



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, 2nd Floor – Hearing Room

November 5, 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, 3rd 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

November 5, 2007

*Historic City Hall
915 I Street, 2nd 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 5:30pm, All present at roll call; Commissioner Starkweather left meeting at 6:33pm.

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 October 1, 2007 meeting**

Location: Citywide

Recommendation: Approve meeting Minutes from October 1, 2007

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

Action: Moved, seconded (Packowski, Abrahams, 9, 0, 0) to approve minutes.

Staff Reports

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

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

Description: FEMA, Citywide Budget, Major Projects update, Commission Openings, 300 Richards Blvd move.

Location: Citywide

Recommendation: Receive and file

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

Action: No public comment.

Marty Hanneman gave an update on the status of the City's FEMA flood application; the budget and related hiring controls. Also provided were updates on the Railyards project; the move to the 300 Richards Boulevard building and the upcoming commission vacancies. Comment was made by Commissioner Abrahams.

3. **Sustainability Master Plan**

Description: An update on the Sustainability Master Plan which had been presented in Draft form to Mayor and Council in April, 2007.

Location: Citywide

Recommendation: Receive and file

Contact: Keith Roberts, Senior Engineer, Department of General Services, (916) 808-4726; Reina Schwartz, Director of General Services, (916) 808-7195

Action: No public comment.

Reina Schwartz gave a presentation on the Sustainability Master Plan. Comments were given by Commissioner Packowski, Commissioner Starkweather, Commissioner Abrahams, Commissioner McBurney and Commissioner Valine.

4. M07-071 Green Building Program

Description: A presentation outlining research and recommendations for the development of a Green Building Program, including potential incentives and requirements for private development citywide.

Location: Citywide

Recommendation: Receive and file

Contact: Jamie Cutlip, Assistant Planner, (916) 808-8684; Bob Chase, Chief Building Official, (916) 808-8024

Action: No public comment.

Jamie Cutlip provided a presentation on the Green Building Program. Comments were made by Commissioner Packowski, Commissioner Fuerst and Commissioner Starkweather.

5. Fire Code Amendments (Continued from 10/01/07)

Description: A presentation of proposed region-wide amendments to the new State Fire Code.

Location: Citywide

Recommendation: Receive and file

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

Action: No public comment.

Troy Malaspino gave a presentation on the new fire code effective January 1, 2008 and reviewed the local amendments the city will adopt. Comments were made by Commissioner Mc Burney, Commissioner Fuerst, Commissioner Valine, Commissioner Packowski and Commissioner Holloway.

6. Transportation Funding (Oral)

Description: Examination of our future transportation needs versus the current available resources clearly shows challenges that lay ahead. Focusing on Transportation Developer Impact Fees as a financial strategy that may be considered for managing transportation funding shortfalls

Location: Citywide

Recommendation: Receive and file

Contact: Azadeh Doherty, Principle Planner, (916) 808-3137; Jerry Way, Director, Department of Transportation, (916) 808-6381

Action: No public comment.

Ms. Doherty gave a presentation on the analysis of transportation funding and the possible implementation of a developer impact fee program. Comments were given by Commissioner Packowski, Commissioner Valine, and Commissioner Malinowski. Development Services Director Bill Thomas will report back on the analysis when additional information available.

7. Development of DOC Letter of Support for Railyards (Oral)

Location: Citywide

Recommendation: Receive and file

Contact: Michael Malinowski, DOC Chair, (916) 456-2656

Action: Moved, seconded, carried (Holloway, Packowski, 8,1,0- No McBurney)

Chairman Malinowski proposed that the Development Oversight Commission formally communicate to the City Council their support for the Railyards project. Commissioner McBurney expressed concern regarding the letter's intent. Commissioner Malinowski commented that the letter would communicate a general support of the project and would not specifically refer to the design guidelines. Commissioner Holloway concurred with Commissioner Malinowski. Commissioner Fuerst also gave comment in support of the letter.

8. Implementation of the 2007 California Building Code

Location: Citywide

Recommendation: Receive and file

Contact: Ed Short, Supervising Engineer, (916) 808-8859; Bob Chase, Chief Building Official, (916) 808-8024

Action: No action taken. Public Comment was made by Mr. Leo Pantoja.

Building Official Bob Chase briefed the commission on the new code as of January 1, 2008 and that proposed amendments are being reviewed with the city attorney. Ed Short followed with a presentation on the new codes and their implementation within the Development Services Department. Commissioner Holloway suggested that outreach regarding the new codes be made to the area building industry.

9. Report back: Code Revision. (Oral)

Description: From 10/01/07 meeting at the request of Commissioner Holloway to discuss revising City Code, Chapter 17.60.030 regarding special permit requirements in PUD's and that they have to go to the Planning Commission for approval.

Location: Citywide

Contact: David Kwong, Planning Manager, (916) 808-2691

Action: No public comment.

David Kwong reported that after research by staff and the attorney's office, it was identified that there was redundancy within PUD requirements and special permit

requirements per the zoning code; that the code can be changed to remove redundancy and be in line with PUD requirements within the rest of city. Staff is working towards aligning the special permit requirements to be in line with changes made for PUD requirements to have planning director plan reviews only. Will report back as progress continues.

Public Comments - Matters Not on the Agenda

10. None

Questions, Ideas, and Announcements of Commission Members

11. None

Adjournment: 7:31pm.
