



**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

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November 17, 2005  
Meeting Coordinator: Jim McDonald, 808-5723

## **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 Development Services Department, New City Hall, 915 I Street, 3<sup>rd</sup> Floor, phone 808-5419.

APPEALS on the Planning Commission decision to the City Council must be filed at New City Hall, 915 I Street, 3<sup>rd</sup> Floor, within 10 calendar days of this meeting. If the 10<sup>th</sup> 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

<b>THERESA TAYLOR-CARROLL, CHAIR</b> <b>D.E. "RED" BANES, VICE-CHAIR</b> <b>VACANCY</b> <b>JOHN BOYD</b> <b>MICHAEL NOTESTINE</b>	<b>JOHN VALENCIA</b> <b>BARRY WASSERMAN</b> <b>DARREL WOO</b> <b>JOSEPH YEE</b>
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### SUMMARY OF AGENDA CONTENTS November 17, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	<b>Traffic Level of Service Policy.</b> Review and comment on recommendations to modify the City's transportation impact analysis procedures including the level of service C significance threshold.  <div style="text-align: right;">Continued from October 27, 2005</div>	M05-045	Fedolia Harris, 808-2296  Review and Comment
2.	<b>Florin and Meadowview Station Area Plans.</b> Presentation of Urban Design Plans, Streetscape Plans, Circulation Plans, and Infrastructure Needs Assessments for future transit-oriented development at the Florin and Meadowview light rail station areas.	M03-013	Fedolia Harris, 808-2996  Review & Comment and Forward recommendation to City Council for "acceptance" of Plan
3.	<b>American River Parkway Plan Update.</b> Goals and policy issues related to American River Parkway Plan Update and Integrated Area Planning (IAP) Concept Plan.  <div style="text-align: right;">Continued from November 10, 2005</div>	M03-002	Helen Selph, 808-7852  Review & Comment
4.	<b>Sacramento River Corridor Planning Forum.</b> Goals and policy issues related to guidelines of the August 2005 Draft Floodway Management Plan and implementation of the Sacramento Riverfront Master Plan.  <div style="text-align: right;">Continued from November 10, 2005</div>	M03-103	Helen Selph, 808-7852  Review & Comment and Forward recommendation to City Council for "acceptance" of Plan
5.	<b>Northgate Boulevard Streetscape Master Plan.</b> Update on a proposed Streetscape Master Plan for Northgate Boulevard between Rosin Court to the North and Garden Highway to the West.  <div style="text-align: right;">Continued from October 27, 2005</div>	M03-191	Susanne Cook, 808-7923  Continued by staff to January 12, 2006
6.	<b>Downtown Urban Design Strategy, District 1, 3, and 4.</b> Accelerated update to the Downtown Urban Design Strategy to address high rise condominiums, urban form and connections with adjacent districts.	M05-084	Steve Peterson, 808-5981  Informational
7.	<b>Condominium Conversion Ordinance.</b> Informational workshop with Planning Commission on how the City's existing condominium conversion ordinance works (Chapter 17.192 – City of Sacramento Zoning Code) and current issues associated with the ordinance.	M05-087	Desmond Parrington, 808-5044  Informational

8.	<p><b>California Air Resources Board (CARB) land use guidelines.</b> California Air Resources Board (CARB) land use guidelines for properties located within proximity of freeways and highways. Presentation by Sacramento Air Quality Management District (SMAQMD) staff for planning commission review and comment. No formal action required.</p>	M05-091	<p>Jim McDonald, 808-5723</p> <p>Review and Comment</p>
9.	<p><b>Economic Development Strategy.</b> This is a presentation regarding the status of the City's Economic Development Strategy. Presentation by Economic Development staff for planning commission review and comment. No formal action required.</p>	M05-093	<p>Tom Zeidner, Economic Development Specialist, 808-1411</p> <p>Jim McDonald, 808-5723</p> <p>Review &amp; Comment</p>