

Rio Vista Planning Commission

Minutes

Wednesday, December 14, 2011 at 6 p.m.

City Council Chambers

One Main Street

Rio Vista, California 94571

At such time as an agenda item is reached and prior to action being taken thereon, all members of the public may address the Commission concerning the matter by approaching the microphone and waiting to be recognized.

Call to Order – 6:00 p.m. by Chairman McTeer

Present: Chairman McTeer, Vice Chairman Richardson, Commissioners, Lamothe, Van Nieuwburg
Absent: Commissioners Upham, Bowcutt
Staff: Community Development / Public Works Director Dave Melilli, Associate Planner Jennifer Armer, Contract Planner Dan Christians, Administrative Assistant Judi Craner

Flag Salute led by Chairman McTeer

Public Comments

There were no public comments.

- 1. Action Item: Minutes
Review and approve of October 27, 2011 Planning Commission meeting minutes.**

Motion by Commissioner Richardson, second by Van Nieuwburg to approve October 27, 2011 minutes as presented.

Vote: 5/0

AYES: McTeer, Upham, Lamothe, Van Nieuwburg, Richardson
NOES: _____
ABSENT: Bowcutt, Upham
ABSTAIN: _____

- 2. Action Item: Recommendation to City Council on Negative Declaration, Army Base District and Army Base District Design Guidelines**

Dan Christians provided a power point presentation on this item and discussed the benefits of the proposed project. He explained that if the Planning Commission recommends acceptance of the Negative Declaration, Army Base Zoning District and Army Base District Design Guidelines to the City Council, the Council would consider it on 01/19/2012.

Staff recommends approval of the June 2011 Design Guidelines as presented with two minor changes.

PUBLIC HEARING OPENED AT 6:18 P.M.

There were no public comments.

CLOSED PUBLIC HEARING AT 6:20 P.M.

Motion by Commissioner Lamothe to adopt Sections 1,2 3. Second by Commissioner Cohn

Vote: 5/0

AYES: McTeer, Upham, Lamothe, Van Nieuwburg, Richardson

NOES: _____

ABSENT: Bowcutt, Upham

ABSTAIN: _____

3. Action Item: Recommendation to City Council to Support Submittal of an Application for Designation of a Priority Development Area (PDA) for Downtown Rio Vista

This is the vehicle used to show how the city would or does use transportation funds. An official PDA is needed to qualify for certain federal grant monies. Current and/or future planned projects included in the application would be: the Bridge to Beach project, waterfront development, traditional transportation, public transit, parking, housing and possible water taxis. The application must be received by ABAG by Friday, December 16, 2011. The *Rural Town Center* is a new category for which Rio Vista qualifies. Commissioners Lamothe, VanNewiburg and Richardson were very complimentary to Mr. Christians and Dave Melilli for pulling this application together so quickly.

PUBLIC HEARING OPENED AT 6:35 P.M.

Lynn Hansen wonders where housing might be planned in the down town area. The reply was that housing might be placed in currently vacant lots, water front areas and that older buildings might be replaced. Ms. Hansen thinks City Hall needs to be moved out by the police department instead of sitting on such prime property.

CLOSED PUBLIC HEARING AT 6:37 P.M.

- 4. Consideration of Reports of Chairperson, Commissioners and Staff (Informational Only)**
- a. Commissioner Term Expirations – McTeer, Upham, Van Nieuwburg**
 - b. Building Permit Submitted for Airport Storage Self Storage expansion (SAR11-001) at 1604 Airport Road.**
- 5. Adjournment (Next Meeting will be scheduled for January 11, 2011)**