

**RIO DELL PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
JUNE 25, 2025**

**CALL TO ORDER**

Commissioner Knight called the special meeting of the Rio Dell Planning Commission to order at 5:04 p.m.

Present were Commissioners Knight, Angeloff, Gurney, and Millington. Absent was Commissioner Arsenault (arrived at 5:08 p.m.).

Others present were Community Development Director Caldwell and City Clerk Dunham.

**CONSENT CALENDAR**

Commissioner Knight asked if any Commissioner or member of the public would like to remove any item from the consent calendar for a separate discussion. No items were removed.

A motion was made by Angeloff/Millington to approve the Consent Calendar, including the following items:

Approve Minutes of the April 29, 2025, Special Meeting

Adopt Resolution No. PC 184-2025 Approving the Humboldt Seed Bank Cannabis Conditional Use Permit (CUP) Subject to Conditions of Approval - File No. 053-141-035; Case No. CCLUO-CUP 25-01

Adopt Resolution No. PC 185-2025 Approving a Conditional Use Permit (CUP) to Allow Two (2) Vacation Dwelling Units on the Upper Floor of an Existing Commercial Building – file No. 053-141-045 – Case No. CUP 25-03

Receive and File the 2024 General Plan Annual Progress Report

Motion carried 4-0.

**PUBLIC PRESENTATIONS**

Commissioner Knight called for public comment on any matter not on the agenda. No public comment was received.

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**SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS**

Adopt Resolution No. PC 183-2025 Recommending that the City Council Adopt Ordinance No. 415-2025 Amending the City's Zoning Regulations to be Consistent with State Law

Community Development Director Caldwell provided a staff report and said that the City was recently contacted by the Department of Housing and Community Development (HCD) inquiring about the status of some implementation programs identified in the Housing Element that were required to be adopted by a specific date.

He said that the programs have to do with the density bonus and explained that when a developer comes in with a project and identifies 25% of a housing project as low-income, they get a boost in density, and the more low-income housing they do, the higher the density bonus is, typically 25-75%.

He noted that the current density bonus was adopted in 2014, and there have been a lot of changes since then. The proposed density bonus regulations, as presented, will bring the City's regulations current with State law.

The second item was related to Single-Room Occupancy (SRO) units, which the City is required to provide an area for. Staff is looking to provide those units in the Town Center zone (TC) and the Residential Multi-Family zone. These units are typically found in former motels and are basically around 400 square feet and have a kitchen or kitchenette, although they are not required to have one.

Community Development Director Caldwell said that the last item is related to Reasonable Accommodation and explained that, California, like federal law, mandates reasonable accommodation in housing for individuals with disabilities. He said that if someone with a disability wanted to install a handicap ramp to their house, and it extended into the front yard setback, instead of requiring them to go through the variance process, this provision would allow ministerial approval by the Planning Director.

He reiterated that the three recommended text amendments are State-mandated and will bring the City's regulations current with State law. He then called for questions from the Commission.

Commissioner Arsenault asked how many housing units the City will need to meet under the new Housing Element.

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Community Development Director Caldwell indicated that the City would have to identify an additional 54 units for this housing cycle. He said that it is going to be difficult because in the last update, 98 units were identified on the former Todd property, which is no longer available. He said that staff is hoping for leniency from the State to allow the City to provide 54 units rather than 54 plus the additional 98 that the Housing Element is going to require.

He said that in discussions today with the other cities, the county, and HCAOG, who facilitates the Regional Housing Needs Allocation (RHNA) numbers, comes up with numbers and submits them to HCD for approval of the methodology and the City is then required to have its Housing Element updated by August, 2027.

He noted that it makes sense to provide a regional approach and provide housing where the jobs and transportation opportunities are. Since Rio Dell is a bedroom community and does not have a lot of jobs, it would make sense to put the housing in Arcata, Eureka, or even McKinleyville, where there are job opportunities.

Community Development Director Caldwell noted that most of the parcels on the other side of the freeway are zoned 1-acre minimum, and there are constraints with regard to sewer capacity. During high river flows, the City experiences Sewer Sanitary Overflows (SSO's) and the City is working on a project to upsize the sewer line from Painter St. to the Wastewater Treatment Plant. Once that project is complete, that should eliminate SSO's. and the City will increase the density to the Urban Residential density, which is up to 10 units per acre, and perhaps allow some multi-family residential housing.

Commissioner Millington asked if anyone had expressed interest in the development of Phase 2 or Phase 3 of the Riverside Estates Mobile Home Park.

Community Development Director Caldwell commented that one of the issues has to do with a secondary access to the parcel.

Commissioner Arsenault referred to the Single Room Occupancy Unit Regulations under *Facility Management*, requiring a facility with ten or more units to have an on-site manager and facilities with fewer than ten units to have a management office on-site. He asked if that means that if there is only one unit, there must be an office manager.

Community Development Director Caldwell explained that even with one unit, there needs to be a manager on site to answer questions; however, it is doubtful that there would only

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be one unit. He said that there may be an exception at the State level, but he was not aware of one. The idea is to have somebody available if someone needs assistance.

Motion was made by Knight/Angeloff to adopt Resolution No. PC 183-2025 Recommending that the City Council Adopt Ordinance No. 415-2025 Amending the City's Zoning Regulations to be Consistent with State Law. Motion carried 5-0.

**STAFF COMMUNICATIONS/UPDATES**

Community Development Director Caldwell reported that there currently are no scheduled items on the agenda for the next regular meeting on July 22, 2025.

**ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 5:25 p.m. to the July 22, 2025, regular meeting.

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Patrick Knight, Vice-Chair

Attest:

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Karen Dunham, City Clerk