



AGENDA

RIO DELL PLANNING COMMISSION SPECIAL MEETING

THURSDAY, JUNE 06, 2024 - 6:00 PM

City Council Chambers
675 Wildwood Avenue, Rio Dell

WELCOME – Copies of this agenda, staff reports and other material 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. 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. 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

1. 2024/0606.01 - Swearing in of newly appointed Planning Commissioner Reshell Gurney - Pg. #3

2. 2024/0606.02 - Selection of Chair and Vice-Chair **(ACTION)** - Pg. #6

E. CONSENT CALENDAR

1. 2024/0606.03 - Approve Minutes of the March 12, 2024 Special Meeting **(ACTION)** - Pg. #7

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 a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action.

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

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

1. 2024/0605.04 - Approve Resolution No. PC 177-2024 Approving a Conditional Use Permit (CUP) for Civic Use of the Building at 185 Wildwood Ave. for Family Humboldt Motorcycle Club subject to Conditions of Approval File No. 053-141-024 – Case No. CUP 2024-02 **(ACTION)**- Pg. #13

H. STAFF COMMUNICATIONS/UPDATES

I. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for

June 25, 2024 at 6:00 p.m.



*675 Wildwood Avenue
Rio Dell, CA 95562*

TO: Rio Dell Planning Commission

THROUGH: Kyle Knopp, City Manager

FROM: Karen Dunham, City Clerk

DATE: June 6, 2024

SUBJECT: Swearing in of newly appointed Planning Commissioner Reshell Gurney

RECOMMENDATION

The City Clerk will administer the Oath of Allegiance to newly appointed Planning Commissioner Reshell Gurney.

BACKGROUND AND DISCUSSION

There was one vacancy on the Rio Dell Planning Commission as the result of the resignation of Jacqui Wilson with her term ending December 31, 2025. A Notice of Vacancy was posted on January 5, 2023, with the final date for submission of applications being January 12, 2023. Since no applications were received, the date was extended each month until one or more applications were received. The only application received was from Reshell Gurney.

The City Council, at their regular meeting of February 20, 2024, approved the appointment of Reshell Gurney to fill the Planning Commission vacancy for the remainder of the term ending December 31, 2025.

ATTACHMENTS:

Planning Commission Application

CITY OF RIO DELL

FEB 01 2024

RECEIVED

Section D, Item 1.



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

APPLICATION FOR COMMISSION/BOARD

NAME Reshell Gurney DATE 1-30-24
ADDRESS 724 Pacific ave HOME PHONE 707-601-8994
BUSINESS PHONE 707-601-8994

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARD/COMMISSION:

Planning Commission

OCCUPATION Realtor

HOW LONG HAVE YOU LIVED IN RIO DELL? 21 years

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES
Humboldt County Realtor / office holder at
Van Duzen Grange

ADDITIONAL PERTINENT INFORMATION/REFERENCES
Personal Reference - John Coleman

EDUCATION Fortuna High School - 1996

Please answer the following two questions:

1) Why are you interested in serving on this board/commission?

I Love in and love Rio Dell!
We need more people to step up and
continue to make our town great.

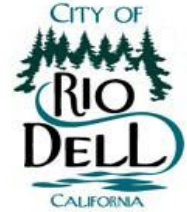
2) What special talents/experience/education do you possess that will be useful in this position?

I make my own hour so I am
available, personable, understand real
estate laws and I have an ability to
lead.

Note: A Resume may be attached

Return form to the City of Rio Dell at 675 Wildwood Ave., Rio Dell, CA 95562

*675 Wildwood Avenue
Rio Dell, CA 95562*



STAFF REPORT

TO: Rio Dell Planning Commission

FROM: Karen Dunham, City Clerk

DATE: June 6, 2024

SUBJECT: Appointment of Chair and Vice-Chair to the Rio Dell Planning Commission

RECOMMENDATION

Vote to elect a person among the appointed voting members of the Commission to serve as Chair and Vice-Chair.

BUDGETARY IMPACT

None

BACKGROUND AND DISCUSSION

Section 2.60.030(3) of the Rio Dell Municipal Code (RDMC) establishes that the Planning Commission elects a Chair and Vice-Chair from among the appointed voting members at their first meeting in January of each year or as soon after that.

Commissioner Angeloff has served as Chair since January 2015. The position of Vice-Chair has been vacant since the resignation of Jacqui Wilson.

Currently, staff is requesting appointments to be made to the respective seats. All members of the Commission are considered to be nominated unless a member wishes to decline nomination.

Ballots will be provided at the meeting.

**RIO DELL PLANNING COMMISSION
SPECIAL MEETING MINUTES
MARCH 12, 2024**

CALL TO ORDER

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

Present were Commissioners Knight, Arsenault, and Millington. Absent was Commissioner Angeloff (Arrived at 6:30 p.m.).

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

CEREMONIAL MATTERS

Swearing in of newly appointed Planning Commissioner Reshell Gurney
The swearing of Reshell Gurney was continued to the next regular meeting.

CONSENT CALENDAR

Approve Minutes of the November 28, 2024 Regular Meeting
A motion was made by Millington/Arsenault to approve the Consent Calendar including approval of minutes of the November 28, 2024 regular meeting. Motion carried 3-0.

PUBLIC PRESENTATIONS

Commissioner Knight called for public comment on non-agenda items. No public comment was received.

AGENDA APPROVAL

Community Development Director Caldwell recommended an agenda modification regarding the order of agenda items of the three (3) Scheduled Matters as follows:

- 1) Roscoe Subdivision Extension
- 2) Petranoff Lot Line Adjustment
- 3) Northwestern Flower Company

There were objections from the Commission.

**RIO DELL PLANNING COMMISSION
MARCH 12, 2024 MINUTES
Page 2**

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Approve Resolution No. PC-175-2024 Approving Extension of the Roscoe Subdivision at 98 Painter St. – File No. 052-162-018 – Case No. PMS-21-02

Community Development Director Caldwell provided a staff report recommending approval of a one (1) year extension to the Roscoe subdivision. He explained that the Planning Commission approved the subdivision on January 22, 2022. The Subdivision Map Act and the Rio Dell Municipal Code (RDMC) allow a total of three (3) one-year extensions to the original two (2) year approval for a total of five years for a parcel map.

He said that the property is currently developed with three (3) single-family residences. The easterly residence will be relocated to Parcel 2 as an Accessory Dwelling Unit (ADU), with Parcel 4 vacant with no development currently proposed.

Community Development Director Caldwell indicated that staff referred the project to the normal referral agencies for comment and one response was received from the California Department of Fish and Wildlife (CDFW). They requested an additional condition regarding the possibility of a tree being removed and asked that if removed, it occurs outside of the nesting season to avoid impacts on native and migratory birds. If not, have a qualified biologist survey for active bird nests no more than seven (7) days before the tree removal. He said that the project was conditioned accordingly.

Commissioner Knight called for questions and/or comments from the Commission or the public. No comments were received.

A motion was made by Millington/Arsenault to approve Resolution No. PC-175-2024 approving the extension of the Roscoe Subdivision at 98 Painter St. – File No. 052-162-018 Case No. PMS-21-02. Motion carried 3-0.

Approve Petranoff/Hoffman Lot Line Adjustment and a Variance to Create a Parcel less than 5,000 sq. ft. at 267 Berkeley St. – File No. 053-163-002 – Case No. LLA 01-2024

Community Development Director Caldwell provided a staff report requesting approval of a lot-line adjustment and variance at 267 Berkeley St. He said that the parcels are two separate legal parcels created in 1930. The proposed lot-line adjustment will be adjusting approximately 500 square feet from one parcel to another resulting in two parcels of 5,500 square feet and 4,500 square feet.

**RIO DELL PLANNING COMMISSION
MARCH 12, 2024 MINUTES
Page 3**

The purpose of the lot-line adjustment is to adjust the common property line since one of the residences was built over the property line. He then reviewed the required findings and recommended approval of the lot-line adjustment as conditioned.

He said that the proposed lot-line adjustment would resolve the existing building encroachment over the common property line however, it represents a special circumstance with one of the parcels reduced to 4,500 square feet. As such, the applicant is requesting to utilize the Lot Size Modification provisions of the Rio Dell Municipal Code which allows exceptions to lot sizes allowing parcels to be modified down to not less than 50%, or 5,000 square feet, whichever is greater.

Community Development Director Caldwell said that he was in support of a Variance to the 5,000 square-foot minimum parcel size requirement, noting that the variance is consistent with the General Plan.

Commissioner Knight called for questions and/or comments from Commissioners or the public. No comments were received.

A motion was made by Arsenault/Knight to approve Resolution No. PC-176-2024 approving the Petranoff Lot Line Adjustment and a Variance to create a parcel less than 5,000 sq. ft. at 267 Berkeley St. – File No. 053-163-002 – Case No. LLA 01-2024. Motion carried 3-0.

A short break was called at 6:20 p.m. waiting for the arrival of Commissioner Angeloff.

The meeting resumed at 6:30 p.m. with the arrival of Commissioner Angeloff.

Approve Resolution No. PC-174-2024 Approving Design Review and Cannabis Cultivation Expansion Conditional Use Permit for Northwestern Flower Co.

Community Development Director Caldwell provided a staff report recommending approval of the design review and cannabis expansion Conditional Use Permit for Northwestern Flower Company.

He explained that Northwestern Flower Company is requesting a Conditional Use Permit (CUP) for the indoor cannabis cultivation of an additional 12,200 square feet of canopy. The site is currently developed with an existing 2-story 19,200 square-foot building accommodating 9,600 square feet of cannabis cultivation.

**RIO DELL PLANNING COMMISSION
MARCH 12, 2024 MINUTES
Page 4**

The expansion is proposed to occur in two phases. The first phase would include a 60' x 200' building identified as (B2) on the plan accommodating approximately 6,480 square-feet of cultivation. The second phase would include three additional buildings identified at (B3, B4 and B5). B3 and B4 would each accommodate 3,240 square feet of cultivation and B5 would be utilized for drying, processing, and storage.

Community Development Director Caldwell said that at full buildout, the applicant anticipates four (4) full-time employees and three or four additional part-time employees for planting and harvesting activities.

He then reviewed the required findings and performance standards for cultivation. He commented that the City does not have canopy limits on cultivation and bases it on the State's limits.

He also noted that the site is provided with community water and no surface water withdrawals are proposed. In addition, all on-site drainage is proposed to be directed to the existing on-site detention/retention basin located on the west side of the parcel.

Commissioner Arsenault referred to (g) of the Performance Standards which said that trucked water shall not be allowed as the primary water source and expressed concern regarding water usage from the City's water system in the event of a drought.

Community Development Director Caldwell explained that this language was taken from the County's ordinance and they didn't want water trucked in on rural roads increasing and degrading the road. He said that a couple of years ago during the drought when the Governor put water use restrictions in place, the city was concerned. Staff let the applicants know at Humboldt 454 and they brought in two 50,000-gallon bladders to store water. As it turned out, agricultural uses were not subject to the restrictions.

He pointed out that under the City's Water Rights Permit, the City is allocated 1,565 acre ft. or 510 million gallons of water annually and only uses less than 90 million gallons annually. He said that the City is in a very good position with the Metropolitan Wells as a backup water supply, noting that during the drought, the wells were able to produce 200 gallons/minute. He added that the estimated water usage for the existing 9,600 square feet of cultivation is 290,000 gallons a year and it is estimated that the expansion will utilize an additional 328,000 gallons.

RIO DELL PLANNING COMMISSION
MARCH 12, 2024 MINUTES
Page 5

Commissioner Arsenault commented that the City went through a 5-year drought and asked what would happen if there was a 7-year drought. He said that Rio Dell citizens should not be forced to limit their water usage if the cultivators don't have to and that the issue should be addressed.

Community Development Director Caldwell reiterated that the City is in a very good position concerning water capacity and storage and said that the City would be doubling water storage capacity very soon. He said that the applicant actually paid for the expansion of the Dinsmore Tank, increasing the size of the tank from 100,000 gallons to 200,000 gallons.

Commissioner Angeloff pointed out that cannabis is in the same category as other agricultural products but if it came down to not having enough water for residents, there would be restrictions on water usage for cannabis activities although likely voluntary.

Commissioner Knight stated for clarification that in the event of an emergency, water could be trucked in for cultivation activities.

Community Development Director Caldwell said that the only concern with the Design Review had to do with landscaping and the concern that Sergeant Cherry Trees don't necessarily grow well in Zone 9. He said if the applicant can show that Sergeant Cherry trees do grow well here, staff will support that recommendation. If not, staff will ask that he substitute the Sergeant Cherry Trees with trees that are recognized to grow well in this zone.

Next was the review of the Conditions of Approval and General Plan policies.

Jesse Jeffries said that they hope to be in operation by October 2024 but can't start cultivation until they get approval of the State license.

Commissioner Angeloff called for comments and/or questions from the Commission or the public.

Jesse said he had nothing to add as the Community Development Director explained it very well in the staff report.

Commissioner Knight commented that if this project is built out as proposed, it will be one of the finest developments in Rio Dell.

**RIO DELL PLANNING COMMISSION
MARCH 12, 2024 MINUTES
Page 6**

Commissioner Millington commented that when you go to Hershey, Pennsylvania you smell chocolate, when you go to Gilroy, California you smell garlic so when you go to Rio Dell she wants everyone to smell cannabis.

A motion was made by Arsenault/Knight to approve Resolution No. PC-174-2024 approving Design Review and Cannabis Cultivation Expansion Conditional Use Permit for Northwestern Flower Co. Motion carried 4-0.

Community Development Director Caldwell announced that the next regular meeting scheduled for March 26, 2024, was canceled so the next regular meeting would be held on April 23, 2024.

ADJOURNMENT

A motion was made by Arsenault/Knight to adjourn the meeting at 7:10 p.m. to the April 23, 2024 regular meeting. Motion carried 4-0.

Nick Angeloff, Chair

Attest:

Karen Dunham, City Clerk




City of Rio Dell
❖ Community Development Department ❖
❖ 675 Wildwood Avenue ❖ Rio Dell, CA 95562 ❖ (707) 764-3532 ❖



For Meeting of June 6, 2024

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: May 29, 2024

Subject: Family Motorcycle Club Conditional Use Permit
File No. 053-141-024; Case No. CUP 2024-02
185 Wildwood Avenue

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed Conditional Use Permit;
2. Open the public hearing, receive public input, close the public hearing and deliberate;
3. Assuming that public testimony is substantially in support of the proposal, find that:
 - (a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;
 - (b) The proposed use is consistent with the general plan and any applicable specific plan;
 - (c) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

(d) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

(e) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

(f) The Conditional Use Permit has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA);

4. Adopt Resolution No. PC 177-2024 approving the Conditional Use Permit, subject to the Conditions of Approval, Exhibit A.

Background

Family Humboldt Motorcycle Club recently acquired 185 Wildwood Avenue, formerly the Pizza Factory. The use is considered a civic use which is allowed in the Town Center zone with a Conditional Use Permit. The project referral including the Plan of Operation, Maps, and Floor Plan is included in **Attachment 1**.

Required Findings/Staff Analysis

Section 17.35.030 Rio Dell Municipal Code (RDMC) Conditional Use Permits.

1. Zoning Consistency

(a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;

Land Use:

The proposed location is designated Town Center. A copy of the Town Center development standards is included in **Attachment 2**.

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses that generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

As indicated above, the use is considered a civic use which is allowed in the Town Center zone with a Conditional Use Permit.

Development Standards

The building is existing and complies with the setback, building height and lot coverage requirements. New buildings **and uses** are subject to the parking regulations found in Section 17.30.220 of the RDMC. However, pursuant to Section 17.30.220(16)(a)(i) exempts existing structures located on Wildwood Avenue south of Davis Street from requiring additional parking spaces.

Any proposed signing shall comply with the City's sign regulations. The project has been conditioned accordingly. **See Exhibit A.**

Based on the information submitted and recommended conditions of approval staff recommends that the proposed use be found to be consistent with the development standards of the Town Center zone.

General Plan Consistency

(b) The proposed use is consistent with the general plan and any applicable specific plan;

The General Plan designation is also Town Center. Below is an excerpt from the General Plan regarding the Town Center designation:

The Town Center designation is the heart of Rio Dell. It is a mixed-use district that contains residential, commercial, office, lodging, and civic uses. The minimum lot size is 2,500 square feet.

Civic uses are identified as an allowed use. There are no goals or policies which would preclude the proposed use in the Town Center designation. Therefore, the proposed use is consistent with the General Plan designation of Town Center.

The General Plan does include at least one economic policy that could be found supportive of the proposed use. Unfortunately, the downtown area does have some vacant buildings. Using the building for a civic use does not potentially displace any potential new businesses downtown. Below is a copy of the General Plan's Economic Activity policy:

Economic Activity

LU-19. Encourage the use of public/private partnerships as a means of redeveloping and revitalizing selected areas and analyze the use of such techniques as business improvement districts, redevelopment areas, and assessment districts.

The use of the vacant building for the club will bring people to the downtown area. Hopefully, this will increase interest in the area and encourage others to invest in the community.

Based on the proposed use and a review of the General Plan policies, staff believes the proposed use is consistent with the General Plan.

Land Use Compatibility

(c) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

The Plan of Operation indicates that the club will meet every Thursday from 7:00 to 9:00 pm. In addition, they plan to have an Open House fundraiser one Saturday a month from 12:00 pm to 10:00 pm with music ending at 9:00 pm. **The project is conditioned accordingly, see Exhibit A.**

No sales of alcohol is proposed. Any consumption of alcohol shall be limited to inside the building. Should the club want to sell alcohol in the future they will need to get a license for the Department of Alcohol and Beverage Control (ABC). Again, the project has been conditioned accordingly. **Please see Exhibit A.**

The preparation of any food on-site will require a Permit from the Humboldt County Department of Environmental Health. **The project is conditioned accordingly, see Exhibit A.**

The Plan of Operation refers to smoking and the fact that the fan motor in the hood has been replaced. Two laws, Assembly Bill X2-7 (Stone) and Senate Bill X2-5 (Leno), enacted in 2016 made significant changes to California's Clean Indoor Air Law. These changes prohibit indoor smoking with very few exceptions. The exceptions are identified below:

- Up to 20 percent of guest rooms within a hotel or motel
- Private residences, except for those licensed as family day care homes
- Retail or wholesale tobacco shops, which are business establishments that have the main purpose of selling tobacco products and smoking accessories
- Private smokers' lounges, which are enclosed areas in or attached to a retail or wholesale tobacco shop, that are dedicated to the use of tobacco products
- Designated patient smoking areas in long-term health care facilities
- Cabs of motor trucks or truck tractors, only if nonsmoking employees are not present
- Medical research or treatment sites, only if smoking is integral to the research and treatment being conducted
- Theatrical production sites, only if smoking is integral to the story (Labor Code Section 6404.5(e)).

The project has been conditioned to prohibit smoking in the building and within twenty-five (25) feet of the doors of any other buildings. **The project is conditioned accordingly, see Exhibit A.**

Based on the Plan of Operations and the recommended conditions of approval, staff believes the proposed use can be found compatible with the existing and future land uses in the vicinity. Should the activities of the club be found to be incompatible with the existing and future land uses in the vicinity, the City may revoke the Conditional Use Permit. **The project is conditioned accordingly, see Exhibit A.**

Site Suitability

(d) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

Based on the information on file, and the recommended conditions of approval, staff believes the site is physically suitable for the intended uses.

Public Interest, Health, Safety and Welfare

(e) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located;

Based on the information on file and the recommended conditions of approval, staff believes there is no evidence to suggest that the proposed project will be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Again, should the activities of the club be found to be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district, the City may revoke the Conditional Use Permit

California Environmental Quality Act

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision-makers and the public of the potential environmental effects of a proposed project. Based on the nature of the project, including the proposed operating protocols and recommended conditions of approval, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. According to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Based on the nature of the proposed project, staff believes there is no evidence to suggest that the project will have a **significant** effect on the environment.

Attachments:

Attachment 1: Plan of Operations, Maps, and Floor Plan.

Attachment 2: Exhibit A, Conditions of Approval.

Attachment 3: Resolution No. PC 177-2024.

PLAN OF OPERATION

Family Humboldt
185 Wildwood Ave
Rio Dell, CA 95562
APN: 053-141-024

EIN # 93-3795406
CA Entity #5887481

We are a 501(c)3 Non-profit organization whose purpose is to raise funds to donate to local motorcycle riders and their family who have been injured or died in an accident. Our fundraising projects include the Annual Pisces Party in March, the Figawi Run in July and we purchase bicycles and helmets to donate for the Toys for Tots Christmas Toy Run. We also offer support apparel for sale to the public- t-shirts, hats, sweatshirts, etc.

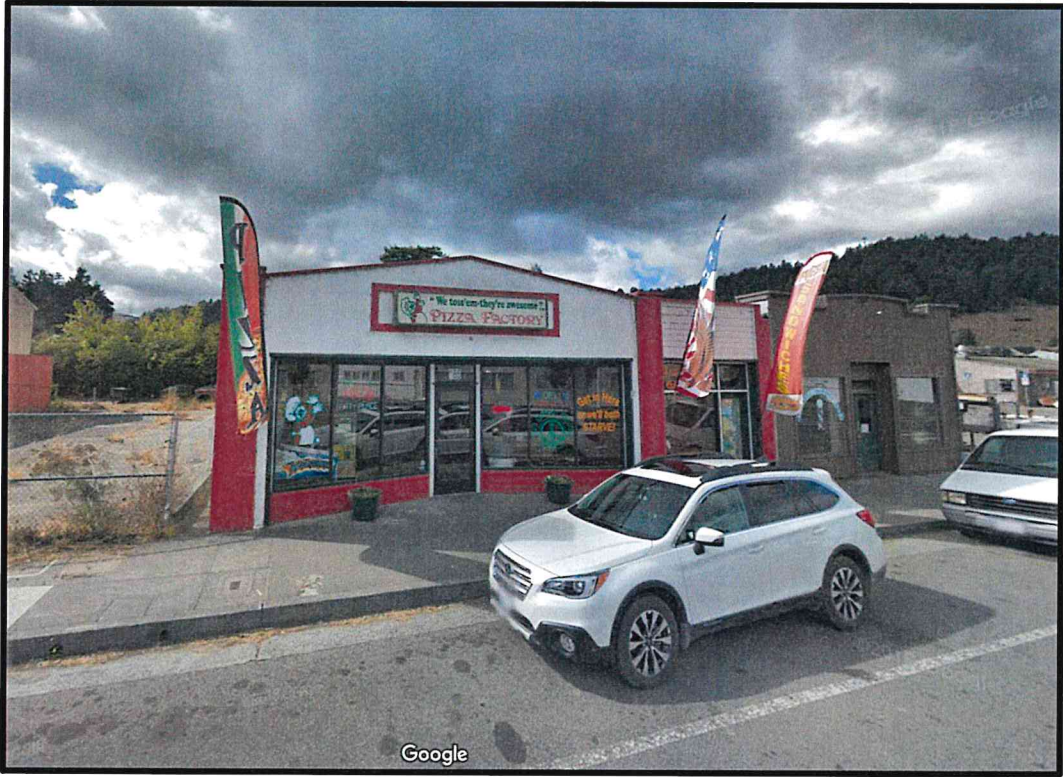
The proposed usage for this location is mainly as a meeting hall in which the members meet every Thursday night from 7 to 9pm and a planned once per month open house fundraiser which helps to cover overhead expenses as well as brings in funding for our support purposes. The proposed open house fundraiser day will be one Saturday per month from 12pm to 10pm with music ending at 9pm. We do not have exact dates for the monthly open house currently. We have no employees; our current membership is 9 people, and we volunteer to share the workload. We own the building and property, so the plan is for permanency.

We will not have any by-products other than 1-2 large garbage bags after the open house that will be removed promptly and disposed of so as not to attract critters and bugs.

The only discharge that we will have will be the commercial exhaust fan (which was already in place) in which we have since installed a new motor that will be used as an exhaust fan for indoor cigarette smoke.

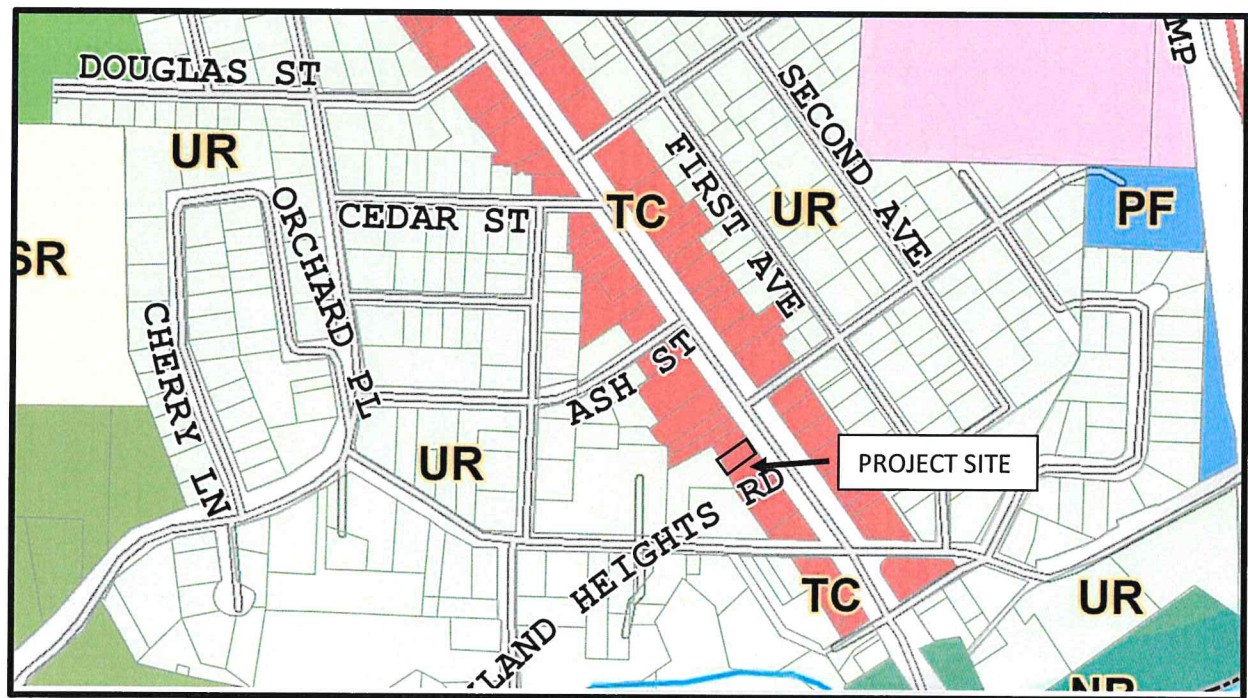
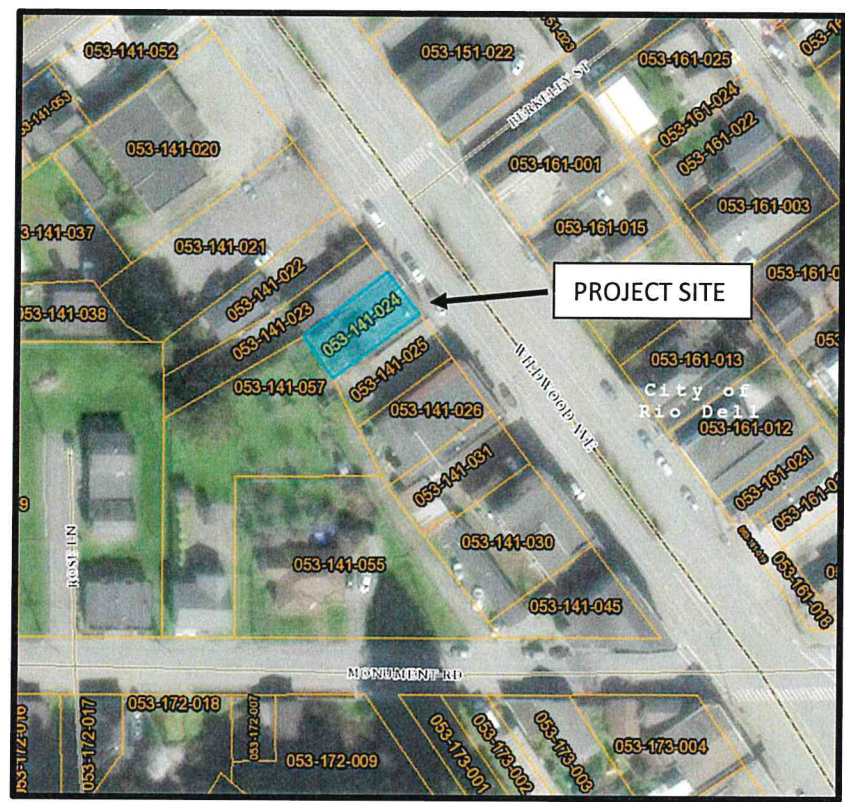
The current noise levels are minimal and there is a potential increase with the monthly open house fundraising events where occasional live music may be utilized in accordance with the special event permit with the estimated attendance to be anywhere from 10-40 persons throughout the event.

There are no planned detours or alterations in traffic or street parking other than the usual traffic and parking allowed currently. The water/sewer impact will be minimal as we have two bathrooms that were already installed and operational by a previous business as a sit-down pizza restaurant and were approved for commercial usage.



File No. 053-141-024; Case No. CUP 02-2024

<u>Applicant</u>	<u>Address</u>	<u>City of Rio Dell</u>
Family Humboldt Motorcycle Club Contact: James Surber	185 Wildwood Ave Rio Dell, CA. 95562 APN 053-141-024	675 Wildwood Ave Rio Dell CA. 95562 (707) 764-3532



File No. 053-141-024; Case No. CUP 02-2024

<u>Applicant</u> Family Humboldt Motorcycle Club Contact: James Surber	<u>Address</u> 185 Wildwood Ave Rio Dell, CA. 95562 APN 053-141-024	<u>City of Rio Dell</u> 675 Wildwood Ave Rio Dell CA. 95562 (707) 764-3532
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EXHIBIT A**Conditions of Approval****Humboldt Family Motorcycle Club Conditional Use Permit & Design Review****File No. 053-141-024; Case No. CUP 2024-02****Conditions of Approval**

1. Open House fundraisers shall be limited to one Saturday a month from 12:00 pm to 10:00 pm with music ending at 9:00 pm.
2. No sales of alcohol is allowed without the required license from the Department of Alcohol and Beverage Control (ABC).
3. The preparation of any food on-site will require a Permit from the Humboldt County Department of Environmental Health. A copy of the Permit must be submitted to the City.
4. Smoking is prohibited in the building and within twenty-five (25) feet of the doors of any other buildings.
5. Should the activities of the club be found to be incompatible with the existing and future land uses in the vicinity, the City may revoke the Conditional Use Permit.
6. The operations shall comply with all local and State regulations at all times.
7. The applicants Shall obtain a City Business license.
8. The applicants shall join the Rio Dell-Scotia Chamber of Commerce. Evidence of membership shall be provided to the City.
9. The applicants shall apply for a Demolition Permit to remove the unpermitted addition to the back of the building within thirty (30) from the Planning Commission's approval. The unpermitted addition shall be removed within 180 days from the date the Building Permit is issued.

Any violation of these Conditions of Approval shall result in the revocation of the Conditional Use Permit.

RESOLUTION NO. PC 177-2024**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING THE HUMBOLDT FAMILY MOTORCYCLE CLUB
CONDITIONAL USE PERMIT**

WHEREAS, the Family Humboldt Motorcycle Club recently acquired 185 Wildwood Avenue, formerly the Pizza Factory; and

WHEREAS the use is considered a civic use which is allowed in the Town Center zone with a Conditional Use Permit; and

WHEREAS the parcel is planned and zoned Town Center (TC); and

WHEREAS the proposed use is considered a civic use which is allowed in the Town Center zone with a Conditional Use Permit; and

WHEREAS the applicant has submitted a Plan of Operation; and

WHEREAS the City has reviewed the submitted Plan of Operation, application and has referred the project to various agencies for review, comments and recommendations; and

WHEREAS based on comments or lack of comments from referral agencies, information submitted by the applicant and the recommended conditions of approval, the evidence supports the finding that the proposed use and as conditioned is in conformance with all applicable policies of the Zoning Regulations and General Plan; and

WHEREAS staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; and

WHEREAS According to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a

significant effect on the environment. Based on the nature of the proposed project, staff believes there is no evidence to suggest that the project will have a **significant** effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED the City finds that based on evidence on file and presented in the staff report that the proposed use complies with all of the following required findings:

- (a) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other City ordinances;
- (b) The proposed use is consistent with the general plan and any applicable specific plan;
- (c) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity; (d) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- (e) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- (f) The Conditional Use Permit has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA);

BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell approves the proposed Conditional Use Permit subject to the recommended conditions of approval.

APPROVED AND ADOPTED by the Planning Commission of the City of Rio Dell at their meeting of June 6, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Acting Chair

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 177-2024 adopted by the Planning Commission of the City of Rio Dell on June 6, 2024.

Karen Dunham, City Clerk, City of Rio Dell

REVISIONS

REVISIONS

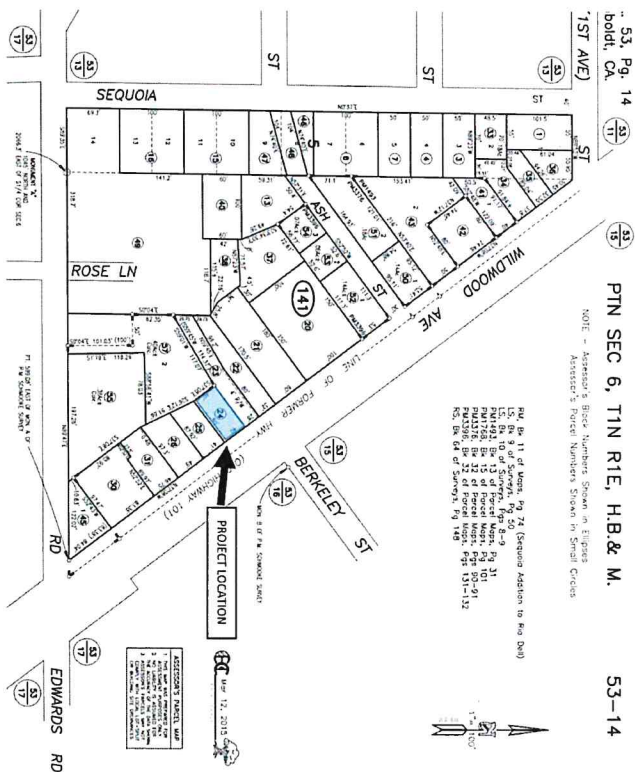
FAMILY MOTORCYCLE CLUB

185 WILDWOOD AVE
RIO DELL, CALIFORNIA. 95562
APN 053-141-024
P: E: SOCOCYCLES@AOL.COM

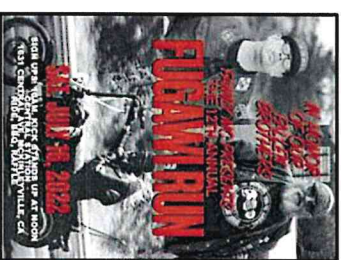
RPS design
ARCHITECTURE

REAL PROPERTY SOLUTIONS

DRAWN BY: KEVIN CALDWELL
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EMAIL: REALPROPERTYSOLUTIONS4U@GMAIL.COM



FAMILY MOTORCYCLE CLUB



MAN FLOOR

SCALE: 1/8" = 1'-0"

