

PLANNING COMMISSION

Chair, Michael Halterman
Vice Chair, John Dinan
Commissioner, Joan Stewart
Commissioner, Natasha Basso
Commissioner, Taide Zamora
Alternate, Armando Jr. Rodriguez
Alternate, Alex Rodriguez



CITY OF RIVERBANK

Planning Commission Meeting

Council Chambers
6707 Third Street • Suite B
Riverbank, CA 95367

AMENDED AGENDA (ITEM 7.1 ADDED)

MAY 19, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT [HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/](https://riverbankca.portal.civicclerk.com/))

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **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.

4. **PUBLIC COMMENTS - (No action can be taken)**

5. **CONSENT CALENDAR**

Item 5.1. Posting of the Agenda. The Agenda for May 19, 2026, 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 May 14, 2026.

Item 5.2. Approval of May 19, 2026, 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 5.3. Approval of March 31, 2026, Special Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. Abstain: None.

6. **PUBLIC HEARING - (Public Notice for items 6.1 and 6.2 was published on May 6, 2026, in the Riverbank News).**

Item 6.1. CONDITION OF APPROVAL AMENDMENT FOR VESTING TENTATIVE SUBDIVISION MAP NO. 01-2025 (DEPT. FILE NO. 25-0010) – MEADOWVIEW – Reso. # 2026-005

The project is a request to amend Condition of Approval No. 9 applied to Vesting

Tentative Subdivision Map No. 01-2025 to allow a slope easement in lieu of a block retaining wall, located at 4537 California Avenue, at the northwest corner of the Snedigar Road and California Avenue intersection (APN 062-021-007). The project is exempt from CEQA per Section 21159.21 (a-j), Exemption for Qualified Housing Projects.

Item 6.2. CONDITIONAL USE PERMIT NO. 01-2026 (DEPT. FILE NO. 26-0010) – MCRITCHIE COMMUNITY CENTER – Reso. # 2026-006

The project is a request for a Conditional Use Permit to allow the existing McRitchie Community Center to be rented out for events and to be able to serve alcoholic beverages during events, located at 6600 3rd Street, between Santa Fe and Stanislaus Street (APN 132-012-024). The project is exempt from CEQA per Section 15301, Existing Facilities.

7. NEW BUSINESS

Item 7.1. GENERAL PLAN AMENDMENT 01-2025, ZONING ORDINANCE AMENDMENT 01-2025, SPECIFIC PLAN AMENDMENT 01-2025, REZONE 02-2025 (DEPT. FILE 25-0030) – HOUSING ELEMENT ADOPTION, LAND USE ELEMENT AMENDMENT, ZONING ORDINANCE AMENDMENTS AND 6TH CYCLE HOUSING ELEMENT IMPLEMENTATION REZONES

Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the Approval of a General Plan Amendment to adopt the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations, and to authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department for Certification

Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the approval of an Ordinance amending the Riverbank Municipal Code by amending Sections §153.067 And §153.071 and adding Sections §153.166 Through §153.169 entitled “Regional Housing Needs Assessment Overlay”

Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending the City Council approval of site-specific General Plan Amendments and an Ordinance for Specific Plan Amendment to the Crossroads Community Specific Plan, and site-specific Rezones associated 6th Cycle Housing Element Implementation Rezones.

The Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and Public Resources Code 21080.085

8. CORRESPONDENCE/ COUNTY REFERRALS

Item 8.1. Tivoli North- Notice of Preparation

9. STAFF COMMENTS / INFORMATIONAL UPDATES

Item 9.1. Joshua Mann, Community Development Director provided an update to Commissioners on recent and upcoming items and provided an article from Farmland Working Group.

10. ADJOURNMENT - Next Regular Planning Commission Meeting - June 16, 2026 @ 6:00 p.m.

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 City Hall public exterior bulletin board, South City Hall public exterior Bulletin, 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 Day of May 14th day of May 2026

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



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 Council/LRA Board shall be in English and anyone wishing to address the Council 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.

TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL 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 date of the meeting in order for them to be distributed to the Council 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 City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 5:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn: City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Director of Community Development - jmann@riverbank.org
(*Note: This technology is not a guaranteed method.*)
 - Indicate Agenda Item # in the *subject line*. (Call 209-863-7198 / 209-863-7122 to ensure receipt.)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
 - **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.
 - (Please make sure the volume on your device is on and that any nearby device or any nearby device is turned down.)

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 Council may receive your comments. Council will be waiting for your call.
Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

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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, plus Webinar ID: **867 3788 1996**

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