

**CITY OF SACRAMENTO
DEVELOPMENT OVERSIGHT COMMISSION
REVISED SYNOPSIS**

Monday, April 3, 2006

Commissioners Present:	Mark Abrahams, Holger Fuerst, James Gately, John Nunan, Michael Malinowski, Brian Holloway, Bruce Starkweather
Commissioners Absent:	Kristina McBurney

AGENDA ITEM	DISCUSSION	ACTION
1. Call to Order	Chairman Nunan called the meeting to order at 5:40 PM.	Information Only
2. Approval of 3/06/06 Synopsis	Synopsis approved as submitted. Commissioner Fuerst moved Commissioner Holloway seconded. Motion approved.	Information Only
3. Communications a. Comments from the Audience b. Written comments received	a. No comments from the audience were noted. b. No written comments were received.	Information Only
4. ACM Updates	Marty Hanneman announced the resignation of Ron Beehler, Chief Building Official. Marty will be acting Chief Building Official in the interim. The recruiting process has begun, and 5 applications were received, with one internal application. There will be two interview panels on April 20. Final recommendations and hiring should be finalized by the end of May. Marty Hanneman added that a new Urban Design Manager, Bill Crouch, was selected and will start on April 18. Commissioner Holloway asked if he would come to the May DOC meeting, and Marty Hanneman answered yes. Marty Hanneman added that the DOT Director had not been finalized yet, but he would brief the DOC when the decision was made.	
5. New Stormwater Quality Requirements and Impacts on Development Projects	Robert Thuang from the Utilities Dept presented the new storm water quality requirements, which are effective on May 18, 2006. The new requirements are a condition of the State of California. He announced that Sherill Huun from Utilities was involved in the negotiations with the State. Sherrill spoke to the DOC regarding the requirements, and stated that 8 categories were required to be addressed by the State. Those categories are outlined in the staff report. Significant changes included the treatment thresholds for single-family residential, commercial developments, multifamily residential, hillside developments, etc. Outreach efforts include posting on the website, publications at all permit counters, updates to all professional organizations, presentations to membership meetings. The Utilities Dept is also completing a regional design manual to be used in all jurisdictions. Commissioner Gately asked what caused the change in rooftops for all commercial buildings. Sherril answered that the State had identified that increased runoff had an impact to the waterways, and that increased pollutants resulted without the new standard. Commissioner Gately asked about two open ditches on the west side of City Hall that were directly next to storm drains. Sherril stated that she did not know why those were allowed. Commissioner Holloway pointed out that the Steering Committee membership did not have representation from the	Information Only

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	<p>development community. Sherril answered that those stakeholders would be part of the design of the manual. Commissioner Holloway asked about the requirements for residential and how would the requirement for on site water detention be handled. Sherril answered that higher density townhouse developments would be easier and that some infill projects may be eligible for a waiver program. Commissioner Fuerst voiced his concern about proprietary treatment methods that were available in other jurisdictions, but not in Sacramento. He added that we needed to see if the regulatory standards were implementable or practical. He questioned why we were not recommending that some developments below the threshold were not required to implement the measures. Sherill agreed that with the City, these standards were not completely new, and that many of the standards were already in place. She added that the LDI standards would be included in the manual, and an incentive would be in place to include the standards in development under the threshold. Commissioner Fuerst asked about the timing of the publication of the manual (Fall 2006) and how the City would communicate the required standards prior to that time. Commissioner Fuerst asked if this would lead to a credit system.</p>	
6. Traffic Impact Analysis Threshold (LOS C Policy)	Continued by Staff to a future meeting.	Review and Comment
7. DOC Annual Report	<p>Commissioner Nunan asked Janis Franklin for a timeline in preparation for the April 25 City Council meeting. He asked that DOC members to email any changes to Janis Franklin. Commissioner Malinowski thanked Janis Franklin and Art Gee for writing content in the Cultural Change section. He added that he would like to include comments in his presentation to Council relating to nexus studies and their applicability a relevance to infill development. He suggested that some language be added such as “whenever fees are revisited that we consider if the fees consider the type of development that should be encouraged”. Commissioner Starkweather stated that the overarching premise that the DOC should be presented to Council would be when we implement the General Plan in 2008, processes and procedures and mechanisms should be in place to implement the new plan. He added that the whole fee structure should support the implementation of the general plan. Commissioner Nunan asked that Commissioner Malinowski and Commissioner Starkweather write a paragraph to add to the report. Commissioner Fuerst commented that while the general plan was the appropriate place to implement policy, we should be careful not to tie fees too closely with policies created by the general plan. Commissioner Malinowski gave an example of the use of an empty building on Franklin Blvd and stated that the fees paid for reuse of existing infrastructure should be different than the development of a new building, and that in fact we may want to pay the developer for the reuse of an empty dilapidated building. Commissioner Starkweather stated that the key issues that the Council should hear from the DOC are the strong commitments to things that we ought to do. This would include changes to the planning commission and the fee structure to work with the general plan. Commissioner Starkweather asked for Marty Hanneman and Bill Thomas to</p>	Review and Comment

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	<p>address the functional question about the full integration of the ACM department umbrella. He stated that the report should be broadened to address the whole development umbrella and all departments relating to development. He asked if the broadened focus was important to present to Council. Marty answered that development related departments under his prevue should be addressed and that he would talk to his directors to see how they want it to be addressed in the report. Bill Thomas stated that Commissioner Starkweather had a good point, and that we should include an org chart reflecting all departments under the ACM. We should also address the integration of the departments. He stated that we could look at an illustration of how the departments are working together under MATRIX. Commissioner Starkweather stated that he did not want to change the body of the report, but that the cover letter could address the broadened focus. Commissioner Nunan added that the integration fit right into the expansion of MATRIX citywide. Bill Thomas stated that we could strengthen language in the report under MATRIX, and that we could include an expanded org chart. Commissioner Nunan stated that the DOC could draw emphasis to this during the presentation. Commissioner Holloway asked if the City was looking to include more departments into the ACM umbrella, such as Fire and Parks. Commissioner Nunan reminded the Commissioners that an analysis was completed before the implementation of MATRIX that included representation from both departments. He added that MATRIX included representation from both departments.</p>	
8. Miscellaneous Reports	<p>Commissioner Nunan reminded the Commissioners about the Form 700 that were distributed by the City Clerk's office and were due April 28. Commissioner Holloway spoke about the feature article in Prosper Magazine. Commissioner Nunan stated that the article was the best he has seen regarding the City.</p>	
9. Adjournment	Chairman Nunan adjourned the meeting at 6:25 PM.	