



▶ FIRE PREVENTION OFFICERS 2



▶ TOWNSHIP 9: MOVING AHEAD! 2



▶ FACILITY PERMIT PROGRAM.....4

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DEVELOPING PARTNERS THROUGH THE
CITY OF SACRAMENTO'S MATRIX PROGRAM

Infill Model Homes Bring New Life To City

-By Jason Hunter

Sacramento is rich in history and diversity. Time has graced the more than 150 year-old city with a variety of neighborhoods and architectural styles. That time, however, has also seen buildings come and go and certain lots ignored, leaving vacant lots scattered throughout the city.

When homes are built on these lots, the City must first review the plans to ensure compatibility with design guidelines. But using house plans that have been pre-approved by the City can expedite the process and reduce costs!

As part of the infill model house plan program, the City has a variety of pre-approved plans that builders can purchase from specific designers. The pre-approved or "model" plans have already been reviewed—and approved—by the building and design review functions of the Development Services Department, saving the developer several steps in the process. The plans cost just

\$1,500 each and include a full set of detailed construction drawings.

These model homes are far from cookie-cutter, however. There are a number of plans designed to maintain the character of the existing neighborhoods, and they can be used in most older neighborhoods throughout the City. The plans were designed based on traditional homes in Oak Park and Del Paso Heights neighborhoods and to lot sizes commonly found in the City's older neighborhoods.

The plans incorporate varied features such as attached and detached garages, 3-4 bedrooms, single and two-story models, along with other design features tailored for the target neighborhoods.

Currently, eight infill model homes are being constructed in various parts of the city, and two have already been completed and are awaiting new homeowners.

For more information, visit www.cityofsacramento.org/dsd or call Desmond Parrington at (916) 808-5044.



An infill model home in the form of a pre-approved plan (above), and as a newly constructed home (below).



Looking Ahead

Railyards public meetings, a Development Oversight Commission workshop, and many other events are coming soon. Check out the back page for more information about upcoming events!

MATRIX Team Profile: Fire Prevention Officers

-By Jesse Gothan

City of Sacramento building inspectors are certified professionals representing various areas of expertise. One group of professionals who work with the inspection teams to ensure safety in all construction projects is the fire prevention officer team.

The City of Sacramento employs 21 fire prevention officers working in three main focus areas: code enforcement, permit annual inspections and new construction.

Craig Pack leads the team for new construction, which includes four fire prevention officers—**Mark McClure, Jaswant Singh,**

Greg Paul, and Martin Hill. This group performs all of the fire inspections for new development within the City and some sections of the county (Fruitridge and Natomas Pacific). In terms of major projects in Sacramento, Hill and



L to R: Dan Shipp, Craig Pack, Greg Paul, Martin Hill, Jaswant Singh, Mark McClure and Debra Boyd.

Paul are the fire inspectors for The Marriott Hotel, and McClure and Singh are the inspectors for the US Bank Plaza at 621 Capitol Mall.

Dan Shipp and Debra Boyd support the team by scheduling inspections and managing all documentation, handling about 30 calls a day. Pack says that, on average, the new construction team handles about 20 inspections a day.

Need to schedule a building inspection?

Visit www.cityofsacramento.org/dsd/building/inspections/ for more information.

Project Update: Township 9 Bringing Change to Richards

Yet another exciting and transformational project for the City of Sacramento was recently approved by the City's Planning Commission and at press time is preparing to go to the City Council (scheduled for August 28). If approved, **Township 9**—which proposes to subdivide 65 acres into a mix of residential, retail, office and recreation—could break ground as early as next year.

Township 9 is one of several projects currently underway that aims to bring new life to the Richards Boulevard Special Planning District. Other exciting projects in the works include Continental Plaza at Richards Boulevard and 7th Street, and the transformation of 300 Richards Boulevard into a service center housing two City of Sacramento departments, including Development Services.

Township 9 will include 2,350 residential units, nearly 840,000 square feet of office, and more than 146,000 square feet of retail space. In addition, a three-acre park is proposed at the end of 7th Street. The project area is bounded by Richards Boulevard to the south, the American River to the north, 5th Street to the west, and 7th Street to the east.

The development team has been working with the community and the city for several years to incorporate suggestions and feedback into the current plans. Since January of this year, the team has met with 23 community and city groups to gather input!



“Our goal with this project is to develop a waterfront on par with other great cities while being sensitive to the natural environment of the river,” said project manager Alberto Esquivel. “Township 9 will offer residents all the benefits of urban living while providing unprecedented and unparalleled views of the American River.”

On working with the City throughout the entitlement process, Esquivel noted, “We have been very pleased with City staff's responsiveness and their working with us as a development partner on this project.”

For more information about the status of this project, contact Michael York at (916) 808-8239 or myork@cityofsacramento.org.



Facility Permit Program

Rapid Approval for Commercial and Industrial Facilities

-By Evan Compton

For customers who have frequent interior tenant improvements and maintenance upgrades on their building, the **Facility Permit Program** is here to help!

The Facility Permit Program (FPP) facilitates a rapid approval process for two basic levels of work within commercial and industrial facilities:

- Maintenance & Repair and Minor Tenant Alterations
- Major Interior Tenant Improvements and Remodels

The program is available to owners of commercial and industrial buildings, building management companies, and/or their tenants. Properties must be registered to use the FPP program. Participants may register one or more buildings and each facility is re-registered annually.

There are numerous advantages to the customer, including the team concept that is used in facilitating all of the work needed for the project. Each team is comprised of four inspectors specializing in the building, plumbing/mechanical, electrical, and fire trades.

The team concept enables the building owners and assigned inspection teams

to develop an ongoing working relationship.



Plan intake and permitting are also streamlined. Minor projects may even be granted permits over the phone, and the team has the authority to determine whether a site visit is necessary.

The program benefits the customer through its billing system, as well. Services are delivered at the customer's desired level, including consultation, job meeting, and process management assistance. In addition, services are charged at hourly rates with full cost accountability through itemized billing.

Check out the Facility Permit Program yourself! For more information or to register, please contact Sean Burke at (916) 804-1784 or e-mail facilitypermits@cityofsacramento.org. Forms and full details are available at www.cityofsacramento.org/dsd/hotnews/FacilitiesPermitProgram.cfm.

Questions About the Development Process?

Attend a DOC Workshop on September 10!

The City of Sacramento Development Oversight Commission welcomes community and customer feedback. The DOC's September meeting is dedicated to giving small builders, homeowners and the community at large an opportunity to get immediate responses to development-related questions.

DOC members and City Development Services staff will answer questions and respond to suggestions presented during the meeting. Participants are strongly encouraged to submit questions in advance to ensure that adequate information is gathered and the appropriate staff members are available to respond.

Submit your questions to DOC@cityofsacramento.org by August 31, 2007.

Workshop Details

Monday, September 10
5:30 p.m.

Historic City Hall
915 I Street,

Second Floor Hearing Room

Sacramento Awarded for Wireless Inspections



The Development Services Department's Building Inspectors were awarded for their implementation of wireless inspections.

The City of Sacramento was recently selected by Accela, Inc., as its 2007 Mobile Government Award recipient. The award recognized the city as a leader in implementing mobile government solutions that enables its inspection staff to respond more effectively and efficiently to citizens and the building community. The City implemented wireless inspections in 2006, and 40 building inspectors currently use the wireless system to approve inspections and/or issue correction notices in the field.

Railyards Update: Public Hearings Scheduled

The Railyards project continues to move forward! The Draft EIR was released August 20, and several public hearings are scheduled in the coming months to discuss the project. If you're interested in attending any of the public hearings, here are some important dates to keep in mind!

Draft EIR Hearing:

- Planning Commission Meeting, Thursday, September 13, 5:30 p.m.
- Old City Hall, Second Floor Hearing Room (915 I Street)

Joint Public Hearings:

- Tuesday, September 11, 5:30 p.m.
- Tuesday, October 2, 5:30 p.m.
- Monday, October 22, 5:30 p.m.

The joint public hearings will be held with the City's Planning, Preservation and Design Review commissions. All three hearings will take place at the Sheraton Grand, located downtown at 1230 J Street.

After the hearings, each commission will make recommendations at its respective meeting. (Visit the Railyards Web site for important commission meeting dates!)

Find more online!

- Minutes from the June 7 community workshop.
- Staff reports from commission meetings.
- Dates of commission meetings at which recommendations will be made.

www.cityofsacramento.org/dsd/projects/railyards



Contact Us!

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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

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Raymond L. Tretheway III, District 1
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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
Homeowners and Small Business Nights!	Every Wednesday, 5:30 to 7:30 p.m.	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor
Lunch & Learn: Environmental Due Diligence	Thursday, August 30, Noon to 1:30 p.m. RSVP to Carol at (916) 808-1939	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor
Development Oversight Commission Community Workshop	Monday, September 10, 5:30 to 7:30 p.m.	Old City Hall, 915 I Street, Second Floor Hearing Room
Lunch & Learn: Minor Permit Label Program	Thursday, September 27 Noon to 1:30 p.m. RSVP to Carol at (916) 808-1939	North Natomas Permit Center 2101 Arena Blvd., 2nd Floor

Visit www.cityofsacramento.org/dsd for details or other events.
Questions? Contact Jill Scofield at (916) 808-1969.



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