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# maTRIX of the trade

DEVELOPING PARTNERS THROUGH THE  
CITY OF SACRAMENTO'S MATRIX PROGRAM

## Building a Greener Sacramento

-By Bob Chase

Sacramento's Green Building Program, part of the recent City Council-adopted Sustainability Master Plan, will develop a policy and implementation plan to promote and encourage the construction of buildings throughout our city that respect our resources, are energy-efficient, promote a healthy environment to live and work in, and are sustainable for the long-term.

Our goal is to develop a program that helps us achieve our mission to become the most livable city in the nation. The Sacramento region is beginning to attract Green Technology Businesses. By offering a City that promotes green and sustainability in its overall philosophy, we will further promote and encourage those efforts. The City of Sacramento is truly 'walking the talk.'

There are already a number of examples of "green" buildings in Sacramento, such as the Cal EPA building at 10th and J Streets in downtown Sacramento, subdivisions by Treasure Homes and Lennar in Natomas, the State of California East End complex, just to name a few.

Although much can be found in history that promoted a sustainable approach to building, the current focus on green building has mostly been attributed to the foundation of the U.S. Green Building Council in the early 1990's. Com-

monly referred to as the USGBC, this non-profit group developed the LEED™ rating system as a way to measure and evaluate the performance of buildings.

Since then, another rating system has been developed by a Bay-area non-profit group---Build It Green. Their primary area of focus is single and multi-family residential, whereas LEED™ is more known for rating larger commercial and public buildings.

The City of Sacramento is looking at integrating both systems of measurement and ratings to our private-sector, in order to comply with the Governor and State's mandated carbon emissions reduction as stated in AB32.

In order to achieve our program goals, we will be developing a 'menu' of suggested incentives, policies and ordinances to promote green building. Our preference will most likely be to provide incentives that encourage builders, developers and homeowners to build green. A large part of our process will be outreach to all stakeholders in the community, to hopefully through education create a market demand for green building.

Look for more Green Building developments and activities coming soon!

For more information about the Green Building Program, e-mail Jamie Cutlip at [jcutlip@cityofsacramento.org](mailto:jcutlip@cityofsacramento.org) or Bob Chase, [bchase@cityofsacramento.org](mailto:bchase@cityofsacramento.org).



### Key GREEN Milestones

- April 3, 2007—City Council unanimously endorsed a Sustainability Master Plan.
- May 2007—Jamie Cutlip, a planner with the Development Services Department, was selected to manage the Green Building Program.
- Summer 2007—Suggested green building incentives to be developed through outreach and education.
- Summer 2007—Green Building Task Force to be established.



## An Introduction to the Newest MATRIX Team Leads

The City of Sacramento MATRIX program recently welcomed a few great additions to the Team Lead network! **Norm Colby, Kathleen Forrest** and **Matt Sites** tell us why they're looking forward to the new challenge.

Colby (top left photo) is a Signal and Lighting Technician with the Department of Transportation and the newest Small Commercial Team Lead. Although born in Germany, he has lived in Sacramento most his life. A City employee for four years, he has a background in construction and a BS in Electrical Engineering Technology. He will obtain his MBA this September.

While his "regular" job is maintenance on signal controllers and working closely with the Traffic Operation Center on timing and coordination issues, Colby now has added responsibility with the birth of his son, Jack, this spring. Colby became a Team Lead in order to have more exposure to a different side of the City, and have a broader outlook on things.

Assistant Architect Matthew Sites (top right photo) is the newest Tenant Im-

provements Team Lead. Born in Coronado, Calif., Sites grew up in Virginia while his father was in the Navy. But his time in Washington D.C. later in his life is what gave him his love of architecture and engineering. Sites received his Bachelors degree in Interior Design from Radford University. He began his career as a CAD Supervisor for the US Coast Guard and from there moved to San Francisco where he designed and built parking structures. He came to Sacramento in 2005 when his son was born.

Sites already has experience with MATRIX in the area of Design Review. His sample projects have included 301 University Avenue and the Westfield Mall remodel and update, which includes bringing in a large name retail. As one who thrives on complex projects and fast pace, Sites embraces the new opportunities as a Team Lead.

As the new Team Lead for Residential 1-2 units and Minor Permits, Kathleen Forrest (top middle photo) has already had experience with a program similar to MATRIX. She previously worked in San Francisco as the Historic Compli-

ance Coordinator for Presidio Trust, managing their version of MATRIX.

Originally from Pittsfield, Massachusetts, Forrest moved to California in 2002 with a BA in History from UMASS Amherst and an MS in Historic Preservation from the University of Pennsylvania. She has always been interested in history, and specifically the physical manifestation of it, stating that, "It is important to have that physical reminder of our past; it makes us who we are. If we don't have that, we'll forget."

In July 2006, Kathleen moved to Sacramento and began with the City as an Associate Planner. Kathleen's responsibilities include reviewing CEQA documents for cultural resources, in addition to working on all nominations of Historic Landmarks and Historic Districts in the City. Kathleen is also on the Railyards Technical Advisory Committee as the representative for Historic Preservation.

*- Compiled by Jamie Broker and Judy Elias*

## Railyards Plans Move Forward, Full Steam Ahead

The Railyards—a proposed infill project that will transform 240 acres of undeveloped land near downtown Sacramento into a vibrant mixed-use community—is perhaps one of the most anticipated development projects in Sacramento in recent years. The project is currently making important progression with the submittal of a new planning application and coming release of the Environmental Impact Report.

The Railyards planning application has been a five year process that has included community and City staff input. Thomas Enterprises, the project developer, incorporated that input into the most recent application.

The changes featured in the latest application include an improvement to the grid street pattern, which improves bicycle and pedestrian linkages, the interface with the Richards Boulevard area, and is similar to

the historic grid pattern of downtown.

Additionally, the once proposed Canal District remains a residential neighborhood that is now centered on a proposed series of park blocks with some water elements.

The draft EIR is expected to be released for public review by late summer 2007, and the project could go to Council for approval as early as this fall.

Recent milestones for the project include a City Council update in late May and a community meeting on June 7, with more outreach opportunities to come throughout the summer.

**For the latest Railyards updates, visit [www.cityofsacramento.org/railyards](http://www.cityofsacramento.org/railyards).**

# Building Permits in 30 Minutes or Less Yes, It Can Be Done!

-By Jesse Gothan

**If you're thinking about a remodel or building a new home**, having the plans for your new home or remodel reviewed by the Development Services Department is easier than ever!

According to **Tom Oxley**, Residential Plan Check Supervisor, most residential plan checks can be accomplished in a 30-minute over-the-counter visit, which can be done by dropping in or making an appointment.

First, cast aside the assumption that a residential plan review would follow the same process as a commercial or other product type. For a minor construction project, your residential plan review should be a brief visit to the public counter.

**Small improvements or alterations to an existing home that do not require engineering calculations can be checked in 30 minutes or less.** The goal is that after a brief visit to the public counter, you are ready to safely construct your new bathroom, kitchen, bedroom or office.

For larger residential projects, the key is to ask the Counter Tech for an appointment with a residential plans examiner. Typical appointment plan reviews are for the following types of residential construction:

- wood frames up to 2500 sq. ft. on a concrete slab floor;
- a new dwelling of wood frame up to 2000 sq. ft. with raised wood floor;
- additions of wood frame up to 1500 sq. ft. on a concrete slab floor;
- additions of wood frame up to 1000 sq. ft. with a raised wood floor.

If you're working on any of these kinds of projects, ask for an appointment with a residential plans examiner when you drop off your plans with a building technician. The plans will be reviewed for utility and subdivision lot information and then an appointment will be set, typically 48 hours

from when you submitted. At the scheduled time, you and the plans examiner will go through the set and any comments will be explained to you and/or your design professional. There is no dropping the plans off and returning in two weeks—in as little as two hours your plans can be reviewed and even permitted!

Efforts are ongoing to try and get the word out about these services to the public. In addition and perhaps most importantly, the department is making sure all Counter Technicians are aware of this service and can properly direct customers.

As part of this effort, the new front counter at 300 Richards (which will open sometime in early 2008) will include a residential plan review station that will be staffed full-time for drop-in visits and appointments.

These process improvements are intended to capture the majority of the residential projects done within the city. Projects which consist of more complex designs and/or calculations requiring time consuming research and review would be through a regular plan check submittal (15 day first cycle review). If a submittal for regular plan check is required, the applicant will be informed of the approximate date of completion of the plan check process at the time of plan submittal.

## How do I use these services?

If you have a small improvement or alteration to an existing home, just drop in for an over-the-counter plans review! For a larger residential project, be sure to request an appointment with a residential plans examiner when you drop off your plans.

You can also contact the following DSD team members for a one-on-one over-the-counter or appointment plan review.

- Tom Oxley—804-9253
- Jay Griffin—808-1047
- Carey Boyd—808-1014
- Emilie Lanier—808-6882

## Art Gee to Retire From City Life

-By Jesse Gothan



A lot has changed at the City of Sacramento since Art Gee came on board in 1973. After 34 years of service, the Development Services Department's Operations Manager is ready to cap off his distinguished career with the City. His presence among city staff and customers will surely be missed.

A native Sacramentan, Gee comments that "there is no other city that I would rather live" and says he feels fortunate to have parents who emigrated from China and chose to make Sacramento their home.

After graduating from Sacramento High School, he attended Sacramento City College with a focus in the Architectural Technology program. A friend then introduced him to a relatively new and unique program called "urban planning" at Cal Poly Pomona, where he learned about livable cities.

Throughout his career at the City, Gee has served in many rewarding roles. But he is especially proud of his role in revising the Central City Plan which recasted the vision for the community in the mid 70s. He also notes the creation of the Historic Preservation Program in the early 70s and his recent role in expanding the MATRIX. He comments that this latest role was made easy due to the appointment of a "Czarina" aka "Matrix Mom" (Janis Franklin) to be manage the program.

Upon his retirement, Gee will take on another career—as the Chief of Staff with County Supervisor Jimmy Yee.

# Harris Selected as New Operations Manager

As Art Gee prepares to step down from his position as Operations Manager, the City is fortunate to have another capable leader stepping in to fill his shoes. Willie Harris has been selected as the Development Services Department Operations Manager, and his appointment became effective May 26. Over the coming month, Harris will work with Gee to learn all the tricks of the trade, including the management and direction of the operations of all divisions within the department, as well as the MATRIX program. Harris also will be responsible for the efficiency and effectiveness of the department's service delivery methods.

Harris has been with Development Services for more than 13 years and is known for his



*Harris, L, and Gee, R, work together to prepare for Gee's retirement this month.*

skills in getting the customer to success, most recently serving as a Senior Project Manager. Throughout his tenure with the City, Harris has served as a High Rise and Major Projects Team Lead and MATRIX Process Manager, as well as a key source of information for developers, architects, engineers, contractors, and home owners, becoming the "go-to" contact for many DSD customers.

Willie holds a Bachelor of Arts in Career Development/Management and an Associate of Arts in Construction Inspection. He also holds numerous ICBO Certificates in various areas, as well as a General Contractor's License.



## Contact Us!

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## Newsletter Contributors

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## Operating Principles

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



## CITY COUNCIL

Heather Fargo, Mayor  
Raymond L. Tretheway III, District 1  
Sandy Sheedy, District 2  
Steve Cohn, District 3  
Robert King Fong, District 4  
Lauren R. Hammond, District 5  
Kevin McCarty, District 6  
Robbie Waters, District 7  
Bonnie J. Pannell, District 8

## CHARTER OFFICERS

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

## Upcoming Events—Mark Your Calendar!

Subject	Date/Time	Location
<b>Homeowners and Small Business Nights!</b>	Every Wednesday, 5:30 to 7:30 p.m.	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor
Lunch & Learn: <b>Air Quality Requirements (Sacramento Metropolitan Air Quality Management District)</b>	Thursday, June 28, Noon to 1:30 p.m. <b>RSVP to Carol at (916) 808-1939.</b>	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor

**Don't forget our monthly Commission meetings and public hearings!**  
Visit [www.cityofsacramento.org/dsd](http://www.cityofsacramento.org/dsd) for details.  
Questions? Contact Jill Scofield at (916) 808-1969.

