



**AGENDA**  
**RIO DELL PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, JANUARY 28, 2025–6:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**675 WILDWOOD AVENUE, RIO DELL**

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**WELCOME....** *Copies of this agenda, staff reports, and other materials available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue, and on the City's website at [www.cityofriodell.ca.gov](http://www.cityofriodell.ca.gov). Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.*

City Council and Planning Commission meetings held in City Hall Council Chambers are open to in-person attendance by the public.

**Public Comment by Email:**

In balancing the health risks associated with COVID-19 and the need to conduct government openly and transparently, public comment on agenda items can be submitted via email at [publiccomment@cityofriodell.ca.gov](mailto:publiccomment@cityofriodell.ca.gov). Please note which item the comment is directed to and email your comments to the above email address. The City Clerk will read comments out loud, for up to three minutes.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

E. CONSENT CALENDAR

- 1) 2025/0128.01 - Approve Minutes of the November 26, 2024 Regular Meeting  
**(ACTION) Pg. 1**

F. PUBLIC PRESENTATIONS

*This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not allowed under the Ralph M. Brown Act. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs unless at least 2/3 of the Commission make a finding that the item came up after the agenda was posted and is urgent requiring immediate action.*

***Written public comment must be submitted via email no later than 1-hour before the meeting at [publiccomment@cityofriodell.ca.gov](mailto:publiccomment@cityofriodell.ca.gov). Your comments will be read out loud, for up to three minutes.***

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

- 1) 2025/0128.02 - Review and Consideration of the Rio Dell Laundromat Façade Improvement Program (FIP) Grant Application  
**(ACTION) Pg. 5**

**H. STAFF COMMUNICATIONS/UPDATES**

**I. ADJOURNMENT**

***The next Regular Planning Commission meeting  
is scheduled for February 25, 2025, at 6:00 p.m.***

**RIO DELL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 26, 2024**

**CALL TO ORDER**

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:05 p.m.

Present were Commissioners Angeloff, Knight, Arsenault, Gurney, and Millington.

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

**CONSENT CALENDAR**

Approve Minutes of the October 22, 2024 Regular Meeting

Arsenault/Knight made a motion to approve the Consent Calendar including approval of the October 22, 2024 regular meeting minutes. Motion carried 4-0; 1 abstain (Angeloff).

**PUBLIC PRESENTATIONS**

No members of the public were present to comment.

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

Adopt Resolution PC 181-2024 Recommending the City Council approve amending the Industrial Commercial Allowed Uses and the Land Use Element of the General Plan and recommending that the City Council amend the Industrial Commercial Zoning Regulations, Section 17.20.110 of the Rio Dell Municipal Code (RDMC) and Table 1-2 of the Land Use Element of the General Plan

Community Development Director Caldwell provided a staff report recommending approval of the Zoning Regulations and Land Use Element amendments related to allowed uses in the Industrial Commercial (IC) zone as described.

He said that the item was introduced to the Commission at the meeting on October 22, 2024, and is back before the Commission for further discussion and approval.

He explained that the way the current code is written, zoning regulations for principal zones often refer to other zoning designations to determine allowed uses which makes it very convoluted. The Industrial Commercial (IC) zone identifies the allowable uses and refers back to the Industrial zone for additional allowable uses.

**RIO DELL PLANNING COMMISSION  
NOVEMBER 26, 2024 MINUTES  
Page 2**

Staff is recommending the Industrial Commercial zoning designation be amended to include all use types as principally or conditionally permitted uses.

Community Development Director Caldwell then referred to the Land Use Matrix and asked the Commission if there were any use types they thought would be compatible or not compatible in the Industrial Commercial (IC) zone.

He noted that regarding 1395 Eeloa Ave., the property owner is currently working with the Regional Water Quality Control Board and Phase II of the Brownfield Assessment identified portions of the parcel that exceeded lead levels and recommended that portion be capped.

Commissioner Millington asked if the existing residence on the parcel is also located within the Industrial Commercial (IC) zone.

Community Development Director Caldwell indicated that it was and was a legal non-conforming use and the property owner was considering using it as a caretaker unit.

Commissioner Millington referred to the definition of *Agricultural Products Processing* and said that to her, agricultural product processing should include plants and animals.

Community Development Director Caldwell noted that the definition could be expanded to include slaughterhouses as conditionally permitted in the Industrial Commercial (IC) zone.

Commissioner Arsenault referred to the definition of *Indoor Amusement/Entertainment Facility* versus *Indoor Sports and Recreation Facility* as principally permitted in the Industrial Commercial (IC) zone and said that when he thinks of *Industrial* uses he thinks of heavy equipment.

Community Development Director Caldwell referred to a sawmill near Medford, OR that has an indoor go-cart facility nearby. An indoor trampoline park would be another potential use type in the IC zone.

Commissioner Knight added that indoor gymnastics would be another possible use type.

Commissioner Arsenault asked how conditional use permits are approved.



**RIO DELL PLANNING COMMISSION  
NOVEMBER 26, 2024 MINUTES  
Page 3**

Community Development Director Caldwell explained that the applicant would make application to the City, staff would send out the application to various referral agencies for comment and to properties within a 300-foot radius, then it would come to the Commission to make the required findings and approve the conditional use permit.

Commissioner Knight referred to *Lumber and Wood Product Manufacturing* as a principally permitted use in the IC zone and said that it seemed to be more of a heavy industrial use type.

Community Development Director Caldwell suggested the use type be conditionally allowed. He commented that there was an inquiry from someone who wanted to open a business at the Humboldt-Rio Dell Business Park for manufacturing wood flooring but it didn't work out.

Knight/Millington made a motion to move the *Lumber and Wood Product Manufacturing* from principally permitted to conditionally permitted in the Industrial Commercial (IC) Zone. Motion carried 5-0.

The subject of meat packing plants/slaughterhouses came up.

Commissioner Gurney commented that she has a friend who has to trailer her beef to Santa Rosa for slaughtering because it is USDA-certified beef which is time-consuming and costly. Having a local facility would be beneficial to the local ranchers.

Community Development Director Caldwell pointed out that one of the issues with the Humboldt-Rio Dell Business Park is that it is located in the flood zone.

#### **STAFF COMMUNICATIONS/UPDATES**

Community Development Director Caldwell said that an item for the next agenda would be to approve an application under the Façade Improvement Program for the Rio Dell Laundromat for John and Davina Gray. He said that the next regular meeting was scheduled for December 24<sup>th</sup> (Christmas Eve), so unless a special meeting is called, the next meeting will be on January 28, 2025.

#### **ADJOURNMENT**

**RIO DELL PLANNING COMMISSION  
NOVEMBER 26, 2024 MINUTES  
Page 4**

Arsenault/Knight made a motion to adjourn the meeting at 6:40 p.m. to the January 28, 2025, regular meeting.

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Nick Angeloff, Chair

Attest:

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Karen Dunham, City Clerk

675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532



**For Meeting of: January 28, 2025**

☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: January 23, 2025

Subject: Rio Dell Laundromat Building Façade Improvement Program (FIP) Submittal

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**Recommendation:**

That the Planning Commission:

1. Review the Rio Dell Laundromat proposal submitted as part of the City's Façade Improvement Program (FIP); and
2. If the Commission finds the proposed improvements are significant aesthetic improvements, approve the proposed project.

**Discussion:**

The Facade Improvement Program (FIP) is a reimbursement grant program provided to a business and/or property owner for the improvement of existing commercial buildings throughout the City of Rio Dell. The program provides a matching grant of 50% of the facade improvement cost to the business and/or owner up to a maximum dollar amount \$15,000 per approved project.

The purpose of the FIP is to induce private investment that results in quality improvements and enhancements to business-use properties. It is the City's intention that the FIP serve public-private incentive for significant aesthetic improvements to the commercial area in which the property is located. **Funded projects must result in significant aesthetic improvements to the commercial area in which the property is located.**

A copy of the Façade Improvement Program Guidelines is included as Attachment 1.

The City received an application for the Rio Dell Laundromat building from owner's John and Davina Gray. As the Commission is likely aware the building has needed repairs for quite some time. A copy of the application is included as Attachment 2.

The application includes the replacement of the front siding, new windows and doors, the awning, new signage and painting the building. Photos of the building are included as Attachment 3. The proposed improvements are eligible activities as approved by the City Council. The owners are proposing to replace the current Board and Batt siding with new Board and Batt siding, replace the stucco above the awing with horizontal lap siding.

The FIP program funds façade design options prepared by an architect or designer. Sarah Atkins was retained to develop a number of options. Those options are included in Attachment 4, including the owner's preferred option and colors. Staff also developed a number of options as well. They are included as Attachment 5.

#### Attachments

Attachment 1: Façade Improvement Program (FIP) Guidelines.

Attachment 2: FIP application with cost estimates.

Attachment 3: Photos of the Building.

Attachment 4: Sarah Atkins proposed design options.

Attachment 5: Staff prepared design options.





# City of Rio Dell

## Humboldt County California

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### **Facade Improvement Program Round No. 2 Fiscal Year 2024-2025**

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#### **Program Description**

The Facade Improvement Program (FIP) is a reimbursement grant program provided to a business and/or property owner for the improvement of existing commercial buildings throughout the City of Rio Dell. The program provides a matching grant of 50% of the facade improvement cost to the business and/or owner up to a maximum dollar amount \$15,000 per approved project.

The purpose of the FIP is to induce private investment that results in quality improvements and enhancements to business-use properties. The City's intention is that the FIP serve public-private incentive for significant aesthetic improvements to the commercial area in which the property is located.

The private investment will need to be equal to or greater than the grant funds awarded.

The Community Development Department will administer the grant program (Project Administrator) in conjunction with the City's Planning Commission and Department of Finance. The Community Development Department will handle project approval, processing and permitting. No commitment of funds will be made until the Planning Division has evaluated the project for code compliance, received a complete project application and received approval from the City's Planning Commission / Design Review that the project is appropriate to proceed.



Project applications must be complete and collateral information must be provided to the Program Administrator before a grant will be processed for funding; no advances will be made of grant funds.

Projects must make an exterior improvement easily visible from public view. Grants will be given only for improvements done in a professional manner and approved through the City's Design Review process. A final inspection will be conducted by the City to confirm the work has been completed and conforms to the approved plans, colors and/or materials.

As part of the approval process, a Letter of Commitment will be issued by the Program Administrator.

Applicants are expected to complete projects in the timeframe outlined in the Letter of Commitment. The City aims to fund as many projects as possible and will not tie up funds with applicants who are not completing their projects. The City will hold stringently to the time frame specified in the Letter of Commitment.

Round No. 2 of the program will focus on commercial areas. Further areas of focus may be added or refined in future rounds if the program is successful.

### **Definition of Significant Facade Improvements or Renovations**

*"Improvements or renovations of existing buildings that are ten years of age or older, when a combination of two or more of the following are included: structural facade improvements, paint, awnings, signs, addition of architectural detail to facade, facade tile or stone accents, decorative entry walkway area, outside dining with decorative fencing, outside decorative lighting and new windows. Mural art projects can be considered as a significant facade improvement with or without other improvements."*

### **Eligibility & Processing**

The property must meet the following criteria:

- Be located within Rio Dell city limits.
- Be a retail or commercial project (except for those listed under the section titled "Ineligible for Grants.").



- Proposed project must be in conformance with all applicable City codes and design standards.
- Must submit a completed grant application, with all requested collateral materials, to the Program Administrator.
- Must be a permitted or conditionally permitted use; legal non-conforming uses are not eligible (example: improvements to a legal non-conforming sign, structure, or a structure housing a non-conforming use will not be eligible).
- Must receive all necessary approvals before any work is started for which grant funds are being requested.
- Must submit original invoices stamped paid or accompanied by copies of cancelled checks, or proof of payment for materials, or for work performed by others before receiving the grant.

## **Grants**

All grants are up to 50% of the cost of the approved improvements up to a maximum reimbursement of \$15,000.

At this time, properties having a building with multiple businesses/suites qualify for one grant only. Unoccupied commercial buildings are also eligible for the grant.

Work must be completed within a specified time period stated in the Letter of Commitment; if work is not completed in the time frame, the applicant can still receive a grant only if funds are available when they complete the work.

Applicants will not be compensated for labor they perform themselves. Only materials used, and/or the work of a contractor will be eligible and the work must be done in a professional manner. The property owner assumes all risk. All work must be in conformance with applicable building codes.

Proof of property owner acknowledgement is required as part of the application process.

## **Design Standards and Requirements**

- Applicants requesting grants must propose and complete projects that meet the standards set through the design review process and the Planning





commission. Projects must meet or exceed design standards (where applicable).

- Formulation of color pallets, renderings and building plans will, in most cases, require professional design assistance that may be provided by the City.
- If repainting is involved, the entirety of the building, including portions of the building not visible from the street frontage, must be painted in the same color scheme.
- High quality "before" photos of the property must accompany the application. "After" photos will be required to be submitted with receipts or paid invoices before receiving the grant when the project is complete.

## Process

1. Applicant contacts the Program Administrator to arrange a pre-application concept meeting. No drawings or plans are required, but the applicant must be able to describe the plan in detail.
2. Upon tentative approval of the project, the Program Administrator will assign the applicant a licensed architect to work with on the development of a cost estimate and visual representation of the design, at no cost to the applicant. The cost of the licensed architect's work is not to exceed \$2,000.00.
3. The applicant completes and submits the formal application with appropriate permits, architect-developed cost estimates, architect-developed visual representation of the final design and if necessary owner approval of the project.
4. Project will be submitted to the Planning Commission for Design Review and approval.
5. Once the application has been approved, a Letter of Commitment & Project Agreement will be sent to the applicant from the Program Administrator. This material will specify the amount of the grant funds to be set aside and a time frame in which the work must be completed to receive a grant. The Program Administrator will hold funds within FIP budget.
6. Once the Project Agreement is signed by the applicant and Program Administrator, the applicant may then begin work on the proposed project. The project **must be completed** by the deadline listed in the Project Agreement to receive funds. Extensions can be approved by the Program Administrator on a case-by-case basis.





7. Upon completion of work on the proposed project, final inspection of the project is performed by the City.
8. The Building Inspector and/or Program Administrator will review the work for compliance with the Planning Commission approved application. If approved by the Program Administrator, the applicant will submit invoices to the City's Department of Finance to receive payment in accordance to the grant agreement within 30 days of submittal. If the Building Inspector and/or Program Administrator deems the final work to be in non-compliance with the approved design, or not in compliance with applicable building code, the matter will be automatically referred to the Planning Commission for review and ratification, within 60 days, at no cost to the applicant. Work performed, or modifications made that do not conform to the approved project plans, will not receive funds.

### Projects Eligible for Grants

- Areas of eligibility: Must be commercially zoned. Must be on or visible from the following streets: Wildwood, Eeloa & Northwestern.
- Significant facade improvements and renovations (see above, "**Definition of Significant Facade Improvements or Renovations**").
- Building additions, when the entire building is improved, that is, the addition does not appear to be an add-on but integrates with the building (ex: building addition of compatible architecture and repainting of entire building to match the addition).
- Security features integrated with a façade improvement (example: shatter resistant windows, door locks, lighting) only if part of an approved façade improvement or renovation and adds a visible improvement.
- New roof material only if part of a significant facade improvement or renovation and adds a visible improvement.
- Upgraded and uniform facade improvements in older commercial buildings with multiple spaces that enhance the entire building (if the facility has more than one individual property ownership, there must be a comprehensive signage plan, color pallet and/or architectural facade plan in place; improvements made must conform to the plans or color pallet).
- Front facing landscaping.
- Block walls and fencing only if part of a comprehensive landscaping project and approved by the Planning Commission.
- Signs, awnings and painting of structures if they meet City design requirements.



- Murals, if they have the appropriate approvals (Design Review).
- Screening of roof-top equipment only in conjunction with other exterior property improvements.
- Creation of fixed outdoor patio areas (non-fixed assets are not eligible. Example: removable patio furniture, mobile heaters, etc.).
- Creation of customer entrances from the alley, especially when parking is available in the rear of a building or the alley side is visible from a public street; this must be done in conjunction with an approved facade improvement.
- Other improvements can be considered on a case-by-case basis, but must make a significant improvement to the property appearance and not be one of the excluded items.

**Ineligible for Grants:**

- New buildings. Buildings ten (10) years of age or more recently constructed.
- Motion detected lighting.
- Internally illuminated "can" signs or otherwise non-permitted signs.
- Land clearing or tree removal costs.
- Parking area paving, resurfacing, repair or striping.
- Chain link fencing with or without slats.
- City permits or processing fees.
- Residential projects, apartments, day care facilities located in residential neighborhoods.
- Religious facilities (ex: churches), unless they have street frontage in a business area.
- Non-profit facilities, unless they have street frontage in a business area.
- Projects that are receiving any other public funds.





675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532  
cityofriodell.ca.gov

CITY OF RIO DELL

AUG 06 2024

RECEIVED

**CITY OF RIO DELL**  
HUMBOLDT COUNTY  
CALIFORNIA



Rio Dell Bluffs

**FACADE IMPROVEMENT PROGRAM  
GRANT APPLICATION**

APPLICANT INFORMATION			
Applicant:	Davina Gray		<input checked="" type="checkbox"/> Building Owner <input type="checkbox"/> Tenant
Property Address:	132 Wildwood Ave		
Mailing Address:	PO Box 293		
	Fortuna CA 95540		
Name of Business:	Laundrymat		
Daytime Phone Number:	707-496-1082	Email Address:	Jdgray@comcast.net
OWNER INFORMATION			
Property Owner:	Davina & W. John Gray		
Mailing Address:	PO Box 293		
	Fortuna CA 95540		
Daytime Phone Number:	707-496-1082	Email Address:	Jdgray@comcast.net
CONTRACTOR INFORMATION			
Contractor:	W. John Gray		
Mailing Address:	PO Box 293		
	Fortuna CA 95540		
Daytime Phone Number:	707-496-1082	Email Address:	Jdgray@comcast.net
License Number:	683418	License Class:	A4B
		Exp. Date:	12-31-25



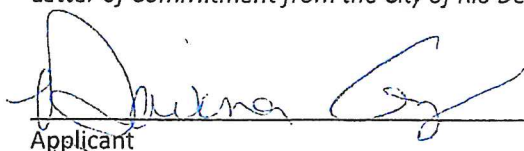
TYPE OF IMPROVEMENTS BEING PROPOSED	
<input type="checkbox"/> Building Addition/Alteration	<input type="checkbox"/> Creation of Outdoor Patio Area
<input type="checkbox"/> Painting/Mural	
<input type="checkbox"/> Awnings	<input checked="" type="checkbox"/> New Entrance
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage
<input type="checkbox"/> Other: _____	
Briefly Describe the Improvements:	
New doors window, foundation for front wall, Replace siding on front and roof paint, and signage.	

APPLICATION SUBMITTAL REQUIREMENTS
1. Photographs clearly showing existing conditions of the building/facilities to be improved; and
2. A complete written description of the proposed work; and
3. Drawings/renderings (with color scheme) that adequately and comprehensively show the proposed project; and
4. List of proposed materials, including material specifications; and
5. A detailed cost estimate for all aspects of the proposed improvements prepared by the Contractor or Design Professional; and
6. A project construction timeframe, including start date, milestones and completion date.

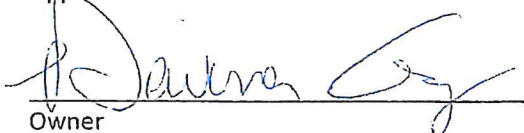
PROJECT COSTS	
1. MATERIALS	\$ _____
2. LABOR	\$ _____
TOTAL COSTS:	\$ _____
GRANT AMOUNT REQUESTED:	\$ 15,000

Grants up to 50% of the project cost, not to exceed \$15,000.

I/we have read the description of the Facade Improvement Program (pages 1-6) and commit to following the procedures/guidelines set forth if I/we choose to participate in the Program. I/we understand that I/we cannot start work on any improvement until the application is approved and I/we have signed a Letter of Commitment from the City of Rio Dell.

  
Applicant

8-6-24  
Date

  
Owner

8-6-24  
Date



## Rio Dell Laundromat Remodel/Repair Detail

- \*Remove and dispose of existing front siding and overhang
- \*Form new windows, doors, and overhang
- \*Repair any unforeseen damage to front of building
- \*Install OSB Sheeting
- \*Install Vapor Barrier
- \*Install new windows, doors, and siding
- \*Trim windows, doors, and siding
- \*Install plywood on new overhang
- \*Apply torch-down roofing on overhang
- \*Prepare and then paint entire building
- \*Install New Signage, Lights, and Address Numbers

## Rio Dell Laundromat

### Estimated Cost for Materials:

<u>Item</u>	<u>Cost</u>	<u>Source</u>
ADA Entrance Door	\$ 3,000.00	Redwood Glass
3 Windows	\$1,233.84	Redwood Glass
<b>Wall:</b>		
2x4 Fir	\$ 441.78	Forbusco
2x4 Pressure Treat	\$ 70.44	Forbusco
4X12 Fir Header	\$ 129.39	Forbusco
Anchor Bolts and Plates	\$ 30.60	Forbusco
7/16 OSB Sheeting	\$ 310.72	Forbusco
Hardi Siding	\$1,027.52	Forbusco
Hardi Trim	\$ 589.00	Forbusco
Hardi Bat	\$ 279.77	Forbusco
1x12 Pine	\$ 79.20	Forbusco

Hardi 1x12 Facia	\$ 256.88	Schmidbaur
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**Roof:**

2x8 Fir	\$ 205.20	Forbusco
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5/8 Sheeting	\$ 210.24	Forbusco
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Fiberglass Underlayment	\$ 95.98	Gulf Eagle
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Torchdown	\$ 220.54	Gulf Eagle
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**Misc:**

Letters for Sign/Hardwar	\$ 300.00	Best of Signs
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Paint	\$ 598.87	Fortuna Ace
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Caulk/ nails/etc	\$ 500.00	Forbusco/Ace
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Sales Tax	<u>\$ 814.29</u>	State of Calif.
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<b>Total Material Estimate:</b>	<b>\$10,394.26</b>	
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**Estimate for Labor By Others:**

(William Gray and Greg Mckenzie)

40 Days @ 8 hrs per Day @

\$60.00 per hour per person	<u>\$38,400.00</u>
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<b>Total Estimate for Remodel :</b>	<b>\$48,794.26</b>
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132 Wildwood Ave

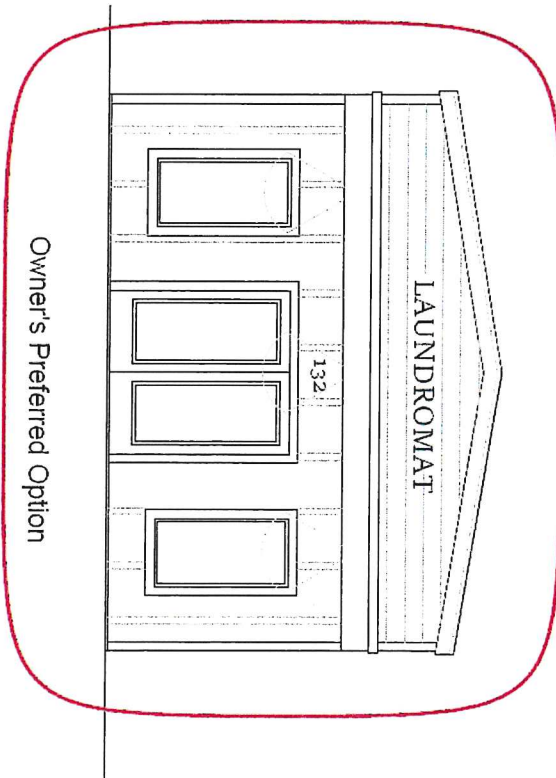
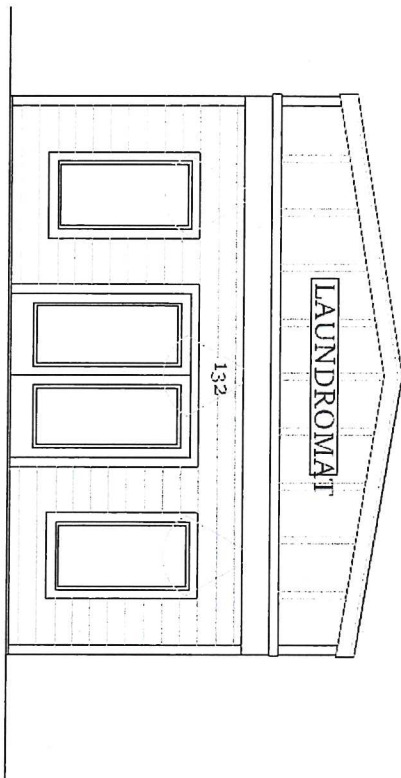
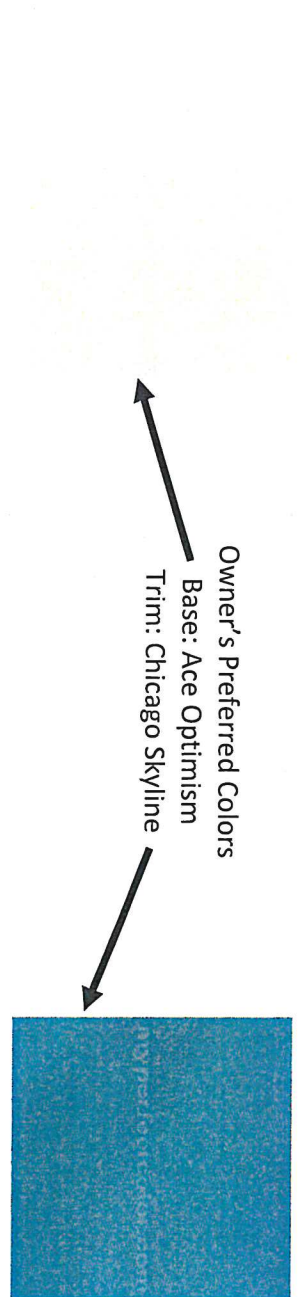


38. Marleen's Laundromat  
Commercial Storefront  
132 Wildwood Ave.  
AP# 053-161-013  
Ace J. and Marleen J. O'Dell, Owners

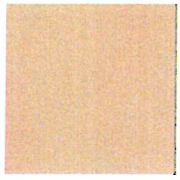
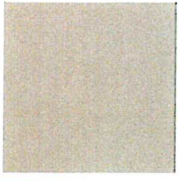


This building has centered wood-frame, glass-paneled double doors with transom above. Flanking the doors are single, vertical windows. A wood overhang has decorative knee brackets and above the overhang is a peaked parapet. Stucco is still evident on the side walls, but the front facade is covered with plywood and bats. On the roof ridge is an old wringer washing machine. The building was constructed by Mr. Micheli in the 1950s.

Suggestions: 1) remove the plywood siding to reveal the stucco; 2) repaint with complementary colors.



SW 0024  
Curio Gray  
Awning & Frames

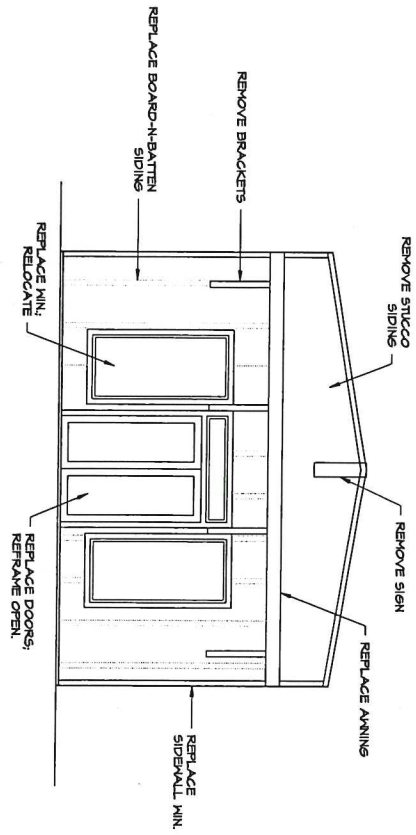


SW 0009  
Eastlake Gold  
Body

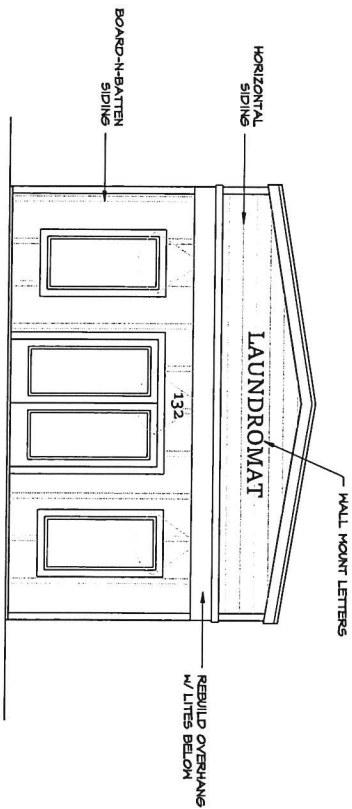
SW 2829  
Classical White  
Trim



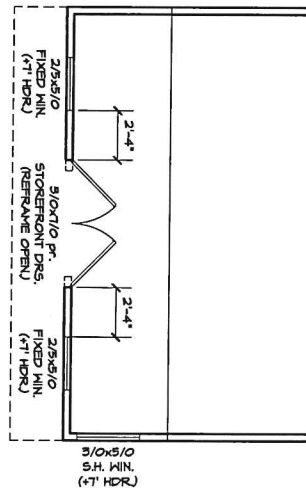
Designer's Recommended Colors



EXISTING FACADE



PROPOSED FACADE

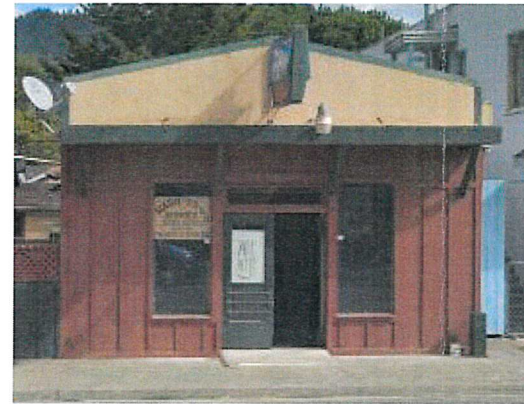
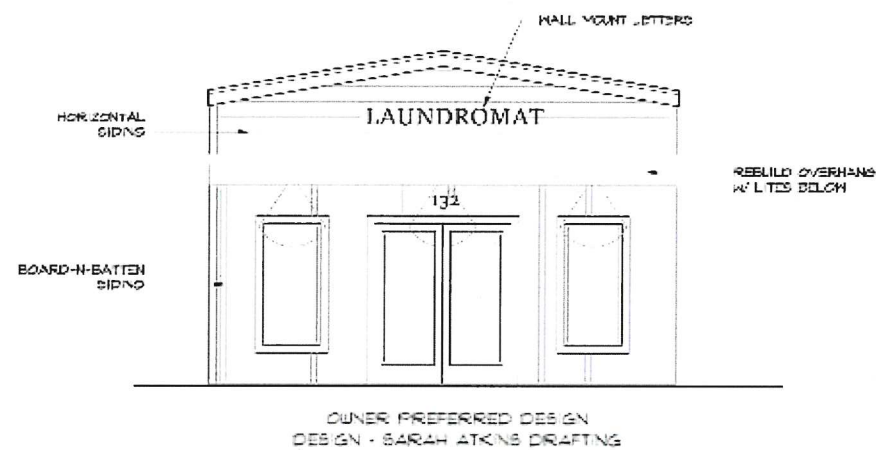






Owner's House with Preferred Colors





132 WILDWOOD AVENUE



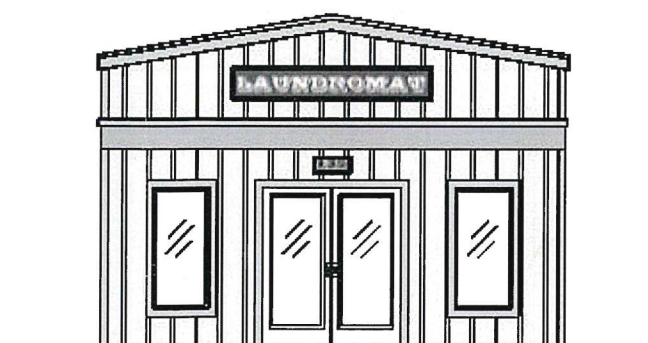
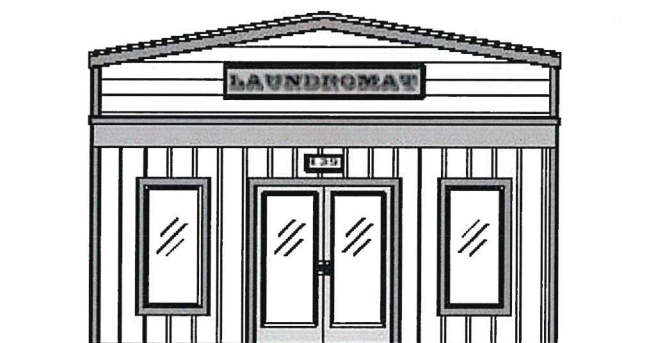
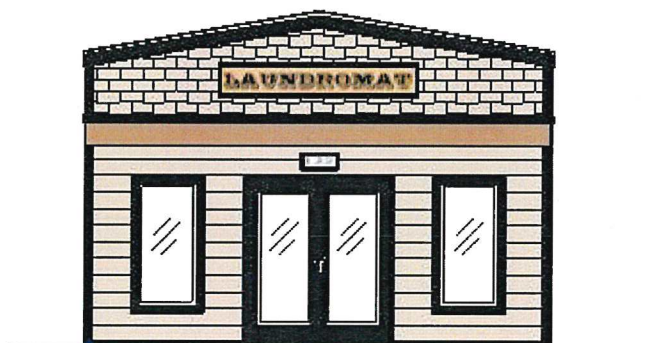
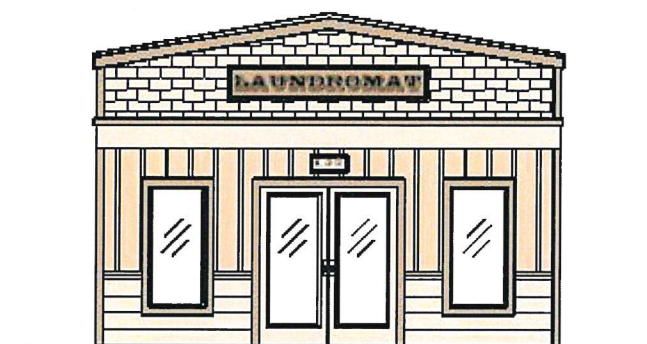
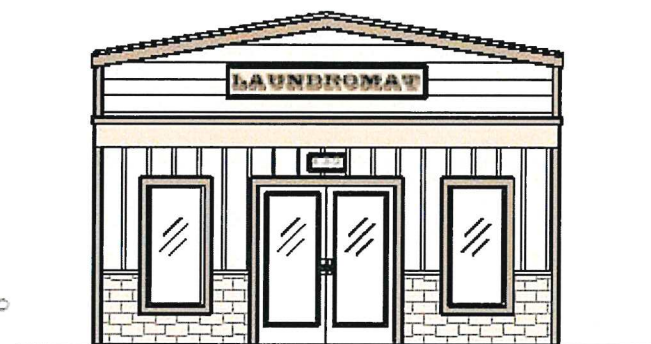
**Hardie® Shingle**  
Add the new Hardie® Shingle to your home with its durable shingle pattern and the look of traditional cedar shake.



**Hardie® Plank**  
Add the new Hardie® Plank to your home with its durable shingle pattern and the look of traditional cedar shake.



**Hardie® Panel**  
Add the new Hardie® Panel to your home with its durable shingle pattern and the look of traditional cedar shake.



# CITY OF RIO DELL FAÇADE IMPROVEMENT PROGRAM

**OWNERS**  
JOHN & DAYINA GRAY  
SITUS: 132 WILDWOOD AVE  
APN 053-161-012

## DESIGN REVIEW SECTION 15.25.050 RDMC

THE FOLLOWING DESIGN CONCEPTS APPLY TO NONRESIDENTIAL (COMMERCIAL, OFFICE, INDUSTRIAL, AND PUBLIC/QUASI-PUBLIC) DEVELOPMENT. THE CITY ENCOURAGES:

- HIGH QUALITY BUILDING DESIGNS THAT CONSIST OF DURABLE AND MAINTAINABLE MATERIALS AND THAT PROVIDE VISUAL INTEREST AND DIVERSITY TO THE COMMUNITY.
- USE OF AN ARCHITECTURAL STYLE AND/OR THEME FOR NEW NONRESIDENTIAL DEVELOPMENT THAT IS CONSISTENT FOR BUILDING ELEVATIONS OF A SINGLE STRUCTURE OR CONSISTENT AMONG ALL BUILDINGS WITHIN AN INTEGRATED DEVELOPMENT.
- DESIGN OF BUILDINGS OR STRUCTURES THAT ARE SENSITIVE TO THE NEIGHBORHOOD CHARACTER WITH REGARD TO SCALE, ARCHITECTURAL STYLE, USE OF MATERIALS AND BULK.
- INTERESTING AND ATTRACTIVE ARCHITECTURE WHICH INCLUDES VARIED RELIEF OF THE FAÇADE ELEMENTS AND DETAILED ARTICULATION OF THE BUILDING FEATURES.