

PLANNING COMMISSION

Chair, Michael Halterman

Vice Chair, John Dinan

Commissioner, Taide Zamora

Commissioner, Joan Stewart

Commissioner, Natasha Basso

Alternate, Armando Jr. Rodriguez

Alternate, Alex Rodriguez



CITY OF RIVERBANK

Planning Commission Meeting

Council Chambers

6707 Third Street

Riverbank, CA 95367

TUESDAY, JULY 21, 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)

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.

5. 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 5.1. Posting of the Agenda. The Agenda for the July 21, 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 July 16, 2026.

Item 5.2. Approval of July 21, 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 June 16, 2026, Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. *Abstain: None.*

6. PUBLIC HEARING - (Public Notice for item 6.1 was published on July 8, 2026, in the Riverbank News).

Item 6.1. CONDITIONAL USE PERMIT NO. 03-2026 (DEPT. FILE NO. 26-0017) – KINFOLKS FLATSTONE GRILL

Request for a Conditional Use Permit to allow the sale and on-site consumption of beer and wine in an existing restaurant with outdoor patio seating located at 3306 Santa Fe Street, between 3rd and 4th Street (APN 132-012-002). The project is exempt from CEQA per Section 15301, Existing Facilities.

7. STAFF COMMENTS / INFORMATIONAL UPDATES (Information only - No action)

Item 7.1. Joshua Mann, Community Development Director, provided an update to Commissioners on recent and upcoming items.

8. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

Item 8.1. None.

9. ADJOURNMENT - Next Regular Planning Commission Meeting - August 18, 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 16th day of July 2026. /s/*Janet Smallen, 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.



How to Use Live Spanish Translation/ Como Usar Traducción en Español En Vivo

STEP 1/PASO 1

STEP 2/PASO 2

STEP 3/PASO 3



Scan QR Code

Escanea el código



Choose Spanish Language

Escoja el idioma Español



Read Captions on Device
Use Headset for Audio

Lea subtítulos en su aparato
Use auriculares para audio

<https://attend.wordly.ai/join/LHDA-5715>

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.)

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission 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 St., Suite A, Riverbank.

- **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 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 Planning Commission may receive your comments. Planning Commission 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, plus Webinar ID: **867 3788 1996**

Learn about using ZOOM - Visit <https://zoom.us/j/> for a free account or to download the app.

PLANNING COMMISSION

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



CITY OF RIVERBANK

Planning Commission Meeting

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

[MINUTES JUNE 16, 2026] — [6:00 P.M.]

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

1. CALL TO ORDER

Chair, Michael Halterman, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Chair: Michael Halterman, Vice Chair: John Dinan, Commissioners: Taide Zamora, Joan Stewart, Natasha Basso and Commissioner Alternates: Armando Rodriguez Jr. and Alex

Absent: None

3. CONFLICT OF INTEREST

None.

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

None.

5. CONSENT CALENDAR

Item 5.1. Posting of the Agenda. The Agenda for the June 16, 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 June 11, 2026.

Item 5.2. Approval of June 16, 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 May 19, 2026, Special Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted.
Abstain: None

ACTION: By motion moved/second for items 5.1 - 5.3 were approved by (Zamora / Stewart passed 5-0) as submitted; Motion carried by the following roll call vote.

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

Nays: None

Abstained: None

Absent: None

6. PUBLIC HEARING - (Public Notice for items 6.1 and 6.2 was published on June 3, 2026, in the Riverbank News).

Item 6.1. TIME EXTENSION APP. NO. 01-2026 FOR ARCHITECTURE AND SITE PLAN REVIEW NO. 09-2023 (DEPT. FILE NO. 23-0026) – LUCKY HOUSE TINY HOMES

Request for a one-year time extension to extend the life of Architecture and Site Plan Review (ASPR) 09-2023 to June 18, 2027. The ASPR permitted the development of thirty-eight detached residential dwellings with private streets, located at 0 Ward Avenue, between Don Court and Don Carlos Avenue (APN 075-010-065). The project is exempt from CEQA per Section 15332, In-Fill Development Projects.

- *Teresa McDonald, Sr. Planner, presented item 6.1 and PowerPoint.*
- *The Public Hearing opened at 6:05 p.m.*
- *Rudi Burtschi, a property owner next to the proposed project, asked about how drainage will be addressed as there have been issues with flooding on his property.*
- *Joshua Mann, Community Development Director, responded to Rudi Burtschi's question.*
- *Despite no further comments, the public hearing was closed at 6:08 p.m.*

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

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

Nays: None

Abstained: None

Absent: None

Item 6.2. CONDITIONAL USE PERMIT APP. NO. 02-2026 (DEPT. FILE NO. 26-0015) – TARGET CORPORATION

Request for a Conditional Use Permit to amend Target's existing Department of Alcoholic Beverage Control Type 20 Off-Sale Beer and Wine license to a Type 21 Off-Sale General license which allows the sale of distilled spirits, and to allow a Type 86 Instructional Tasting license, located at 2425 Claribel Road, between Oakdale Road and Squire Wells Way (APN 075-093-031). The project is exempt from CEQA per Section 15301 – Existing Facilities.

- Teresa McDonald, Sr. Planner presented item 6.2 and PowerPoint.
- The Public Hearing opened at 6:12 p.m.
- There were no comments, the public hearing was closed at 6:13 p.m.

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

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

Nays: None

Abstained: None

Absent: None

7. STAFF COMMENTS / INFORMATIONAL UPDATES (Information only - No action)

Item 7.1. Joshua Mann, Community Development Director provided an update to Commissioners on recent and upcoming items.

8. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION - (Information only - No action)

Item 8.1.

None.

9. ADJOURNMENT - Next Regular Planning Commission Meeting - July 21, 2026 @ 6:00 p.m.

ATTEST: (Adopted 00/00/0000)

APPROVED:

Joshua Mann
Community Development Director

Michael Halterman
Planning Commission Chair

**CITY OF RIVERBANK PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	6.1	July 21, 2026
APPLICATION:	Conditional Use Permit Application No. 03-2026 (Dept. File No. 26-0017) – Kinfolks Flatstone Grill Request to allow the sale and on-site consumption of beer and wine at an existing restaurant with outdoor patio seating	
OWNER:	Dionysus Realty LLC	
APPLICANT:	Kinfolks LLC	
REPRESENTATIVE:	Jack Sinodinos	
LOCATION/APN:	3306 Santa Fe Street, between 3rd and 4th Street	
ASSESSOR'S PARCEL:	132-012-002	
GENERAL PLAN:	Mixed Use (MU)	
ZONING:	Downtown Specific Plan (SP-3), Downtown Core	
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. 2026-012 approving Conditional Use Permit Application No. 03-2026.	

EXECUTIVE SUMMARY

The site is currently operating as Kinfolks Flatstone Grill, which is a full-service restaurant with outdoor patio seating. While restaurants are a permitted use, eating establishments serving alcoholic beverages require a conditional use permit in accordance with the Downtown Specific Plan (DTSP). Accordingly, the applicant is requesting a conditional use permit to allow the sale and on-site consumption of beer and wine (ABC License Type 41). The request does not involve new construction or expansion of the existing building. The hours of operation are Monday through Sunday from 11:00 am to 8:00 pm, with a maximum capacity of 93 people.

SITE DESCRIPTION

The project site is located at 3306 Santa Fe Street, between 3rd and 4th Street. The restaurant currently utilizes 2,303± square-feet of an existing 6,000± square foot building located on a 9,375± square foot property. There is a 102 square foot fenced outdoor patio area is located at the front of the restaurant, on-site parking at the rear of the property

and on-street parking at the front of the property along Santa Fe Street. The site is surrounded by commercial and civic uses in all directions.

ISSUES

The project is located in the Downtown Core zone of the DTSP, which is intended to support active civic, cultural, commercial and community-serving uses. The conditions of approval require the applicant to follow the approved hours of operation, keep the site clean and orderly, comply with all applicable City and State requirements for alcohol service and operate the facility in a manner that avoids nuisance activity or impacts to nearby properties.

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 Goal ED-8 of the Economic Development Element is to support and expand upon downtown revitalization initiatives. Accordingly, staff believe the proposed use can be found to be consistent with the General Plan because it supports an active downtown commercial use within an existing building and does not change the underlying character of the site.

ZONING ORDINANCE CONSISTENCY

The project site is located within the Downtown Specific Plan (DTSP) area and is zoned Downtown Core. As outlined in the DTSP, the Downtown Core zone is the most urban and most vibrant district within the DTSP. Commercial block buildings built to the back of the sidewalk have ground floor activity-generating uses in shop fronts and a mix of uses on upper floors. Parking is provided on-street and in shared parking lots located behind buildings. The Downtown Core zone allows the Main Street Retail, General Commercial, Residential, Workplace, Lodging, and Civic & Culture land use categories. Eating and/or drinking establishments serving alcoholic beverages are permitted with a conditional use permit. The request to be able to serve beer and wine at an existing restaurant is consistent with the types of active civic, cultural and commercial uses anticipated in the Downtown Core, subject to approval of a conditional use permit and compliance with conditions of approval.

Parking

Section 2.3.3 of the DTSP establishes parking requirements by land use category. Under the DTSP parking provisions, requirements for renovations, enlargements, or changes in use apply only to net new floor area and/or the incremental increase in parking demand associated with a more intensive use. The proposed request would allow beer and wine service at an existing restaurant and does not include new construction, expansion of the building, or a change to a more intensive land use. Therefore, no additional parking is required for the project. However, a condition of approval has been included to allow the City to address parking-related concerns should they arise in the future.

Conditional Use Permit

The Riverbank Municipal Code 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 (CUP) 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 a complaint and determine that violations appear to be occurring, the activity may be reviewed by the Planning Commission at a public hearing. The Planning Commission may impose or amend conditions and where supported by the applicable Municipal Code provisions and evidence in the record, revoke the approved status or CUP.

Based on the project location, existing building and use, Downtown Core zoning, proposed operational conditions, and the City's ability to review, modify or revoke the CUP if nuisance conditions occur, staff believe the proposed use can satisfy the required findings. The project will not expand the building footprint and will allow continued existing use of the site. Conditions of approval provide ongoing tools to address alcohol service, noise, and compatibility with nearby uses. As such, Staff believes the project can be found to be consistent with the Downtown Specific Plan and the Riverbank Municipal Code.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities). The project would authorize beer and wine service at an existing restaurant and does not involve new construction or expansion of the building. The project therefore involves negligible or no expansion of the existing use.

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 3 - *Planning Commission Resolution No. 2026-012 (Conditional Use Permit 03-2026)*.

PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News, posted at City Hall North and South, and mailed to landowners within 300-feet of the project site on July 08, 2026. In addition, the applicant posted a Notice of Development Permit

Application at the project site on July 08, 2026. At the time of writing this Report, the City has not received any correspondence from surrounding landowners.

RECOMMENDATION

Staff recommend the Planning Commission approve the project, make the required findings and adopt Resolution No. 2026-012 approving Conditional Use Permit Application No. 03-2026, based on the discussion above 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. Site Plan and Floor Plan
2. Applicant's Statement in Support of Findings
3. Planning Commission Resolution No. 2026-012 (Conditional Use Permit Application No. 03-2026)
Exhibit A – Conditions of Approval

Respectfully Submitted By: Teresa McDonald, Senior Planner

CONTRACTOR TO VERIFY EXISTING LEVEL OF LANDING AT EXTERIOR DOOR IS COMPLIANT - 5FT MINIMUM LANDING (OR MAX 2% SLOPE), THRESHOLD TO BE MAX 1/4" OR 1/2" WITH BEVELED.

EXISTING VAN ACCESSIBLE PARKING STALL AND SIGNAGE TO REMAIN - NO WORK - CONTRACTOR TO VERIFY ACCESSIBLE PARKING IS COMPLIANT

DASHED LINE INDICATES EXISTING 4'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY - NO WORK

EXISTING STANDARD PARKING STRIPING TO REMAIN - NO WORK

LOCATION OF EXISTING EXTERIOR GREASE TRAP TO BE UTILIZED BY KINFOLKS - CONTRACTOR TO VERIFY SIZE AND LOCATION

EXISTING ONE-HOUR DEMISING WALL

PROJECT SUITE

KINFOLKS

3306 SANTA FE STREET
RIVERBANK, CALIFORNIA
95367

A-2 OCCUPANCY
2,303 SF

ADJACENT SUITE

GET TOASTED
3308 SANTA FE STREET
RIVERBANK, CALIFORNIA
95367

ADJACENT SUITE

UNOCCUPIED
3300 SANTA FE STREET
RIVERBANK, CALIFORNIA
95367

SITE ACCESSIBILITY NOTES

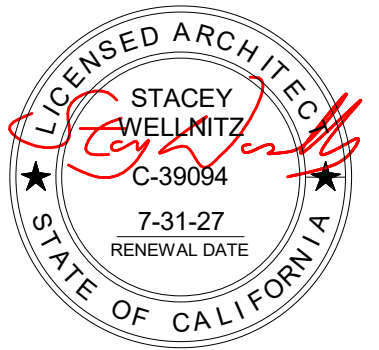
- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (CBC 11B-206.2.1)
CONTRACTOR SHALL VERIFY THE COMPLIANCE OF THE ACCESSIBLE ROUTE.
- AT LEAST ONE ACCESSIBLE ROUTE MUST CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE (CBC 11B-206.2.2)
CONTRACTOR SHALL VERIFY THE COMPLIANCE OF THE ACCESSIBLE ROUTE.
- ACCESSIBLE ROUTES MUST MEET THE FOLLOWING REQUIREMENTS:
 - WALKS SHALL NOT SLOPE GREATER THAN 1:20.
 - WALKS THAT SLOPE MORE THAN 1:20 (5%) MUST COMPLY WITH RAMP REQUIREMENTS.
 - WALKS SHALL BE 48" MINIMUM IN WIDTH AND HAVE SLIP RESISTANT SURFACES.
 - THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1/4" PER FOOT.
 - ABRUPT LEVEL CHANGES SHALL NOT EXCEED 1/2" ALONG ANY ACCESSIBLE ROUTE. WHEN CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF NO GREATER THAN 1:2
 - LEVEL CHANGES OF 1/4" OR LESS MAY BE VERTICAL.
 - IF LEVEL CHANGES EXCEED 1/2", THEY MUST COMPLY WITH REQUIREMENTS OF CURB RAMPS
 - PROVIDE 36" WIDE DETECTABLE WARNING MATERIAL AT THE BOUNDARY BETWEEN WALKWAYS AND VEHICULAR WAYS.
 - GRATE OPENINGS ARE TO BE LIMITED TO A MAXIMUM OF 1/2" IN THE DIRECTION OF TRAVEL
- AT EACH GATE OR DOOR, A 60"x60" LEVEL AREA IS REQUIRED WHEN GATE OR DOOR SWINGS TOWARD THE WALK. WALKS SHALL EXTEND 24" MINIMUM TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK. AT WALKS WITH CONTINUOUS GRADIENTS, LEVEL AREAS AT LEAST 5'-0" LONG AT INTERVALS OF 400 FEET ARE REQUIRED.
CONTRACTOR MUST VERIFY THE COMPLIANCE OF THE ACCESSIBLE ENTRANCE AND EXIT.
- ACCESSIBLE PARKING SPACES COMPLYING WITH CBC 11B-502 SHALL BE PROVIDED, AS INDICATED ON THE PROJECT SITE PLAN. CONTRACTOR SHALL VERIFY THE COMPLIANCE OF THE EXISTING PARKING STALLS PER THE PROVIDED SITE PLAN AND DETAIL. PARKING SPACES THAT ARE NOT COMPLIANT SHALL BE MADE COMPLIANT. SEE SITE PLAN AND ASSOCIATED KEY NOTES FOR DETAIL REFERENCE.

#	REVISION	BY



commercialarch
architecture • planning • interiors

616 fourteenth street
modesto • california • 95354
www.commercialarch.com
ph. 209.571.8158



KINFOLKS

INTERIOR TENANT
IMPROVEMENT

LOCATION
3306 SANTA FE STREET
RIVERBANK, CA
95367

PARCEL
STANISLAUS COUNTY
132-012-002

OWNER
JACK SINODINOS

PERMIT NUMBERS

CITY OF RIVERBANK

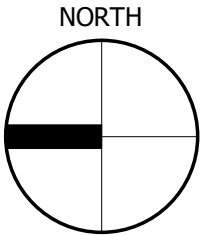
STANISLAUS COUNTY

CITY OF RIVERBANK

DATE
11/24/2025 9:05:05 AM
COMMARCH #
25-167

A-1.0

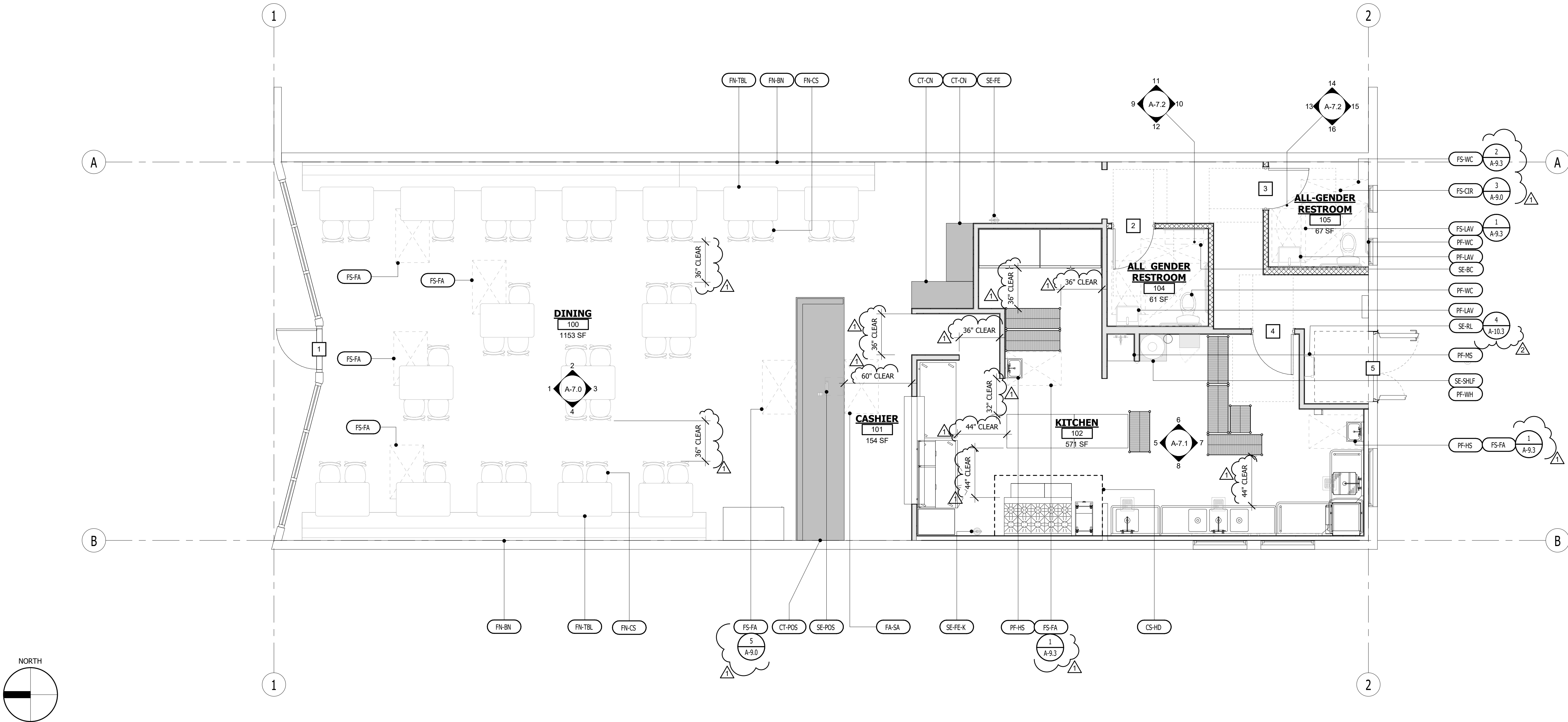
SITE PLAN -- NOTES & DETAILS



1 SITE PLAN -- EXISTING CONDITIONS & DEMOLITION

SCALE:
1" = 30'-0"

SITE PLAN IS NOT TO SCALE AND IS FOR REFERENCE, ONLY.

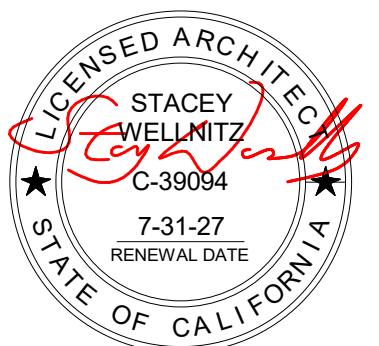


1 FLOOR PLAN -- NOTES & DETAILS SCALE: 1/4" = 1'-0"

KEYED NOTE SCHEDULE -- A-2.0	
#	NOTE
Casework	
CT-CN	CONTRACTOR TO INSTALL SOLID SURFACE COUNTERTOP - SEE CASEWORK SCHEDULE FOR DIMENSIONS
CT-POS	CONTRACTOR TO INSTALL SOLID SURFACE COUNTERTOP FOR CUSTOMER SERVICE COUNTER - SEE CASEWORK SCHEDULE FOR ASSOCIATED WORK
Food Service Equipment	
CS-HD	DASHED LINE INDICATES PERIMETER OF PROPOSED HOOD WITH MINIMUM OF 6" OVERHANG - SEE MECHANICAL DRAWINGS FOR ASSOCIATED WORK
PF-HS	WALL MOUNTED HANDSINK WITH INTEGRAL SIDE-SPLASHES -- REFER TO FOOD SERVICE EQUIPMENT PLAN FOR ADDITIONAL INFORMATION AND ASSOCIATED WORK
Furniture	
FN-BN	CUSTOMER BENCH, TYPICAL -- REFER TO FURNITURE PLAN AND SPECIFICATIONS
FN-CS	CUSTOMER DINING CHAIR, TYPICAL -- REFER TO FURNITURE PLAN AND SPECIFICATIONS
FN-TBL	CUSTOMER DINING TABLE, TYPICAL -- REFER TO FURNITURE PLAN AND SPECIFICATIONS - ACCESSIBLE TABLE HEIGHT TO BE 28" MINIMUM AND 34" MAXIMUM ABOVE FINISH FLOOR PER CBC 11B-902.3
Generic Models	
FA-SA	4'-0" x 2'-6" -- SIDE APPROACH -- CLEAR FLOOR SPACE PER CBC 11B-305.7.2 -- REFER TO DETAIL FOR CLEARANCE REQUIREMENTS AND DIMENSIONS
FS-CIR	5'-0" DIAMETER CLEAR FLOOR SPACE PER CBC 11B-304.3.1 -- REFER TO DETAIL FOR CLEARANCE REQUIREMENTS AND DIMENSIONS
FS-FA	4'-0" x 2'-6" -- FORWARD APPROACH -- CLEAR FLOOR SPACE PER CBC 11B-305.7.1 -- REFER TO DETAIL FOR CLEARANCE REQUIREMENTS AND DIMENSIONS
FS-LAV	CLEAR FLOOR SPACE FOR LAVATORY PER CBC 11B-606.2 -- REFER TO DETAIL FOR CLEARANCE REQUIREMENTS AND DIMENSIONS
FS-WC	CLEAR FLOOR SPACE FOR WATER CLOSET PER CBC 11B-604.3.1 -- REFER TO DETAIL FOR CLEARANCE REQUIREMENTS AND DIMENSIONS
Plumbing Fixtures	
PF-LAV	ACCESSIBLE, WALL HUNG LAVATORY -- REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS AND CONNECTION SIZES -- REFER TO DETAIL FOR ACCESSIBLE MOUNTING HEIGHT AND CLEARANCE SPECIFICATIONS
PF-MS	CONTRACTOR TO PROVIDE AND INSTALL SERVICE SINK AND FAUCET, AS INDICATED - REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATION
PF-WC	CONTRACTOR TO PROVIDE AND INSTALL TOILET WITH FLUSH TANK AND ALL REQUIRED ACCESSORIES - REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATION

KEYED NOTE SCHEDULE -- A-2.0	
#	NOTE
PF-WH	GAS FIRED, TANK WATER HEATER - SEE PLUMBING SCHEDULES FOR SPECIFICATION
Specialty Equipment	
SE-BC	CONTRACTOR TO INSTALL ADA ACCESSIBLE CHANGING STATION AT ALL GENDER RESTROOM - SEE EQUIPMENT SCHEDULE FOR SPECIFICATION
SE-FE	2-A-10-B-G FIRE EXTINGUISHER, MOUNTED WITH THE TOP END NO HIGHER THAN + 48" ABOVE FINISHED FLOOR. VERIFY LOCATION IN FIELD WITH FIRE INSPECTOR PRIOR TO INSTALLATION
SE-FE-K	TYPE K FIRE EXTINGUISHER, MOUNTED WITH THE TOP END NO HIGHER THAN + 48" ABOVE FINISHED FLOOR. VERIFY LOCATION IN FIELD WITH FIRE INSPECTOR PRIOR TO INSTALLATION
SE-LK	EMPLOYEE STORAGE LOCKERS, TYPICAL -- REFER TO SPECIALTY EQUIPMENT SCHEDULE FOR SPECIFICATIONS
SE-POS	POINT OF SALE AT SERVICE COUNTER - SEE EQUIPMENT SCHEDULE FOR SPECIFICATION
SE-RL	PROPOSED ROOF ACCESS LADDER WITH 30" X 36" ROOF ACCESS PANEL - SEE SPECIALTY EQUIPMENT SCHEDULE FOR SPECIFICATION - CONTRACTOR TO VERIFY EXACT HEIGHT AND INSTALLATION REQUIREMENTS FOR ROOF ACCESS HATCH AND LADDER
SE-SHLF	24" X 24" PLATFORM/STAND FOR WATER HEATER - SEE EQUIPMENT SCHEDULE FOR SPECIFICATION
NOTE	
CONTRACTOR TO VERIFY EXISTING CONDITIONS IF EXISTING FIXTURES, DUCTWORK AND/OR PIPING LEFT BY PREVIOUS TENANT MEET THE PERFORMANCE AND ACCESSIBILITY REQUIREMENTS OF BUILDING CODE AND PROJECT SPECIFICATIONS, EXISTING PIPING, DUCTWORK FIXTURES AND EQUIPMENT MAY BE UTILIZED NOTIFY ARCHITECT IF REVISIONS AND/OR ADDITIONAL INFORMATION IS REQUIRED TO MEET PROJECT CRITERIA	
#	SEE DRAWING A-8.0 FOR DOOR SCHEDULE & SPECIFICATIONS

#	REVISION	BY
1	BLDG REVS 1	MRW
2	BLDG REVS 2	MRW



KINFOLKS

INTERIOR TENANT IMPROVEMENT

LOCATION
3306 SANTA FE STREET
RIVERANK, CA 95367

PARCEL
STANISLAUS COUNTY
132-012-002

OWNER
JACK SINODINOS

PERMIT NUMBERS

CITY OF RIVERBANK

STANISLAUS COUNTY

CITY OF RIVERBANK

DATE
11/24/2025 9:05:08 AM
COMMARCH #
25-167

A-2.0

FLOOR PLAN -- NOTES & DETAILS

Applicant Statement to Support Findings

Applicant: Kinfolks Flatstone Grill

Project Name: Conditional Use Permit Request

Location: Riverbank, California

Date: June 17, 2026

To Whom It May Concern,

On behalf of Kinfolks Flatstone Grill, we respectfully submit this statement in support of our Conditional Use Permit request. Kinfolks Flatstone Grill was established to provide a high-quality dining experience while contributing to the continued revitalization and economic growth of Downtown Riverbank.

Our request is consistent with the goals of the City of Riverbank and the Downtown Specific Plan, which encourage a vibrant mix of dining, entertainment, and community-oriented businesses that enhance the downtown experience. The approval of this request will allow Kinfolks Flatstone Grill to better serve residents and visitors, increase economic activity, and further strengthen the appeal of Downtown Riverbank as a destination for dining and social gathering.

The proposed use will: Support local economic development by attracting customers to the downtown district. Provide additional opportunities for community engagement and social interaction. Enhance the vitality and attractiveness of Downtown Riverbank. Complement surrounding businesses and contribute to a walkable, active downtown environment. Operate in compliance with all applicable City regulations, ABC requirements, health codes, and public safety standards. Kinfolks Flatstone Grill is committed to being a responsible member of the Riverbank business community. We will continue to maintain a safe, clean, and professionally managed establishment that reflects positively on the City and its long-term vision for a vibrant and economically sustainable downtown core.

Thank you for your consideration of this request. We appreciate the opportunity to contribute to the growth and success of Downtown Riverbank and respectfully request approval of our application.

Sincerely,

Jack Sinodinos
Owner, Kinfolks Flatstone Grill

**City of Riverbank
Planning Commission
Resolution No. 2026-012**

A Resolution of the Planning Commission Approving Conditional Use Permit Application No. 03-2026 (Dept. File No. 26-0017) for Kinfolks Flatstone Grill Located at 3306 Santa Fe Street, APN: 132-012-002

Whereas, a Conditional Use Permit application has been received to allow the sale and on-site consumption of beer and wine at an existing restaurant with outdoor patio seating, located at 3306 Santa Fe Street (APN: 132-012-002; and

Whereas, the property has a General Plan Land Use designation of Mixed Use (MU) and is zoned Downtown Core 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 2.2.2 of the Downtown Specific Plan requires a Conditional Use Permit (CUP) for eating establishments serving alcoholic beverages; 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, approval of CUP Application No. 03-2026 would allow the restaurant to serve beer and wine for on-site consumption, subject to the conditions of approval and compliance with all applicable City and State requirements; and

Whereas, the Planning Commission held a public hearing on July 21, 2026, to consider CUP Application No. 03-2026 and take public comment; 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; and

Whereas, the Planning Commission finds that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities because the request involves operation within an existing restaurant with no proposed expansion of the building.

Therefore, Be It Resolved by the Planning Commission that Conditional Use Permit Application No. 03-2026 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 July 2026, motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NAYS:

ABSENT:

ABSTAIN:

Attest:

Joshua E. Mann
Community Development Director

Exhibit A – Conditions of Approval

Approved:

Michael Halterman, Chairperson
Planning Commission

EXHIBIT “A” CONDITIONS OF APPROVAL

Conditional Use Permit Application No. 03-2026 (Dept. File No. 26-0017) – Kinfoles Flatstone Grill

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 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. The “Notice of Development Permit Application” sign shall be removed, at the owner/developer's expense, within five (5) business days of the date of the public hearing. Should the sign not be removed within five business days, the sign shall be considered unpermitted and a complaint will be referred to Code Enforcement.
3. The restaurant shall be assessed an additional \$250 annually during the routine annual business license renewal process to offset DUI police enforcement activities.
4. Externally advertising or promoting a specific or individual beer, wine, and/or distilled spirits, including, but not limited to, flags, A-frames, banners, lawn signs, windows, and exterior wall signage is prohibited.
5. The use shall comply with all applicable sections of the Riverbank Municipal Code, including but not limited to Sections 153.360 through 153.374 – Retail Sale of Alcoholic Beverages.
6. 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.
7. 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.

8. 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.
9. 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
10. If the City receives verified complaints regarding parking issues, 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.
11. 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.
12. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to operation, as appropriate.
13. 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.

14. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
15. 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.
16. 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.
17. 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.
18. 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.
19. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

