

RESOLUTION NO. 189-2025



**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO
TITLE 17 (ZONING ORDINANCE) REGARDING MINOR TEXT AMENDMENTS
TO THE CITY’S ACCESSORY DWELLING UNIT REGULATIONS, SECTION
17.30.020 OF THE RIO DELL MUNICIPAL CODE (RDMC) TO ALIGN THE CITY’S
SIZE REGULATIONS WITH STATE LAW**

WHEREAS, staff recently discovered that the City’s ADU regulations do not align with State regulations in regards to allowable sizes; and

WHEREAS, A jurisdiction’s maximum unit size requirements must allow an ADU of at least 850 square feet, or 1,000 square feet for ADUs with more than one bedroom; and

WHEREAS, The City’s current ADU regulations limit the size of ADU’s to 50 percent of the size of the primary dwelling unit up to a maximum of 1,200 square feet; and

WHEREAS, staff is recommending amending the City’s ADU regulations to align with State regulations in regards to allowable sizes; and

WHEREAS, the proposed amendments and rezone were processed in accordance with the California Environmental Quality Act (**CEQA**) and were referred to relevant local and responsible agencies, including Caltrans, the Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and the local Wiyot tribes; and

WHEREAS, the Planning Commission finds that the project is **Statutorily Exempt** from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (General Rule), as it can be seen with certainty that there is no possibility that the project, as it merely aligns local regulations with state ADU law and does not increase development potential beyond what is already permitted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Rio Dell finds the proposed amendments are consistent with the required findings:

1. **General Plan Consistency:** Amending the City of Rio Dell ADU regulations to align with current California state law regarding allowable unit sizes is consistent with the City's General Plan and Housing Element because it advances adopted goals to increase housing supply, affordability, and efficient use of residential land. By permitting ADUs at state-allowed sizes, the City reduces regulatory constraints that could otherwise limit housing production, thereby supporting infill development, accommodating population growth, and expanding opportunities for diverse housing types, including smaller and more affordable units. This alignment also ensures compliance with state housing mandates, promotes consistency between local and state policies, and helps the City meet its Regional Housing Needs Allocation (RHNA) obligations by facilitating the development of additional units within existing neighborhoods without requiring significant infrastructure expansion.
2. **CEQA Compliance:** The Planning Commission finds that the project is **Statutorily Exempt** from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (General Rule), as it can be seen with certainty that there is no possibility that the project, as it merely aligns local regulations with state ADU law and does not increase development potential beyond what is already permitted

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Rio Dell **recommends that the City Council approve** the proposed ADU text amendments to Title 17.

PASSED, APPROVED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on March 24, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair Nick Angeloff

STATE OF CALIFORNIA

City of Rio Dell

ATTEST:

I, Jessica Hill, 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. 190-2026 adopted by the Planning Commission of the City of Rio Dell on March 24, 2026.

Jessica Hill, City Clerk, City of Rio Dell