

**CITY OF SACRAMENTO
DEVELOPMENT OVERSIGHT COMMISSION
SYNOPSIS**

Monday, February 6, 2006

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

AGENDA ITEM	DISCUSSION	ACTION
1. Call to Order	Chairman Nunan called the meeting to order at 5:35 PM.	Information Only
2. Approval of 1/09/06 Synopsis	Synopsis approved as submitted.	Information Only
3. Communications a. Comments from the Audience b. Written comments received	a. Jerry Pollard from Priority Parking spoke about the Central City Master Plan recommendations. He worked on a committee of stakeholders, and stressed the need for interim use short-term parking. He cited the example of a new construction project that needed room for trailer and employee parking. b. No written comments were received.	Information Only
4. ACM Updates	Marty Hanneman stated that the department representatives would present the updates.	Information Only
5. MATRIX Website Tools	Andrea West from Development Services presented two projects designed to enhance communications. TheBio project (biographical information on all Development Services Staff in the MATRIX) is searchable by staff name, key word, category, etc. This tool is currently available on the intranet and will soon be available on the internet. The second project presented is the development process flow information for every development type, from concept to completion, which is currently available on the internet. All contact and bio information for each discipline will soon be linked on the internet. Chairman Nunan commented that this tool would help the applicant research the process prior to coming into the office. Commissioner Malinowski asked about the process or procedure in place to update and maintain the web page. Amy Williams answered that while the department did not currently have an internal webmaster, and that the City only has 2 webmasters. Bill Thomas, Director, is investigating the addition of a staff resource to handle the full time responsibilities of web master for the department. Amy added details regarding "One Voice Sacramento" which will enable the community to comment on development projects or processes, which will also require full time staff support. Commissioner Malinowski commented on the lack of continuity regarding web maintenance between departments, and without support the web pages would be dated. Commissioner Abrahams asked for a report back in 3-6 months. Commissioner Malinowski asked for a request in the annual report to add staff to maintain the web site. Commissioner McBurney asked about the universal application, which is currently a pdf document. Marty Hanneman stated that he is currently working with Bill Thomas on staffing needs, particularly with reference to the web. Amy Williams added details regarding frequently asked questions, which have been posted on the internet, in addition to design guidelines,	Information Only

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	<p>historic resources, and the complete redesign of the website to a more user friendly look and feel. She stated that the department would present this new site to the DOC for review and comment. Amy added information regarding the residential and commercial guidebooks that were in process, in addition to zoning, signs, fences, (and 15 others) brochures that would be available on line (searchable) and at both permit counters. Plasma TV screens will also be installed shortly at both permit counters, displaying meeting information, hours, etc. Chairman Nunan asked about including the streaming video on line. Amy answered that lunch and learn sessions will begin focusing on the development process, and will be available both as a streaming video and as a power point presentation.</p>	
<p>6. Central City Parking Master Plan Recommendations</p>	<p>Fran Halbakken and Howard Chan from the Department of Transportation presented the staff report on the Central City parking master plan recommendations. She added that over 100 stakeholders were involved in 4 group meetings. In addition, 10 focus group areas, web site information and extensive media outreach were undertaken. Council approval of the master plan will be sought in March or April 2006. Fran distributed one set of maps outlining parking usage by time period for DOC review, and offered to send more as needed. She stated that overall parking is not an issue, but at certain times and certain locations, there are issues. She outlined goals for Central City parking, objectives, and recommendations. The philosophy used for 80 recommendations was to review similar cities and practices. She added details regarding some of the policy recommendations that would affect the DOC, including parking minimums, off street parking for retail and entertainment development, in-lieu parking fees, bonuses for businesses who provide alternate transportation solutions (paid transit passes, etc). Howard Chan reviewed management of the parking supply, including public and private sector parking. He added details regarding benefit assessment districts that would build a fund for new parking. He also discussed surface lot parking policies that provide for interim use and increase code compliance. Commissioner McBurney asked about section 2.3.1 and the occupancy requirement. Commissioner Malinowski strongly objected to changing time restricted existing spaces to metered spaces and noted that current city development standards should be reviewed as a way to create significant additional parking on private lots. He cited the examples of: 90 parking on 40 foot wide lots (which is a standard width of property in the central city) presently the city requires 44 feet for 90 degree parking, yet many properties work fine with less maneuvering room. Another example was parallel parking, which has been allowed in the county for years, but never in the city. He added that there should also be creative exploration of ways to develop more parking in the public right of way (beyond the angled parking which has been so successful) with one example using the freeway frontages for parking. He commented on the narrowness of breadth in developing the policy recommendations. He cited goal #3 that limited three methods to manage the parking supply efficiently, all relating to negative enforcement. He added specific examples, including the narrowness of consideration</p>	<p>Review and Comment</p>

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	<p>to develop additional parking (private and public). He stated that he had to argue to have an email considered as valid input in the process. Senior housing was not distinguished, nor was the size and configuration of types of housing, according to Commissioner Malinowski. He added that he felt that the process of this study had progressed so far, that opportunity for input was questionable. Overall, he cited a lack of creative exploration of ways to get more parking and to manage the parking we have. Chairman Nunan asked if there was still time for input. Fran Halbakken stated that she had answered over 900 emails and that all input would be considered. She encouraged emails; phone calls from all interested Commissioners and others. She added that there would be one additional stakeholder meeting, more focus group meetings to modify the plan and add additional details. Chairman Nunan commented on the negative impact of parking meters, calling them "blight". Howard Chan answered that many in the business community had asked for additional meters with less time. Commissioner Malinowski commented that those issues that were applicable at 16th and J were not applicable to the rest of the City. He added that all input should be responded to in the report, including the comment that parking meters were considered a "blight". He added that he wanted his point of a lack of creativity cited, including micro spaces, and dozens of other creative ideas. Commissioner McBurney stated that the word meter should be removed, and replaced with pay stations. She expressed serious concerns about 3.2.4, which would result in meters in residential areas. She added concerns about paying for additional spaces, which would negatively impact smaller businesses; concerns about visitor parking in residential areas; and concerns about the in-lieu parking fees that would give the advantage to big developers; concerns about additional garages before ensuring the usage of existing garages. She supported the ideas of alternate modes and incenting employees to utilize mass transit. She recommended researching growth numbers, and suggested meeting with Development Services and Economic Development to get more accurate numbers. Fran Halbakken answered that they would revisit the numbers, as they were about 10 months old. Commissioner Starkweather commented that the issue of creativity needs to be embraced and that they should investigate and promote solutions such high-density parking, including tandem on-site parking. He added ideas for the entertainment districts, including closing streets to park, and the more use of valet parking, He added the process issue of individual property owners having a voice in meters or restricted parking. Chairman Nunan stressed the need for a flexible plan that continuously seeks input and creativity and that is a living document.</p>	
7. Condominium Conversion Ordinance	Desmond Parrington presented an informational workshop regarding the Condominium Conversion Ordinance, seeking their input regarding recommendations for changes and effectiveness. He asked for input regarding allowing condo conversions in the City and what technical fixes to the ordinance would be necessary to allow conversions, and what types of changes would be best suited. He invited all DOC members to a special workshop with the City Council	Review and Comment

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	<p>regarding housing issues on Feb 28 at 7:00 PM in the Council Chambers. Reports from several experts would provide a framework for the City’s housing policy issues. Desmond gave a brief overview of the existing ordinance, including original ordinance goals. He stated that substantial policy issues did not allow for many condominium conversions. He stated that this would be presented to Council for further direction. Commissioner McBurney commented on the 1952 code requirement prohibiting the conversion of buildings dated earlier than that date and the redundancy of that requirement with the current code requirement. Desmond answered that the code that was in affect at the time of the construction would apply, which has caused some concern with the Planning Commission. Commissioner McBurney pointed out problems with the hardship waiver or variance, and expressed concerns about the investors (need owner occupancy requirements). She added the relocation fee was inadequate for current demands. Commissioner Fuerst commented about the lack of fair participation for carrying the burden such as public improvements. He also had questions regarding park fees (in lieu fees), general requirements on new projects vs. conversion. Chairman Nunan commented that there was an economic issue- the cost of conversion vs. the value that may require subsidy to generate more affordable housing. Desmond answered that another aspect that was reviewed was an inclusionary provision of the ordinance to address affordable housing requirements. Commissioner Malinowski commented on the original intent of the ordinance, and asked about the ability of the Planning Commission to waive certain requirements. He added comments regarding the use of inexpensive building materials that would require additional maintenance. He cautioned conversion of existing housing stock that was substandard. Commissioner Starkweather commented that fundamental questions included the need for rebuilding some existing building stock rather than conversion. Commissioner McBurney expressed concerns about conversions that would result in greater liability to the City.</p>	
8. CADA MOU	<p>Lucinda Willcox gave a brief overview of the Memorandum of Understanding for the Capital Area Development Authority. She stated that, for the most part, CADA projects should be submitted to the City for review at a Staff level, and proposed an early notification process. Administrative guidelines for processing were included in the report. Commisisoner McBurney commented that the State had continually overrun the City with their projects, and wanted to make sure that CADA was not able to do the same with this policy. Chairman Nunan asked about the rationale to exempt CADA from certain fees, and Lucinda answered that taxes would generally make up for the difference.</p>	Review and Comment
9. DOC Annual Report	<p>Chairman Nunan discussed the format of the upcoming report, keeping the same four sections with reports in each involving achievements, goals and plans for the future year. He asked for any recommendations for changes or new ideas. He also asked that several commissioners be involved in the presentation to Council. Commissioner McBurney commented that the shift in DOC objectives needed to be included in this year’s report. Commissioner Starkweather</p>	Discussion

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	commented that this year's report should include action items for the coming year, including fee issues and staffing.	
10. Miscellaneous Reports	No miscellaneous reports were submitted.	
11. Adjournment	Chairman Nunan adjourned the meeting at 7:40 PM.	