



REPORT TO COUNCIL City of Sacramento

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STAFF REPORT
August 5, 2010

**Honorable Mayor and
Members of the City Council**

Title: 2009-2010 Annual Report of the Development Oversight Commission (DOC)

Location/Council District: Citywide

Recommendation: Approve a **Resolution** adopting the 2009-2010 Annual Report of the DOC and Initiatives

Contact: Max Fernandez, Director of Community Development; David Kwong, Planning Director, (916) 808-2691

Presenters: Max Fernandez, Director of Community Development; Holger Fuerst, 2009 DOC Chair; Darryl Chinn, 2010 DOC Chair; Dennis Guerra, DOC Commissioner

Department: Community Development

Division: Administration

Organization No: 21001011

Description/Analysis

Issue: The City's Development Oversight Commission is submitting its comprehensive annual report for 2009-2010. The report contains the Commission's review of accomplishments and challenges and recommended initiatives for continued focus. Community Development Department staff has been working closely with the Commission throughout the year and supports their recommendations.

Policy Considerations: The proposed resolution is consistent with the City's Strategic Plan Focus Areas to promote sustainability and livability and foster economic development.

Environmental Considerations:

California Environmental Quality Act (CEQA): Under CEQA guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review.

Sustainability Considerations: Not applicable.

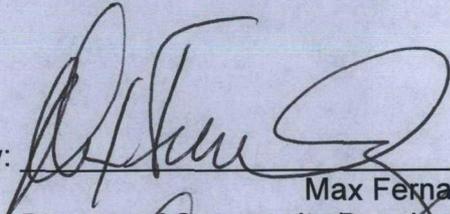
Commission/Committee Action: On June 14, 2010, the Development Oversight Commission unanimously approved the final version of their Annual Report for transmittal to the City Council.

Rationale for Recommendation: Staff believes that the Commission has been instrumental in leading and supporting positive changes that have occurred in the City's development review services. However, additional work is required to address continued challenges and improvements as discussed in its report. The resolution outlines the initiatives and associated tasks that will assist the City Council, City Manager, and City Departments to achieve the goal of leading Sacramento to become America's "most livable City."

Financial Considerations: Additional funds will be necessary to continue implementation of the initiatives. Funding for the initiatives has not been identified.

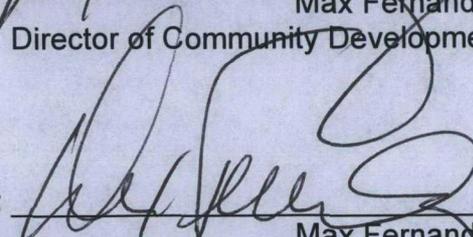
Emerging Small Business Development (ESBD): There are no ESBD considerations with this report.

Respectfully Submitted by:



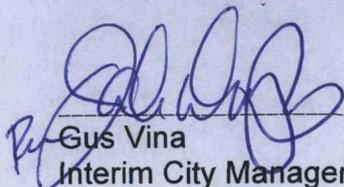
Max Fernandez
Director of Community Development

Approved by:



Max Fernandez
Director of Community Development

Recommendation Approved:



Gus Vina
Interim City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE 2009-2010 ANNUAL REPORT OF THE CITY'S DEVELOPMENT OVERSIGHT COMMISSION AND INITIATIVES

BACKGROUND

- A. The City of Sacramento Development Oversight Commission (DOC) is comprised of building industry representatives and member of the public appointed by the Mayor and City Council to assure follow through of recommendations that were approved by City Council on July 20, 1999.
- B. The DOC provides a forum that enables the public and City staff to introduce and discuss suggestions, comments and concerns regarding the procedures and processes of the City's development services function. The DOC provides the Mayor and City Council an annual report regarding the City's development procedures and processes, including but not necessarily limited to the implementation status of the commission's recommendations that were accepted by the City Council on July 20, 1999.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Sacramento accepts the 2009-2010 Development Oversight Commission Annual Report and five (5) 2010 initiatives and associated tasks, as follows:

1. OUTREACH/PUBLIC ENGAGEMENT AND COMMUNICATION

- Reintroduce Customer Survey Forms to measure customer service
- Facilitate focus groups with community members, small and large developers to measure customer service and gather process improvement recommendations
- Open House/Workshop to improve communication and offer educational opportunities for community members and developers

2. COLLABORATION AND CONNECTION

- Grow and share the knowledge of our dynamic community by assigning DOC Commissioners to participate in key neighborhood and community groups

- Partner with other City Departments to collaborate customer service and suggest process improvement initiatives
- Partner with business partners such as the AIA, BIA, AGC to sponsor training and outreach initiatives

3. DESIGN CLARITY AND EXCELLENCE

- Celebrate our many neighborhoods and hear from our citizens on what makes them successful
- Study Design Review and Approval Improvements

4. ON-GOING PROCESS IMPROVEMENTS

- Schedule regular Meetings with Managers' Office and Community Development Department Staff
- Advocate for a regulatory climate that supports the community by forming a Red Tape Task Force
- Partner with Community Development to provide process improvement initiative support and to document changes in the "Book of Change"

5. EXTENSION OF THE SUNSET OF THE DEVELOPMENT OVERSIGHT COMMISSION

- DOC "Sunset" or repeal of chapter, is scheduled for December, 2010. Staff recommends an extension for the same duration as the original charter (five years from December 2010) and asks City Council to direct Staff to prepare an ordinance extending the sunset.

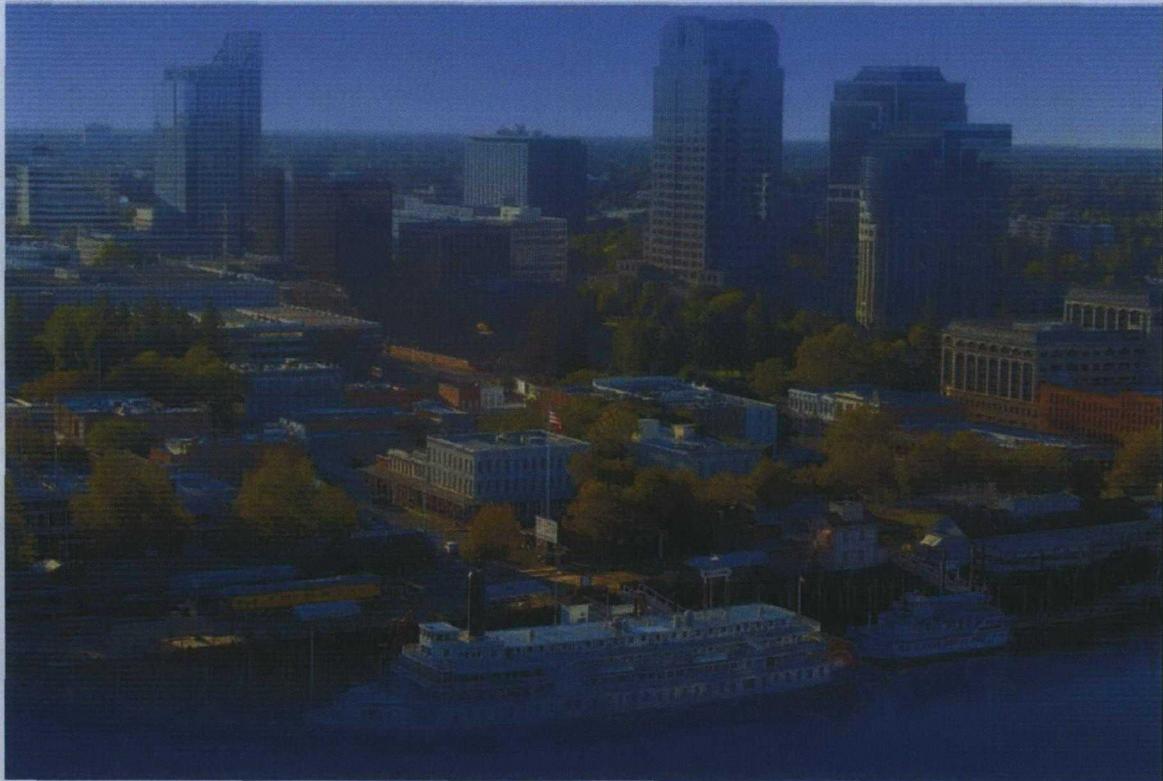
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DEVELOPMENT OVERSIGHT COMMISSION
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Exhibit A – DOC Annual Report

**CITY OF SACRAMENTO
DEVELOPMENT OVERSIGHT COMMISSION
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DEVELOPMENT OVERSIGHT COMMISSION
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2009-2010 DEVELOPMENT OVERSIGHT COMMISSION ROSTER

Darryl Chinn, AIA, 2009 Vice Chair, 2010 Chair
Building Industry Trade Organization Appointee

Holger Fuerst, P.E., 2009 Chair
Building Industry Professionals Appointee

Dennis Guerra, AIA
Building Industry Professionals Appointee

Matt Hedges
Building Industry Professionals Appointee

Kristina McBurney, 2010 Vice Chair
Public at Large Appointee

John Nunan
DOC Commissioner 2001-2010
Building Industry Trade Organization Appointee

John Packowski, Associate AIA
Building Industry Professionals Appointee

Brian Holloway
DOC Commissioner 2002-2010
Building Industry Professionals Appointee

Scott Schriefer
DOC Commissioner 2009
Building Industry Professionals Appointee

Jeffrey A. Stowell
Building Industry Professionals Appointee

Roger Valine
Public at Large Appointee

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CITY STAFF LIAISONS TO THE DEVELOPMENT OVERSIGHT COMMISSION

John Dangberg

Assistant City Manager, Office of the City Manager

David Kwong

Acting Director of Community Development

Willie Harris

Operations Manager, Community Development Department

Janis Franklin

Program Specialist, Community Development Department

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LETTER TO MAYOR AND CITY COUNCIL

July 20, 2010

Honorable Mayor Johnson and City Council of the City of Sacramento.

The Development Oversight Commission (DOC) is pleased to present the enclosed 2009-2010 Annual Report to Council. The past year has been a challenging one for the City, Staff and DOC due to the current economic situation and the ongoing investigation and audit. In spite of these challenges, the DOC can remain a valuable support resource for the City, Community and Staff. We would like to review the original purpose of the DOC, and our recommendations for goals and initiatives for the following year.

Our core purpose is to facilitate open forums for our citizens and department staff to introduce and discuss suggestions and concerns regarding the procedures and processes related to developing within our City.

The commission consists of building industry representatives, i.e., architects, contractors, engineers, and members of the public and views the industry and public involvement as vital to its success, recognizing that our citizens will benefit from a more comprehensive approval process.

NEW TIME-NEW WAYS-NEW SUCCESSES

Our main goal is to formulate a new approach, with a clear understanding of where we have been, and to build a new foundation that works and allows us to move ahead and implement it. As such, we recommend that Council approve the resolution detailing the following DOC initiatives for 2010-2011.

1. **OUTREACH/PUBLIC ENGAGEMENT AND COMMUNICATION**
 - Reintroduce Customer Survey Forms to measure customer service
 - Facilitate focus groups with community members, small and large developers to measure customer service and gather process improvement recommendations
 - Open House/Workshop to improve communication and offer educational opportunities for community members and developers

2. **COLLABORATION AND CONNECTION**
 - Grow and share the knowledge of our dynamic community by assigning DOC Commissioners to participate in key neighborhood and community groups
 - Partner with other City Departments to collaborate customer service and suggest process improvement initiatives

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- Partner with business partners such as the AIA, BIA, AGC to sponsor training and outreach initiatives
3. DESIGN CLARITY AND EXCELLENCE
- Celebrate our many neighborhoods and hear from our citizens on what makes them successful
 - Study Design Review and Approval Improvements
4. ON-GOING PROCESS IMPROVEMENTS
- Schedule regular Meetings with Managers' Office and CDD Staff
 - Advocate for a regulatory climate that supports the community by forming a Red Tape Task Force
 - Partner with Community Development to provide process improvement initiative support and to document changes in the "Book of Change"
5. EXTENSION OF THE SUNSET OF THE DEVELOPMENT OVERSIGHT COMMISSION
- DOC "Sunset" or repeal of chapter, is scheduled for December, 2010. We recommend an extension for the same duration as the original charter (five years from December 2010).

This report outlines our best efforts to put in place new and ongoing initiatives. Since the DOC is scheduled to sunset at the end of this year, we look forward to servicing you and the entire City Council throughout 2010 and, respectfully request, beyond.

Sincerely,

Holger Fuerst, 2009 Chair DOC

Darryl Chinn, 2010 Chair DOC

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2009 SUCCESSES



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2009 SUCCESSES

Overview

Though the latter part of 2009 saw the City and the Community Development Department (CDD) mired in significant turmoil punctuated with the departure of first the City Manager and shortly thereafter the Director of the CDD, the year also marked several significant milestones.

In spite of the fiscal challenges, the CDD nonetheless worked tirelessly to set the stage for an eventual economic recovery. To improve overall department efficiencies, the Planning Department and the Development Services Department merged into the Community Development Department. Administrative, Long Range, New Growth and Infill Staff were integrated with Development Services Staff and now function as one department with a renewed focus on the community.

The department completed several noteworthy projects, leading the way being the City's award-winning 2030 General Plan and Environmental Impact Report. The Development Oversight Commission assisted in this process throughout, both by having current and former commissioners actively participate on the General Plan Advisory Council and by helping staff work out complicated process and policy issues.

Several other large-scale master plan entitlement processes also came to completion in 2009. Starting off the year were final entitlements for Delta Shores, followed by final approvals for Curtis Park, the River District Master Plan, and the Universal Design Ordinance, amongst others.

Throughout the year, CDD staff with the help of the DOC continued to refine internal and external processes, ever focused on customer service improvements. 2009 saw the successful implementation of a number of new programs aimed at process efficiency and customer service. While these progressive programs are all rooted in ongoing CDD innovation from within, the DOC has been actively involved throughout the year in helping fine-tune processes and helping launch the programs.

Customer Service and Process Improvements

Struggling under the weight of the recession and associated heavy cuts in staffing at all levels of the department, the DOC was focused heavily on supporting staff and boosting moral wherever and whenever possible. Both CDD staff and the DOC made it their priority to continue to advance the goals the department set for itself 2-3 years earlier to "get the customer to success". New programs in support of these goals include the following:

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- Establishment of the “Change Team”, a cross representational group of staff focused on process improvement initiative creation and execution and subsequent documentation of those process improvements in the “Book of Change”
- The Executive Dashboard for staff to facilitate project management, providing workflow information and status reports electronically at the touch of a finger;
- Implementation of Q-Flow at the public counter of the department, allowing front counter customers to check into an automated queuing system. Customers are directed to the appropriate window based on their needs, and staff has the ability to report workload statistics, including wait times and to staff the public counter appropriately
- Launch of the Green Building Task Force. Community Development staff have established a partnership with the County and Valley Vision/Green Capital Alliance to initiate a joint City/County Green Building Task Force process as Phase II of the Green Building Program. This effort builds upon an earlier City adoption of voluntary green building standards for private residential and commercial projects (Phase 1).

A number of changes to current policies, processes, and procedure will likely result from implementation of recommendations based on the outcome of the ongoing department audit. The Development Oversight Commission is ideally suited to assist the City Manager’s Office and the CDD in implementing these changes. As the City retools to overcome the challenges of the past, the focus needs to continue to be on its customer. Only then can the economic vitality of the City be ensured for the long run, thus setting the stage for it to become the most livable City in America.

Project Successes (Details regarding the following development projects are found in the Appendix)

Certification of Curtis Park EIR
Docks Specific Plan
Firestone Building Adaptive Reuse
Stitch “Alley Density” Project
Maydestone Apartments Major Rehabilitation Project
Sterling Hotel Restaurant New Bar Conservatory Addition Project
Downtown Railyards- successful arbitration of CEQA litigation

2009 CHALLENGES



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2009 CHALLENGES

Overview

The continued economic malaise affecting our City, Region and State remains the most impactful challenge of 2010. Balancing the budgetary impacts which affect both staffing levels and the morale of Community Development Department (CDD) employees, with staff's ability to continue serving our citizens at a high level, is increasingly more difficult. The transition of leadership within CDD, and the relationship of CDD leadership moving forward with City Council will be critical challenges which need to be met with a renewed sense of transparency and cooperation in order to keep our City prepared for a recovering economy.

Revenue and Fees

As revenues continue at a significantly reduced rate, CDD staff continues to look for ways in which to balance service with fees. A number of programs have been assessed and updated to provide a fee structure which allows for improved or full cost recovery. A pertinent example is the revised FPP program, endorsed by both the community and CDD staff, and recently approved by City Council. Through significant public outreach and an innovative approach authored by CDD staff, this revised program provides both a high level of customer service while meeting the requirements for full cost recovery for the City. The process and outcome of this model should be embraced and expanded upon in the coming year.

The "Natomas Effect"

The resultant fallout of the Natomas permitting issue, combined with the investigation and ongoing audit, has impacted the public's perception of the City's services. The outfall of these events is still to be determined, but the fact remains that greater transparency and continued outreach to our citizens is necessary. Consistent dialogue with private sector leaders and community members will be essential in reestablishing, and strengthening, the trust and confidence in the City's diverse departments and commissions. The audit should provide insight and opportunities to improve the City's approach and processes to assisting our citizens. The DOC, as a neutral entity, can assist greatly in this process.

Leadership

This past year has seen a significant impact in the leadership of both the City Manager's Office and CDD. The public's perception of a dysfunctional relationship between City Council and previous leadership requires review and reconciliation moving forward in the coming year. The success and growth of our City demands a new vision and spirit of cooperation from all City leadership in order to be successful. The professional growth

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and leadership of current staff needs to be emphasized and enhanced in order to provide benefit to our citizens. As budgets remain tight, it is crucial to continue the professional development of staff. The continued growth of the overall cultural shift in City departments, the desire to continue to "Get the Customer to Success", is more important now than ever. Every effort should be made to encourage and promote this entrepreneurial approach to improving our City.

More With Less

The City can no longer afford to do business as usual. Can we combine commissions to provide lower costs, better efficiency and improved customer service to our citizens? Are there opportunities to review further consolidation of departments which can maximize the talent and capabilities of City services? Is outreach and joint venture with the County of Sacramento possible to provide a positive regional impact in service to members of our community? Understanding the constraints of city government, can a more entrepreneurial approach associated with the private sector be infused to promote more forward-thinking, efficiencies and staff performance? The world we live in today is very different from several years ago, and with that comes opportunity to both view and do things differently to create a more prosperous future for our City. The DOC stands prepared to facilitate these ideas in the coming year.

Preparing for a Recovering Economy

Understanding that the economy is still slow to recover in Sacramento, the current economic situation will improve, and our City needs to be prepared. It is crucial that CDD and other City services be ready to take full advantage of all opportunities which present themselves as the economy continues to recover. Process and functional aspects of each department need to be reviewed and improved, with a focus on customer service in mind. Improved communication and relationships, both internally and throughout our community, need to be transparent and functional. Entrepreneurial leadership needs to step forward and provide a clear and focused vision for our City. As an independent commission with representatives from differing sectors of our community, the DOC stands ready to assist in forging a prosperous future for our citizens.

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2010 INITIATIVES



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2010 INITIATIVES

OVERVIEW

These unprecedented times require ongoing “communication, connection, and clarity” regarding our continued growth and evolution of our built environment.

The Community Development Department and the Development Oversight Commission are partners with all of our neighborhoods and its citizens.

The main goal is to formulate a new approach, with a clear understanding of where we have been, and to build a new foundation that works and allows us to move ahead and implement it.

1. OUTREACH/PUBLIC ENGAGEMENT AND COMMUNICATION

- Provide a public forum to embrace our broader community
- Develop strategies and practical techniques with marketing and public relations
- Execute successful and proven services to be competitive
- Reintroduce Customer Survey Forms to measure customer service
- Facilitate focus groups with community members, small and large developers to measure customer service and gather process improvement recommendations
- Open House/Workshop to improve communication and offer educational opportunities for community members and developers

2. COLLABORATION AND CONNECTION

- Grow and share the knowledge of our dynamic community by assigning DOC Commissioners to participate in key neighborhood and community groups
- Partner with other City Departments i.e. Neighborhood Services to collaborate regarding customer service and process improvement initiatives
- Partner with business partners such as the AIA, BIA, AGC to sponsor training and outreach initiatives

3. ON-GOING PROCESS IMPROVEMENTS

- Regular Meetings with Managers’ Office and CDD Staff
- Advocate for a regulatory climate that supports the community i.e. Red Tape Task Force
- Partner with Community Development to provide process improvement initiative support and to document changes in the “Book of Change”

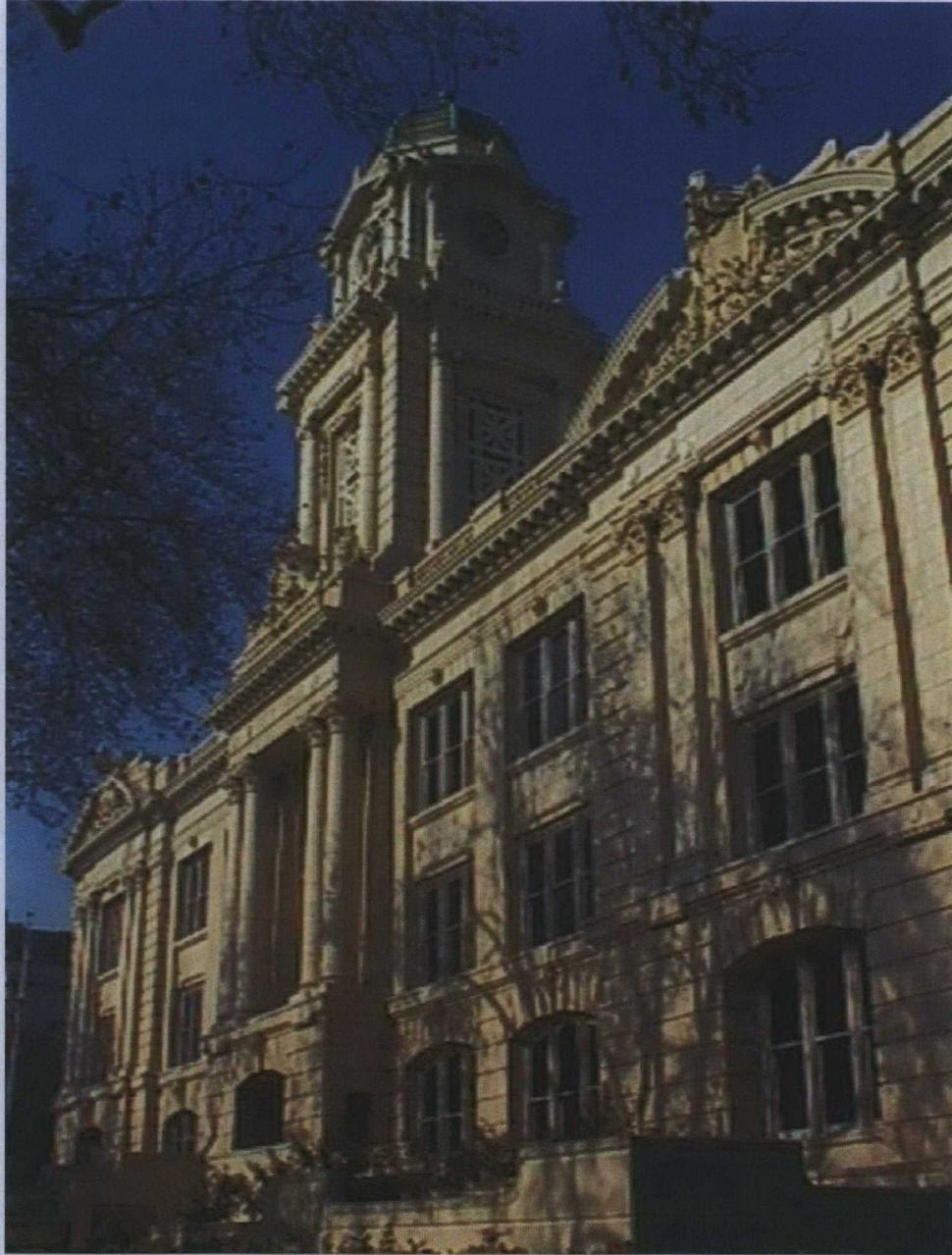
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4. DESIGN CLARITY AND EXCELLENCE

- Celebrate our neighborhoods and what makes them successful
- Design Review Approval Improvements

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APPENDICES



**APPENDIX 1: 2009-10 COMMUNITY DEVELOPMENT DEPARTMENT
ACCOMPLISHMENTS**

1. Green Building Task Force

Community Development staff have established a partnership with the County and Valley Vision/Green Capital Alliance to initiate a joint City/County Green Building Task Force process as Phase II of the Green Building Program. This effort builds upon an earlier City adoption of voluntary green building standards for private residential and commercial projects (Phase 1).

Through this collaboration, the Green Building Task Force is designed to enlist a more regional focus on green building issues and development expertise to recommend appropriate design, timing and implementation of mandatory green building measures; how to incentivize and reduce the costs of green building; and other policies or programs that will facilitate the development and expansion of green building in the region. The Task Force is supported and staffed by both City and County and is jointly funded by the City's and County's Energy Efficiency & Conservation Block Grants (EECBG).

2009-2010 Accomplishments

- Valley Vision retained for Task Force facilitation
- EPA District 9 enlisted as Task Force research support
- Green Building Task Force kick-off meeting held April 21, 2010
- 43 applications received for Task Force participation
- 34 Task Force members selected including local developers, builders, planners, architects, landscape architects, engineers, real estate professionals, financial institutions, building owners and managers, and agency and business leaders.

2. Communications Survey and Action Plan

Community Development Department staff created and distributed a communications survey to all staff. Over half of the CDD staff submitted responses to the survey, which is statistically considered an excellent response rate. The Communications Subcommittee of the Change Team identified this as their top process improvement initiative, and has subsequently held a focus group meeting comprised of a volunteer cross section of staff to create and prioritize communications improvements that now comprise the communications action plan. Highlights of the action plan include:

- Utilization of CityNet, the City intranet website, as a central repository of information, including department processes and procedures, department-wide emails, announcements, employee recognition, employee suggestions

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- Focus Groups to address customer and employee recommendations for process improvement initiatives
- Increased frequency of All-Staff meetings
- Increased and regular frequency of Director updates
- Consideration of alternative communications methods, including e-newsletter, blog, department facebook page and eGov updates that push the message to staff
- Increased usage of employee recognition
- Increased interdepartmental communication

3. General Plan Completion and Projects

- Award-winning completion of the 2030 General Plan
- Re-zoning and land use changes of approximately 1600 parcels to be consistent with the 2030 General Plan
- Climate Action Plan will identify how the City and the broader community can reduce greenhouse gas emissions (GHG). The CAP will also identify steps we need to take to prepare and adapt to climate change. For more information, see the following link: [View Information on the Climate Action Plan](#)

4. Cross training initiatives

To address the significant decreases in staffing, and to ensure coverage in the event of absence or vacancy, CDD has initiated extensive cross training efforts throughout the department including the following:

- Environmental Impact Report training – Environmental staff now complete in-house EIR's rather than utilizing consultants on many projects
- Boards and Commissions
- Cashier
- Counter Staff
- Records Management
- Budget

5. Facilities Permit Program

To address issues identified by the Office of the City Attorney, and to further enhance the Facilities Permit Program, staff worked collaboratively with DOC Commissioners and customers to redesign the program, including introducing new ordinances.

6. Process Improvement Initiatives and documentation in the “Book of Change”

Members of the CDD “Change Team” a cross representational team of staff members who are chartered to develop and implement process improvement initiatives have initiated several important projects, including process and procedures manuals, training protocols, and communication strategies. Once

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complete, they will be documented in the “Book of Change”. Additional items in the “Book of Change” include corrective actions taken as a result of the ongoing audit and investigation.

7. Sacramento Historical Plaques Program

Owners of residential and commercial properties that have been designated by the City of Sacramento as either a Historic Landmark or a Contributing Resource within a City-designated Historic District, as listed in the Sacramento Register of Historic & Cultural Resources, are eligible to apply for a Historic Property Plaque. The Plaque is to be placed on the exterior façade of the building or at the front of the property to acknowledge the date when the resource was constructed and its historic significance. The City of Sacramento has authorized Sacramento Heritage to manage the Historic Property Plaque program in coordination with the City’s Preservation Office, and also to coordinate with property owners and the manufacturer for the fabrication of the attractive and durable bronze Plaque affixed with the City logo.

8. Universal Design Ordinance

In an effort to offer more accessible housing to accommodate the disabled and senior populations, City Council adopted the Universal Design Ordinance on February 16, 2010. This ordinance requires single family home builders to provide universal design features as an option available to buyers. Single-family and two-family developments of 20 units or more will need to offer design features to make homes more accessible.

9. Building valuation update

The Building Division of CDD has been challenged in the past few years in maintaining a customer service oriented plan review and inspection program when fees are based on building valuations that are not accurately updated to reflect the continual up and down changes in construction methods and material values dictated within the market place. Recent changes will base the plan review and inspection fees on the latest building valuation data (BVD) February 2010, a national average of known costs of construction, and will adjust the increase/decrease regularly during a fiscal year.

10. Video streaming of Planning, Design and Preservation Commissions

Beginning in May, 2010, meetings of the Design, Preservation and Planning Commissions have been video streamed live over the internet. In addition, an archive of all streamed videos, agendas and minutes is available on the City website for easy access. The website where this information is available is http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

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11. Paperless agenda initiative for all development-related Boards and Commissions

In accordance with current City Council practice, the Community Development Department (CDD) discontinued the production of paper agenda packets for City Staff and Commissioners. Agenda packages are available online for Commissioner and Staff review. Commissioners or members of the public who wish to do so may also come into the CDD office during regular business hours and view the package at a computer terminal in the CDD office. The shift to a paperless package results from resource, budget, and sustainability issues. The digital packages prepared for all of the commissions and boards of CDD are prepared in the same manner as the Clerk's Office is now preparing the agenda package for the City Council.

12. Implementation of automated queuing system software and training for "Q-Flow"

An automated queuing system, "Q-Flow" was implemented in 2009, which has resulted in improvements to customer service at the public counter and streamlined assignment of customers to the appropriate staff resource. In addition, automated reporting has enabled counter management to identify peak customer demand times in order to staff appropriately.

13. Urban Design Projects

Several significant urban design projects were completed during the 2009-2010 period. Please see Appendix 4 for additional details.

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**APPENDIX 2: 2010-11 COMMUNITY DEVELOPMENT DEPARTMENT
OBJECTIVES**

1. Consolidation of Community Development Department with Code Enforcement Department.

The departments of Community Development and Code Enforcement will merge to reduce cost, eliminate redundancies, and improve alignment of services. Staff will work collaboratively to create a new organizational structure.

2. Process Improvement Initiatives

Process Improvement Initiatives that are in process, with expected completion during 2010-2011 include the following:

- FloodPlain Development Restrictions Training
- Design a 'Training Procedures Manual' for CDD
- Cash Handling & Refund Processing
- Dashboard Phase II
- Citywide Development Impact Fees
- Receptionist Flow Chart
- Communications Survey Action Plan
- Accela Wireless Training
- Epermit Program
- Forms Update
- Contract Cleanup
- IT Equipment Replacement Process
- Volunteer Checklist
- Implementation and training of revised department retention schedule
- Complete the Preservation Project Manual to assist with infill projects and other work in residential Historic Districts
- Revamp the Encroachment Permit Process
- Planning Entitlement Cost Recovery
- Fee Analysis
- Standardize Accela fee implementation and adjustment requests
- Consultant - Procedures Manual for Environmental Documents
- Procedures Manual - Administration
- Procedures Manual - Planning
- Procedures Manual - Counter Operations

3. Department Audit

The audit of the Community Development Department started in May, 2010. As deficiencies or recommendations are identified Staff will develop a corrective action plan to address them and will update the "Book of Change" on an ongoing basis. A final audit report is expected in Fall 2010.

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APPENDIX 3: CONSTRUCTION VALUATION DATA

City of Sacramento
Construction Valuation Report

Calendar Year thru December 2009

Type of Structure	New Construction		Repairs and Additions	
	#	Valuation (\$)	#	Valuation (\$)
Single Family Dwellings	194	33,780,220.27	8,848	80,550,277.62
Half Plexes	0	0.00	85	450,636.19
Duplexes	5	1,235,056.32	333	3,026,908.36
3 Plexes	0	0.00	20	191,097.99
Apartment Buildings - 3 & 4 Units	1	219,821.72	167	2,235,529.36
Apartment Buildings - 5+ Units	9	2,653,141.03	564	9,139,221.37
Condominiums	10	3,456,818.20	267	2,656,062.00
Relocated Residential Buildings	0	0.00	0	0.00
Hotels, Motels, etc. (Transient)	1	314,256.20	22	1,382,043.99
Other Shelter	2	509,515.70	4	432,790.00
Amusement & Recreation Buildings	2	12,873,014.20	24	1,663,961.00
Churches and Other Religious Bldgs	2	1,941,398.20	45	1,712,891.20
Industrial Buildings	10	9,002,464.90	122	9,922,335.35
Parking Garages	0	0.00	7	100,602.00
Residential Garages & Carports	31	613,186.40	60	600,589.20
Service Stations & Repair Garages	19	1,488,676.20	37	854,515.00
Hospitals & Other Institutional Bldgs	0	0.00	20	1,159,573.00
Office, Bank & Professional Bldgs	12	925,086.00	555	90,414,936.72
Public Works & Utilities Bldgs	2	60,000.00	5	14,175.00
Schools & Other Educational Bldgs	8	546,426.00	18	857,215.30
Stores & Other Mercantile Bldgs	8	7,128,138.80	499	19,822,322.30
Other Nonresidential Bldgs	14	1,299,809.30	30	464,345.90
Structures other than Buildings	39	6,201,451.40	45	938,182.20
Pools	61	1,924,110.00	0	0.00
Mfg Housing on Perm Foundation	0	0.00	1	700.00
Mixed-Use	5	1,636,080.20	101	24,387,975.99
Historical (converted mismatches)	0	0.00	0	0.00
Fire Equipment	0	0.00	36	95,100.00
Construction Totals	435	\$ 87,788,669.04	11,713	\$ 253,091,967.04

Type of Construction	Totals		Miscellaneous Totals	
Residential				
New Construction	291	\$ 37,532,572.99	Signs:	
Repairs and Additions	9,145	\$ 84,838,189.36	308	\$ 6,201,451.40
Sub-total Residential	9,436	\$ 122,370,762.35		
Commercial			Demolitions:	
New Construction	144	\$ 50,256,096.05	<u>Structures</u>	<u>Dwelling Units</u>
Repairs and Additions	2,532	\$ 168,158,677.88	145	15
Sub-total Commercial	2,676	\$ 218,414,773.73		
Total Construction			New Dwelling Units:	
New Construction	435	\$ 87,788,669.04	Single Family	120
Repairs and Additions	11,713	\$ 253,091,967.04	Duplex	13
Total	12,148	\$ 340,880,636.08	Apartment	107

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APPENDIX 4: URBAN DESIGN ACCOMPLISHMENTS

Overview

During the past year the Urban Design Staff has continued to provide quality customer service to many citizens of Sacramento. What follows is a sampling of projects that have been reviewed and approved or are currently under review. Urban design projects were varied in complexity and scope, and provided a challenge for staff to provide thoughtful review and reasonable conditions of approval during a difficult economic climate

Design Review Files	
DR files	281
ER files	92
Total	373

Preservation Files	
PB	97
IR Demos	116
Total	213

The Urban Design Staff is dedicated to maintaining a high level of service and welcomes the challenges of the upcoming year.

Design Review

Design Commission

La Valentina South - 429 12th Street, A mixed-use development comprising of apartment units and ground floor retail/office space on 0.87 acre in the Residential Mixed Use (RMX) zone in the Central City Design Review Area.



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East End Gateway Site 1 - 1531 N Street, A nine story, 110 unit CADA high-rise project with approximately 5,000 square feet of ground floor retail.



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7th and H Mixed Use Housing - 625 H Street, New eight story, mid-rise housing community with 150 studio and one bedroom units, ground floor health clinic and retail.



Swanston Station Design Review District - A new Swanston Station Design Review District was created to include the entire Specific Plan area and the adoption of design guidelines for this district. The boundaries of the existing North Sacramento Design Review District were amended to remove that area that will be in the new Design Review District.

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Design Director

La Valentina North - 331 12th Street, An 18 unit apartment complex totaling +/- 25,299 sq. ft adjacent to the La Valentina South project.



Director Level Expanded Review - 420 36th Way, Expansion an existing single family residence in the Interim East Sacramento Design Review area.

30th & I Street Condos - 3019 I Street, New Multi- Unit Residential Development to develop six additional residential units to a site with two existing units to develop an eight unit condominium complex.

Best Western Sutter House Hotel Rehab - 1100 H Street, - Rehabilitation and rebranding of an existing hotel.

El Dorado Building - 2326 K Street (Southwest corner of K and 24th), Development of a new commercial building, approximately 3,000 square feet, that is within the Central City Design Review District.

The Midtown Building - 1507 21st Street, Rehabilitation of an existing three story office building including new mix of materials and parapet.

Adams Building - 2000 Broadway, New mixed use development with 6,000 s.f. of commercial retail/office at ground level and seven apartment units above.

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K Street Renovation Project - 1012-1022 K Street, - Rehabilitation of three existing retail spaces into restaurant/bar spaces.



Fire Station 43 - 4201 El Centro Road, Development of a new 14,300 square foot two level fire station in the Natomas Basin after FEMA restrictions were enacted.



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Greyhound Terminal - 420 Richards Boulevard, Relocation and design of a temporary Greyhound bus station terminal.



Preservation

Firestone Building Adaptive Re-use: Project won Vibe Award from Sac Downtown Partnership; Owners recognized Roberta Deering's assistance in their comments accepting the award. (Preservation Commission Hearing)



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Stitch "Alley Density" Project: on site of a Landmark structure. First project in Stitch program to allow for increasing density in MidTown along alleys in order to preserve existing street frontage scale yet achieve densities, per 2030 General Plan policy. Contemporary design project currently under construction, in "Old Soul's" alley. (Preservation Director and Zoning Administrator Joint Hearing)



Maydestone Apartments Major Rehabilitation Project: Coordination of review/approval with Economic Development and Building Division dealing with public funding requirements for ADA, California Historical Building Code alternate means, interior and exterior rehabilitation planning. Preservation approvals and Building permits issued. (Preservation Staff Level of Review.)

Sterling Hotel's Restaurant - New Bar Conservatory Addition Project: Preservation Review & Approval Issued; ready to submit for Building Permits (Preservation Commission Hearing.)

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IN PROCESS:

Powerhouse Science Center Project: Major assistance with cultural-related issues, including Historic Preservation federal 106 Review with State Historic Preservation Office through SHRA; project's Preservation Application has been submitted; Preservation Commission Review & Comment Meeting held and positive comments given. Will have final "design/preservation review" approval at a Preservation Commission Hearing and the requested entitlements also requires a Planning Commission Hearing. Both Hearings are to be scheduled as soon as applicant submittals finalized.



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Sacramento Valley Station (Depot) Structural & Safety Retrofit Project: Major assistance with cultural-related issues of City Project; Roberta Deering was on panel to select consultants and heavily involved with federal preservation/cultural resources related reviews. Preservation Commission review & comment meeting held, with positive comments received.

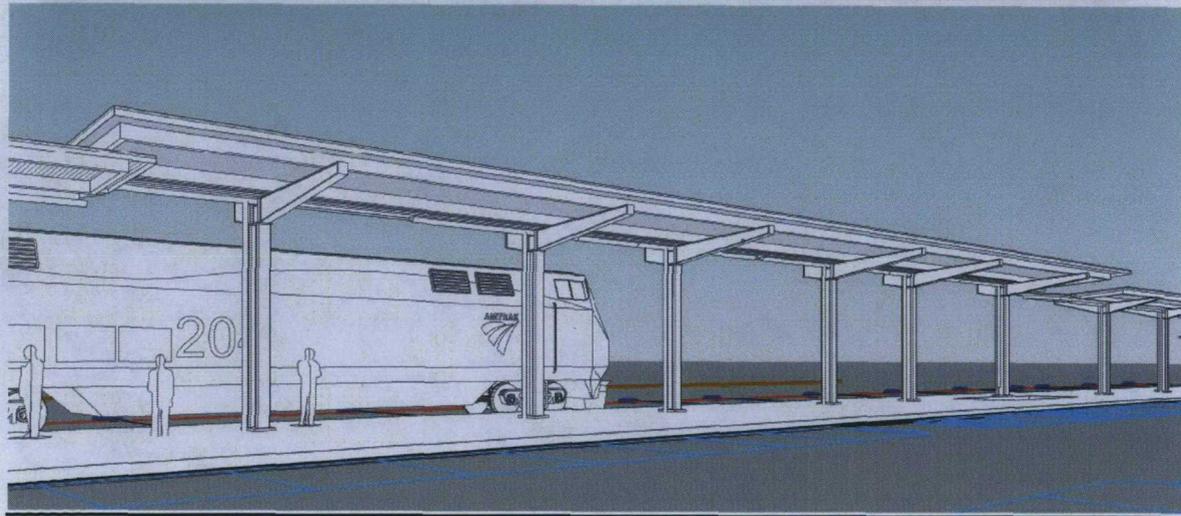


River District Specific Plan: Historic Survey completed with nominations being reviewed, including production of the Cultural Chapters of both Specific Plan and EIR work by Roberta Deering, with assistance from Preservation Intern Sean DeCourcy. Preservation Commission's Review & Comment of Specific Plan currently scheduled for 7/7/2010 meeting.

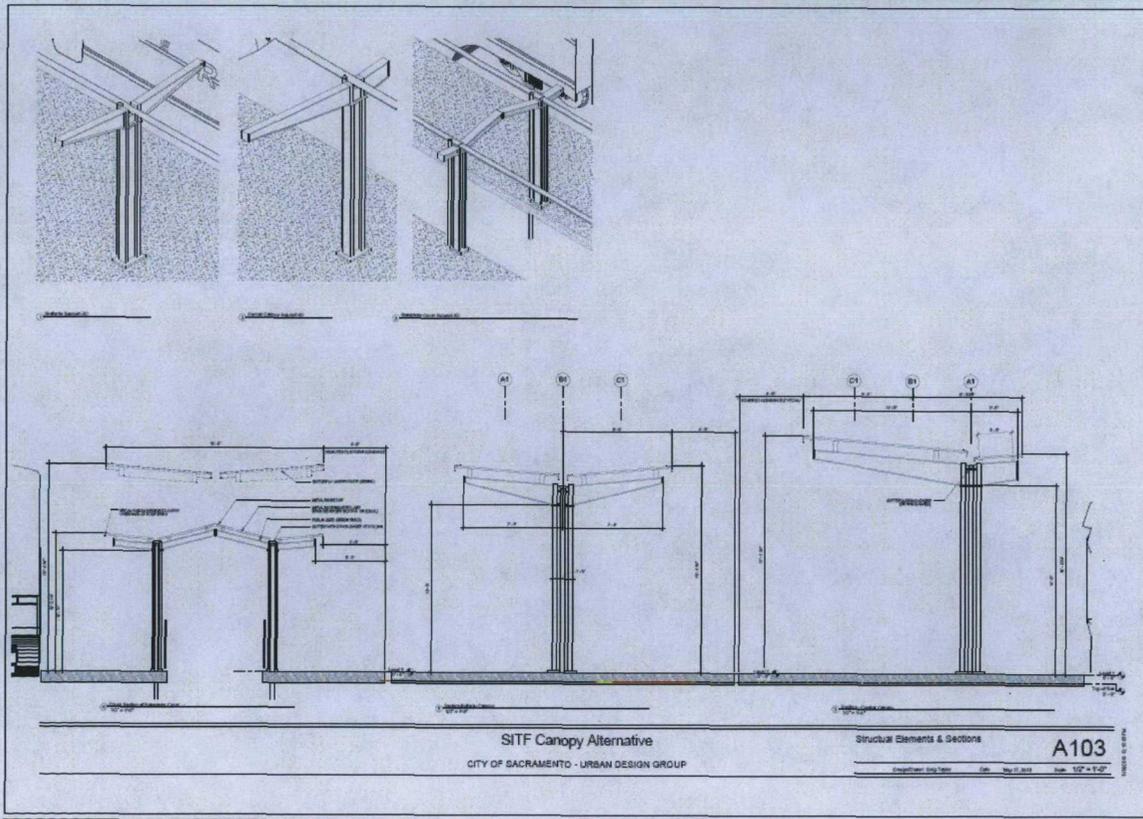
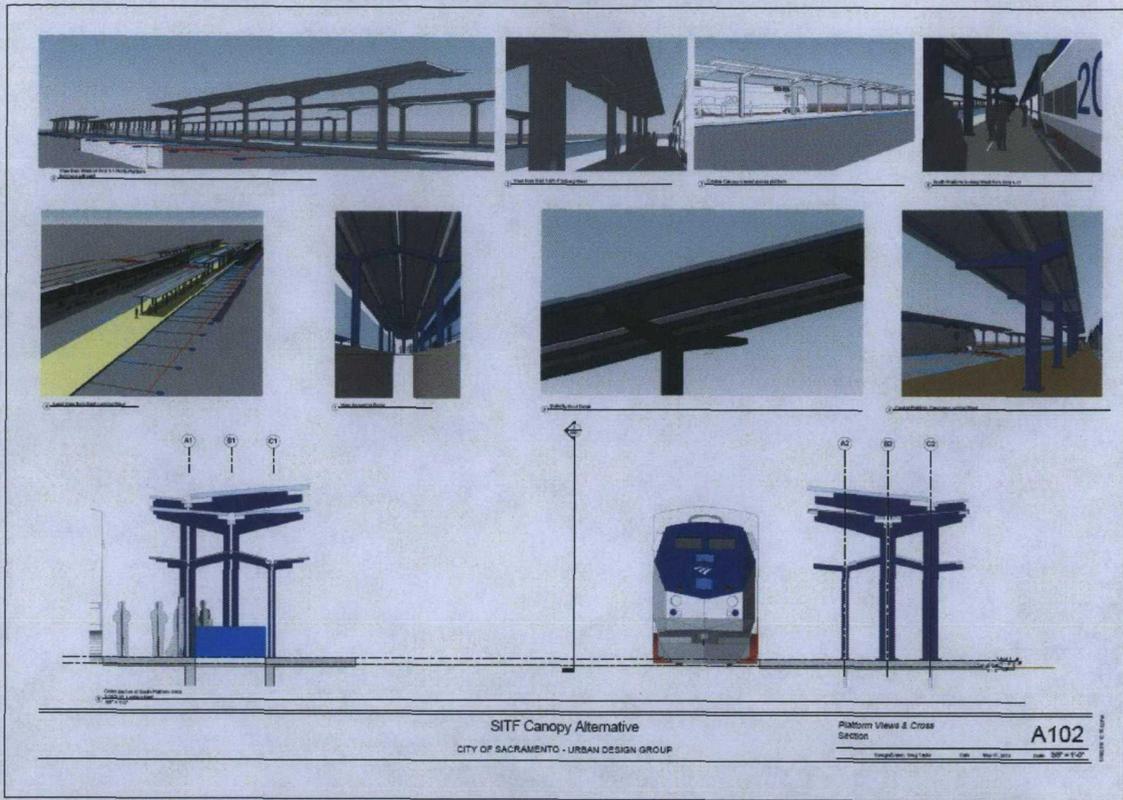
Oak Park Survey Nominations: Intern Mike McNeil assisting Roberta Deering in finalizing nomination database and mapping of remaining survey recommendations for nominations of individual historic Landmarks and Historic Districts. Tentatively scheduled to begin community outreach & nomination process in August or September, when Intern returns from summer break.

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Sacramento Intermodal Station Platform Canopy Redesign (In-progress): CDD approached DOT with offer to help redesign the proposed platform canopies to help get to a successful budget.



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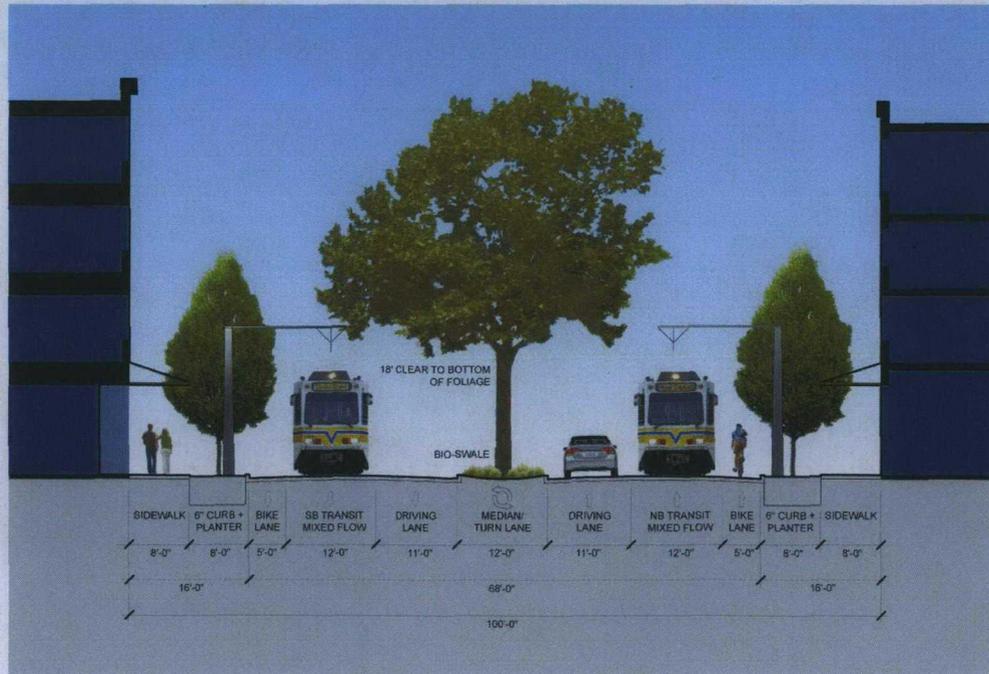


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River District Specific Plan & Design Guidelines (In-progress): CDD Economic Development led planning and urban design effort for the River District. CDD Urban Design in multi-departmental design and coordination to produce transitional new street network, zoning, parks plan with a balanced approach to circulation which highly values pedestrian mobility and accentuates the connections to the riverfront and regional transit opportunities.



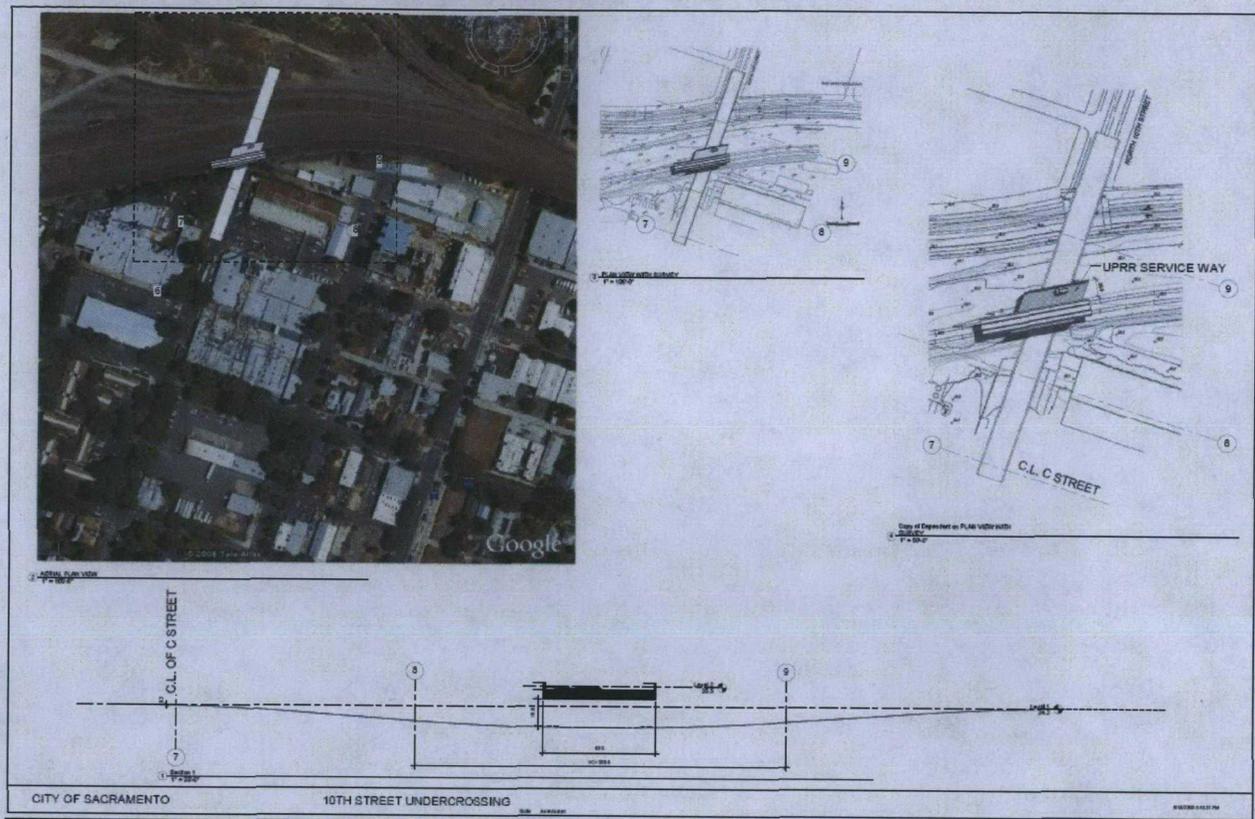
RDSP Diagram of Streets to the Rivers



RDSP Proposed Street Section 7th Street between North B Street and Richards Blvd.

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10th Street Punch-through (In-progress): As part of the River District Specific Plan, CDD Urban Design has lead the initiative for connecting 10th Street through to the River District with an local street undercrossing to provide connectivity for all modes within a slow street network. Consultation with property owners on-going.



Central City Urban Design Guidelines: Urban Design Staff presented to Council and received adoption of new guidelines for the Central Core Design Review District and the compilation of all Central City guidelines into one master document, divided into separate, updatable sections.

City of Sacramento 2030 General Plan: Urban Design Staff advised and assisted the General Plan Team on the Urban Design Element, as well as other chapters of the plan.

Railyards – Railyards Boulevard LID Alternative (In-progress): Getting the customer to success, CDD Urban Design illustrated an alternative for implementing Low-Impact-Development (LID) measures for point-source stormwater treatment which is soon to become a mandate of the State Water Resources Board.

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RAILYARDS BLVD LID DESIGN

Alternative Design from
City of Sacramento
Community Development Dept
Urban Design Group

Calculations:

Assumed required **730sf**
surface area for LIDs

LID 1 = 140 sf

LID 2 = 355 sf

LID 3 = 245 sf

**subtotal=740 sf as
drawn**

LID 4 = 130 sf

TOTAL= 870 sf

Minimum Sidewalk Width at
LID planter equals 16'-0"(set on
curb line)



Urban Design Group



1 of 3



Unlocking the City Grid: After decades of impactful development and street closures, the CDD Urban Design Staff assisted the Mayor with his vision to reunite the City with Old Sacramento and the Sacramento River. This vision was presented to the citizens by the Mayor at several meeting for their input and support.

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