



**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

February 16, 2006
Meeting Coordinator: Steve Peterson, 808-5981

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, 3rd Floor, phone 808-5419.

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 February 16, 2006

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Roll Call		
2. City Sponsored House Plan Program. Location: Citywide The City Council has approved a program to develop "model" or "pre-approved" house plans for infill lots with the goal of streamlining the process for development of high quality single family homes in the city's older neighborhoods and redevelopment areas. The program is intended to facilitate development of these vacant lots, and encourage quality residential development in the City. This program was identified as a priority in the City's Infill Strategy to address the time, costs, and quality associated with development of the large number of vacant residential lots within the city. A. Environmental Determination: Categorical Exemption [CEQA Section 15061 (b) (3)] B. Ordinance to amend section 17.6, 17.8, and 17.132 of title 17 of the Sacramento City Code (The Zoning Code) relating to setbacks, lot coverage and registered house plans for single family dwellings on lots zoned for single or two family residential units. C. Review and Comments on House Plan Designs <p style="text-align: right;">Continued from January 19, 2006</p>	M03-194 Hearing	Ashley Feeney, 808-1941 A-B Recommend Approval and Forward to City Council C Review and Comment
3. Sacramento River Forum. Location: Areas Adjacent to Sacramento River Goals and policy issues of the January 2006 Draft Final Floodway Management Plan.	M04-103 Continued	Helen Selph, 808-7852 Continued by staff to March, 16, 2006.
4. Housing Trust Fund Nexus Study Location: Citywide Update of nexus study for the Housing Trust Fund. The nexus study was last updated in 1992. Per City Council's direction, staff has undertaken a full update of the nexus study for the Housing Trust Fund to determine if future adjustments to the fee may be necessary.	M05-007 Hearing	Desmond Parrington, 808-5044 Recommend Approval and Forward to City Council
5. Adjournment		

