

CITY OF RIO VISTA
PLANNING COMMISSION

Minutes

Wednesday, April 14, 2010 at 7:00 pm
City Council Chambers
One Main Street
Rio Vista, CA 94571

Meeting called to order at 7:05 pm

Roll Call

Present: Chairman McTeer, Commissioners Bowcutt, Cohn, Lamothe, Richardson
Absent: Vice Chairman Upham, Commissioner Van Nieuwburg
Staff: Acting Community Development Director Emi Theriault

Public Comments

There were none

- 1. Action Item:** Review and approval of March 10, 2010 Planning Commission meeting minutes

Motion by Commissioner Cohn, second by Lamothe to approve Minutes from the March 10, 2010 Planning Commission meeting, and motion carried 5-0, 1 Abstain.

- 2. Action Item:** Review and approval of Temporary Use permit TUP10-001 Rio Vista Fire Department application for use of the Army Base for live fire training

This project is categorically exempt from the California Environmental Quality Act, CEQA Guidelines Section 15305, *Infill Development*.

Acting Community Development Director Theriault presented a staff report to the Planning Commission and members of the public; she stated that the item did not technically need to go before the Commission and that it should have been considered as a special event application. She asked the members of the Planning Commission if they would like to make any further review of the item.

Chairman McTeer requested staff to notify the Army Base Steering Committee of anything related to the Army Base. In particular, he urged staff to invite Army Base Steering Committee members to the Department Review Committee (DRC) meeting for the proposed Live Fire Training Project

- 3. Action Item:** Review and approval of Sign Permit SP10-001 RVCP, LLC (Shea Homes) Trilogy at Rio Vista State Highway 12 signs

Acting Community Development Director Theriault presented a staff report to the Planning Commission.

This proposal was submitted as a sign permit to staff on February 10, 2010. By March 10th, staff had determined that the proposal could not be reviewed administratively, as the scope of the proposal exceeded the amount of permitted signage. A Sign Permit Exception is therefore

required and this item was scheduled on the earliest Planning Commission date possible following the completeness review of the application. Since that time, the applicant has erected the signage prior to approval of the permit and is asking for the signage to be legalized as-built at this time. This is the second time sign-related code enforcement has become an issue for the proposed development. That said, staff understands the economic constraints the developer is facing at this time and would suggest that some modification of the proposal be permitted for as a temporary sign permit, subject to renewal.

Rich Ravin, Community Development Manager for RVCP, LLC apologized for putting up the signs prior to obtaining a sign permit. He stated that they were under the understanding that they had a verbal approval to put the signs up. Mr. Ravin would like to express that RVCP, LLC would like to do what ever it takes to work with the City of Rio Vista to rectify the situation.

The Planning Commission does not support the number of signs proposed in the application. The applicant has spoke with CalTrans and stated that CalTrans would allow them to place two (2) signs near the intersection. The Commission heard public comments that expressed concerns for public safety hazards that the signs may cause.

Motion by Commissioner Cohn, second Commissioner Richardson to approve Sign Permit SP10-001 RVCP, LLC (Shea Homes) Trilogy at Rio Vista State Highway 12 signs with amendments to the motion as follows: two (2) signs will be allowed up to 32 sq ft on the south side of the sound wall, and applicant must confer with CalTrans. Vote 3-2

Ayes: McTeer, Cohn, Richardson

Noes: Bowcutt, Lamothe

Absent: Upham, Van Nieuwburg

4. Action Item: Review and approve Resolution Summary and Economic Development plan

Acting Community Development Director Theriault presented a staff report to the Planning Commission and members of the public.

In December of 2009, members of the Planning Commission asked staff to bring all City plans with information related to Economic Development to the Planning Commission for review of implementation status. Staff researched all City plans which addressed economic development matters and held a workshop with the Planning Commission on January 13, 2010.

Chairman McTeer suggests that only the top five issues should be listed on the Economic Development Plan.

Chairman McTeer urged staff to make the 10 referenced documents available to the public online.

Commissioner Cohn volunteered to execute this.

Commissioner Cohn suggested that the Planning Commission put together a subcommittee to address the concerns regarding the Economic Development plan.

Acting Community Development Director Theriault suggested to the Commission if they would like, that the item could be continued, and they could appoint a subcommittee to review and refine the Economic Development Plan. She also suggested to the Commission

that they committee not to go beyond 3 members. The committee would report back at the next Planning Commission meeting, with their recommendations on what could be refined on the Economic Development Plan.

Motion by Commissioner Lamothe, second Cohn to continue the Review and approval of the Resolution Summary and Economic Development Plan and to appoint a subcommittee to review and refine the Economic Development Plan, Vote 5-0

Acting Community Develop Director Theriault suggested to the Commission that they should vote on a subcommittee this evening.

Chairman McTeer asked the Commissions for volunteers and the volunteers are Commissioner Lamothe, Cohn and Bowcutt.

Motion by Chairman McTeer, second Commissioner Bowcutt to amend prior motion and appoint a subcommittee to rev to review and refine the Economic Development Plan, Vote 5-0

5. Discussion Item: Co-presentation by the Association of Bay Area Governments and the Solano County Green Business Program; Green Business and Building Programs

Ms. Ceil Scandon representative of ABAG gave a power point presentation to the Planning Commission and members of the public regarding their programs and to discuss how we might implement these programs as our town grows.

6. Discussion Item: Presentation by Children's Network of Solano County; Child care facilities in land use plans

Mr. Gerry Raycraft, representative of the Children's Network gave a power point presentation to the Planning Commission and members of the public of recommendations on how to best plan for the City's current and anticipated future childcare needs.

One of the primary attractions for employers is to locate to a city with an adequate population for potential employees. If the City is to invite Economic Development, its land use plans and discretionary planning decisions will need to be incorporated into these considerations

7. Discussion Item: Review of Parking requirements for child care facilities and for assisted living facilities

This item will be continued to the next regular meeting

8. Consideration of Reports of Chairperson, Commissioners and Staff

Chairman McTeer stated that he had received an email from the City Manager regarding the Medical Marijuana issues with in the City of Rio Vista, and asked the Commissioners if they had received this email as well, if not he will forward the email on to them.

9. Correspondence and Distribution of planning education materials

Acting Community Development Director Theriault asked if the Planning Commissioners would like to do a short presentation on the planning materials that have been distributed, or if they would like to do it in short paragraph form.

Commissioner Lamothe stated she would like to give a short presentation on the information that she has been given and has enjoyed the materials, as well as Commissioner Bowcutt and Chairman McTeer. It was agreed upon with the Commissioners that they would present a brief paragraph on the materials that the Commissioners review each month.

10. Adjournment

With no further business the meeting was adjourned at 9:00 pm

Minutes Prepared by Kristine Smith
Administrative Assistant