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INSIDE THE CITY OF SACRAMENTO'S
MATRIX PROGRAM

Regulatory Improvements: Prioritizing Code Changes

Officially launched in November 2006, the City of Sacramento's Development Code Improvement Team is already making progress in creating a system that will streamline the City's regulatory process.

The team is responsible for updating portions of the City Code dedicated to development, such as zoning code, development engineering code, and signage code. The code improvement team, led by the City's Zoning Administrator Joy Patterson, has developed a draft Regulatory Improvement Program Guide to prioritize the work to be done.

With more than 24 years with the City and 14 of those as Zoning Administrator, Patterson has had her fair share of experience with regulatory improvement.



The Development Code Improvement Team (L to R): Jason Hone, Sandra Yope, Joy Patterson, Sally Shore and, below, Robert Williams and Chris Dougherty.



"Our intent with the programming guide is to develop a clear and predictable method to determining which regulatory improvements to address first," she said.

The guide establishes a "points system" for prioritizing requested regulatory improvements. The proposed criteria for prioritization include:

- Initiation of change (who requests the change)
- Urgency of change/type of change
- Impact of change
- Complexity of change
- Incorporation of City themes

The team is in the process of presenting the program guide to the City's development-related commissions as well as the City Council.

The final program guide will be made available at: www.cityofsacramento.org/dsd. You can also contact Joy Patterson, Zoning Administrator, at (916) 808-5607 with questions about regulatory improvements.



DSD OPERATING PRINCIPLES

- Get the customer to success.
- Promote safety, livability, and economic vitality.
- Value our co-workers and customers.

MATRIX
team member
profile:
Greg Taylor



Gregory Taylor recently joined the City as a Senior Urban Designer in the Planning Division, bringing more than 20 years of professional experience to the MATRIX team.

Taylor will work as a MATRIX team member on public space design and guidelines for large projects, such as the Rail-yards. Taylor also will provide oversight for the East Sacramento Interim Ordinance for Residential Design Review and the K Street Improvement Plan.

Taylor, a member of the American Institute of Architects, received his Master of Architecture in Urban Design from Harvard University, and he has lived and studied architecture in both Florence and London. Most recently, he owned his own architecture firm, Gregory Taylor Architecture, for nine years.

He is the founder of Urban Design Alliance – Sacramento, which promotes and advocates for urban design education and outreach.

MATRIX 101—

The COMMERCIAL Product Type

The City's MATRIX program, which organizes a team of staff members around projects based on development types, consists of two separate commercial types – small commercial and commercial.

The commercial product type is different from small commercial projects in that it consists of large multi-family residential, commercial, retail, mixed use, office and industrial developments that exceed 15,000 square feet in size. However, commercial projects do not include tenant improvements, institutional projects, high rise development, or major projects, which are all separate product types.

Some development that is categorized as a commercial product type requires public hearings and commission-level approvals, depending on location, size and type of use.

Current examples of the commercial product type in Sacramento include:

- The St. Anton Building, located at the corner of 21st and L streets.
- The mixed-use building located at the corner of 16th and H streets.
- The Stanford Lofts and E Street Building project, located at 7th, 8th and E streets.

The St. Anton Building is a 5-story, 90,000 square-foot building containing a ground floor restaurant, on-site residential parking, and 65 condominiums. Construction of the garage and residential space have been completed, and the restaurant area is under construction.



The St. Anton Building, above, is an example of a commercial product type. Photo courtesy St. Anton Partners.

The 1600 H Street project is a 4-story, 45,000 square-foot building consisting of ground floor retail space and 48 condominiums. Recently approved by the Planning Commission and the Design Review & Preservation Board, this project is now under construction.

Stanford Lofts is a 4-story building, consisting of 16 condominium units, 16,120± square feet of office space, and parking spaces. The E Street Building is a 5-story, 55 foot tall building, consisting of 23 condominium units, 26,291± square feet of office space, and parking spaces. Both the Stanford Lofts and E Street buildings were recently approved by the Planning Commission and the Design Review & Preservation Board, but construction has not yet commenced.

For a complete list of MATRIX product types, or more information about the MATRIX process, visit www.cityofsacramento.org/dsd.

Questions about MATRIX product types?
E-mail matrix@cityofsacramento.org.

PROJECT UPDATE: Alhambra at S



The recently approved Alhambra at S proposes a mixed-use development near a transit station. Photo courtesy LPA and Trammell Crowe Residential.

Mixed-use project “Alhambra at S” will introduce a combination of residential and commercial space in a location that is less than 700 feet from a Light Rail station. The project was approved by the Sacramento City Council on January 23, and is endorsed by many regional organizations due to high-density housing coupled with close proximity to a transit station.

The infill project will include demolition of approximately 75,000 square feet of office buildings on the block northeast of the Alhambra and S intersection.

Project Facts:

- Developer: Trammell Crow Residential
- 4.26 acres
- 278 residential condominium units (65 units/acre)
- 4,486 square feet of retail space
- Seven-level parking garage with approximately 420 parking spaces
- Approved by the Sacramento Planning Commission on November 9, 2006, and the City Council on January 23, 2007



Photo courtesy LPA and Trammell Crowe Residential.

Getting the Customer to Success!

When K. Hovnanian Homes commenced its Natomas Central Development Project in April 2006, the homebuilder knew its schedule to construct infrastructure, prepare pads, build a man-made lake, and complete pavement all by November 2006 was an aggressive one, at best.

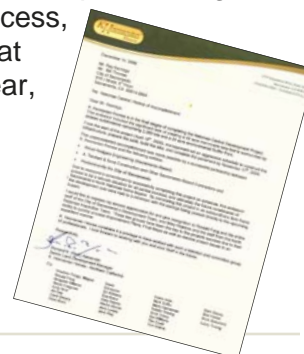
However, thanks to a successful partnership between K. Hovnanian, the City of Sacramento, Wood-Rodgers Engineering, and A. Teichert and Sons Construction, the challenging deadline was met.

In a letter addressed to City Manager Ray Kerridge, Rich Alexander of K. Hovnanian Homes noted “By completing this project in an extraordinary time frame, the development costs were held to a minimum with the savings be-

ing passed directly to the home buyers.”

The City Development Services Department’s Ron Fong and Mike Waldron, along with their respective teams, were specifically identified as key to the project’s success due to their timely actions.

This success story is just one example of how the MATRIX teams and the Development Services Department get customers to success, demonstrating that operating in a clear, timely, seamless and predictable manner benefits everyone involved.



MATRIX

team member
profile:
Jill Scofield



Jill Scofield has joined the City’s Development Services Department as its Program Specialist in Media and Communications. Her responsibilities include communicating about department issues such as the MATRIX program.

Scofield joins the City after several years as a public relations consultant for many Sacramento region public agencies. She also previously served as a public information officer for a private California University.

“This is an exciting time to be with the City of Sacramento,” she said. “The MATRIX process is one example of a culture change that is taking place city-wide, and that’s a wonderful thing to be a part of.”

Originally from northern Nevada, Scofield earned her Bachelor’s Degree in Communications at University of the Pacific in Stockton.

A Look Ahead: Events You Should Know About!

Subject	Date/Time	Location
Development Services Department Homeowner's Night	Every Wednesday, 5:30 to 7:30 p.m.	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor
Lunch & Learn: Stormwater Quality Requirements for New Development and Redevelopment Projects	Thursday, February 22, Noon to 1 p.m. E-mail ldelmendo@cityofsacramento.org to reserve your spot!	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor
Commission Meetings: <ul style="list-style-type: none"> • Design Review • Development Oversight • Planning • Preservation 	Visit our Web site for meeting details! www.cityofsacramento.org/dsd	
Questions? Contact Jill Scofield at (916) 808-1969.		

Development Services Department

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Lindsey Alagozian

Evan Compton

Janis Franklin

Steve Giguere

Willie Harris

Wendy Klock-Johnson

Jill Scofield

Sally Shore



CITY COUNCIL

Heather Fargo, Mayor
Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
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Robert King Fong, District 4
Lauren R. Hammond, District 5
Kevin McCarty, District 6
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CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Tom Friery, City Treasurer

Contest: What building am I?

Erroneously called the "Pony Express Terminal," I am the location of the office occupied by the State Telegraph Company from 1863 to 1868, and the Western Union Telegraph Company from 1868 to 1915.

Can you guess where I am?

E-mail your answer (either the building name or the address, or both), name and contact information by **February 28** to:

MATRIX@cityofsacramento.org

All correct answers will be entered into a drawing and one winner will be randomly selected.

Answer to January 2007 contest: Site of the First African American Episcopal Church Established on the Pacific Coast, located at 715 Seventh Street in Sacramento.



Statue of a Pony Express rider in Sacramento. Can you guess where?



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