e-Planning
Registration and Submittal Guide
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Introduction

The e-Planning submittal service is incorporated into the existing Electronic Plan Check (EPC) submittal system that has been in place for over five years by the Building Division, known as the Citizen Portal. Through the Citizen Portal (https://aca.accela.com/SACRAMENTO/Default.aspx) the public can view record details and record status of Planning and Building Division records. The e-planning submittal service makes it possible to apply for planning entitlements and submit requests for Building online permits and Electronic Plan Check (EPC) clearances from the Planning Division through the Citizen Portal.

In addition to the services detailed above, users with a registered Citizen Portal account may also utilize the following services:

- Online building inspection scheduling;
- Online **Electronic Plan Check (EPC)** submittal;
- Pay for any invoiced record fees.

**Registered account plus associated contractor’s license:**

- **Online minor permit applications.**

This user guide will inform the public on how to navigate the e-Planning addition to the existing electronic submittal service, as follows:

**Part One** of this guide shows one how to register for a basic Citizen Portal account which is required to submit applications online.

**Part Two** outlines the steps and requirements of submitting an application and describes the three application types available.
Part I: Registration

Step one: Create a Public User Account

The web address for our Citizen Portal is http://aca.accela.com/sacramento.

Select the New Users link to register.

Review and accept the terms associated with using the Citizen Portal.

Fill in the login information and select the Add New button.

Select “Applicant” as the Contact Type from the drop-down menu and select Continue.
You will then be directed to the following window screenshot. Boxes with a red * asterisk are required fields.

Once completed, you will see the following window and a note that your account is created. Check your e-mail inbox for the verification e-mail that includes instructions to activate your account.
Step Two: Verification e-mail
The verification e-mail will activate your basic Citizen Portal Account. Click on the Verification Link. The verification link will redirect you to the Citizen Portal login page.

NOTE: Although not required for Planning Review submittal, it is advantageous for a contractor pursuing a minor permit to link your license to your public user account. Only accounts with an associated contractor’s license can utilize the Building On-line Minor Permitting System. For more information, visit Building’s On-line Permitting page.

Step Three: Activate Accounts
Following your successful login you will be redirected to a confirmation page. Your account is activated if your username is visible on the screen. With this basic account, you now have access to various features.
Part II: e-Planning Submittal

Creating an Application
Log in to your Citizen Portal account and select Create Planning Application Submittal via the Planning tab on the command bar as shown below.

After selecting Create Planning Application Submittal you should be directed to the General Disclaimer. Read disclaimer and check “I have read and accepted the above items.” Checkbox.

STEP 1: Site Information > Location
Enter address or Accessors Parcel Number (APN). Owner information should auto-populate, edit as needed.

STEP 2: People > Contacts
Click the “Select from account” button. The public user account contact information will be added. **NOTE:** If you want to use a different contact, navigate to Account Manager and add a new contact to your account. Don’t forget to save your work by selecting the “save and resume later” button.

**NOTE:** At any time in the application you may save and resume application later by selecting the Save and resume button.
STEP 3: Application > Details

Select an application type:
You can only select one application type per submittal. To learn the requirements of each application type, continue to the Application Type Explained section.

Selecting an Activity type:
The activity type is only available when the Building Permit Submittal Clearance application type is selected. You will only be able to select one activity type per application.

Job Value:
A job value is required. It is the fair market value of the total cost of materials, labor and permanent equipment as California Licensed Contractor would charge performing the work. If needed, this value can be estimated.

Scope of work:
Include a brief, detailed scope of work of your project is required.
STEP 4: Documents > Submittal Documents
Attach all the required documents for the pertinent application type. A minimum of two (2) documents are required.

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Submittal Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Entitlement</td>
<td>Submittal requirements in forms (CDD-0063, CDD-0009, etc.)</td>
</tr>
<tr>
<td>Building Permit Submittal Clearance</td>
<td>Planning’s Building Permit Submittal Clearance Checklist</td>
</tr>
<tr>
<td>Pre-Submittal Zoning Review</td>
<td>At least two (2) items from the following: floor plan, site plan, elevations, project proposal, exhibits,</td>
</tr>
</tbody>
</table>

See Application Types Explained section to learn the required submittal documents for each Application Type.

- All submittals shall be Portable Document Format (PDF) and shall not include any embedded secured signatures.
- Please select the correct document type when uploading your documents.

STEP 5: Review
Verify all the information in the application is correct. Make any change as needed and continue application.
STEP 6: Record Issuance
This page confirms the application submittal. You will see a confirmation of your submission and your record number (see below). Check your e-mail inbox (and junk folder) for a confirmation e-mail.

This concludes your application submittal.

Please allow for a 1-2-business days for processing.
What’s Next?
Planning staff will review the record information and attachments for completeness. If an application is determined to be incomplete by the Planner reviewing the record, an e-mail will be sent to applicant notifying them of the updated record status and a detailed description of the corrections requested.

Once the Planning (PLN) record has been reviewed by our Planning staff for completeness and the appropriate determination is made for your request, the standard Planning Entitlement and Building Division Electronic Plan Check (EPC) process commences.

(1) Planning Entitlements. The planner will designate the specific entitlement record type (e.g.: DR-, Z-, P-, etc.) and invoice the appropriate fees. An e-mail notice to the applicant will be sent with instructions on how to pay the Planning fees. Log on to your Citizen Portal to view and pay the fees. Once the fees have been paid the standard review will commence.

NOTE: Once construction plans are ready to be submitted to the Building Division, a new Planning (PLN) application shall be submitted via Citizen Portal as a “Planning Clearance to Submit to Building” application type.

(2) Building Permit Submittal Clearance. A staff planner will clear the project to move forward to submit for Electronic Plan Check (EPC). Once cleared, a SUB- record will be generated, and a building plan checker will be notified of the SUB- record. From this point forward the standard Electronic Plan Check (EPC) process will resume. The contact on record will be sent an e-mail as shown in the example below.
(3) Pre-submittal Zoning Review. A staff planner will review the submittal documents and scope of work and provide the applicant with a direction and zoning information pertaining to the request. Additional information may be requested.

Corrections/Revisions
Planner may request corrections and revisions or additional information through the Citizen Portal. An e-mail will be sent to the contact on record as shown in the example below. Log on to your Citizen Portal account and upload submittals to the attachments of your PLN record.
Application Types Explained

This section will describe each application type’s required and required documents for submittal. There are three (3) application types available to select from:

1. Planning Entitlement
2. Building Permit Submittal Clearance
3. Pre-submittal Planning Review

1. Planning Entitlement
Use this if you know your project requires a Planning Entitlement before you can submit for Building Electronic Plan Check (EPC). Applicants using this application have already done their research and/or have visited the public counter for Planning information. Selecting this indicates a complete project for Planning Staff to review. Planning Entitlements include: Conditional Use Permits (CUPs), Variances, Tentative Maps / Subdivisions, Site Plan and Design Review (SPDR), etc.

Submittal requirements: (Minimum 2 documents)

- Planning Entitlement Application, download the specific application for the required submittal documents.

Contact planning@cityofsacramento.org or visit us at 300 Richards Blvd, 3rd Floor for additional information or fee estimates.

2. Building Permit Submittal Clearance
This application type is for applicants who are ready to submit construction plans to the Building Division electronically through the Electronic Plan Check (EPC) program, but either have an approved Planning Entitlement or are unsure if Planning Entitlements are required and need Planning clearance. All submittal documents shall be prepared per the Building Division Electronic Plan Check (EPC) Submittal Guidelines.

NOTE: If Building Permit Submittal Clearance Application type is selected, a list of Activity Types will drop down. Only one type can be selected.

Submittal requirements: (Minimum 2 documents)

- The following items are required to receive Planning Division clearance:
  - A signed concurrent review form (MOU) from your project planner if the project has a concurrent planning application in progress
  - A detailed scope of work
  - Plans shall only contain architectural plans. (e.g. site, floor, elevations, and/or landscape plans)
  - Plans must be in PDF form only and must contain a licensed professional stamp.
➢ Visit the Building Electronic Plan Check (EPC) to learn about the Building EPC submittal requirements.

**NOTE:** If you’re in pursuit of a minor permit (i.e. trade permit), this is not the correct application. Visit the Building Division page to learn how to apply for these permits online.

**Examples of work scopes include:**

- Residential and Commercial Water Heaters
- Residential Heating, Ventilation and Air Conditioning systems (HVAC)
- Residential and Commercial Reroofs
- Residential Electrical Minor work
- Residential Plumbing Minor work

### 3. Pre-Submittal Planning Review

This application type is for applicants who don’t necessarily have a fully developed project and need additional zoning and land use guidance. Applicants here will have a project proposal or preliminary plans prepared.

**NOTE:** Do not submit an application for a quick response question(s) and/or if you don’t have preliminary plans and project narrative to upload. Contact us at planning@cityofsacramento.org instead.

**Submittal requirements:** *(Minimum 2 documents)*

- Architectural plans (Site Plan, floor plans, elevations)
- Scope of work statement
Paying your Planning Fees

Please visit the following link to pay associated planning entitlement application fees: https://aca.accela.com/sacramento/Default.aspx. You may also pay the fees at the cashier’s desk on the 3rd Floor at 300 Richards Boulevard. No review of your Entitlement may commence until fees are paid in full.

NOTE: All fees shall be paid within 5 calendar days from notice to pay.

Once on the linked page, scroll to the bottom of the page and select the Pay Fees under the Planning title as shown below.

Search for the record using the record number. If you do not have the file number, search using the project address or parcel number.

Once in the planning record is identified the page, select the payment tab – pay fees. You should see a list of fees and a total at the bottom. Select Pay Fees to continue with the online payment.

If you have any questions contact us at planning@cityofsacramento.org.