

**RIO DELL PLANNING COMMISSION
SPECIAL MEETING MINUTES
APRIL 29, 2025**

CALL TO ORDER

Commissioner Knight called the special meeting of the Rio Dell Planning Commission to order at 5:07 p.m.

Present were Commissioners Knight, Arsenault, Gurney, and Millington. Absent was Commissioner Angeloff (arrived at 5:13 p.m.).

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

CONSENT CALENDAR

Approve Minutes of the January 28, 2025, Regular Meeting

Arsenault/Millington made a motion to approve the Consent Calendar, including approval of the January 28, 2025, regular meeting minutes. Motion carried 4-0.

PUBLIC PRESENTATIONS

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

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Review and Consideration of the Margro Building Façade Improvement Program (FIP) Grant Application

Community Development Director Caldwell provided an overview of the Façade Improvement Program (FIP) grant application received from Margro Advisors for the Margro building at 105 Wildwood Ave./30 Monument Rd.

He said that the applicant received a grant under the FIP a few years ago for the mural and the painting of the building. Round 2 of the Façade Improvement Program ends on June 30, 2025, and the applicant would like to utilize the program for additional improvements. The program is provided to businesses and/or property owners for the improvement of existing buildings and provides a matching grant of 50% of the façade improvement cost up to a maximum amount of \$15,000 per approved project.

The proposed application includes fencing between the applicant's building and the building to the north on Wildwood Ave., and on the Monument Road side of the building.

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Solar light caps on the fence posts, downward lighting fixtures above the mural on the Monument Road side, security screen doors with keypad entry for all entries and exits facing Wildwood Ave. and Monument Road, and a planter with flowers, and a bench.

Community Development Director Caldwell noted that staff met with the Façade Improvement Program Adhoc Committee, which reviewed and approved the application as presented.

Commissioner Knight asked if Jim Brickely, listed as the painter, was a licensed contractor.

Community Development Director Caldwell said that he didn't believe that he was licensed, but he was allowed to perform work under an owner-builder permit.

Commissioner Millington commented that she loved the mural on the Margro building and referred to the artwork throughout Eureka, and said that art changes attitudes in a positive way.

Suzanne Maese from Margro Advisors said that she was thankful to the City for the grant funding for the mural and said it means a lot to them.

Angeloff/Arsenault made a motion to approve the Margro Building Façade Improvement (FIP) Grant application. Motion carried 5-0.

Adopt Resolution No. PC 182-2025 Approving the RH Construction Design Review and Conditional Use Permit (CUP) – File No. 053-151-002, Case No. DR-CUP 01-2025

Community Development Director Caldwell provided a staff report recommending approval of Resolution No. PC 182-2025 approving the RH Construction Design Review and Conditional Use Permit (CUP) of a proposed 4-unit Multifamily Dwelling on a vacant parcel located at the corner of First Ave. and Columbus St., subject to the recommended Conditions of Approval.

He noted that attached dwellings/apartments are conditionally permitted uses in the Urban Residential (UR) zone. The only issue is that the zone requires a twenty (20) foot front yard setback, a ten (10) foot rear yard setback, and a five (5) foot interior yard setback.. The proposed building does not meet the prescriptive front yard setback, and as such, the applicant is proposing a ten (10) foot front yard setback. The zoning regulations allow averaging of the improved parcels to determine the required setbacks. First Avenue

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has a number of front-yard setbacks of less than five (5) feet, and staff supports the proposed ten (10) foot setback along First Avenue.

Commissioner Arsenault commented that the proposed building design is beautiful and said that he noticed several holes dug on the site that seem to hold water.

Community Development Director Caldwell noted that the water table is extremely high in that area.

He added that the California Department of Fish and Wildlife has recommended that the existing small ornamental trees be removed before March 15 or after August 15, when most baby birds have fledged, and the project was conditioned accordingly. He then referred to the landscape plan, which identified the various types of rock, mulch, and plant types for the project.

Commissioner Gurney asked when the project would start.

Community Development Director Caldwell indicated that the plan was to begin construction in late summer.

Angeloff/Arsenault made a motion to adopt Resolution No. PC 182-2025 Approving the RH Construction Design Review and Conditional Use Permit (CUP) as conditioned. Motion carried 5-0.

STAFF COMMUNICATIONS/UPDATES

Community Development Director Caldwell said that the next regular meeting was scheduled for May 27, 2025, and on the agenda would be the update of the Density Bonus Regulations, a Façade Improvement Program application for 371-375 Wildwood Avenue, and possibly to include a Cannabis Dispensary application at that location.

A brief discussion occurred regarding needed business types in Rio Dell, which included a bakery and a veterinary office.

Commissioner Arsenault asked for an update on the Cal Fire Development. Community Development Director Caldwell provided a conceptual plan of a preferred development, including revenue-generating retail space.

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ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 5:45 p.m. to the May 27, 2025, regular meeting.

Patrick Knight, Vice-Chair

Attest:

Karen Dunham, City Clerk