AGENDA

RIO DELL PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 22, 2019 – 6:30 P.M.
CITY HALL 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 MATTERS

1) 2019/0122.01 - Swearing in of Newly Appointed Planning Commissioners Angeloff, Kemp, Marks, Millington and Arsenault

2) 2019/0122.02 - Selection of Planning Commission Chair and Vice-Chair

E. CONSENT CALENDAR

1) 2019/0122.03 - Approve Minutes of the December 11, 2018 Special 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) 2019/0122.04 - Adopt Resolution No. PC 136-2019 Approving the Danco Communities Design Review Conditional Use Permit File Number 052-312-012 - Case Number CUP-19-01 **(ACTION)**

H. STAFF COMMUNICATIONS

I. ADJOURNMENT

In compliance with the American with Disabilities Act (ADA), 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 Planning Commission meeting is scheduled for Tuesday, February 26, 2019 at 6:30 p.m.

RIO DELL PLANNING COMMISSION
SPECIAL MEETING MINUTES
DECEMBER 11, 2018

Commissioner Woodall called the special meeting of the Rio Dell Planning Commission to order at 5:30 p.m.

Present were Commissioners Kemp, Marks, Woodall and Planning Commission Alternate Richter. Absent were Commissioners Angeloff and Strahan.

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

CONSENT CALENDAR

Approve Minutes of the October 23, 2018 Regular Meeting
Motion was made by Richter/Kemp to approve the minutes of the October 23, 2018, 2018 regular meeting. Motion carried 4-0.

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Resolution No. PC-135-2018 Approving Humboldt Brand's Modification to the Conditions of Approval of their Cannabis Activity Conditional Use Permit – File No. 205-111-022 – Case No. CUP-CCLUO-18094
Community Development Director Caldwell reviewed the staff report recommending approval of the request by Humboldt Brand Cannabis Company for a time extension to complete the Conditions of Approval under their approved cannabis activity permit. He explained that Condition No. 4 requires the installation of a seven (7) foot wrought iron fence around the perimeter of the parcel. Due to numerous work order revisions to the design/site plan by the State and additional expenses, they would like to defer the placement of the fence until and proposed signage until April 30, 2019. He noted that staff has no objection to the request.

Commissioner Woodall complimented the applicants for the work on the project thus far.

Motion was made by Kemp/Marks to adopt Resolution No. PC 135-2018 approving the Humboldt Brand's modification to the Conditions of Approval of their Cannabis Activity Conditional Use Permit as requested. Motion carried 4-0.

Community Development Director Caldwell requested a tour of the Humboldt Brand site once construction is complete; the applicants agreed and noted that they hope to be operational by Christmas.

ADJOURNMENT

The meeting adjourned at 5:35 p.m. to the January 22, 2019 regular meeting.

_____
Julie Woodall, Vice-Chair

Attest:

_____
Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562

STAFF REPORT

TO: Rio Dell Planning Commission

FROM: Karen Dunham, City Clerk

DATE: January 22, 2019

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 elect a chairperson and vice chairperson from among the appointed voting members at their first meeting in January of each year or as soon thereafter.

Commissioner Angeloff has served as chairperson since January 2015. The position of vice chairperson has been vacant since the resignation of Julie Woodall with her election to the Rio Dell City Council.

At this time, 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.

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

For Meeting of: January 22, 2019
☐ Consent Item; ☑ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director

Through: Kyle Knopp, City Manager

Date: January 14, 2019

Subject: DANCO Supportive Housing Design Review Conditional Use Permit
File No. 052-312-012; Case No. DR-CUP 19-01

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 design, based on the project as conditioned, find that:

Zoning Consistency

- The proposed project is consistent with the applicable Zoning regulations and complies with the applicable "Guiding Principles and Design Concepts" in Section 17.250.050(5) Rio Dell Municipal Code (RDMC); and

- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; and

- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties; and

- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and

General Plan Consistency

- The proposed project is consistent with the General Plan

California Environmental Quality Act

- The Design Review 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 136-2019 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A.

Background

Danco Communities have made application for the required Design Review of a 26 unit supportive housing project. The project includes four 2 bedroom and twenty-two 1 bedroom units, a community of common building, a recreation room and laundry building and a storage/waste/recycling building. The project also includes a full-court outdoor basketball court. The use itself is principally permitted as required by State law. The project before the Planning Commission is for the Design Review of the project.

The proposed buildings are subject to the City's Design Review regulations, Section 17.25.050 *et seq* of the Rio Dell Municipal Code (RDMC). The purpose of the City's adopted Design Review Guiding Principles and Concepts are:

- To encourage high quality land/site planning, architecture and landscape design;

- To ensure physical, visual, and functional compatibility between uses: and

- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

Attachment 1 includes proposed building elevations, site plan and landscaping plan.

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 property is zoned Residential Multifamily (RM). Multifamily (more than one residential unit) uses, including supportive housing projects are principally permitted. The project complies with the required setbacks, building height and lot coverage requirements of the RM zone.

Section 17.30.180 of the Rio Dell Municipal Code (RDMC) identifies Parking and Loading requirements, including the required number of spaces, landscaping, lighting, surface requirements, striping, wheel stops, number of spaces, handicap spaces, bicycle and motorcycle parking and loading spaces.

Section 17.30.180(17) of the RDMC identifies the number of required parking spaces. Typical multifamily projects require one space for each one bedroom unit and two spaces for each two bedroom unit. In addition guest spaces are required at a rate of ½ space for each unit. As such, 42 spaces would be required if the proposed project was a typical multifamily development. However, based on the nature of the project, supportive housing, the parking demand will be less than that for typical multifamily projects. It's expected that approximately one-third of the tenants will have automobiles. In addition, access to public transportation is available at the Senior Housing project next door and at the bus stops near the corner of Rigby Avenue and Davis Street, approximately 600 feet south of the project site.

The site plan identifies 28 spaces, which includes two accessible spaces. State law, Section 65915 et. seq. of the California Government Code allows for parking exceptions for transitional housing ranging from .3 to .5 per unit. The proposed parking provides for 1.08 spaces per unit. Based on the levels of anticipated use and the availability of public transportation, staff believes the project provides adequate on-site parking.

The Rio Dell Municipal Code (RDMC) and the California Building Code (CBC) requires one disabled or accessible space per 25 parking. The applicant is proposing two accessible spaces. The space must be permanently signed and painted with the international symbol of accessibility. Staff has conditioned the project accordingly. **Please refer to Exhibit A.**

Section 17.30.180(6) of the RDMC identifies the minimum dimensions of parking spaces and aisles. The applicant is proposing perpendicular spaces. The proposed parking space dimensions, 19' x 8.5', and aisle dimensions, 25', complies with the City's parking regulations.

Section 17.30.180(7)(a) of the RDMC requires all parking spaces, access drives and maneuvering areas to be improved with and permanently maintained with an all weather durable asphalt, concrete of comparable surface as required by the Director of Public Works. The submitted site plans indicates that the access drives and parking areas will be improved with asphalt or permeable asphalt. Staff has included as an operational condition that the paving be permanently maintained in good condition. **Please refer to Exhibit A.**

Section 17.30.180(8) of the RDMC requires that the parking spaces be clearly delineated with white 4 inch wide lines and that the stripping be continuously maintained in a clear and visible manner. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(19) of the RDMC identifies bicycle parking requirements. The number of required bicycle spaces required is based on the number of required parking spaces. Below is a copy of the bicycle parking demands.

Vehicle Parking Spaces Required	Number of Bicycle Spaces Required
3 - 25	3
26 - 50	5
51 - 75	10
76 - 100	15
100+	20

Section 17.30.180(19)(b)RDMC

The site identifies three (3) bicycle parking spaces. The project has been conditioned to require two (2) additional parking spaces to be compliant with the City's bicycle parking requirements. **Please refer to Exhibit A.**

Section 17.30.180(20) of the RDMC identifies motorcycle parking requirements. Parking lots with 20 or more spaces are required to provide motorcycle parking facilities. Based on the proposed parking spaces at this time, the applicant is required to provide two motorcycle parking spaces. Each motorcycle space shall have a minimum dimension of four (4) feet by seven (7) feet long. The site plan identifies the required motorcycle parking spaces.

Section 17.30.180(9) of the RDMC requires concrete curbing at least 6 inches in height and 6 inches wide around the perimeter of the parking and landscaped areas and the fire lane, with the exception of the turn-around area at the basketball court which will have a drop curb. The curbing is allowed to have breaks in it to allow stormwater to pass. The applicant shall submit Improvement Plans identifying the required curbing. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(10) of the RDMC identifies driveway and access requirements. The purpose of the driveway provisions is to limit the number of driveways to avoid potential conflicts with

pedestrians, bicyclist and vehicles. The number of access drives per parcel shall be the minimum number required to serve the intended use of the parcel. The project as proposed does not create potential conflicts with pedestrians, bicyclist and vehicles.

Section 17.30.180(10)(b) of the RDMC requires that each access driveway be located a minimum of 50 feet from the nearest intersection, as measured from the centerline of the access road driveway to the centerline of the nearest travel lane of the intersecting street, unless a lesser or greater distance is approved or required by the Director of Public Works. The proposed location of the driveways complies with this regulation.

Section 17.30.180(11)(b) of the RDMC requires that one-way driveways be a minimum of 16 feet wide and two-way driveways be a minimum of 25 feet wide. The project as proposed **does not** comply with the 25' minimum width at both parking lot entrances. Staff has conditioned the project to comply with the required 25 foot width.

Sections 17.30.180(12), (13) and (14) of the RDMC identifies parking area landscape requirements for parking lots containing 3 spaces or more. Landscaping has to be provided throughout the parking lot as a combination of ground cover, shrubs and trees. The landscaping plan does incorporate the use of ground cover including grass, shrubs and trees. Section 17.30.180(13)(i) requires a six foot landscaping strip between the parking area and the street, curb, gutter and sidewalk. The applicant is proposing a 20 foot landscaping strip between the parking area and the sidewalk.

Section 17.30.310 et. seq. requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. This is consistent with a number of Goals and Policies of the Circulations Element, including Policies 3-1 and 3-2, requiring pedestrian and bicycle improvements. These regulations and policies are consistent with AB 1328, Complete the Streets legislation and the United States Department of Transportation Policy Statement on bicycle and pedestrian improvements. The project has been conditioned to require curb, gutter and sidewalks along the frontage of the site. Some additional paving will also be required. The required improvements shall be identified on the required Improvement Plans. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(12)(a)(iii) of the RDMC encourages on-site stormwater detention/retention, pollutant cleansing and groundwater recharge. In addition, the City's Open Space and Conservation Element, Policies CO 5.2-7 and CO 5.6-2 require the incorporation of detention/retention facilities and bio swales. It is the City's policy that there is no net increase in stormwater runoff during a 25 year storm event as a result of a project. The site plan does identify two Low Impact Development (LID) areas on-site.

Staff referred the Preliminary Drainage/Hydraulics Analysis to the City Engineer (GHD) for their review and approval. According to the City Engineer, the project is required to comply with the Construction General Permit Order 2009-0009-DWQ (NPDES/CGP/SWPPP). This order has Post-

Construction Requirements that do not appear to be met (according to the Drainage Analysis). Specifically, "all construction sites are required to match pre-project hydrology". This "runoff reduction approach" is essentially Low Impact Development (LID) and intended to ensure that development doesn't further impact watersheds and waterbodies. In short, the runoff leaving the site (both the flowrate and volume) cannot increase as compared to the pre-development conditions. Staff has recommended that the Preliminary Drainage/Hydraulics Analysis be revised to be consistent with the State requirements pursuant to the Construction General Permit Order 2009-0009-DWQ (NPDES/CGP/SWPPP). All drainage improvements shall be identified on the required Improvement Plans. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Section 17.30.180(13)(a) of the RDMC requires that parking areas be screened from streets and adjoining properties and contains the following perimeter parking landscaping requirements:

(i) A proposed parking area adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.

(ii) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 18 inches, but shall not exceed any applicable height limit for landscaping within a setback.

(iv) Trees that reach a mature height of at least 20 feet shall be provided within the planting strip in addition to trees within the parking lot interior required by Subsection (a)(v). Trees types shall have root systems that will not extend beyond the planting area.

(v) Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 17.30.090(1) (Corner Lots – Sight Distance).

The project as proposed complies with these requirements.

Section 17.30.180(14) of the RDMC requires that 10% of the gross area of the parking lot be landscaped. The parking area total approximately 9,000 square feet. Accordingly, about 900 square feet of landscaping within or adjacent to the parking area is required. The applicant is proposing approximately 2,000 square feet of landscaping. The proposed landscaping exceeds the required area to be landscaped.

In addition pursuant to Section 17.30.180(14)(a) of the RDMC, trees that reach a minimum height of twenty (20) feet are required within or adjacent to the parking lot at a minimum ration of one (1) tree for every five (5) parking spaces. The applicant is required to provide six (6) trees that reach a minimum height of twenty (20) feet in the parking lot area. There are at least six (6) that reach a minimum height of twenty (20) feet in the planting strip adjacent to the parking lot and the strip in front of the common building.

Pursuant to Section 17.30.180(15) of the RDMC, outdoor lighting fixtures are limited to a maximum height of fifteen (15) feet and the fixtures must be directed downward and away from adjoining properties and public rights-of-way, so that no on-site lighting directly illuminates adjacent properties. The applicant is proposing parking lot lighting fixtures at the driveway locations. The project has been conditioned so that each light fixture be LED and be directed downward and away from adjoining properties and public rights-of-way and so that no on-site light fixture directly illuminates adjacent properties. **Please see Exhibit A.**

Section 17.30.300 includes the City's sign regulations. The project has been conditioned to require compliance with the sign regulations. **Please see Exhibit A.**

Design Review

Section 17.25.050 *et. seq.* for the RDMC contains the Design Review Regulations. The Design Review Regulations apply to new buildings and/or structures. The Planning Commission is required to review and approve, conditionally approve, or deny Design Review applications using the guiding principles and design concepts, application review process, and findings identified in Section 17.25.050(8) of the RDMC. Below are the Guiding Principles and Design Concepts:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses: and
- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

As indicated above the project is also subject to the required Design Review findings found in Section 17.25.050(8) of the RDMC. The required findings are as follows:

(1) The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in ***Section 17.250.050(5)*** *Rio Dell Municipal Code (RDMC).*

Staff will address General Plan consistency in Section 2 of this staff report. The zoning consistency analysis was provided previously. This section of the staff report is addressing landscaping and design review.

The following Design Concepts apply to the review of residential multi-family development. The City encourages:

(1) Mass, scale and architecture which is compatible with existing and adjacent

neighborhoods. The intent is to encourage appropriate transitions between uses and structures of varying residential density and a general compatibility of architectural styles.

(2) Original designs that are tailored to the site and discourage monotonous or institutional type buildings and site design.

(3) Site designs that preserve, enhance and incorporate the significant natural features of a site as an element within the overall design.

(4) High quality building designs that consist of durable and maintainable materials for the exterior treatment of the buildings that complement the building mass and articulation.

(5) The establishment of a streetscape presence and appearance through setbacks, landscaping, building placement, and architecture that defines the pedestrian and vehicular corridor and presents an appealing and continuous theme along a sidewalk, street or trail.

(6) Landscaping that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street and pedestrian walkways.

The proposed project incorporates the use of individual cottage style units, which staff believes is compatible with the surrounding properties. The project includes a significant amount of landscaping and open space. The proposed colors of the buildings are not monotonous or institutional.

Based on the information submitted, the proposed buildings and associated landscaping do comply with the City's Design Review Regulations.

2. General Plan Consistency

The proposed use is consistent with the General Plan and any applicable specific plan;

The General Plan designation is also Residential Multifamily. The density of the RM designation is fifteen units per acre. The parcel is 2.57 acres. The maximum allowed density is 38 units. The project complies with the allowed density.

The General Plan encourages landscaping to minimize visual impacts and ensure compatibility with adjacent and surrounding properties. The project has incorporated landscaping elements that will enhance the appearance of the project and the surrounding properties.

Again, the General Plan includes a number of Goals and Policies in the Circulations Element that apply to pedestrian and bicycle improvements. Goals include developing and maintaining a safe, balanced vehicular and non-vehicular (i.e. pedestrian, bicycle) transportation system and encourage bicycle and walking as an alternative to vehicular use.

Staff has worked with the developer in identifying some off-site pedestrian improvements, including the following:

Rigby Street: The sidewalk at the intersection of Rigby Street and Center Street shall be modified to provide ADA ramps to the north and to the west. No other sidewalk or streetscape improvements will be required to Rigby Street

Davis Street: Sidewalk construction shall be required in order to create an uninterrupted paved sidewalk, minimizing points of conflict, from the project site to Wildwood Avenue along Davis Street in order to safely access various services including: Dollar General, Shell Gas Station, Rio Dell Police, Rio Dell Library etc. See **Attachment 4** for approximate locations of needed work - estimated at 210 linear feet as directed by the Department of Public Works and City Engineer.

The project as conditioned is consistent with these goals and policies. **Please see Exhibit A.**

There are a number of Goals in the City's Housing Element that apply to the project, including to *"Provide variety of housing types to meet the needs of all economic segments of the community, including those with special housing requirements."*

In addition, the Housing Element contains the following information that is applicable to the proposed project:

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter, supportive housing, and transitional housing. New State law takes this a step further with the recently signed Senate Bill 2 (SB2). This law addresses the housing needs of the homeless population by requiring every jurisdiction to permit emergency, transitional and supportive housing as a residential use and only be subject to those requirements that apply to other residential uses of the same type in the same zone. Additionally, the zone identified as appropriate for emergency shelters must be analyzed to demonstrate that it is suitable for the use and includes sufficient capacity to meet the City's need.

SB2 increases the protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local government can deny such developments. The Housing Element incorporates these new requirements by eliminating the CUP required for permitting emergency shelters, supportive housing and transitional housing facilities in specific zones.

Transitional Housing and Supportive Housing

Transitional housing provides intermediate housing opportunities for persons not presently capable of living in a fully independent setting. These facilities are similar in nature to rooming and boarding houses but also include a component of counseling and support often provided by a resident facility manager. Transitional housing is rental housing that is operated under

program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive housing has no limit on the length of stay, is occupied by a target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community.

The proposed use as conditioned is consistent with the General Plan.

3. California Environmental Quality Act

The use is principally permitted and is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations ministerial projects are statutorily exempt. In addition, construction of the project is Categorically Exempt pursuant to Section 15303(b) and 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 development, staff believes there is no evidence to suggest that the site design and the design of the buildings will have a ***significant*** effect on the environment.

Attachments:

Attachment 1: Proposed Building Elevations, Site Plan and Landscaping Plan.

Attachment 2: Exhibit A, Conditions of Approval.

Attachment 3: Resolution No. PC 136-2019 approving the Design Review Conditional Use Permit subject to the recommended Conditions of Approval in Exhibit A.

Attachment 4: Map of recommended pedestrian improvements along Davis Street.

DANCO SUPPORTIVE HOUSING PROJECT

SITE PLAN, LANDSCAPING PLAN & BUILDING ELEVATIONS

ATTACHMENT 1

EXHIBIT A

Conditions of Approval

DANCO Design Review Conditional Use Permit

Case No. DR-CUP 19-01

APN 052-312-012

Conditions of Approval

1. The applicant shall submit Improvement Plans identifying the location and specifications of utilities, drainage improvements, parking lot and fire lane details, locations of fire hydrants and any other information deemed necessary by the City Engineer. In addition, the Improvement Plans shall include the following:

   Rigby Street: The sidewalk at the intersection of Rigby Street and Center Street shall be modified to provide ADA ramps to the north and to the west. No other sidewalk or streetscape improvements will be required to Rigby Street

   Rigby Street: The entire street from the south line of the subject parcel to the north end of the intersection of Rigby Street and Center Street shall be improved with a leveling course a crowned overlay. The structural section of all new asphalt include a minimum of 0.2 foot of Caltrans Type B hot mix (asphalt) over 0.67 foot of Caltrans Class 2 aggregate base.

   Center Street: That portion of Center Street fronting the parcel, approximately 200 feet, shall be improved with curb, gutter, five (5) foot sidewalk, eight (8) foot parking lane and a twelve (12) foot travel lane, including a leveling course and overlay. The structural section of all new asphalt include a minimum of 0.2 foot of Caltrans Type B hot mix (asphalt) over 0.67 foot of Caltrans Class 2 aggregate base.

   Davis Street: Sidewalk construction shall be required in order to create an uninterrupted paved sidewalk, minimizing points of conflict, from the project site to Wildwood Avenue along Davis Street in order to safely access various services including: Dollar General, Shell Gas Station, Rio Dell Police, Rio Dell Library etc. See **Attachment 4** for approximate locations of needed work - estimated at 210 linear feet as directed by the Department of Public Works and City Engineer.

   The plans shall be reviewed approved by the City Engineer. The applicant shall be responsible for the costs of the review and approval.

2. Curbs, gutters and a five (5) foot sidewalk shall be provided as required above. A PCC Caltrans Type A1-6 curb shall be provided. The applicant shall pave any area between the new gutter and the existing asphalt. When widening hot mix (asphalt roads) the

widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavement. The location of the sawcut shall be approved by the Department of Public Works. The structural section of all new asphalt include a minimum of 0.2 foot of Caltrans Type B hot mix (asphalt) over 0.67 foot of Caltrans Class 2 aggregate base. If required by the City Engineer, the structural section of all new roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by the City Engineer. Based on soil conditions, the City Engineer may also require a geotextile fabric to be placed on top of the sub grade.

3. All improvements in or on City roads or easements shall require an Encroachment Permit.

4. The handicap parking spaces must be permanently striped, signed and the space painted with the international symbol of accessibility consistent with Chapter 11B of the California Building Code (CBC).

5. The parking spaces shall be 8.5' wide and 19' deep and must be clearly delineated with white 4 inch wide lines and that the stripping be continuously maintained in a clear and visible manner.

6. The applicant shall provide the required five (5) 6' x 2' bicycle parking spaces as identified in Section 17.30.220(19) of the RDMC.

7. The applicant shall provide the two (2) 7' x 4' motorcycle parking spaces as identified in Section 17.30.220(20) of the RDMC.

8. Pursuant to Section 17.30.180(9) of the RDMC the applicant shall provide concrete curbing at least 6 inches in height and 6 inches wide around the perimeter of the parking and landscaped areas and the fire lane, with the exception of the turn-around area at the basketball court which will have a drop curb.

10. The Preliminary Drainage/Hydraulics Analysis shall be revised to be consistent with the State requirements pursuant to the Construction General Permit Order 2009-0009-DWQ (NPDES/CGP/SWPPP) in that there is not net increase in stormwater runoff from the site. All drainage improvements shall be identified on the required Improvement Plans.

11. Any proposed signage shall comply with the City Sign Regulations in effect at the time.

12. The applicant shall install fire hydrants in a location acceptable to the Rio Dell Fire Protection District. The location of the fire hydrants shall be shown on the required Improvement Plans

The applicant shall install a covered bus stop on Center Street behind the sidewalk in front of the parking lot. The face of the curb in front of the bus stop shall be painted red for a distance of fifty (50) feet. The bus stop must meet all applicable HTA standards.

13. The applicant shall install a Neighborhood Box Unit as recommended by the local Postmaster.

14. Future construction of the buildings will be required to comply with local and state regulations.

Operational Conditions

1. All outdoor storage materials and equipment shall be screened from public view.

2. The building, parking lot, stripping and landscaping shall be maintained in good condition. The stripping shall be permanently maintained in a clear and visible manner.

3. The storm drain system, including the detention/retention basin shall be maintained to ensure it works properly.

4. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way and so that no on-site light fixture directly illuminates adjacent properties.

Informational Notes

1. If potential archaeological resources, paleontological resources or human remains are unearthed during grading activities, all work ground disturbing activities shall be stopped and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band of the Wiyot Nation, shall be contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation shall be implemented by the developer prior to resumption of any ground disturbing activities.

2. In accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work shall be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation shall

be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

RESOLUTION NO. PC 136-2019

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL APPROVING THE DANCO DESIGN REVIEW CONDITIONAL USE PERMIT.

WHEREAS Danco Communities have made application for the required Design Review of a 26 unit supportive housing project; and

WHEREAS the project includes four 2 bedroom and twenty-two 1 bedroom units, a community of common building, a recreation room and laundry building, a storage/waste/recycling building and a full-court outdoor basketball court; and

WHEREAS supportive housing is principally permitted as required by State law; and

WHEREAS the property is zoned Residential Multifamily (RM); and

WHEREAS the purpose of the Residential Multifamily zone is to provide for multifamily developments, including supportive housing; and

WHEREAS although no specific use has been proposed at this time, it's anticipated that the building will be used for medical cannabis related manufacturing; and

WHEREAS the project is subject to the City's Design Review regulations, Section 17.25.050 *et seq* of the Rio Dell Municipal Code; and

WHEREAS the City processed the application pursuant to Section 17.25.050 of the Rio Dell Municipal Code; and

WHEREAS the project as proposed is consistent with the City's adopted Design Review Guiding Principles and Concepts, which are:

- To encourage high quality land/site planning, architecture and landscape design;
- To ensure physical, visual, and functional compatibility between uses: and

- To ensure proper attention is paid to site and architectural design, thereby protecting land values.

WHEREAS the proposed project 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 ***as conditioned***:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of Rio Dell Municipal Code; and

- The proposed use is consistent with the General Plan and any applicable specific plan; and

- The proposed use is consistent with the City's Design Review regulations; and

- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; and

- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties; and

- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and

- The use is principally permitted and is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations ministerial projects are statutorily exempt. In addition, construction of the project is Categorically Exempt pursuant to Section 15303(b) and 15061(b)(3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

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 January 22, 2019 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 136-2019 adopted by the Planning Commission of the City of Rio Dell on January 22, 2019.

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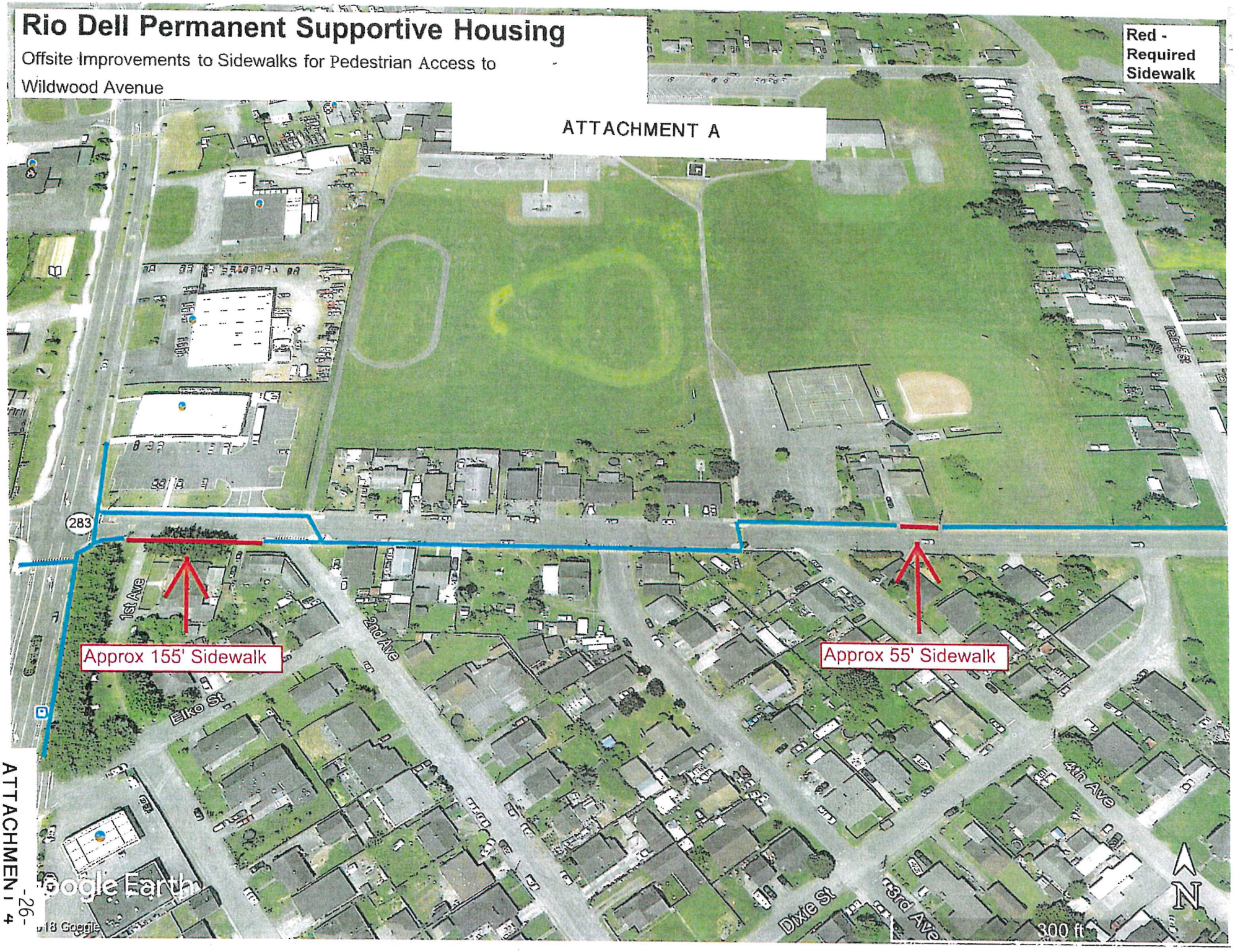
Karen Dunham, City Clerk, City of Rio Dell

Rio Dell Permanent Supportive Housing

Offsite Improvements to Sidewalks for Pedestrian Access to Wildwood Avenue

ATTACHMENT A