

CITY OF RIO VISTA  
PLANNING COMMISSION

**Minutes**

Wednesday, June 9, 2010 at 7:00 pm  
City Council Chambers  
One Main Street  
Rio Vista, CA 94571

**Meeting called to order at 7:01 pm**

**Roll Call**

**Present:** Chairman McTeer, Vice Chairman Upham, Commissioners, Lamothe,  
Van Nieuwburg  
Commissioner Bowcutt arrived at 7:05 pm  
**Absent:** Commissioner Cohn, Richardson  
**Staff:** Acting Community Development Director Emi Theriault,  
Administrative Assistant Kristine Smith

**Public Comments**

There were no comments.

- 1. Continued Discussion Item:** Parking for Smart Growth; Downtown Parking standards, in lieu fees and municipal parking sites.

Acting Community Development Director Emi Theriault gave a brief staff report to the Planning Commission and members of the public. A discussion on having to indentify fees and where they will go was discussed and whether a parking district will need to be created.

**Vice Chairman Upham**, asked if this would be on new construction?

**Commissioner Lamothe** stated that she did read the materials on parking and that she came away with a different idea on parking. If our parking restrictions are too restrictive it may in turn detour new construction away from Rio Vista.

**Commissioner Bowcutt** stated if it is determined that the City of Rio Vista has sufficient parking, will it be necessary to go this route? And can there be a variance?

**Chairman McTeer** what would the City of Rio Vista need to do to collect legitimate in lieu fees, and also what could the in lieu fees be used for?

- 2. Continued Discussion Item:** Review of parking requirements for child care facilities and for assisted living facilities.

Acting Community Development Director Emi Theriault presented a brief staff report to the Planning Commission and members of the public. Ms. Theriault stated that the owner, Dr. Stanley Dintcho of the Ram Hotel had sometime back submitted a proposal to put in an Assisted Living and Childcare Facility and would like to proceed with the project, the problem is the there is not an actual code for this and the Planning Commission will need to establish codes and requirements.

**Chairman McTeer** feels that this project should possibly be looked at on a specific basis.

- 3. Continued Discussion Item:** Process for Army Base Site Design and Zoning considerations

Acting Community Development Director Emi Theriault presented a brief staff report to the Planning Commission and members of the public. Ms. Theriault explained the Army Base Site Design and Zoning considerations to the Planning Commission.

**Commissioner Bowcutt** feels the divvy up process is not the proper way to handle the parcel map at this time; it is more about the kind of uses, and the historic architecture and re-use that is what makes this parcel unique.

**Vice Chairman Upham** feels it should be used as guide lines not as regulations.

**Chairman McTeer** understood from the state representative was that if the City of Rio Vista had regulations we could get money for the project. He would like to suggest that everyone get together before and have a joint meeting before doing an RFP.

#### **Public Comment**

Constance Boulware stated that she has made the same suggestion for a joint meeting, before doing an RFP she appreciated the suggestion.

- 4. Action Item:** Review and approve Revised Summary Economic Development plan; report by Commission subcommittee.

Continue the item to next regular meeting

Motion by Commissioner Lamothe, second Commissioner Bowcutt to continue the item Review and approve Revised Summary Economic Development plan; report by Commission subcommittee. Vote 5-0 absent 2

- 5. Action Item:** Resolution of Commendation; Commissioner Donnelly.

Motion by Commissioner Van Nieuwburg, second Commissioner Lamothe to approve Resolution of Commendation; Commissioner Donnelly, Vote 5-0 absent 2.

- 6. Consideration of Reports of Chairperson, Commissioners and Staff**

-Update on Shea (Trilogy) highway signage

Comments were made about the new signage that was put up at the entrance of Shea (Trilogy) this is not an approved sign and a letter will have to be sent regarding the sign.

- 7. Correspondence and Distribution of planning education materials**

Commissioner Lamothe stated she has really enjoyed the materials.

- 8. Adjournment**

With there being no further business the meeting was adjourned at 8:48 pm.