



**SPECIAL MEETING
OF THE
CITY OF SACRAMENTO
PLANNING COMMISSION**

...AGENDA...

City Planning Commission will meet *Thursday* at 5:30 p.m.
915 I Street, Historic Building Second Floor Hearing Room 201

September 15, 2005

Meeting Coordinator: David Kwong, 808-2691

NOTICE TO THE PUBLIC

The City Planning Commission welcomes and encourages participation in the meetings. Public testimony may be given on any item as it is called. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public following completion of the regular agenda.

For purposes of the Brown Act (Government Code Section 54954.2(a)), the numbered items as shown on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Planning Commission from taking other action.

STAFF REPORTS are available six calendar days prior to the Commission meeting in the Planning and Building Department, Planning Division, New City Hall, 915 I Street, 3rd Floor, phone 808-5328.

APPEALS on the Planning Commission decision to the City Council must be filed at New City Hall, 915 I Street, 3rd Floor, within 10 calendar days of this meeting. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

****PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING****

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PLANNING COMMISSIONERS

THERESA TAYLOR-CARROLL, CHAIR D.E. RED BANES, VICE-CHAIR VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS September 15, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	<p>Islands at Riverlake located along the north and south sides of Pocket Road between East and West Shore drives. Entitlements to develop a 166 lot single-family subdivision in the Alternative Single-family LPPT Planned Unit Development (R-1A PUD) zone. Assessors Parcel Numbers (APNs): 031-1210-003; 031-1200-073; 031-1210-061; 031-1030-015; 031-1030-031; 031-1300-048; (District 7).</p> <p>A. Environmental Determination: Environmental Impact Report (EIR);</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Pocket Community Plan-South Pocket Specific Plan Amendment to clarify the Townhouse and Related Development designation of the LPPT PUD allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p>D. PUD Guidelines Amendment to clarify the Townhouse and Related Development (R-1A) designation allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p>E. Tentative Subdivision Map to subdivide 21.4± vacant</p>	P05-004 Hearing	Kimberly Kaufman-Brisby, 808-5590 A-B, E-G Adopt Notice of Decision and Findings of Fact for Approval C-D Recommend Approval and Forward to City Council

	<p>acres into 166 lots;</p> <p>F. Special Permit to develop 139 detached alternative single-family homes and 27 common lots in the Alternative Single-family Planned Unit Development (R-1A PUD) zone;</p> <p>G. Subdivision Modification to reduce the standard 53 right-of-way for a private street.</p> <p style="text-align: center;">Continued from September 8, 2005</p>		
2.	Gateway Master Plan. Review and comment	M02-086	<p>Brian Abbanat, 808-7584</p> <p>Continue to September 22, 2005 by Staff</p>
3.	South Area Community Plan Update. Project Status Report	M04-031	<p>Susanne Cook, 808-5375</p> <p>Continue to September 22, 2005 by Staff</p>
4.	Swanston Station Transit Village Plan. . Update of the preparation of the Swanston Station Plan	M04-057	<p>Brian Abbanat, 808-7584</p> <p>Continue to September 22, 2005 by Staff</p>
5.	<p>Planning Issues Report and Vision Statement & Guiding Principles for General Plan Update.</p> <ol style="list-style-type: none"> 1. Issues Report 2. Vision Statement & Guiding Principles 	M05-005	<p>Desmond Parrington, 808-5044</p> <p>Continue to September 22, 2005 by Staff</p>