

**RIO DELL PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**March 24, 2026**

**CALL TO ORDER**

Commissioner Knight called the regular meeting of the Rio Dell Planning Commission to order at 6:00 p.m. in the City Council Chambers, 675 Wildwood Avenue, Rio Dell, California.

**ROLL CALL**

Present:

Commissioners Knight, Arsenault, Millington, Durley

Absent:

Commissioner Angeloff - Excused

Staff Present:

Community Development Director Caldwell, City Clerk Hill

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Knight.

**CEREMONIAL MATTERS**

None.

**CONSENT CALENDAR**

1. Approve Minutes of the January 27, 2026 Regular Meeting (Action)

Commissioner Knight noted a correction to the January minutes: the record should show that Commissioner Knight, not Commissioner Angeloff, called the January 27, 2026 meeting to order.

Motion: Commissioner Arsenault moved to approve the minutes subject to that correction.

Second: Commissioner Milligan

Vote: Motion carried 4/0

## **PUBLIC PRESENTATIONS**

Commissioner Knight called for any public comment on non-agenda items.

Staff Report: No written or verbal comments were received.

Public Comment Closed.

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

1. 2026/0324.02 – Accessory Dwelling Unit (ADU) Text Amendment, Resolution No. 190-2026 (Discussion/Possible Action)

Community Development Director Caldwell presented the staff report. He explained that the proposed text amendment aligns the City's ADU regulations with current State housing law requirements regarding minimum ADU sizes.

- The amendment allows at least 800 sq. ft. for one-bedroom units and 1,000 sq. ft. for two-bedroom units, in accordance with State law.
- The current city standards limiting ADUs to 50% of the primary unit size (up to 1,200 sq. ft.) are inconsistent with state mandates.
- The resolution number on page 12 of the packet was corrected to Resolution No. 190-2026.
- This text amendment is consistent with the General Plan and the Housing Element and is exempt from CEQA under Section 15061(b)(3), as its adoption will not result in any significant environmental impacts.

Discussion:

Commissioners discussed distinctions between ADUs and duplexes under SB 9, with Community Development Director Caldwell noting that state guidance on that issue remains unclear. He indicated he has requested clarification from the State Department of Housing and Community Development (HCD) and will report back at a future meeting.

Motion: Commissioner Arsenault moved to adopt Resolution No. 190-2026, recommending that the City Council adopt the proposed text amendments to the ADU regulations.

Second: Commissioner Millington.

Vote: Motion carried 4/0

## **STAFF COMMUNICATIONS / UPDATES**

Community Development Director Caldwell reported that the next Planning Commission meeting is scheduled for April 28, 2026, and will include the rezoning and plan

amendment for the CAL FIRE/Todd property. He noted the public notice list includes approximately 125 parcels and expects significant public participation. Caldwell added that the CAL FIRE project construction schedule had been pushed back to 2031, and there were unconfirmed reports it may not proceed, depending on the state budget.

**ADJOURNMENT**

Motion: Commissioner Arsenault moved to adjourn the meeting.

Second: Commissioner Knight.

Vote: Motion carried 4/0

The meeting adjourned at 6:13 p.m.

**Next Regular Meeting:**

Tuesday, April 28, 2026, at 6:00 p.m. in the City Council Chambers.

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Patrick Knight, Vice-Chair

Attest:

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Jessica Hill, City Clerk