

**CITY OF SACRAMENTO
DEVELOPMENT OVERSIGHT COMMISSION
SYNOPSIS**

Monday, May 3, 2004

Commissioners Present:	Mark Abrahams, Alberto Esquivel, James Gately, Brian Holloway, Daniel Larkin, Michael Malinowski, John Nunan, Johan Otto, Bruce Starkweather
Commissioners Absent:	N/A

AGENDA ITEM	DISCUSSION	ACTION
1. Call to order and roll call.	Chairman Holloway called the meeting to order at 5:30 PM.	
2. Approval of 03/30/04 Synopsis	Chairman Holloway moved to accept the 3/30/04 synopsis as submitted. Vote was 9-0 to approve the 3/30/04 synopsis as submitted.	Motion passed. Unanimous
3. Communications a. Comments from the Audience. b. Written Comments Received.	<p>1) Comments from the Audience</p> <p>a) Bob Slovey, from North Sacramento Land Co, spoke regarding the Light Rail Station policy and ordinance. He emphasized that the “stick” or punitive approach was not advisable.</p> <p>b) Bruce Woodward, a property owner, noted that the Light Rail Station policy and ordinance would render his building worthless, and that there was the potential for blight by devaluing the property.</p> <p>c) Sylvia Compton, business owner, noted that it would be devastating for her company to add special permits to expand.</p> <p>d) David Kenlan, business owner, indicated that the term “special permit” scares him the most. He must expand to survive, and wants to make sure the permit process is simple, cheap and renewable.</p> <p>e) Alan Farris, property and business owner would like to see high-density property that could not affect pedestrian friendly light rail.</p> <p>f) Richard Corona, business owner, asked about the cost and the process that the ordinance would generate.</p> <p>g) No written comments were noted.</p>	Information Only
4. Development Services Reorganization and Budget Update	Betty Masuoka introduced Greg Schulte, the new Program Manager for the Administrative Division. He presented the final draft of the proposed Development Services budget for fiscal year 04/05. Greg reviewed the new organizational chart contained in the budget document, in addition to the primary objectives of the Department. Greg also reviewed the net relief to the general fund contributed from the Development Services Department. He stated that additional work was necessary to complete the fee structure for the Planning Division, and that details regarding additional or increased fees would be forthcoming. Mike Medema discussed the general plan fee concept and cost recovery.	Review and Comment
5. Recap of DOC Presentation to Council and Next Steps	Brian Holloway recapped the recent DOC presentation to Council, stating that the presentation was well received and well organized. He thanked DOC presenters and Staff for their contributions, and emphasized that we have a lot of work to do, and we don’t want to lose any momentum. Next steps include joint meetings with the Preservation Round Table, business groups and other stakeholder organizations to start developing details for the streamlining	Information Only

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	<p>recommendations. He added that he wanted to establish a second working group or subcommittee to focus on best practices, also a working group to help implement building department improvement initiatives. Commissioner Nunan agreed to lead the subcommittee regarding best practices. Commissioner Abrahams agreed to lead the subcommittee regarding building department improvement initiatives. He would like to see a survey conducted immediately after the final permit, and would like to be involved with the implementation of that practice as soon as possible. Gary Stonehouse stated that there would be four tracks of activity for the subcommittee(s) to address. They include early notification, an expanded core policy group consisting of DOC, DRPB and CPC members, connections to other neighborhood leadership groups and ordinance changes.</p>	
<p>6. Light Rail Station Policy and Ordinance</p>	<p>Commissioner Abrahams recused himself for this agenda item. Todd Leon presented an overview of a policy ordinance, which contained a two part proposal, including a general plan amendment and a special permit process. He stated that this was an interim ordinance that would be in place until permanent land use plans are adopted. Comments/questions from the Commissioners included why there were only 12 stations (development of station plans is very expensive and time consuming. Staff will analyze and determine next priorities); clarification regarding pedestrian activity; clarification regarding land use policy. Commissioners also inquired about exemptions. Staff indicated that all questions and comments from the audience and the Commission would be brought forward in their report to Council. Comments from the audience are noted under #3 above.</p>	<p>Review and Comment</p>
<p>7. Housing Trust Fund Ordinance Amendment</p>	<p>Beverly Fretz Brown, from the SHRA, presented the Housing Trust Fund Ordinance Amendment. She indicated that this would result in an increase in cities trust fund ordinance impact fees, and cited an updated nexus study to support the increase. She also stated that there had not been an increase since the initiation of the fee, and proposed an increase with the indicators of approximately 44%. SHRA will be presenting their proposal to many outreach meetings, and this DOC meeting was the beginning of their process to gather feedback from the community. Comments/questions from the Commission included the request to have an annual increase tied to other construction cost indices rather than a large one-time increase. They also cited the demand for affordable housing and county increases in impact fees.</p>	<p>Review and Comment</p>

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8. Infill Work Program Update	<p>Lucinda Willcox, Infill Coordinator, presented an update on short and long term initiatives for infill. Short-term items included tracking, flexibility, and informational materials. Long-term items included the increase in % of infill development, identification of methods to support infill commercial development and a single-family checklist. She will continue to solicit feedback and continue to invite DOC members and public in infill initiatives.</p> <p>Comments/questions from the Commission included funding, best practices for infill development, infill cabinet makeup, and a request to map the process where projects are referred to the Infill Coordinator. Lucinda also indicated that there would be an Economic Development Tour on May 17, and invited participation from the DOC members. Further information was forthcoming.</p>	Review and Comment
9. Communications a. Comments from the Audience.	1) No further comments were noted.	Information only
12. Miscellaneous Reports	N/A	Information only
13. Adjournment	Chairman Holloway moved for the adjournment of the meeting at 7:45 PM.	Motion passed. Unanimous