



AGENDA

RIO DELL PLANNING COMMISSION
REGULAR MEETING— 6:30 P.M
THURSDAY, SEPTEMBER 24, 2015
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. 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. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL

E. CONSENT CALENDAR

- 1) 2015/0925.01 - Approve Minutes of the August 27, 2015 Regular Meeting (ACTION)

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 intended. 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. Please limit comments to a maximum of 3 minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2015/0925.02 - Adopt Resolution No. PC 092-2015 recommending the City Council amend the Fence Regulations to 1) allow ornamental fencing materials such as wrought iron fences with or without masonry or wood posts/piers or cyclone fencing no taller than 7 feet provided the fence is at least 60% open within the front yard setback and; 2) to prohibit razor or concertina wire fences (ACTION)

H. ADJOURNMENT



In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

The next Regular meeting is scheduled for October 22, 2015 at 6:30 p.m.

**CITY OF RIO DELL
PLANNING COMMISSION
REGULAR MEETING
AUGUST 27, 2015**

The regular meeting of the Rio Dell Planning Commission was called to order at 6:30 p.m. by Commissioner Angeloff.

Present were Commissioners Angeloff, Long, Leonard and Millington. Absent was Commissioner Wilson.

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

CONSENT CALENDAR

Approve Minutes of the June 25, 2015 Regular Meeting

Motion was made by Leonard/Millington to approve the minutes of the June 25, 2015 regular meeting. Motion carried 4-0.

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSION

Adopt Resolution No. PC 089-2015 approving a one-year extension of the Teasley Subdivision, 364 Center St., APN 052-301-012, Case No. PMS 12-01

Community Development Director Caldwell provided a staff report and said the Teasley minor subdivision was approved by Planning Commission in August 2012 and was due to expire on August 9, 2012. He said the applicant at that time applied for a one-year extension and is again requesting a one-year extension moving the expiration date of the subdivision to August 2016. He explained that both local regulations and the Subdivision Map Act allow a total of three one-year extensions which limits the total life of a tentatively approved map to five years.

Commissioner Long referred to the Conditions of Approval (Item 5) and asked if the \$500.00 deposit required to be paid at the time the improvement plans are submitted is refunded to the applicant.

Staff explained the deposit pays for the City Engineer, GHD to review the improvement/construction plans which in this case is the installation of curb, gutter, sidewalk and paving.

A public hearing was opened to receive public comment on the proposed extension. No members of the public were present to comment and the public hearing was closed.

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Motion was made by Leonard/Long to adopt Resolution No. PC 089-2015 approving a one-year extension of the Teasley Subdivision, 364 Center St., APN 052-301-012. Motion carried 4-0.

Adopt Resolution No. 088-2015 approving an application for a Variance for Anthony Ponnay at 351 First Ave. to reduce the rear yard setback from 10 feet to 2.5 feet and a side yard setback from 5 feet to 2.5 feet

Community Development Director Caldwell provided a staff report and said this application is somewhat complicated in that a Building Permit was issued in August 2012 for the 12' x 20' shop and signed off by the City's former building inspector without enforcement of the setback requirements.

He said the applicant submitted evidence in support of making the required findings to approve the variance and his justification was that: 1) relocating the structure would reduce the size of his back yard and decrease his property value significantly; 2) a majority of the properties in the neighborhood either have sheds or garages that don't meet setback requirements; and 3) there is a special plum tree with a braided trunk that would have to be removed to accommodate the setbacks.

Community Development Director Caldwell commented that if the City Inspector had not approved the building permit, his recommendation to the Commission would have been for denial of the variance request and suggested a reduction in the size of the structure. However, given the fact that a building permit was issued and the setback requirement should have been enforced at that time but were not, staff believes these facts represent special circumstances, and that the strict application of the code would deny the property owner privileges enjoyed by other property owners in the vicinity.

He said based on this information and the justification submitted by the applicant, staff believes the required findings can be made to approve the application.

He said another issue is that the applicant has now provided power to the building and there is concern that it is being used as a grow house. He noted that staff advised the owner of the City's Medical Marijuana Regulations and referred the application to the Rio Dell Fire Department for their comments.

Staff said with approval of the Variance application the applicant would be required under the Conditions of Approval to 1) obtain a Building Permit for the installation of a one-hour firewall on the two walls closer than 3 feet to the property; and 2) apply for and obtain an Electrical Permit; both within 30 days of the approval of the Variance.

Commissioner Angeloff stated that with disclosure of the marijuana grow and the potential fire hazard it seems a Condition of Approval could be added requiring

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compliance with the current Medical Marijuana Regulations. He asked if the City will be following up to make sure he is in compliance.

Commissioner Long asked if staff feels 30 days is enough time to satisfy the Conditions of Approval.

Community Development Director responded that the property owner is actually a PG&E lineman and is very familiar with the electrical requirements and is comfortable with the Conditions of Approval as recommended.

Commissioner Millington asked when the zoning was changed in that area from Town Center (TC) to Residential (R).

Staff stated that the zoning was changed around the time the building was constructed but it has no effect on this application since residential setbacks are required in Town Center for residential uses in order to maintain the residential character of the neighborhood.

Commissioner Long asked precisely what a "Notice of Violation" is as mentioned in the informational note on the Conditions of Approval.

Community Development Director Caldwell explained that a notice is recorded as a tool to insure compliance with the conditions and if the conditions are not satisfied, a Notice of Violation is recorded; when the conditions are met a Notice of Release is then filed.

Commissioner Angeloff asked if the Conditions of Approval will make the building safer for the community; staff responded that it absolutely will.

A public hearing was opened to receive public input on the proposed variance application; there being no public present the public hearing was closed.

Motion was made Long/Leonard to approve Resolution No. PC 088-2015 approving an application for a Variance for Anthony Ponnay at 351 First Ave. to reduce the rear yard setback from 10 feet to 2.5 feet and a side yard setback from 5 feet to 2.5 feet. Motion carried 4-0.

Adopt Resolution No. PC 091-2015 approving the Nally Lot Line Adjustment between two parcels located at 375 Nally Lane and 109 & 111 Creek St., APN's 052-051-007 and 052-051-008, Case No. LLA 15-01

Community Development Director Caldwell provided a staff report and began by explaining that there really is no discretion with regard to the approval of lot line adjustments provided the application is found to be complete; the parcels to be adjusted are found to be in compliance with the Subdivision Map Act and local subdivision

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regulations, or a Conditional Certificate of Subdivision Compliance for the parcel or parcels has been issued for recordation prior to or concurrent with the lot line adjustment; and the proposed lot line adjustment neither causes non-conformance nor increases the severity of pre-existing nonconformities with the General Plan, Zoning and Building ordinances.

He said the proposed lot line adjustment involves two parcels developed with an existing single-family residence (APN 052-0051-007) and a duplex (APN 052-051-008) and will adjust approximately 3,600 square feet from APN 052-071-008 to APN 052-051-007. He said during the review of the current deeds and Preliminary Title Report, staff determined that the two parcel numbers actually consist of three separate parcels.

He noted that the proposed lot line adjustment does not result in any nonconformity in regard to setbacks or lot coverage and the only issue is parking because pursuant to the Parking requirements of the Rio Dell Municipal Code the applicant is required to provide three improved parking spaces for each unit of the existing duplex. He said there are three existing spaces however; two of the spaces are located on the other parcel. As such, the applicant's agent (Baird Engineering) has conditioned the project to require three more additional improved parking spaces and the applicant has agreed to grant a 20 foot access and parking easement across APN 052-051-007 for APN 052-051-008.

Staff said the applicant has indicated that the duplex will likely be remodeled and turned into a single-family residence at some point.

A public hearing was opened to receive public input on the proposed lot line adjustment.

Allen Baird, Baird Engineering, complimented staff and said Community Development Director Caldwell does more than most planners normally do and that he has an excellent relationship with City staff and concurs with staff's recommendation for approval of the lot line adjustment as proposed.

Commissioner Long noted that the parcel map references two parcel numbers for the three lots and asked if there is a separate parcel number available for the third parcel.

Staff explained the process and said once the application is approved, he will prepare a Certificate of Subdivision Compliance for the property owner to record. Once the County Recorder's Office records the notice, they send it to the County Assessor's Office and they then assign new assessor parcel numbers. He noted that the process typically takes around 6 months to complete.

Ruth Nally, the property owner thanked the Commission for taking the time to consider her application request.

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There being no further public comment, the public hearing closed.

Motion was made by Millington/Leonard to adopt Resolution No. PC 091-2015 approving the Nally Lot Line Adjustment subject to the recommended Conditions of Approval. Motion carried 4-0.

Review final version of Land Use Matrix and recommended changes to the Zoning and General Plan Land Use Designations

Community Development Director Caldwell presented the latest changes to the Land Use Matrix including new and revised definitions. He noted that the items highlighted in yellow are staff's recommended changes to the allowable uses within the respective zones. He suggested the focus this evening be on the review of the highlighted items first, followed by review of the remaining use types.

Commissioner Angeloff referred to the *Agricultural Products Processing* and staff's recommendation to include *cannabis* in the definition and asked why it is specifically identified as an allowable use when it will likely be legalized in 2016 anyway. He said one of the issues is that it may or may not be classified as agricultural.

Consensus of the Commission was to strike "*including cannabis*" in the definition under *Agricultural Products Processing*.

Under *Animal Sales and Grooming (Pet Stores)*, the Commission agreed to recommend the use as principally permitted in all zones except NC.

With regard to *Banks and Financial Services*, staff recommended to principally permit the use in TC, CC and NC and to not allow them in IC.

Commissioner Long suggested the use as conditionally permitted in IC; the Commission concurred.

The Commission recommended a change in the uses for *Boarding and Rooming Houses* to principally permit the use in UR, RM, S, SR, and R and to not allow them in TC, CC, NC, I, IC, NR.

The Commission concurred with staff's recommended changes to the *Business Support Services and Caf /Specialty Shop*.

Community Development Director Caldwell recommended *Clubs, Lodges and Meeting Halls* be conditionally permitted in UR, S, SR and R zones rather than principally as

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recommended by the Commission and that they not be permitted in RM. The consensus was that they also be conditionally permitted in NC.

Staff reviewed the recommended changes to *Coffee Houses, Contractor Storage Yards and Convenience Stores*; the Commission concurred with the changes.

Next was discussion of *Equestrian Facilities, Commercial and Equestrian Facility, Hobby*.

Staff noted that the Planning Commission had recommended *Equestrian Facilities, Commercial* be principally in Rural (R) however; staff is recommending it be changed to conditionally permit them because there could be increased traffic and the Planning Commission has no authority to require improvements to sub-standard roads. Commissioners agreed with the recommended changes for both equestrian use types.

Community Development Director continued with review of staff's recommended changes with the last change under *Medical Services-Extended Care*. He commented that these are the only recommended changes thus far and would present the remaining changes at the next meeting.

Commissioner Angeloff suggested staff email the remaining definitions and recommended changes to the Land Use Matrix as soon as they are available to allow Commissioners adequate time to review the changes before the next meeting.

A Special meeting was scheduled for September 3, 2015 at 6:30 p.m. to complete the review of the recommended changes to the Land Use Matrix and Definitions.

ADJOURNMENT

Motion was made by Millington/Angeloff to adjourn the meeting at 8:16 p.m. to the September 3, 2015 Special meeting. Motion carried 4-0.

Nick Angeloff, Chair


Attest:

Karen Dunham, City Clerk

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



For Meeting of: September 24, 2015

To: Planning Commission
From: Kevin Caldwell, Community Development Director 
Through: Kyle Knopp, City Manager
Date: September 21, 2015
Subject: Fence Regulations, Section 17.30.120 of the Rio Dell Municipal Code (RDMC)

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the existing Fence Regulations;
2. Open the public hearing, receive public input and deliberate;
3. Find that:
 - (a) The proposed text amendment is consistent with the General Plan; and
 - (b) The proposed text amendment 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 092-2015 recommending that the City Council amend the Fence Regulations to: (1) allow ornamental fencing materials, such as wrought iron fences with or without masonry or wood posts/piers or cyclone fencing no taller than 7 feet provided the fence is at least 60% open, within the front yard setback and; (2) to prohibit razor or concertina wire fences.

Background and Discussion

Staff has been contacted on a number of occasions regarding constructing fences taller than four (4) feet within the front yard setback. The current fence regulations, Section 17.30.120 limits the height of fences within the front yard setback, typically twenty (20) feet in residential zones, to four (4) feet. Many jurisdictions allow taller fences in the front yard setback provided the fence materials do not obstruct the view through the fence.

As the Commission is aware the 2013 California Building Coded (CBC) was amended to exempt fences up to seven (7) feet in height. The City amended the allowable height of fences last year to be consistent with the California Building Code.

Based on the review of other jurisdictions fencing regulations, staff recommends the following amendments to the fence regulations:

17.30.120 Fences, Walls and Screening

(1) Corner Lots -- Sight Distance.

In any residential district on a corner lot, there shall be no fence, wall, or hedge higher than three (3) feet, nor any obstruction to vision other than a post, column, or tree not exceeding one foot in diameter, between a height of three (3) feet and a height of ten (10) feet above the established grade of either street, within an area thirty (30) feet from the intersection of the street lot lines.

(2) Height Regulations.

~~Any fence or wall used as a fence shall not exceed a height of seven (7) feet within the required front, side, or rear yard of any lot; provided, however, that in any residential district, a fence or wall used as a fence shall not exceed a height of four (4) feet within a required front yard, nor seven (7) feet within any required rear yard or side yard, except where otherwise permitted by these regulations.~~

(a) Fences in Front Yards. A fence located in a front yard shall not exceed four (4) feet in height. However, an ornamental metal fence may be erected to a height of seven (7) feet. Such ornamental fence may include posts/piers constructed of masonry, wood or other similar materials, provided the fence is at least 60% open overall. An ornamental metal fence may also be constructed atop a masonry wall provided the combined height of the wall and fence does not exceed seven (7) feet and the portion of the wall/fence structure above 4 feet high is at least 60% open.

(b) Fences in Side Yards and Rear Yards. A fence located in a side yard or rear yard may be erected to a height of 7 (seven) feet.

(3) Exceptions.

The Planning Commission may modify by special use permit, the height requirements of this part, upon a showing of good cause. For any such modification, the Planning Commission shall be required to make the following findings:

(a) The proposed fence height modification will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

(b) The proposed modification will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

(c) The proposed modification will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

(d) In issuing a special use permit, the Planning Commission may require such changes or alterations in the fence as it may deem necessary to satisfy the findings specified in this part. Such changes or alterations may include, but shall not be limited to the following:

- Fence height
- Design
- Materials
- Setback from property line
- Screening or landscaping

(1) A fence or wall used as a fence which exceeds seven (7) feet in height shall be defined as a "detached accessory structure" for the purpose of regulation under the provisions of this ordinance, and all applicable provisions of the California Building Code shall apply. [Ord. 167 § 6.05.5 1982; Ord. 324 August 2014]

(4) Prohibited Materials.

The following fence materials are prohibited unless approved by the Community Development Director in consultation with the Director of Public Works and the Chief of Police for animal control, garden protection, special security needs, or required by a City, State, or Federal law or regulation.

(a) Barbed wire, or electrified fence, except within the Rural (R), and Natural Resources (NR) land use designations;

(b) Razor or concertina wire in conjunction with a fence or wall, or by itself within any land use designation;

(c) Nails, broken glass, or other sharp objects on the top of fences or walls.

(d) Existing fences with prohibited materials shall not be considered a legal non-conforming use and/or structure and shall be removed within sixty (60) days after adoption of the implementing ordinance.

Procedural Requirements.

Pursuant to Section 17.35.010 of the City of Rio Dell Municipal Code, the following City procedures are required to amend the Ordinance:

- An amendment may be initiated by one or more owners of property affected by the proposed amendment, as set out in Section 17.35.010(3), or by action of the Planning Commission, or the City Council.
- The application of one or more property owners for the initiation of an amendment shall be filed in the office of the City Clerk on a form provided, accompanied by a filing fee.
- Subject only to the rules regarding the placing of matters on the Planning Commission agenda, the matter shall be set for a public hearing.
- Notice of hearing time and place shall be published once in a newspaper of general circulation at least ten calendar days before the hearing or by posting in at least three public places.
- At the public hearing, the Planning Commission shall hear any person affected by the proposed amendment. The hearing may be continued from time to time.
- Within 40 days of the conclusion of the hearing, the Planning Commission shall submit to the City Council a written report of recommendations and reasons therefore.
- Subject only to the rules regarding the placing of matters on its agenda, the City Council, at its next regular meeting following the receipt of such report, shall cause the matter to be set for a public hearing. Notice of the time and place of the hearing shall be given as provided in Section 17.35.010(5), hereof.
- At the public hearing, the City Council shall hear any person affected by the proposed amendment. The hearing may be continued to a specified future date, but shall be concluded within 60 days of the commencement thereof.
- The City Council shall not make any change in the proposed amendment until the proposed change has been referred to the Planning Commission for a report, and the Planning Commission report has been filed with the City Council.

Zone Reclassification Required Findings:

1. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

There are no polices in the General Plan which would prohibit amending the fence regulations.

2. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).

Based on the nature of the project, 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. Pursuant 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. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendments, including the recommended Performance Standards, staff believes there is no evidence to suggest that the amendments will have a *significant* effect on the environment.

Attachments

Attachment 1: Existing Fence Regulations, Section 17.30.120 of the Rio Dell Municipal Code (RDMC) with the recommended changes.

Attachment 2: Resolution No. PC 092-2015 recommending that the City Council amend the Fence Regulations to: (1) allow ornamental fencing materials, such as wrought iron fences with or without masonry or wood posts/piers or cyclone fencing no taller than 7 feet provided the fence is at least 60% open, within the front yard setback and; (2) to prohibit razor or concertina wire fences.

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In any residential district on a corner lot, there shall be no fence, wall, or hedge higher than three (3) feet, nor any obstruction to vision other than a post, column, or tree not exceeding one foot in diameter, between a height of three (3) feet and a height of ten (10) feet above the established grade of either street, within an area thirty (30) feet from the intersection of the street lot lines.

(2) Height Regulations.

~~Any fence or wall used as a fence shall not exceed a height of seven (7) feet within the required front, side, or rear yard of any lot; provided, however, that in any residential district, a fence or wall used as a fence shall not exceed a height of four (4) feet within a required front yard, nor seven (7) feet within any required rear yard or side yard, except where otherwise permitted by these regulations.~~

(a) Fences in Front Yards. A fence located in a front yard shall not exceed four (4) feet in height. However, an ornamental metal fence may be erected to a height of seven (7) feet. Such ornamental fence may include posts/piers constructed of masonry, wood or other similar materials, provided the fence is at least 60% open overall. An ornamental metal fence may also be constructed atop a masonry wall provided the combined height of the wall and fence does not exceed seven (7) feet and the portion of the wall/fence structure above 4 feet high is at least 60% open.

(b) Fences in Side Yards and Rear Yards. A fence located in a side yard or rear yard may be erected to a height of 7 (seven) feet.

(3) Exceptions.

The Planning Commission may modify by special use permit, the height requirements of this part, upon a showing of good cause. For any such modification, the Planning Commission shall be required to make the following findings:

- (a) The proposed fence height modification will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- (b) The proposed modification will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- (c) The proposed modification will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- (d) In issuing a special use permit, the Planning Commission may require such changes or alterations in the fence as it may deem necessary to satisfy the findings specified in this part. Such changes or alterations may include, but shall not be limited to the following:

- Fence height
- Design
- Materials

- Setback from property line
- Screening or landscaping

(1) A fence or wall used as a fence which exceeds seven (7) feet in height shall be defined as a "detached accessory structure" for the purpose of regulation under the provisions of this ordinance, and all applicable provisions of the California Building Code shall apply. [Ord. 167 § 6.05.5 1982; Ord. 324 August 2014]

(4) Prohibited Materials.

The following fence materials are prohibited unless approved by the Community Development Director in consultation with the Director of Public Works and the Chief of Police for animal control, garden protection, special security needs, or required by a City, State, or Federal law or regulation.

(a) Barbed wire, or electrified fence, except within the Rural (R), and Natural Resources (NR) land use designations;

(b) Razor or concertina wire in conjunction with a fence or wall, or by itself within any land use designation;

(c) Nails, broken glass, or other sharp objects on the top of fences or walls.

(d) Existing fences with prohibited materials shall not be considered a legal non-conforming use and/or structure and shall be removed within sixty (60) days after adoption of the implementing ordinance.

RESOLUTION NO. PC 092-2015



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
RECOMMENDING APPROVAL OF AMENDING THE FENCE REGULATIONS, SECTION
17.30.120 OF THE RIO DELL MUNICIPAL CODE:**

WHEREAS staff has been contacted on a number of occasions regarding constructing fences taller than four (4) feet within the front yard setback; and

WHEREAS the current fence regulations, Section 17.30.120 limits the height of fences within the front yard setback, typically twenty (20) feet in residential zones, to four (4) feet; and

WHEREAS many jurisdictions allow taller fences in the front yard setback provided the fence materials do not obstruct the view through the fence; and

WHEREAS the City amended the allowable height of fences to seven (7) feet last year to be consistent with the California Building Code; and

WHEREAS the City has reviewed and processed the proposed amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and processed the proposed amendment in conformance with Section 17.35.010 of the City of Rio Dell Municipal Code; and

WHEREAS the City finds that based on evidence on file and presented in the staff report that the proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected; and

WHEREAS the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell finds that:

1. The proposed amendments are consistent with the General Plan and any applicable specific plan; and

2. The proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell recommends that the City Council approve the proposed amendments to the Fence Regulations, Section 17.30.120 of the Rio Dell Municipal Code.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on September 24, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Nick Angeloff, Chairperson

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 092-2015 adopted by the Planning Commission of the City of Rio Dell on September 24, 2015.

Karen Dunham, City Clerk, City of Rio Dell