasion and storm water intrusion. The structural engineer inspects this epoxy installation by their specified process. Watermill Express company standard for this is high, and the engineer's recording of its mix and application is sufficient.

The foundation reinforcing and the concrete need no "Special" inspection per CBC 1705.3 exception 1. All other work is inspected at the factory.

Because of this, there is no remaining item to be inspected by a third party, and there should be no requirement to hire a Quality Assurance Agency.

SCOPE OF WORK
106 sf 1 story pre-cast concrete kiosk

Work includes removal of existing Watermill modular water vending unit, and installing a replacement water vending unit in the same area on the same parcel and parking lot.

The existing Electrical Power supply line will be removed and Reinstalled per this package and connected to the existing (same) meter mounted on the new kiosk.

The existing water supply line will be extended and relocated to connect with the new unit. The existing gravity drain line will be extended to connect to the new units floor sinks.

The old vending unit will be removed. Its base slab will be restored for the new concrete base slab.



**Watermill Express #169018
Pre-Cast Concrete Kiosk @
3239 Sierra St
Riverbank, CA 95367
Project # WE 25-149**

**Issued for Permit
July 1, 2025**

Pre-manufactured Building
The Pre-manufactured Building Association states that plan checking should not be occurring for anything in or on the modular unit as all this information has been provided to the state and approved at the state level as a manufactured unit by this division. The site installations of the pad/foundation, bollards, and utility connection points are the only construction that is re-viewable and inspected at the local level.



SHOWER REQUIRES A SEPARATE REVIEW & PERMIT.

Watermill Express #169018
Pre-Cast Concrete Kiosk @
3239 Sierra St
Riverbank, CA 95367
July 1, 2025
Project # WE 25-149
Issued for Permit

Erosion & Sediment Control Notes

1. Landowners and/or Contractors are responsible for obtaining a permit for Stormwater Discharges per Municipality requirements.
2. Landowners and/or Contractors are responsible for obtaining Erosion & Sediment Control (ESC) per Municipality requirements.
3. Landowners and/or Contractors are responsible for scheduling a pre-construction meeting with the Municipality controlling authority.
4. The permitted Landowner and/or Contractor must keep a copy of all Stormwater Discharge Permit/Landowner and/or Contractor ESC Permit, Erosion and Sediment Control Plan (ESCP) also known as Stormwater Management Plan (SWMP) and Stormwater Discharge Permit (SDP) on site at all times. The permit shall remain in place throughout the duration of the project, and for an additional three (3) years after the permit expiration form is filed with the State as required.
5. The permitted Landowner and/or Contractor may inactivate the State and City permit when final per Municipality requirements.
6. The permitted Landowner and/or Contractor must perform inspections of all best management per Municipality requirements.
7. All construction projects (whether they disturb less or more than 1 (one) acre) shall install, maintain and repair erosion and sediment control BMPs according to the ESCP/SWMP and/or Erosion Control Plan. (Civil drawing) to ensure they continue performing as originally intended. BMPs must be installed prior to grading or land disturbance activities per Municipality requirements.
8. All BMPs shall conform per Municipality requirements.
9. Landowners and/or Contractors must ensure that vehicles do not track earth materials onto streets and must immediately remove such materials if this occurs. Either by washing or by use of street sweepers is acceptable. Loading and paving activities with water is prohibited.
10. All loads of cut and fill material imported to or exported from the site shall be properly covered to prevent loss of the material during transportation on public road.
11. The use of dirt ramps is prohibited. A rock pad entrance must be installed where construction vehicles need to enter or exit from an unpaved area into a paved road.
12. Landowners and/or Contractors are responsible for controlling waste such as discharging building materials, concrete truck washout, chemicals, litter and sanitary waste, as applicable.
13. Waste collection areas must be located away from the storm drainage system. Dumpsters must be covered to contain windblown materials.
14. The discharge of any water contaminated by waste products from cutting operations into the storm sewer system is prohibited. All storm sewer facilities adjacent to any location where pavement cutting operations occur must be protected per Municipality requirements.
15. Water use to clean concrete trucks shall be discharged into a concrete washout (CWA). The pre-defined containment area must be identified with a sign, and shall allow the liquid to evaporate or dry out. Dried out concrete waste shall be removed and properly disposed of per Municipality requirements.
16. The discharge of sanitary wastes into the storm sewer system is prohibited. Portable toilets must be sited and placed on permeable surfaces, away from the roadside, storm inlets and/or drainage ways per Municipality requirements.
17. Spill prevention and containment BMPs for construction materials, waste and fuel storage areas must be provided, spills that may reach the storm sewer system must be reported according to federal, state and municipality regulations.
18. Storm inlets within and/or adjacent to the construction site must be protected. Any ponding of stormwater around inlets, protection must not cause excessive inconvenience or damage to adjacent areas or structures per Municipality requirements.
19. Runoff from stockpile areas must be controlled. Silt that will be stockpiled for more than 30 days shall be protected from wind and water erosion within 14 days of stockpile construction per Municipality requirements.
20. Natural vegetation shall be preserved and protected whenever possible. Removal or disturbance of existing vegetation shall be limited to the area required for immediate construction operations. Disturbed areas that may not be at final grade but will remain dominant (Unburied) for longer than 30 days must be stabilized within 14 days per Municipality requirements.
21. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled per Municipality requirements.
22. All temporary BMPs shall be removed after the site has reached final stabilization, the stormwater volume capacity of ponds must be restored, and storm sewer lines and/or structures that are to be cleaned upon completion of project per Municipality requirements.
23. Conditions in the field may warrant other erosion and sediment control measures in addition to the ones shown on the ESCP/SWMP and/or Erosion Control Plan (Civil drawing). The Landowner or Contractor shall implement whatever measures are determined necessary, as directed by the Municipality controlling authority.

General Notes

- GENERAL NOTES AND INSTRUCTIONS**
1. Definitions: The owner, who is responsible for design and whose name appears on the Contract Doc's Documents.
 2. Definitions are defined in the AIA A201 - 1995 General Conditions and is supplemented in the Contract Documents.
 3. The Architect's design shall be subject to the Municipality's approval. The design intent for the construction of the project.
 4. In the event of a conflict between drawings or specifications, submit a written request for information or clarification prior to construction of the work. The Architect's written response is final.
 5. The Architect's design shall be subject to the Municipality's approval. The design intent for the construction of the project.
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- GENERAL REQUIREMENTS OF THE CONTRACTOR**
1. Supervise and direct the work, be responsible for means, methods, techniques, sequences, and procedures. Coordinate work indicated in the Contract Documents. Provide adequate number of skilled workmen who are thoroughly trained and experienced in their trades, and who are familiar with specified and reasonably implied work.
 2. Perform necessary for the proper performance of the work.
 3. Obtain necessary permits, licenses, and approvals from the appropriate authorities. Obtain necessary permits, licenses, and approvals from the appropriate authorities. Obtain necessary permits, licenses, and approvals from the appropriate authorities.
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- GENERAL REQUIREMENTS OF THE CONTRACTOR (CONTINUED)**
1. Use only new materials of grade and type specified unless otherwise noted. Warn work and materials as stated in the General Conditions and as required by State Statute. Provide for a correction period of 24 months from the date of substantial completion as stated in the General Conditions. Immediately report or replace damaged equipment and construction to the satisfaction of the Architect or Contractor's expense. Refer to Specification Section 01500 and individual specification sections.
 2. Obtain necessary permits, licenses, and approvals from the appropriate authorities. Obtain necessary permits, licenses, and approvals from the appropriate authorities. Obtain necessary permits, licenses, and approvals from the appropriate authorities.
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Abbreviation List

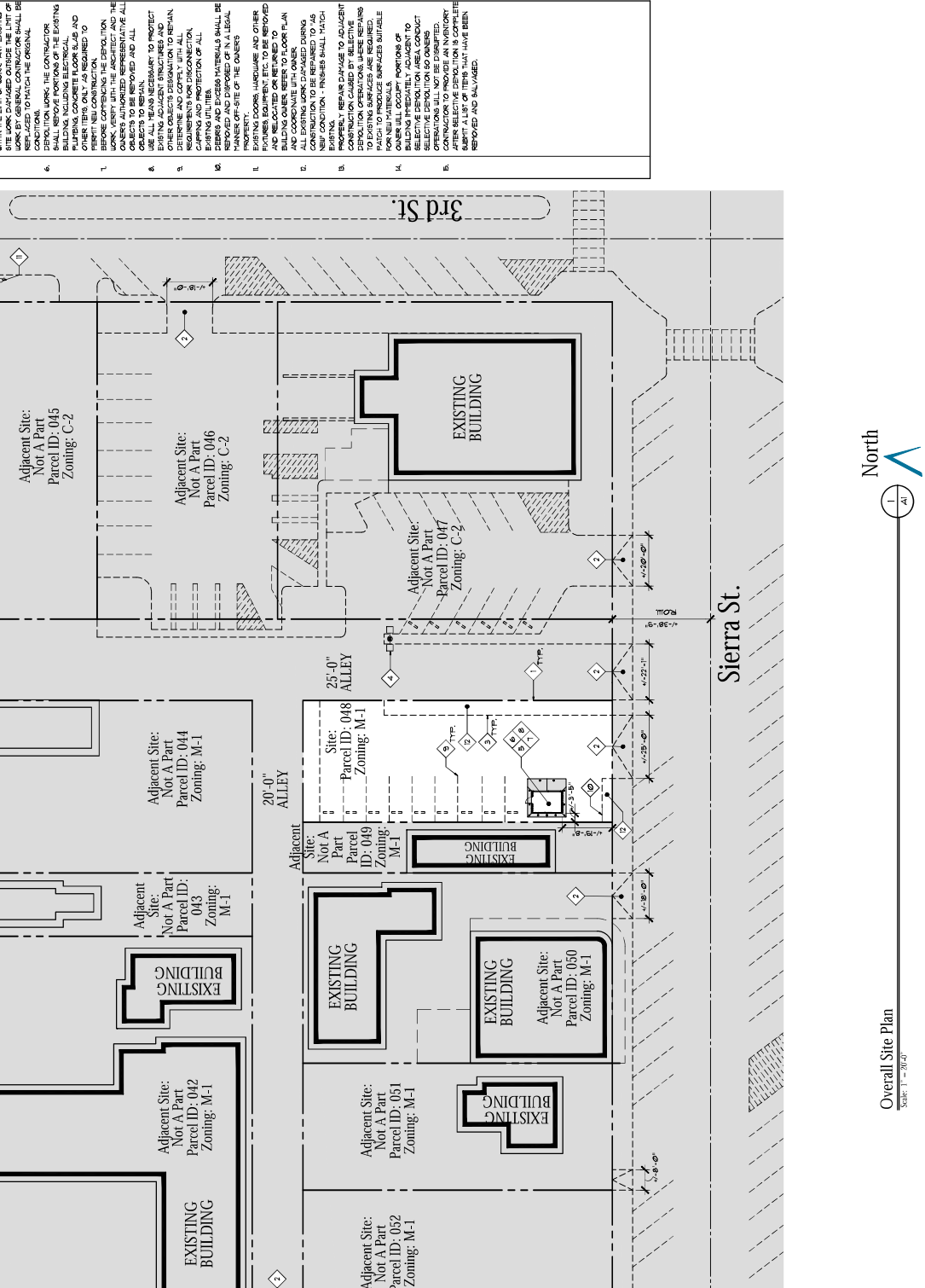
Abbreviation	Meaning
A	Acoustic Ceiling Tile
AD	Area Drain
ADP	Area Drain Pan
AL	Aluminum
ALC	Aluminum Composite Laminates
AN	Architectural
ASB	Asbestos
ASB-1	Asbestos (Removal)
ASB-2	Asbestos (Removal)
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- ### Keynotes
- EXISTING PROPERTY LINE
 - EXISTING ENTRY DRIVE
 - EXISTING CURB CUTTER & SIDEWALK
 - PROTECT IN PLACE DURING CONSTRUCTION
 - NEW CONCRETE PAD AREA OF WORK AND ENLARGED SITE PLANS
 - REFER TO PLUMBING DRAWINGS FOR WATER MAINS
 - REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATION, REFER TO PLUMBING DRAWINGS
 - EXISTING UTILITY LOCATIONS AND DEPT. MARKERS
 - NEW CONCRETE CURB REFER TO ENLARGED ADDITIONAL LINES TO BE INSTALLED
 - RESPONSIBLE FOR ALL SITE IMPROVEMENTS
 - REPLAZED TO MATCH THE ORIGINAL CONDITIONS
 - SHALL REMOVE PORTIONS OF THE EXISTING BUILDING INCLUDING ELECTRICAL, PLUMBING, AND OTHER ITEMS ONLY AS REQUIRED TO PERMIT NEW CONSTRUCTION
 - WORK VERIFY WITH THE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE ALL WORK TO BE REMOVED AND ALL CONCRETE TO BE REPAVED AND ALL USE ALL MEANS NECESSARY TO PROTECT EXISTING ADJACENT STRUCTURES AND UTILITIES AND COMPLY WITH ALL REQUIREMENTS FOR DISCONNECTION OF EXISTING UTILITIES
 - DEBRIS AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE OF THE PROPERTY
 - EXISTING DOORS, WINDOWS AND OTHER BUILDING OWNER REFER TO FLOOR PLAN AND RELOCATED OR RETURNED TO ORIGINAL LOCATION - FINISHES SHALL MATCH EXISTING
 - PROPERLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY SELECTIVE DEMOLITION TO EXISTING SURFACES ARE REQUIRED. PATCHES TO PRODUCE SURFACES SUITABLE FOR USE
 - OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO EXISTING CONSTRUCTION IN ORDER TO MAINTAIN OPERATIONS. OWNER SHALL SUBMIT A LIST OF ITEMS THAT HAVE BEEN REMOVED AND SALVAGED.

Site Data

ABBREVIATION	PARCEL NUMBER (APN)	38-07-048
CURRENT ZONING	M-1	
SITE 60000	47, 44, 46, 6000 00	
CONCRETE PAD (INCLUDES CURB)	226 00	
HEIGHT (ACTUAL)	4'-14'-0"	
PARKING REQUIRED (M-1) LIGHT INDUSTRIAL	(97/800)	
WATERPILL	(000 00)	
TOTAL SF	(000 00)	
PARKING PROVIDED	8 SPACES	
PARKING REMOVED TYP (0) PARKING STALLS	8 SPACES	

- ### General Notes
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT AND OWNER IF VARIATIONS ARE ENCOUNTERED. PROTECT IN PLACE DURING CONSTRUCTION
 - NEW CONCRETE PAD AREA OF WORK AND ENLARGED SITE PLANS
 - REFER TO PLUMBING DRAWINGS FOR WATER MAINS
 - REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATION, REFER TO PLUMBING DRAWINGS
 - EXISTING UTILITY LOCATIONS AND DEPT. MARKERS
 - NEW CONCRETE CURB REFER TO ENLARGED ADDITIONAL LINES TO BE INSTALLED
 - RESPONSIBLE FOR ALL SITE IMPROVEMENTS
 - REPLAZED TO MATCH THE ORIGINAL CONDITIONS
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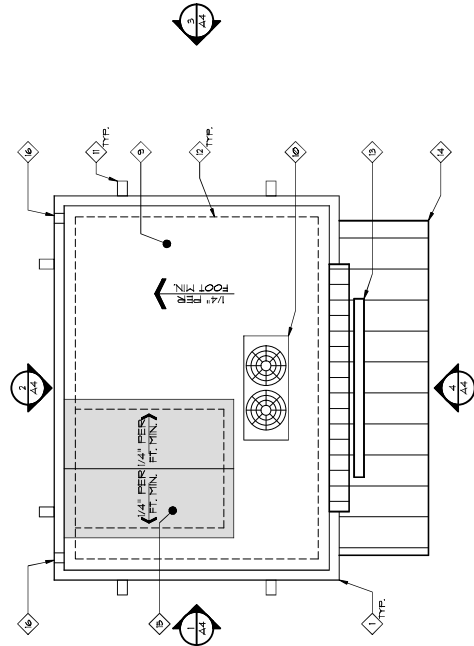
Keynotes

1. PAINTED PRE-CAST CONCRETE WATER KNOCK, REFER TO STRUCTURAL, MEP, AND EXTERIOR ELEVATIONS DRAWINGS.
2. CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS.
3. PAINTED MASONRY, REFER TO EXTERIOR ELEVATIONS DRAWINGS.
4. PAINTED MASONRY, REFER TO EXTERIOR ELEVATIONS DRAWINGS.
5. PAINTED MASONRY, REFER TO EXTERIOR ELEVATIONS DRAWINGS.
6. PAINTED MASONRY, REFER TO EXTERIOR ELEVATIONS DRAWINGS.
7. REFER TO SITE PLANS FOR ADA COMPLIANT FLOOR LEVEL. TO COMPLY WITH BCC SECTION 16093 FLOOR ELEVATION - SLOPE NOT TO EXCEED 1:12.
8. SLOPED PRE-CAST CONCRETE ROOF CONDENSER EQUIPMENT BEYOND, REFER TO MECHANICAL DRAWINGS.
9. REFER TO MECHANICAL DRAWINGS FOR LIGHTS BELOW, REFER TO ELECTRICAL DRAWINGS.
10. DASHED LINES REPRESENT BUILDING BELIEFS.
11. WHITE ACRYLIC COVERS OVER LIGHT BELIEFS.
12. REFER TO ELECT, DUGS AND COORDINATE WITH OWNER.
13. REFER TO MECHANICAL DRAWINGS FOR UNSTRUCTURAL BELIEFS.
14. HATCHED AREA REPRESENTS METAL ROOF BELIEFS.
15. REFER TO MECHANICAL DRAWINGS FOR MACHINE REMOVAL REPLACEMENT TO STRUCTURAL DRAWINGS.

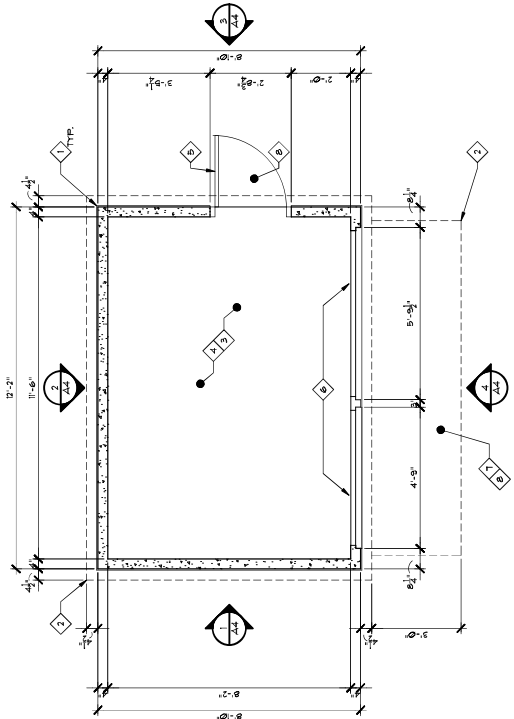
General Notes

1. CONSULTORS TO FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT AND OWNER IF VARIES.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND EXISTING CONDITIONS.
3. ANY DISCREPANCY BETWEEN MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS SHALL BE REFERRED TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

THE WATERMILL STRUCTURE IS APPROVED BY THE STATE OF CALIFORNIA WHICH INCLUDES ADA STANDARDS, AND IS NOT TO BE CONSIDERED AS A SEPARATELY SUBMITTED, APPROVED PLAN AS ATTACHED FOR REFERENCE.



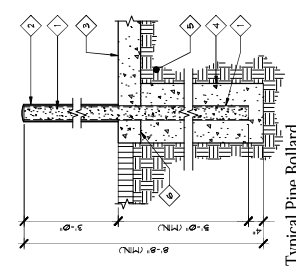
Roof Plan
Scale: 1/2" = 1'-0"



Floor Plan
Scale: 1/2" = 1'-0"

1. 4" DIA. STEEL PIPE.
2. 1/2" DIA. WALL THICKNESS.
3. 1/2" DIA. WALL THICKNESS.
4. 1/2" DIA. WALL THICKNESS.
5. 1/2" DIA. WALL THICKNESS.
6. 1/2" DIA. WALL THICKNESS.
7. 1/2" DIA. WALL THICKNESS.
8. 1/2" DIA. WALL THICKNESS.

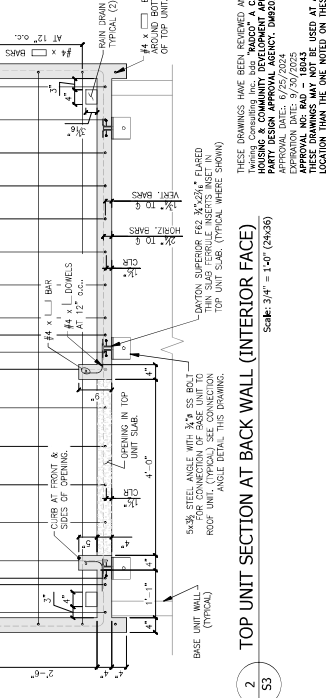
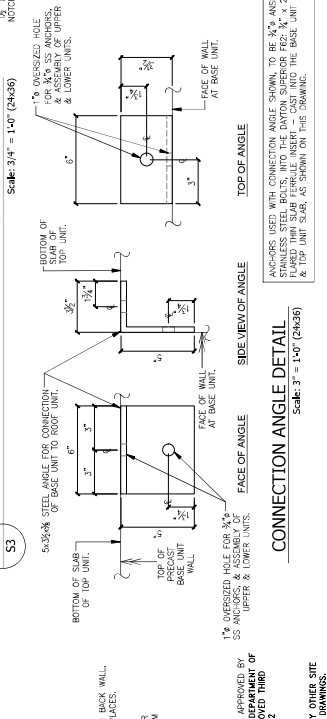
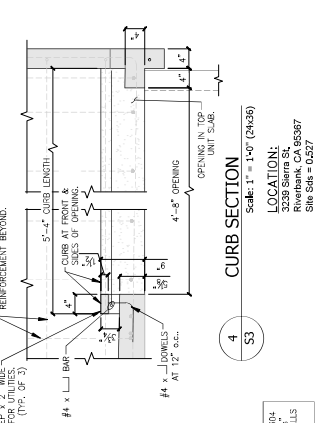
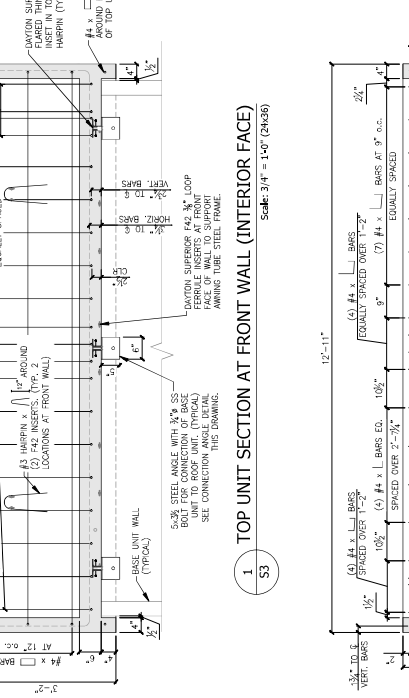
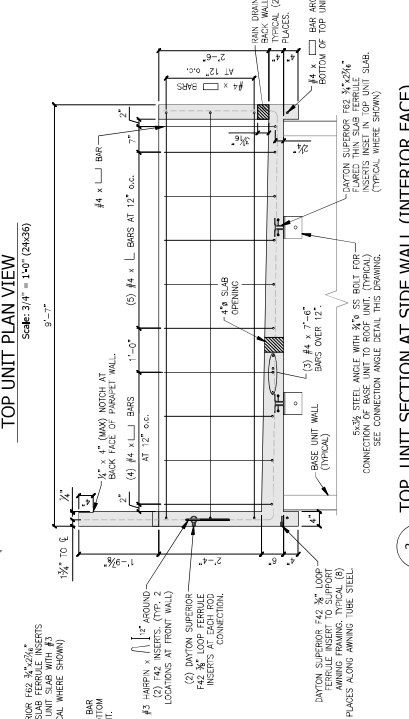
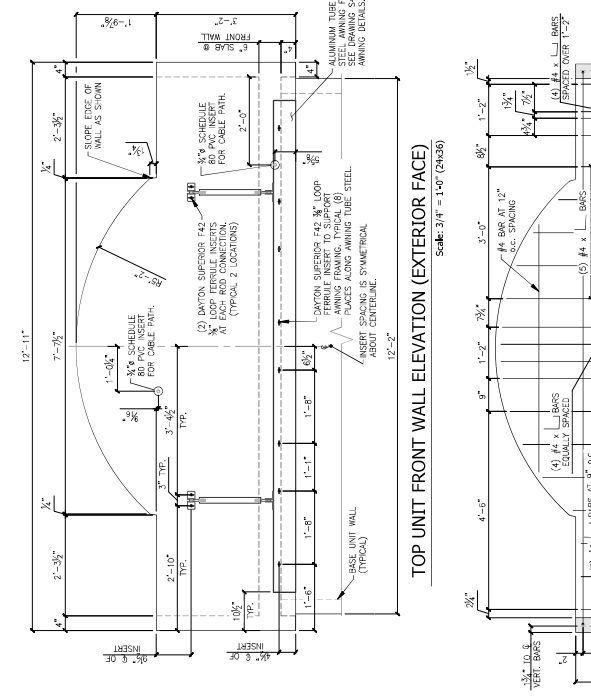
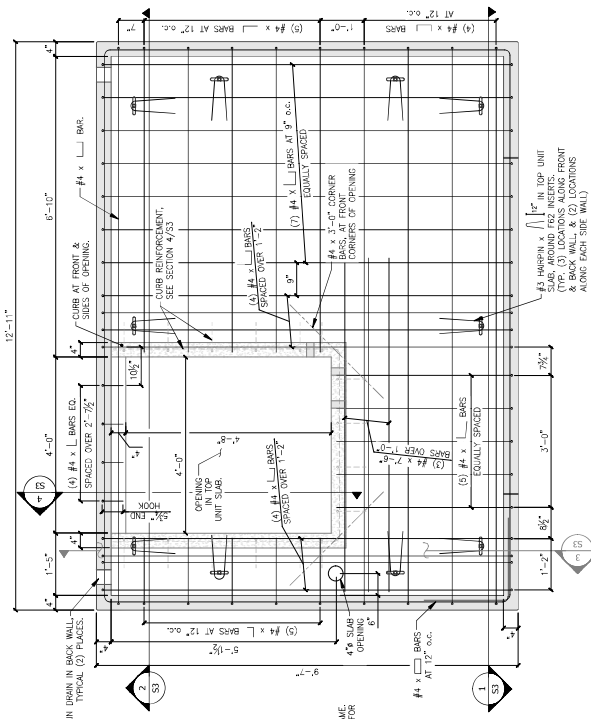
NOTE:
SEE SITE PLAN FOR EXPOSED STEEL SURFACES. COLOR LEAD ON EXTERIOR ELEVATION SHEET.



Typical Pipe Bollard
Scale: 3/4" = 1'-0"



- PRE-CAST TOP UNIT NOTES:**
- 1) THE PRECAST TOP UNIT SHELL IS DESIGNED FOR THE LOADS INDICATED ON DRAWING S2.
 - 2) ALL CONCRETE WORK AND REINFORCING SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE, ACI 318.
 - 3) ALL CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE (U.N.O.).
 - 4) ALL REINFORCING STEEL SHALL BE ASTM A615, MINIMUM GRADE 60, DEFORMED BARS, U.N.O.
 - 5) REINFORCING BARS SHALL CONFORM TO ASTM A706, GRADE 40 DEFORMED BARS.
 - 6) REINFORCING BARS SHALL BE FULLY DEVELOPED AT EACH END SECTION BY MEANS OF AN ANCHOR OR WELDED LAP.
 - 7) BARS MARKED "MAY" (MAY BE) SHALL BE FULLY DEVELOPED AT EACH END SECTION BY MEANS OF AN ANCHOR OR WELDED LAP.
 - 8) ACTUAL DIMENSIONS OF THE PRECAST CONCRETE MAY VARY SLIGHTLY.
 - 9) FABRICATION OF PRECAST UNITS:
 - A. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.
 - B. CURS SURFACES OF FORMS WITH BONDING AGENTS SHALL BE APPLIED TO THE FORMS BEFORE POURING CONCRETE. FORMS SHALL BE CLEANED AND OILED AFTER EACH POUR.
 - C. FORMS SHALL BE CLEANED AND OILED AFTER EACH POUR.
 - D. CLEAN REINFORCEMENT TO OBTAIN AT LEAST THE MINIMUM COVERAGES FOR CONCRETE PROTECTION. COVERAGES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - E. ACQUIRE POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK OR CONSTRUCTION. CONCRETE SHALL BE PLACED AND FINISHED TO THE REQUIRED FINISH AND CURING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - F. PLACE REINFORCEMENT TO OBTAIN AT LEAST THE MINIMUM COVERAGES FOR CONCRETE PROTECTION. COVERAGES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - G. PLACES OF WEARINGS IN PRECAST UNITS, COMPILING WITH REQUIREMENTS OF ACI 308, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - H. FINISH OF FORMED SURFACES PROVIDE A COMMERCIAL FINISH. REMOVE ENDS AND LARGE PROJECTIONS AND FILL LARGE HOLES. HUB OR RING MARKED SIDES, MADE TO BE INTRIN.
 - 10) ANCHORAGE OF CONCRETE UNITS SHALL BE 3/8" x 3/4" 304 STAINLESS STEEL HILTI ANK BOLT 3' MIN. BURIED. SEE MECHANICAL DRAWINGS FOR ANCHORAGE DETAILS. SEE MECHANICAL DRAWINGS FOR CONCRETE UNIT TYPE & LOCATION. 2" MIN. BURIED. SEE MECHANICAL DRAWINGS FOR ANCHORAGE DETAILS. SEE MECHANICAL DRAWINGS FOR CONCRETE UNIT TYPE & LOCATION.



SYMBOL	DESCRIPTION
—	NON PUMPING
—	VENT PIPING
—	COLD WATER PIPING
—	HOT WATER RETURN PIPING
—	NATURAL GAS PIPING
—	CHANGE IN PIPE ELEVATION
—	FLOOR DRAIN
—	FLOOR SINK
—	CLEANOUT
—	WALL CLEANOUT
—	FLOOR CLEANOUT
—	YARD CLEANOUT
—	HOSE BIBB
—	BALL VALVE
—	PLUMBING FIXTURE DEREGATION
—	SEE PLUMBING FIXTURE SCHEDULE
—	SEE PLUMBING FIXTURE SCHEDULE
—	PLUMBING FIXTURE DEREGATION
—	BELOW FLOOR
—	UNDER GRADE
—	ABOVE FINISHED FLOOR
—	ABOVE CEILING
—	AIR CHAMBERS

PLUMBING PRESSURE CALCULATIONS (PER UPC)

Item	Description	PSI
1	Water (2.31' static per 1.0' H ₂ O)	8
2	Friction Loss (See Table 104.1)	0.5
3	Water Pressure (See Table 104.1)	2.15
4	Backflow Preventer (WSP, 500)	3.3
5	Pressure to overcome pipe friction	65.75
Total		79.75

Item	Description	Flow in Section (MGD)	Length of Section (1000 ft)	Friction Loss (ft/100 ft)	Total Friction Loss (ft)
1	Water Main to RPZ (Minimum)	4	5	0.75	3.0
2	RPZ to Fixtures	4	25	0.75	3.0
Total Friction Loss					6.0

BUILDING WATER FIXTURE UNITS (TABLE 104.3)		DRAINAGE FIXTURE UNITS (PER UPC)	
Item	Qty	Item	Qty
Water Fixtures	3	Floor Sink - 1 1/2" Traps	3
Drinking Fountains	0	Floor Sink - 1 1/2" Trap	0
Drinking Fountains	0	Water Main to RPZ (Minimum)	1
Drinking Fountains	0	RPZ to Fixtures	1
TOTAL FU		TOTAL	
	3		5

GENERAL PLUMBING NOTES

- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM WITH THE PLUMBING FIXTURES AND EQUIPMENT TO COMPLETE THE SYSTEM SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS. THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS. THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS.
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RES Engineering Services

MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS CONSULTANTS

16011 GOVERNORS DRIVE SUITE 100 PLAZA PLANTYPTON, WI 53150
 PHONE 908-875-8908 FAX 908-875-8908
 16011 GOVERNORS DRIVE SUITE 100 PLAZA PLANTYPTON, WI 53150
 PHONE 908-875-8908 FAX 908-875-8908

41066

PROFESSIONAL ENGINEER

PLUMBING FIXTURE SCHEDULE

ITEM	TYPE	PIPE SIZE	PIPE	CONNECTION	VALVE	NO. OF
FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
FS	FLOOR SINK	1 1/2"	TRAP	0	1	0
FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
TOTAL				6		6

ALLOWABLE WATER MATERIALS

ITEM	TYPE	PIPE SIZE	PIPE	CONNECTION	VALVE	NO. OF
FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
FS	FLOOR SINK	1 1/2"	TRAP	0	1	0
FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
TOTAL				6		6

ALLOWABLE WASTE/VENT MATERIALS

ITEM	TYPE	PIPE SIZE	PIPE	CONNECTION	VALVE	NO. OF
FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
FS	FLOOR SINK	1 1/2"	TRAP	0	1	0
FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
TOTAL				6		6

PLUMBING FIXTURE SCHEDULE

FS FLOOR SINK 1 1/2" OATEY FLOOR SINK WITH 2" PVC FLOOR SINK DRAIN (OR EQUIVALENT).

YCO YARD CLEANOUT FOR NON-TRAFFIC AREAS. USE COUNTERSINK CLEANOUT PLUGS. REFERENCE IPC CORPORATION 68916 FOR CLEANOUT PLUGS. USE 1/2" DIA. 1/2" DIA. 1/2" DIA. 1/2" DIA. CAST IRON. REFERENCE 68984 HAYES BH-402.

RPZ REDUCED PRESSURE ZONE VALVE. WAITS LF600S WITH STRAINER SIZE TO MATCH WATER LINE.

HB HOSE BIB (INDOOR USE). HOSE BIB WITH VACUUM BREAKER. REFERENCE 3.4" ZURN 195XL SERIES LEAD FREE CAST BRONZE ASBT 8564 WITH ZURN MODEL BFP HOSE CONNECTION VACUUM BREAKER OR EQUAL.

GENERAL PLUMBING NOTES

- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM WITH THE PLUMBING FIXTURES AND EQUIPMENT TO COMPLETE THE SYSTEM SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS. THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS.
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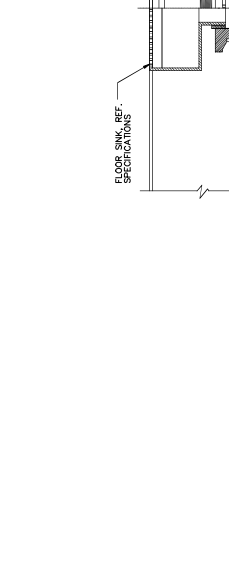
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ITEM	TYPE	PIPE SIZE	PIPE	CONNECTION	VALVE	NO. OF
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FS	FLOOR SINK	1 1/2"	TRAP	3	1	3
TOTAL				6		6

PROJECT WATER VENDING MACHINE

WATERMILL EXPRESS

3616 CONFLANS RD IRVING, TX 75061 (214) 727-3420



MEP2

PLUMBING SCHEDULES

NOTES AND DETAILS

REDUCED PRESSURE BACKFLOW PREVENTER

FLOOR SINK INSTALLATION DETAIL

CLIENT WATERMILL EXPRESS

3616 CONFLANS RD IRVING, TX 75061 (214) 727-3420

RIVERBANK, CA

WATERMILL EXPRESS

3239 SIERRA ST. RIVERBANK, CA

PLUMBING SCHEDULES

NOTES AND DETAILS

MEP2

EXHIBIT “B”
CONDITIONS OF APPROVAL

Architecture and Site Plan Review Application No. 08-2025
(Dept. File No. 25-0031) – Watermill Express

This project is subject to the following conditions unless specifically exempted, as determined by the Community Development Director or his/her designee.

A. GENERAL CONDITIONS

1. The subject entitlement shall be null and void 24 months from the date of final approval thereof unless prior to such expiration date, a valid building permit is in effect for the construction of necessary buildings or appurtenances of the review. The Planning Commission may defer expiration of the permit for a period not exceeding one year upon application, in writing, by the owner of the property prior to expiration provided such use is still permitted in the district in which it is proposed to be located.
2. Either (1) a Certificate of Merger shall be recorded for the project site prior to issuance of a building permit, or (2) the building permit plans shall clearly show that the proposed development can be accommodated within the boundaries of the legal parcel on which it is located.
3. The operator shall maintain a valid business license.
4. All landscaped areas shall be maintained in an attractive condition. The premises shall be kept free of weeds, trash, and other debris. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30 days, at the property owner’s expense.
5. On-site parking shall be maintained. All driveways, drive aisles, and vehicle parking areas shall be paved and maintained in accordance with all applicable City of Riverbank standards.
6. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
7. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
8. The applicant shall comply with all regulations and code requirements of the Community Development Director, City Engineer, Building Official, Modesto Regional

Fire Authority, Stanislaus Consolidated Fire Protection District, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.

9. All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Community Development Director must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
10. Site development plans shall be in substantial conformance to the approved site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare site development plans.
11. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
12. Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
13. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the applicant a copy of this permit.
14. The hours of construction, including equipment warm-up, shall be limited to 7:00 a.m. - 6:30 p.m. on weekdays and 8:00 a.m. - 5:00 p.m. on weekends and legal holidays.
15. All new construction requires building permits in accordance with all applicable building and fire codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Community Development Department.
16. All geologic hazards must be plotted on a plot plan, and habitable structures shall comply with the restrictions specified in all applicable building and fire codes.
17. All necessary utility easements shall be retained or reserved.
18. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.

19. The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees and other public entity fees in effect at the time of the issuance of the applicable permit.
20. With respect to any claim, action of proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying entitlements of any type, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Project. Developer agrees to indemnify, hold harmless and defend the City and its officers, agents, employees, and representatives from any and all actions for damages caused or alleged to have been caused by Developer's activities in connection with the Project. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all Project operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the Project.
21. In the event any legal action or special proceeding is commenced by any person or entity challenging any agreements between Developer and City, any entitlement or component of the Project such as the Project EIR, or any other City approval for the Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related in whole or in part to Project Litigation. Upon the commencement of Project Litigation, Developer will indemnify and hold harmless the City from all costs and expenses incurred related thereto, including, but not limited to, damages, attorneys' fees and expenses of litigation awarded to the prevailing party or parties in such litigation. Developer shall pay all litigation fees to the City within thirty (30) days of receiving a written request and accounting of such fees and expenses from the City. Notwithstanding the aforementioned, City may request a deposit to cover City's reasonably anticipated Project Litigation fees and costs, and Developer will provide such deposit to City within seven (7) days of any such request.
22. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
23. This approval may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the approval or add/modify conditions approval.

24. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
25. The applicant shall negotiate school mitigation with the appropriate School District before issuance of building permit. Applicant shall present evidence of School District compliance to the City of Riverbank.

B. ARCHITECTURE

26. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.
27. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.
28. Finish quality of exterior design elements including, but not limited to, building façade landscaping shall be subject to approval of the Community Development Director prior to issuance of Certificate of Occupancy.
29. All signs shall be submitted to the Community Development Director for design review in accordance with the sign guidelines of the Downtown Specific Plan (DTSP).
30. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building and parking or yard lights shall conform to City Standards and shall compliment the site and building architecture.

**CITY OF RIVERBANK PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	3.2	October 21, 2025
APPLICATION:	Conditional Use Permit Application No. 05-2025 & Architecture and Site Plan Review Application No. 07-2025 (Dept. File No. 25-0026) – 108 Sports Lounge Request to expand an existing sports bar and modify previously approved use permit conditions that restricted business hours and prohibited dancing and live/loud music.	
OWNER:	Adam Aprim	
APPLICANT:	Nate Wilson	
REPRESENTATIVE:	Stacy Call	
LOCATION/APN:	3119 Atchison Street, between 1st and 2nd Street.	
ASSESSOR’S PARCEL:	132-003-038	
GENERAL PLAN:	Mixed Use (MU)	
ZONING:	Downtown Specific Plan (DTSP), Highway Boulevard	
ENVIRONMENTAL DETERMINATION:	CEQA Exempt – 15301 Existing Facilities	
PROJECT PLANNER:	Teresa McDonald, Senior Planner	
RECOMMENDATION:	Make the required findings for project approval and adopt Resolution No. 2025-016 approving Conditional Use Permit Application No. 05-2025, and Resolution No. 2025-017 approving Architecture and Site Plan Review Application No. 07-2025 based on the discussion below and on the whole of the record provided to the City.	

BACKGROUND

Section 153.361 of the Riverbank Municipal Code (RMC) requires a conditional use permit for the sale of alcoholic beverages. Accordingly, Conditional Use Permit (CUP) No. 05-2006 – Joe Aprim – Ellis Lounge was approved by the Planning Commission on April 18, 2006, to allow onsite sales of alcoholic beverages in 2,015 square-feet of the building located at 3119 Atchison Street, with a maximum occupancy of 161 people. The approved operating hours were Sunday through Thursday from 10:00 am to 10:00 pm and on Fridays and Saturdays from 10:00 am to 12:00 am. Condition of Approval No. G from the CUP prohibited dancing and live or loud music. The existing business is operating under License No. 618824 from the California Department of Alcoholic Beverage Control (ABC). The license types issued for the business include 48 (on-sale

general public premises), 58 (caterer permit), and 77 (event permit). The operating restrictions associated with the license include prohibiting the sale of alcoholic beverages for consumption off the premises, responsibility for keeping the premises free of litter, prohibiting loitering, and limiting the sale of alcoholic beverages to the hours between 9:00 a.m. and 12:00 a.m., Sunday through Thursday, and 9:00 a.m. and 2:00 a.m., Friday & Saturday.

EXECUTIVE SUMMARY

The sports bar is currently utilizing the rear 4,660± square-foot of the existing building and the 430± square foot covered patio and has a maximum occupancy of 236. This project is a request for a new CUP, which will allow the sports bar to utilize the entire 7,200 square foot building for the sale of alcoholic beverages (see Attachment 1 – *Site Plan and Floor Plans*). Modification to the ABC license is required in order to expand the bar. The applicant is not seeking to modify the type of license the bar is operating under. The maximum occupancy will increase to approximately 300 as part of the expansion. The project also includes a request to allow live music, dancing, and to amend the hours of operation to Monday through Sunday from 10:00 am to 1:00 am. An architecture and site plan review is also included for exterior alterations that were previously made to the building (consisting of paint color and signage), and for the 430± square foot covered patio. If this request is approved, CUP No. 05-2006 will become invalid, and a new CUP will take its place and apply to the entire building.

SITE DESCRIPTION

The project site is located at 3119 Atchison Street, between 1st and 2nd Street. It is improved with a 7,200± square foot building with 430± square foot covered patio and paved parking lot with 23 spaces. The site has access onto Atchison Street via an existing driveway and to 1st and 2nd Street via an existing alley located at the rear of the site. The site is surrounded by residential uses to the north across the alley, commercial and residential uses to the east, commercial and residential uses to the south across Atchison Street, and commercial uses to the west.

ISSUES

Three issues have been identified as part of the review of the project, including: (1) improvements to the new bar area that have been completed without a building permit, (2) the need for additional parking due to the increase in capacity, and (3) general concerns from surrounding landowners.

Tenant Improvements

The existing bar made tenant improvements to the front 2,540± square-foot of the building without building permits. Accordingly, if this project is approved, a condition of approval

will be placed on the project requiring building permits to be issued and a Certificate of Occupancy obtained before the additional space can be utilized.

Parking

Section 2.3.3 of the Downtown Specific Plan (DTSP) provides specific parking requirements based on land use category, as stated in the parking provisions. Parking requirements for renovations, enlargements, or use changes apply only to net new floor area and/or the incremental increase in parking demand that accompanies a higher use intensity. Both General Commercial and Corridor Commercial uses require a minimum of two spaces per 1,000 square feet according to the parking provisions chart. Under this standard, the 7,200± square foot building requires a minimum of 15 parking spaces. The DTSP allows non-residential parking requirements to be satisfied on-site, off-site within 800 feet of the project (approximately two City blocks), through payment of a one-time in-lieu fee per required space, or through participation in shared parking arrangements. With 23 on-site parking spaces, the project exceeds the minimum number of spaces required by the DTSP. However, questions have been raised regarding whether this number is adequate to accommodate peak customer demand. Accordingly, the applicant has provided a parking plan outlining how additional parking needs will be addressed should congestion occur (see Attachment 2 – *Parking Lot Plan*). Although the DTSP parking standard is met, the Planning Commission may impose additional operational measures (e.g., valet parking, shared parking agreements, or employee parking off-site) if future on-street congestion becomes problematic. Additionally, a condition of approval has been placed on the project to have the operator discourage patrons and employees from parking on nearby residential streets, including Topeka and High Streets

Noise

One letter from a neighboring landowner at 3204 Atchison has been received, expressing concerns with the noise generated by the bar (see Attachment 3 – *Correspondence*). Upon receiving the letter, Staff called the landowner to discuss his concerns, and he stated that he owns the apartment complex, but does not live in the area and has not been to the bar himself. This project is required to comply with maximum allowable noise levels as set forth in the RMC. Indoor live music shall be limited to a maximum interior sound level consistent with RMC §93.03, and any amplified outdoor events shall require a temporary noise permit. Windows and exterior doors shall remain closed during indoor entertainment. Staff reached out to the Stanislaus County Sheriff as part of the project, who verified that there have been no noise-related complaints received since 2006. Additionally, a condition of approval has been placed on the project, giving the Community Development Director authority to require a noise study if a verified noise complaint is received, and to require the implementation of any measures to reduce noise to allowable levels.

Other Concerns

Aside from noise and parking concerns, a surrounding landowner raised concerns regarding the public hearing notices mailed for the project, the consumption of alcoholic beverages off the premises, and the potential for the bar to operate as an adult entertainment business. The public hearing notices for the project were sent to surrounding landowners in accordance with City code as discussed in the *Public Notice* section of this report. As stated previously, the sale of alcoholic beverages for consumption off the premises is prohibited, and an adult entertainment business, as defined in Chapter 154 of the Zoning Ordinance, would not be permitted at the project site and any the operation of such business on-site would be subject to code enforcement action. The Stanislaus County Sheriff provided a referral response for the project stating Riverbank Police Services responded to nine calls for service in the last two years, which included seven verbal arguments, one physical altercation, and one reported petty theft, and stated that there are no concerns regarding the proposed expansion of the sports bar. Additionally, the applicant has also received three letters of support for the project from Assemblymembers Heath Flora and Juan Alanis, and Stanislaus County Board of Supervisor Buck Condit (see Attachment 3 – *Correspondence*).

GENERAL PLAN CONSISTENCY

The project site is designated as Mixed Use (MU) in City of Riverbank General Plan. The MU 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. The MU land use classification is anticipated to be mainly non-residential development according to the City’s General Plan.

Goal LAND-4, Policy LAND-3.5 of the Land Use Element is to encourage the development and redevelopment of downtown as a mixed-use high-activity area, and Policy LAND-4.3 is to encourage and assist small, locally-owned businesses that wish to locate, expand, or continue to do business in Riverbank. Accordingly, staff believe the proposed use can be found to be consistent with the General Plan.

ZONING ORDINANCY CONSISTENCY

The project site is located within the City’s Downtown Specific Plan (DTSP) area and is zoned Highway Boulevard. As outlined in the DTSP, the Highway Boulevard zoning district encourages development that supports retail shops, catering services, eating establishments, and other specialty retail uses, including the sale of goods, food, wine, and similar products. The district allows for General Commercial and Corridor Commercial uses, as well as permitted uses such as amusement centers, indoor entertainment, and performing arts or music venues. Eating and/or drinking establishments serving alcoholic beverages are permitted with a conditional use permit.

The DTSP requires a site plan review as established by the RMC for buildings and related facilities.

Conditional Use Permit

As stated previously, the RMC regulates the sale of alcoholic beverages, including beer and wine, for on- or off-site consumption throughout the City of Riverbank. A conditional use permit allows the City to apply appropriate conditions to the use permit that ensure compliance with the established performance standards, approved activities, and penalties for violations.

In order to be approved, the activity is required to adhere to the following performance standards:

1. That it 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 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;
4. That it 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.

In addition to the performance standards outlined above, the following findings are required for the Planning Commission to approve any use permit:

1. The proposed use is consistent with the general plan, any applicable specific plan, and all applicable provisions of this chapter;
2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, and general welfare of the persons residing or working in the neighborhood or to the general welfare of the city;
3. The proposed use is consistent with the purpose of the applicable zoning district or districts; and

4. The proposed use meets the minimum requirements of this title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

Section 153.367 of the RMC 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 CUP shall be reviewed by the Planning Commission at a public hearing. The Planning Commission, after receiving public testimony, may add new conditions, amend existing conditions or revoke the CUP.

Architecture and Site Plan Review

As stated previously, any proposed construction or reconstruction of buildings and related facilities within the DTSP area requires site plan review as established by RMC and must adhere to the development standards and design guidelines contained in the DTSP to address building placement and layout, architecture, landscape and open space design, parking location and design, signage location, and design of proposed conditions affecting the function and visual appearance of the project and its surroundings. No changes to the exterior of the building are currently being proposed as part of this request. The architecture and site plan review are included as part of this project for the existing exterior paint colors, signage, and covered patio as shown in Exhibit A of Attachment 5.

In order to approve an architecture and site plan review, the Planning Commission shall make the following findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city;
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the general plan; and
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and similar elements, establishes a clear design concept and is compatible with the character of the buildings on adjoining and nearby properties.

Staff believes the project can be found to be consistent with the Downtown Specific Plan and the Riverbank Municipal Code.

ENVIRONMENTAL DETERMINATION

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

CONDITIONS OF APPROVAL

To ensure compatibility with the surrounding neighborhood and to support the DTSP's goal of preserving a small-town character, the project shall be subject to all Conditions of Approval outlined in Exhibit A of Attachment 4 - *Planning Commission Resolution No. 2025-016 (Conditional Use Permit 05-2025)*.

PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on October 8, 2025, and posted at City Hall North and South on October 9, 2025. In addition, the applicant posted a Notice of Development Permit Application at the project site on October 11, 2025. Notice of the Public Hearing was mailed to landowners within 300-feet of the project site, as shown on the latest equalized assessment roll, in accordance with RMC § 153.215 and Cal. Gov't Code § 65091. At the time of writing this Staff Report, the City has not received any additional letters from any landowners aside from the one discussed in the *Issues* section of this report.

RECOMMENDATION

Staff recommends the Planning Commission approve the project, adopting Resolution No. 2025-016 approving Conditional Use Permit Application No. 05-2025, and Resolution No. 2025-017 approving Architecture and Site Plan Review Application No. 07-2025, based on the discussion below and on the whole of the record provided to the City. If the Planning Commission approves the project, the aforementioned Resolutions provide an overview of the findings and actions required for project approval.

ATTACHMENTS

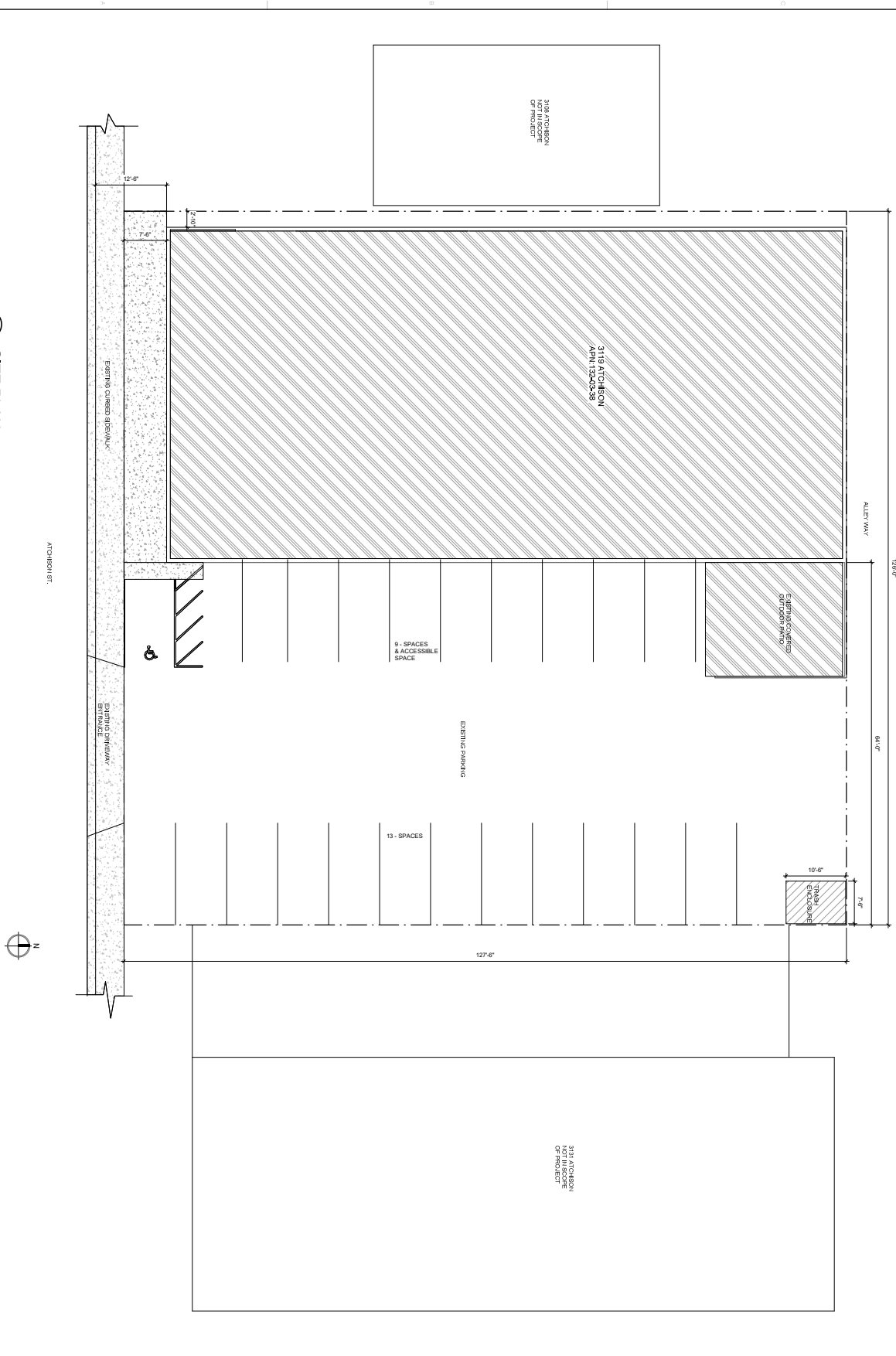
1. Site Plan and Floor Plans
2. Parking Lot Plan
3. Correspondence

4. Planning Commission Resolution No. 2025-016 (Conditional Use Permit Application No. 05-2025)
Exhibit A – Conditions of Approval
5. Planning Commission Resolution No. 2025-017 (Architecture and Site Plan Review Application No. 07-2025)
Exhibit A – Elevations

Respectfully Submitted By: Teresa McDonald, Senior Planner

IF THIS SHEET IS NOT SIGNED, IT HAS BEEN REPRODUCED. SCALE ACCORDING TO DRAWING.

1 SITE PLAN
1/8" = 1'-0"



5613 Squire Wells Way
Napa, CA 94558
David@Grapphite.biz

CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT#
**THE ANNEX AT
108 SPORTS
LOUNGE**
319 ATCHISON ST
RIVERBANK, CA 95977
APN : 132-03-38
(Erie Client Address)

PROJECT DETAILS (Erie Project)

PROJECT NO. _____
SHEET NO. _____
PROJECT DATE _____

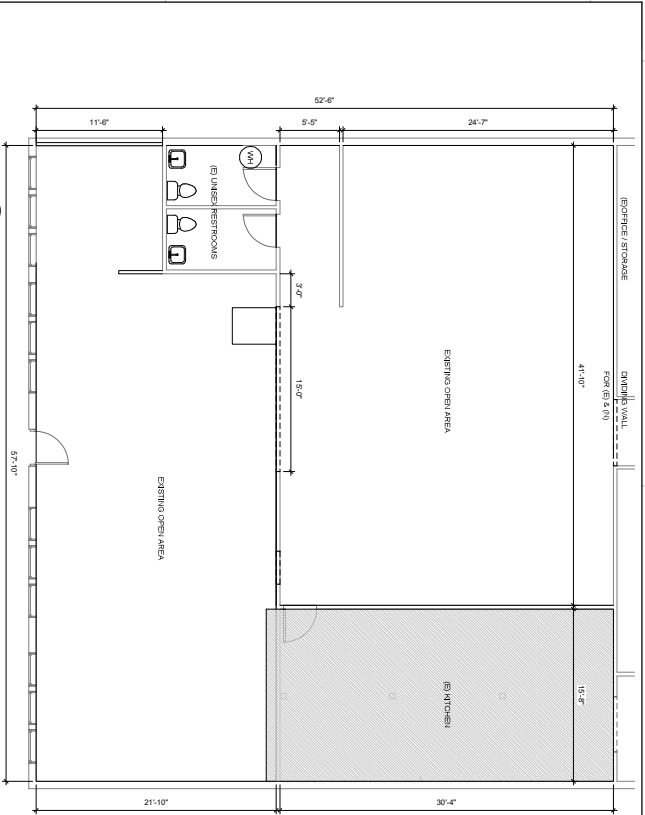
PROJECT REVISIONS

MARK	DATE	DESCRIPTION

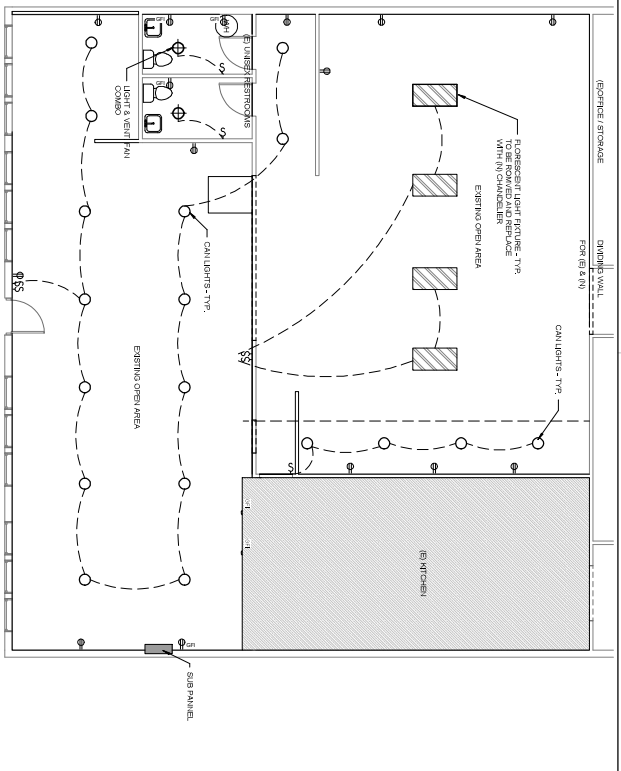
SHEET DETAILS
DRAWN BY: *David*
CHECKED BY: *David*
DATE: _____

SHEET TITLE
SITE PLAN

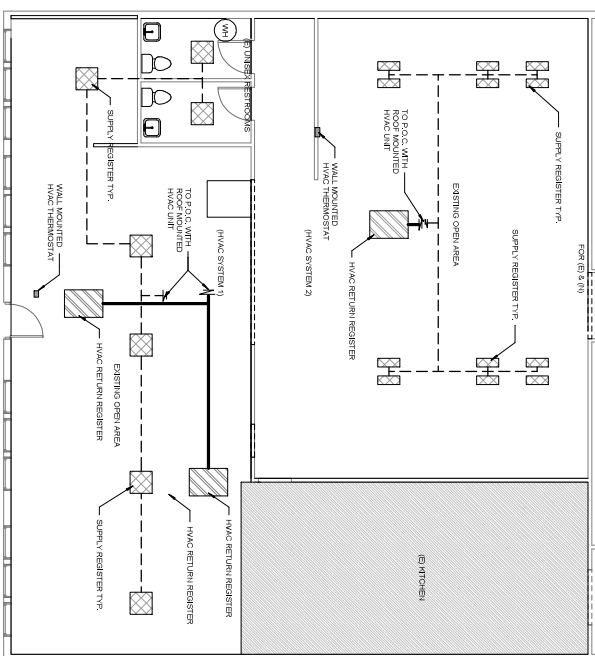
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A1



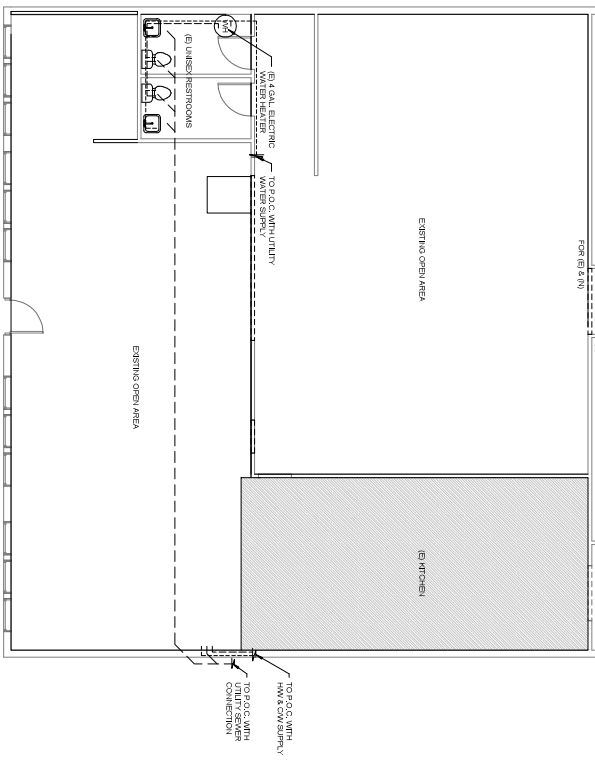
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3/16" = 1'-0"
EXISTING STORAGE
DINING WALL
FOR (B) & (N)



2 THE ANNEX - EXISTING ELECTRICAL
3/16" = 1'-0"
EXISTING STORAGE
DINING WALL
FOR (B) & (N)



3 THE ANNEX - EXISTING MECHANICAL
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EXISTING STORAGE
DINING WALL
FOR (B) & (N)



4 THE ANNEX - EXISTING PLUMBING
3/16" = 1'-0"
EXISTING STORAGE
DINING WALL
FOR (B) & (N)



5613 Squire Wells Way
Riverside, CA 92504
Phone: 951.445.6227
David@graphitedbz.com

CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT#
**THE ANNEX AT
108 SPORTS
LOUNGE**
3119 ATCHISON ST
RIVERBANK, CA 95397
APN - 132-03-38
(Enter Client Address)

PROJECT DETAILS (Enter Project #)

PROJECT NO. [] PROJECT DATE []

PROJECT REVISIONS

MARK	DATE	DESCRIPTION

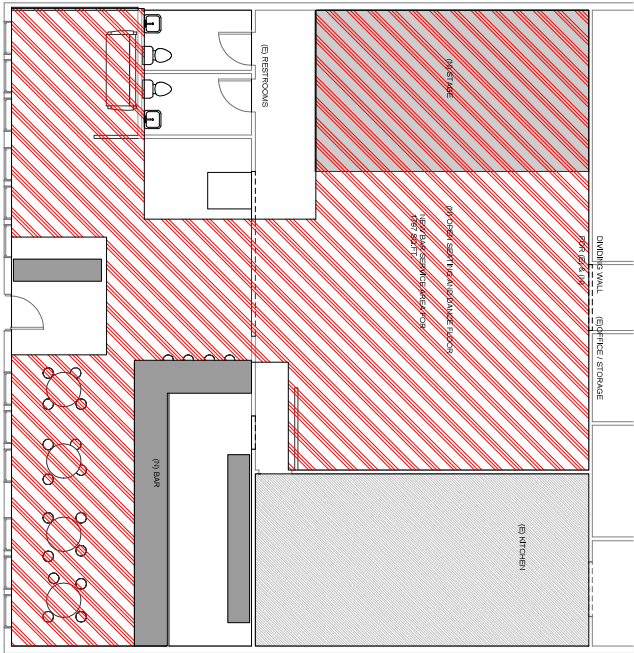
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DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: []

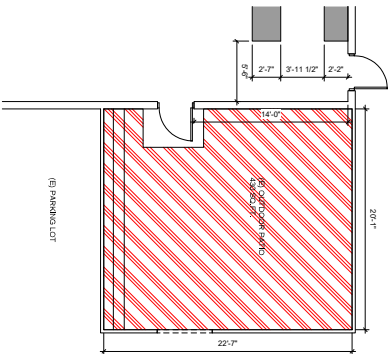
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THE ANNEX - EXISTING

SHEET NUMBER
A2

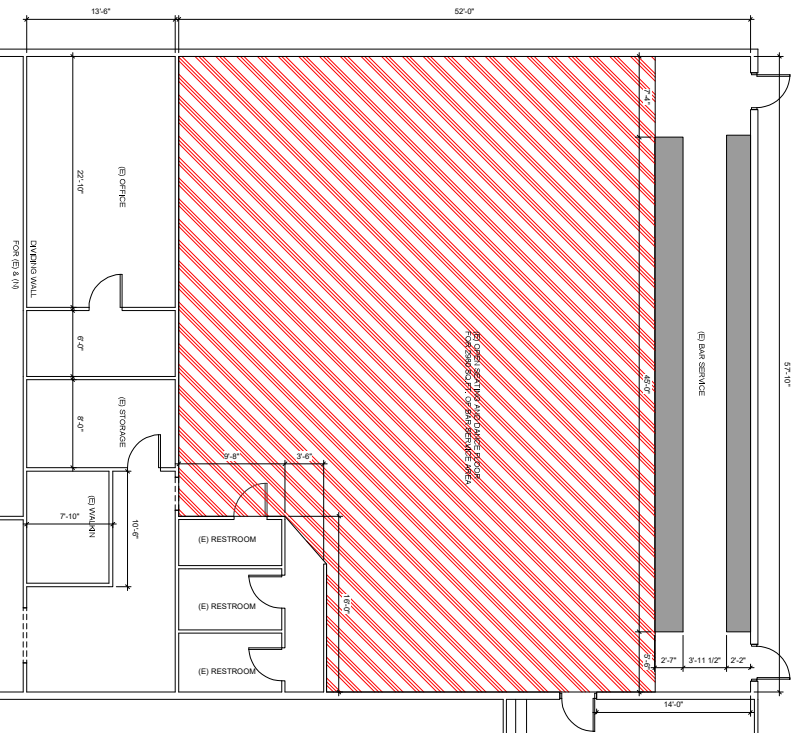
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1 THE ANNEX - NEW FLOOR PLAN - BAR SERVICE
3/8" = 1'-0"



3 OUTDOOR PATIO - EXISTING BAR SERVICE
3/8" = 1'-0"



2 108 CLUB - EXISTING - BAR SERVICE
3/8" = 1'-0"



5613 Square Walls Way
Napa, CA 94558
David@Graphite.biz

CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT#
**THE ANNEX AT
108 SPORTS
LOUNGE**
3119 ATCHISON ST
RIVERBANK, CA 95397
APN : 132-03-38
(Erie Client Address)

PROJECT DETAILS (Erie Project)

PROJECT NO.	PROJECT DATE

PROJECT REVISIONS

MARK	DATE	DESCRIPTION

SHEET DETAILS
DRAWN BY: *David*
CHECKED BY: *David*
DATE: 06/30/2025

BAR SERVICE AREAS

SHEET NUMBER

A4



108 Sports Lounge

Tel 209-971-3033
Fax 702-933-1442

3343 Santa Fe Street Ste. A www.108sportslounge.com
Riverbank, CA 95367

Parking Plan for 108 Sports Lounge

To ensure convenient and accessible parking options for patrons of 108 Sports Lounge, the following plan has been prepared in alignment with the City of Riverbank's Downtown Specific Plan zoning guidelines.

1. Public Parking Availability

As part of the Downtown Specific Plan zoning, patrons may utilize the **City's public parking lot on Third Street**. This designated area provides ample access and is within walking distance of the venue.

2. Roadside Parking

Additional parking is available along **Highway 108 / Atchison Street**, where curbside spaces accommodate customer traffic.

3. Residential-Friendly Parking

Patrons may also park along nearby streets such as **Second Street**, provided access to local businesses and residential driveways remains clear and unobstructed.

4. Rideshare Encouragement

For the safety and convenience of our guests, especially during later evening hours, we encourage the use of **rideshare services** (Uber, Lyft, or similar). This not only reduces congestion but also ensures a safer and more efficient means of travel.

Conclusion

This plan balances accessibility, compliance with city zoning, and community consideration. By utilizing public lots, designated roadside areas, and encouraging rideshare, 108 Sports Lounge patrons will have multiple safe and convenient options for visiting our establishment.

CITY OF RIVERBANK
SEP 22 2025
DEVELOPMENT SERVICES

P.O. Box 822
Denair, CA 95316
(209) 648-4287

Sept. 20, 2025

Teresa McDonald, Senior Planner
City of Riverbank
Community Development Dept.
6617 Third St.
Riverbank, CA 95367

Subject: Expanding sports bar at 3119 Atchison St., Riverbank

Dear Teresa McDonald:

I'm the owner of a six-apartment complex at 3204 Atchison St, located at the corner of 2nd St. I am against the expansion of the existing sports bar. I believe my tenants are too close to the proposed expanded sports bar and noise will be a major problem. As noted, operating hours would be Sunday through Thursday from 10 a.m. to 10 p.m., and on Fridays and Saturdays from 10 a.m. to 12 a.m.

While dancing and live or loud music would be prohibited, I am concerned the proposed covered patio likely would be loud and vehicles in the proposed parking lot with 23 spaces, would be noisy when cars are started up and driven off the parking lot at 12 a.m.

Thank you,

Jack Doo



Project Referral Early Consultation

Subject: Conditional Use Permit Application No. 05-2025 & Architecture and Site Plan Review Application No. 07-2025 (Dept. File No. 25-0026) – 108 Sports Lounge

Date: 9/15/2025

TO: City of Riverbank, Community Development Department, Planning Division

From Agency Name: Riverbank Police Services

Contact Name: Chief Ed Ridenour

Contact Phone: 209-869-7162 **E-mail:** eridenour@stansheriff.com

My Agency's Project Comments and Conditions are as follows:

Over the past two years, Riverbank Police Services has responded to a total of nine calls for service specifically related to the 108 Sports Lounge. These calls included seven verbal arguments, one physical altercation, and one reported petty theft. This averages to less than one call per month at this location.

Given the frequency and nature of these incidents, the volume of calls for service at the 108 Sports Lounge is considered relatively low for a public establishment of this type. The majority of reported incidents were verbal disputes, with only one physical confrontation and one minor theft reported during this period. Riverbank Police Services continues to monitor calls for service and work collaboratively with local businesses to maintain a safe environment for patrons and the community.

Based on this record, Riverbank Police Services does not have concerns regarding the proposed expansion of the 108 Sports Lounge or the extension of its operating hours. The history of calls for service does not suggest an elevated risk to public safety, and we are confident that any future issues can be managed appropriately. Riverbank Police Services remains committed to supporting the business and the broader community as the project moves forward.

Agency Attachments included: Yes No



Heath Flora

MINORITY FLOOR LEADER
ASSEMBLYMEMBER, NINTH DISTRICT

COMMITTEES:

VICE CHAIR: BUSINESS AND PROFESSIONS
VICE CHAIR: LABOR AND EMPLOYMENT
VICE CHAIR: NATURAL RESOURCES
BUDGET
HEALTH
RULES

BUDGET SUBCOMMITTEE NO. 4 ON CLIMATE CRISIS, RESOURCES, ENERGY, AND TRANSPORTATION
JOINT LEGISLATIVE COMMITTEE ON EMERGENCY MANAGEMENT

California Legislature

August 22, 2025
City of Riverbank
6707 3rd Street
Riverbank, CA 95367

Subject: Statement in Support of Findings for Conditional Use Permit and Amendments

To Whom It May Concern,

I am writing in support of 108 Sports Lounge and The Annex at 108 as they seek approval of their Conditional Use Permit.

Small businesses like 108 Sports Lounge are the heart of our communities. They create jobs, provide safe and welcoming spaces for people to gather, and contribute to the unique character of our cities. I have seen the important role 108 Sports Lounge plays in Riverbank, not just as a business, but as a community hub where residents come together.

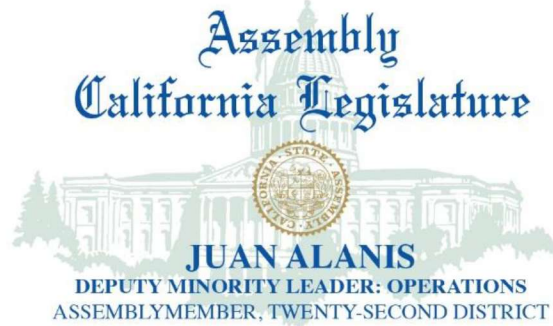
Their request to expand and offer live music and dancing is about more than growing a business. It's about strengthening Riverbank's downtown as a whole. Creating more opportunities for people to spend time locally supports surrounding businesses, encourages investment, and makes downtown a place people are proud of.

I believe this proposal will be a meaningful addition to Riverbank's downtown, and I am glad to lend my support.

Respectfully,

Heath Flora

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0022
(916) 319-2022
FAX (916) 319-2122
DISTRICT OFFICE
1010 TENTH STREET, SUITE 5800
MODESTO, CA 95354
(209) 521-2201
FAX (209) 521-2209



COMMITTEES
VICE CHAIR: AGRICULTURE
VICE CHAIR: NATURAL RESOURCES
VICE CHAIR: PUBLIC SAFETY
BUDGET
BUSINESS AND PROFESSIONS
PUBLIC EMPLOYMENT AND
RETIREMENT
BUDGET SUBCOMMITTEE NO. 4 ON
CLIMATE CRISIS, RESOURCES,
ENERGY, AND TRANSPORTATION

September 4, 2025

City of Riverbank Planning Commission
6707 Third Street
Riverbank, CA 95367

Re: Letter of Support for Conditional Use Permit Amendment – 108 Sports Lounge Expansion and Entertainment Request

Location: 3119 Atchison Street, Riverbank, CA 95367

Dear Members of the Planning Commission,

As the Assemblymember representing California's 22nd District and as a proud native of Riverbank, I am pleased to express my support for the Conditional Use Permit amendment proposed by 108 Sports Lounge. While I no longer reside in Riverbank and my current district boundaries do not encompass the city, my deep roots here fuel my enthusiasm for initiatives that strengthen the vibrancy and vitality of its downtown.

This proposal, which expands the licensed premises to include The Annex at 108 and removes restrictions on dancing and live music, directly supports Riverbank's vision for a thriving urban core as established in the Downtown Specific Plan (DTSP) adopted in 2015. By optimizing existing space for seating and events, the amendment improves customer comfort and safety. Allowing live music and dancing will establish 108 Sports Lounge as a cultural anchor for downtown, enriching nightlife while generating new economic activity.

Having grown up in Riverbank, I understand the importance of projects that create jobs, support local businesses, and attract both residents and visitors. The owners' clear commitment to compliance with ABC regulations, city ordinances, and public safety standards ensures that this expansion will not only complement but also elevate the character of downtown.

I respectfully urge the Planning Commission to approve this amendment in support of Riverbank's long-term prosperity. Please feel free to contact my office at (209) 521-2201 should you require any additional information.

Sincerely,

Juan Alanis
Assemblymember, District 22
California State Assembly



BOARD OF SUPERVISORS

Buck Condit
County Supervisor
District 1

September 5, 2025

Riverbank Planning Commission
6707 Third St.
Riverbank, CA 95367

Subject: Support of 108 Sports Lounge Conditional Use Permit and Amendments

To Whom It May Concern,

I strongly support the proposed changes to the Conditional Use Permit for 108 Sports Lounge at 3119 Atchison St., Riverbank, to allow live music, dancing, expanded square footage, and extended hours of operation. These changes will bolster local business, create a vibrant community atmosphere, and attract both residents and visitors from Riverbank and the surrounding areas.

The 108 Sports Lounge is a vital part of our local downtown economy. Allowing live music and dancing will enhance its appeal, drawing more patrons and boosting revenue for the business and nearby establishments. Expanded space and hours will accommodate growing demand, fostering a lively hub that encourages social engagement and community pride. This aligns with Riverbank's goal of creating dynamic, welcoming spaces that support economic growth and the downtown experience.

I urge the approval of these permit changes to ensure 108 Sports Lounge continues to thrive and contribute to our community's vibrancy.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Buck Condit'.

Supervisor Buck Condit
Stanislaus County Board of Supervisors
District 1

**City of Riverbank
Planning Commission
Resolution No. 2025-016**

A Resolution of the Planning Commission Approving Conditional Use Permit Application
No. 05-2025 (Dept. File No. 25-0026) for the 108 Sports Lounge Located at 3119
Atchison Street, APN: 132-003-038

Whereas, a Conditional Use Permit application has been received from 108 Sports Lounge for the sale of alcoholic beverages for on-site consumption, located at 3119 Atchison Street (APN: 132-003-038); and

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

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; and

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

Whereas, the 108 Sports Lounge is currently operating under CUP No. 05-2006, which approved the sale of alcoholic beverages in 2,015 square-feet of the building, with the operating hours limited to Sunday through Thursday from 10:00 am to 10:00 pm and on Fridays and Saturdays from 10:00 am to 12:00 am, and prohibited dancing and live or loud music; and

Whereas, CUP Application No. 05-2025 will supersede CUP 05-2006, allowing the sales of alcoholic beverages in 7,200 square-feet of the building, amending the hours of operation, and allowing live music and dancing; and

Whereas, the Planning Commission held a public hearing on October 21, 2025, to consider CUP Application No. 05-2025 and take public comment; and

Whereas, the project is exempt from analysis pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities; and

Whereas, the Planning Commission has made the following use permit findings;

1. The proposed use is consistent with the general plan, any applicable specific plan, and all applicable provisions of this chapter;
2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, and general welfare of the persons residing or working in the neighborhood or to the general welfare of the city;

3. The proposed use is consistent with the purpose of the applicable zoning district or districts; and
4. The proposed use meets the minimum requirements of this title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state; and

Whereas, the Planning Commission made the following additional findings required for the sale of alcoholic beverages:

1. That it 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 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;
4. That it 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 Resolved by the Planning Commission that Conditional Use Permit Application No. 05-2025 is hereby approved, subject to the conditions as listed in “**Exhibit A**”.

Passed and adopted by the Planning Commission of the City of Riverbank at a meeting held on the 21st day of October 2025, motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES: Commissioners:

NAYS:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E. Mann
Community Development Director

Taide Zamora, Chairperson
Planning Commission

Exhibit A – Conditions of Approval

EXHIBIT “A”
CONDITIONS OF APPROVAL

Conditional Use Permit Application No. 05-2025
(Dept. File No. 25-0026) – 108 Sports Lounge

This project is subject to the following conditions unless specifically exempted, as determined by the Community Development Director or his/her designee. The conditions associated with CUP Application No. 05-2006 – Ellis Lounge (Planning Commission Resolution No. 2006-009) are hereby superseded by the Conditions of this Permit.

A. GENERAL CONDITIONS

1. The subject use permit shall be null and void 24 months from the date of final approval thereof unless prior to such expiration date, the property is being used for the purpose of which the use permit was granted or unless a valid building permit is in effect for the construction of necessary buildings or appurtenances to such use. The Planning Commission may defer expiration of the permit for a period not exceeding one year upon application, in writing, by the owner of the property prior to expiration provided such use is still permitted in the district in which it is proposed to be located.
2. All live entertainment and amplified music shall occur indoors only. No outdoor amplification or performance is permitted unless a temporary noise permit is obtained pursuant to Riverbank Municipal Code (RMC) Chapter 93 - Noise.
3. All doors and windows shall remain closed during live or amplified music, except for normal ingress and egress. The operator shall post signage near all exits reminding patrons to respect neighboring residences and keep noise to a minimum when leaving the premises.
4. The operator shall comply with maximum allowable noise levels established in Riverbank Municipal Code (RMC) Chapter 93 – Noise. No sound, music, or vibration generated on-site shall exceed those levels at the property line of the nearest residential use.
5. If a verified noise complaint is received by the City or Riverbank Police Services, the City may require, at the discretion of the Community Development Director or designee, the owner/operator to submit a professional acoustic analysis prepared by a qualified noise consultant, at the owner/operator’s expense. The noise consultant shall be approved by the Community Development Director. The noise consultant’s evaluation shall be completed and submitted to the Community Development Department within 90-days of written notice being delivered to the property owner/operator. An extension may be granted by the Community Development Director upon request. The analysis shall identify mitigation measures to reduce noise to allowable levels, which the owner/operator shall implement within 30 days of City

approval. For purposes of this condition, a “verified complaint” means a complaint that is confirmed by City staff or Riverbank Police Services through direct observation, or multiple independent reports from residents that can be reasonably linked to the business’s operations

6. Required on-site parking shall be maintained in compliance with City standards and shall not be obstructed.
7. A “No Parking in Alley” sign shall be posted in a conspicuous location in the parking lot.
8. To maintain good relations with surrounding residential neighborhoods, the operator shall discourage patrons and employees from parking on nearby residential streets, including Topeka and High Streets. Employees shall park in designated on-site or approved off-site areas.

If the City receives verified complaints regarding patrons or employees parking on residential streets, the operator shall meet with the Community Development Director to discuss and implement additional reasonable measures such as designated employee parking, valet service, or shared parking agreements to reduce neighborhood impacts. For purposes of this condition, a “verified complaint” means a complaint that is confirmed by City staff or Riverbank Police Services through direct observation, photographic evidence, or multiple independent reports from residents that can be reasonably linked to the business’s operations.

9. An approved automatic fire sprinkler system is required to be installed and operational prior to occupancy or use of the expansion area, or as determined by the Stanislaus Consolidated Fire District.
10. All signs shall be submitted to the Community Development Director for design review in accordance with the sign guidelines of the Downtown Specific Plan.
11. A building permit is required for the tenant improvements completed without permits.
12. The expansion area (the southern 2,540± square-feet of the building) shall be issued a Certificate of Occupancy prior to use.
13. A Certificate of Merger or Lot Line Adjustment shall be recorded for the project site prior to issuance of a building permit.
14. The operator shall maintain a valid business license from the City of Riverbank.
15. The operator shall maintain a valid license from the Department of Alcoholic Beverage Control and abide by all conditions of the license.

16. No signs advertising alcoholic beverages shall be visible from the exterior of the building.
17. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
18. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
19. The applicant shall comply with all regulations and code requirements of the Community Development Director, City Engineer, Building Official, Modesto Regional Fire Authority, Stanislaus Consolidated Fire Protection District, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.
20. Site development plans shall be in substantial conformance to the approved site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare site development plans.
21. Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
22. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the applicant a copy of this permit.
23. The hours of construction, including equipment warm-up, shall be limited to 7:00 a.m. -6:30 p.m. on weekdays and 8:00 a.m. - 5:00 p.m. on weekends and legal holidays.
24. All new construction requires building permits in accordance with all applicable building and fire codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Community Development Department.
25. All geologic hazards must be plotted on a plot plan, and habitable structures shall comply with the restrictions specified in all applicable building and fire codes.
26. All necessary utility easements shall be retained or reserved.

27. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
28. The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees and other public entity fees in effect at the time of the issuance of the applicable permit.
29. With respect to any claim, action of proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying entitlements of any type, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Project. Developer agrees to indemnify, hold harmless and defend the City and its officers, agents, employees, and representatives from any and all actions for damages caused or alleged to have been caused by Developer's activities in connection with the Project. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all Project operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the Project.
30. In the event any legal action or special proceeding is commenced by any person or entity challenging any agreements between Developer and City, any entitlement or component of the Project such as the Project EIR, or any other City approval for the Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related in whole or in part to Project Litigation. Upon the commencement of Project Litigation, Developer will indemnify and hold harmless the City from all costs and expenses incurred related thereto, including, but not limited to, damages, attorneys' fees and expenses of litigation awarded to the prevailing party or parties in such litigation. Developer shall pay all litigation fees to the City within thirty (30) days of receiving a written request and accounting of such fees and expenses from the City. Notwithstanding the aforementioned, City may request a deposit to cover City's reasonably anticipated Project Litigation fees and costs, and Developer will provide such deposit to City within seven (7) days of any such request.
31. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
32. This approval may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic

congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the approval or add/modify conditions approval.

33. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

**City of Riverbank
Planning Commission
Resolution No. 2025-017**

A Resolution of the Planning Commission Approving Architecture and Site Plan Review Application No. 07-2025 (Dept. File No. 25-0026) for the 108 Sports Lounge Located at 3119 Atchison Street, APN: 132-003-038

Whereas, an Architecture and Site Plan Review application has been received from 108 Sports Lounge, located at 3119 Atchison Street (APN: 132-003-038); and

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

Whereas, the 108 Sports Lounge previously amended exterior paint colors, signage, and added covered patio without a site plan review; and

Whereas, any proposed construction or reconstruction of buildings and related facilities within the DTSP area requires site plan review as established by Riverbank Municipal Code; and

Whereas, Section 153.217 of the Riverbank Municipal Code requires an architecture and site plan review be approved by the Planning Commission at a public hearing; and

Whereas, the Planning Commission held a public hearing on October 21, 2025, to consider Architecture and Site Plan Review No. 07-2025 and take public comment; and

Whereas, the proposed Project is exempt from analysis pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities; and

Whereas, the Planning Commission made the following required architecture and site plan review findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city;
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the general plan; and
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors,

screening of exterior appurtenances, exterior lighting, and similar elements, establishes a clear design concept and is compatible with the character of the buildings on adjoining and nearby properties.

Whereas, elevations of the 108 Sports Lounge are hereby granted and approved, subject to the following conditions:

1. Any modification to the exterior of the project site as shown in “**Exhibit A**” requires additional review and approval from the Planning Department and may require additional land use entitlements.

Therefore, Be It Resolved by the Planning Commission that Architecture and Site Plan Review Application No. 07-2025 is hereby approved, as illustrated in “**Exhibit A**”.

Passed and adopted by the Planning Commission of the City of Riverbank at a meeting held on the 21st day of October, 2025; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E. Mann,
Community Development Director

Taide Zamora, Chairperson
Planning Commission

Exhibit A –Elevations

