



# MINUTES

## City of Sacramento

### Development Oversight Commission

#### COMMISSION MEMBERS:

Mark Abrahams  
Kristina McBurney  
John M. Packowski, AIA

Holger Fuerst, P.E.  
Michael Malinowski, AIA, Chair  
Bruce Starkweather, AIA

Brian Holloway  
John Nunan  
Roger Valine, Vice Chair

#### CITY STAFF:

Marty Hanneman, Assistant City Manager  
Sabina Gilbert, Deputy City Attorney  
Janis Franklin, Program Specialist

Historic City Hall  
915 I Street, 2<sup>nd</sup> Floor – Hearing Room

October 1, 2007 – 5:30 P.M.

The Development Oversight Commission (DOC) is a board of the City Council with review and recommendation authority. Its purpose is to provide a forum for the public to introduce and discuss suggestions, comments, and concerns regarding the city's development services function. The DOC will host public meetings to hear public comments before providing its recommendations to City Council.

#### **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

**Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.**

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference only; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Development Services Department at 915 I Street, New City Hall, 3<sup>rd</sup> Floor (25 cents per page)

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-8310 at least 48 hours prior to the meeting.



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(916) 808-5656

# Minutes

## October 1, 2007

*Historic City Hall  
915 I Street, 2<sup>nd</sup> Floor – Hearing Room*

All items listed are heard and acted upon by the Development Oversight Commission unless otherwise noted.

### Call to Order – 5:30 p.m.

**Roll Call:** - Began at 5:34pm. All present except for Commissioners Nunan and Valine.

### Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item to be removed for separate consideration.

1. **Minutes from August 6, 2007 meeting**

**Location:** Citywide

**Recommendation:** Approve meeting Minutes from August 6, 2007

**Contact:** Janis Franklin, Program Specialist, (916) 808-7705

**Action:** No public comment. Approved staff recommendation.

2. **Minutes from September 10, 2007 meeting**

**Location:** Citywide

**Recommendation:** Approve meeting Minutes from September 10, 2007

**Contact:** Janis Franklin, Program Specialist, (916) 808-7705

**Action:** No public comment. Approved staff recommendation.

### Staff Reports

Staff reports include oral presentations including those recommending receive and file.

3. **Assistant City Manager Update (Oral)**

**Description:** Budget, Railyards, 300 Richards

**Location:** Citywide

**Recommendation:** Receive and file

**Contact:** Marty Hanneman, Assistant City Manager, (916) 808-7508

**Action:** No public comment. Presentation made by Bill Thomas, Director of Development. Advised that they are on schedule with Richards Boulevard move. Gave updates on meetings held for Railyards project, Delta Shores, Granite Regional Park,

Township 9, Cathedral Square, Panhandle, Greenbrier and 10<sup>th</sup> & J. He gave an update regarding the department's Budget and how it is significantly impacted. Ryan Pham provided further details into the Budget and advised will speak later in meeting related to the Fee updates. Action Plans created to identify sources of new revenue, provide matrix training, and cover addressing fees. Hiring "Chill" to keep planner positions filled, but moving cautiously. Would like to pursue with DOC Sub-committee to try and establish an increase in planning fees. Losing significant money in Entitlement work.

**4. Fire Code Amendments (Oral)**

**Location:** Citywide

**Recommendation:** Receive and file

**Contact:** Troy Malaspino, Assistant Chief Fire Marshal, (916) 808-1620

**Action:** Continued to November 5, 2007.

**5. Developing Partners Program (Oral)**

**Location:** Citywide

**Recommendation:** Receive and file

**Contact:** William Thomas, Director of Development, (916) 808-1918

**Action:** No public comment. Overview presentation made, considers it the next evolution of MATRIX. He advised still in early stages. Working on improving relationships with other organizations. The existing partnership is: owner, developer, architect and general contractor. Proposing to bring City or Jurisdiction in as a partner, those who have a vested interest. The City/Jurisdiction can provide support. (Such as: Economic development, Long Range Planning, Banking community, real estate, school district, regional transit, etc.) Identify partners and their roles. Example given for major projects. Identify a focus or function and what they should be doing at each stage of the job. The information given so far was just from staff, eventually will get buy-in from those partners to expand the list and to each development type. Simplify and explain the development process and find when each partner wants to be included into the project to see it to completion and advise optimum places where they can create efficiencies. Conversation over the next two to two and a half years, to hopefully tie in with the market upswing projected for 2010 and culminate with the Development Oversight conference to be held here in Sacramento. They will be taking some steps in between. For example, will have general conversations with each of the agency partners and roll out this idea late 2007, early 2008. Have more focus group meetings with representatives of each agency, give them a workbook to have them help clarify where to add them into the process. Comments made by Commissioners McBurney, Starkweather, Packowski and Chair Malinowski.

**6. Fee Update (Oral)**

**Location:** Citywide

**Recommendation:** Receive and file

**Contact:** Ryan Pham, Support Services Manager, (916) 808-2278; Kimberlee Alling, Staff Aide, (916) 808-8021

**Action:** No public comment. Received and filed. Combined with item #3 – Budget. Kimberlee Alling gave presentation regarding the Fee study. They want it to be simple,

predictable and seamless. It was changed from one fee across the board to three different types of fees for each type of discipline. The Cost analysis is still ongoing with staff and other departments. They received policy direction from City Manager's office. They got a task to go back and take sample projects and re-walk them through the new processes. Found information and that process isn't as "cut and dry" as was previously thought. It is going back to the sub-committee to review and get more input. Implementation is projected to be in mid-Fiscal year 2009. Comments made by Commissioners Fuerst and Starkweather and Chair Malinowski. Bill Thomas asked permission to discuss with the DOC Sub-committee the need for a stop-gap measure. To get through to the discussion with City Council mid-year, 2008. The plan is to discuss this matter with John Packowski, Holger Fuerst and Bruce Starkweather.

**7. M07-048 Regulatory Improvement Bundle B**

**Location:** Citywide

**Recommendation:** Receive and file - An ordinance amending section 17.16.010, 17.24.020, 17.24.030, 17.24.040, 17.24.050, 17.60.040, 17.76.010, ,17.80.050, 17.080.060, 17.88.020, 17.92.030, ,17.112.040, 17.132.320, 17.134.340, 17.134.430, 17.216.035, 17.220.045, and 17.220.050 to Title 17 of the Sacramento City Code (Zoning Code) relating to Land Use Entitlement Processing. An ordinance amending sections 16.08.010, 16.12.030, 16.24.080, 16.32.010, 16.32.140, and 16.40.010 to Title 16 of the Sacramento City Code (Subdivision Code) relating to Tentative Map Processing.

**Contact:** Sandra Yope, Senior Planner, (916) 808-7158

**Action:** No public comment. Presentation made. Many of the changes are administrative in nature. The ordinance has clarifying language to fix previous errors or omissions and conform with State law, Streamlining language to simplify the Entitlement process and uniformity language to make the variant Entitlement processes the same.. They are adding a definition to the land use matrix regarding temporary commercial use. Other changes are Change threshold between plan review Major and minor entitlement and plan reviews for Shopping center zones, highway, commercial and office building zones so the language matches the Plan review section to determine the what level it goes to. Currently, everything has to go to Planning Commission regardless of size. Have also extended the allowed extensions for all entitlements so can have a cumulative project life of 8 years for Design Commission and Preservation actions as well to keep consistency for all parts of the project. This item is going to Law & Legislation Committee on October 2, 2007. Commissioner McBurney had questions regarding Title 16 and weather this was related to Railyards. Advised was not. Just to clean up the Title 16. Commissioner Holloway asked regarding 8 year life, will it work for Tentative subdivision map, was advised that was implemented in Bundle A. Chair Malinowski made a suggestion for bundle C to look at zones such as the RO zone and some of the higher density housing or C zones. (McBurney asked questions regarding streamlining and removal projects from Commission level. Wanted to make sure this was not the beginning of the end for the Commissions. Advised that nothing changes the level of approval and is making sure to clean up regarding posting/noticing requirements for all levels to be the same.

## Public Comments - Matters Not on the Agenda

8. None

## Questions, Ideas, and Announcements of Commission Members

9. Commissioner Holloway, advised letter received from a Law Firm in Richards blvd area. Raised an issue regarding duplicate efforts in Entitlements. Opportunity to eliminate duplicate process. Suggested Staff come back with this issue for discussion after review.
10. McBurney mentioned a White paper from Valley Vision on barriers to Infill. Offered it up to Staff working on Infill.
11. McBurney also mentioned that she attended the last Railyards meeting and had questions about the project review process. Was advised that it would be discussed at the next meeting on the 2<sup>nd</sup>.
12. Starkweather also spoke on the Valley Vision White paper and there is a stakeholder meeting in a couple weeks and the final White paper should come from it.
13. Starkweather also mentioned he is taking a group of 70 to Charlotte to the Chamber Study Mission.
14. Packowski, advised that he made a suggestion at his Editorial Board meeting at Comstock Magazine last week and had a lengthy discussion on MATRIX. And advised that the magazine was pretty interested in interviewing Bill Thomas as early as January and would like to take a unique approach and discuss not only its good points but its challenges, etc.
15. There was a mention of the Flyer that is about Customer Service week being this week.

Adjournment: - 6:40pm

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