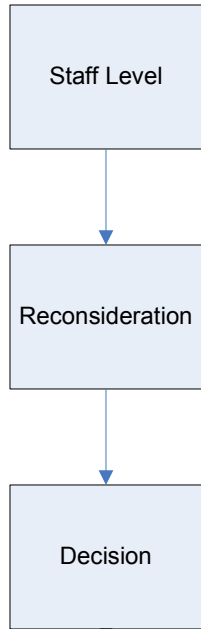
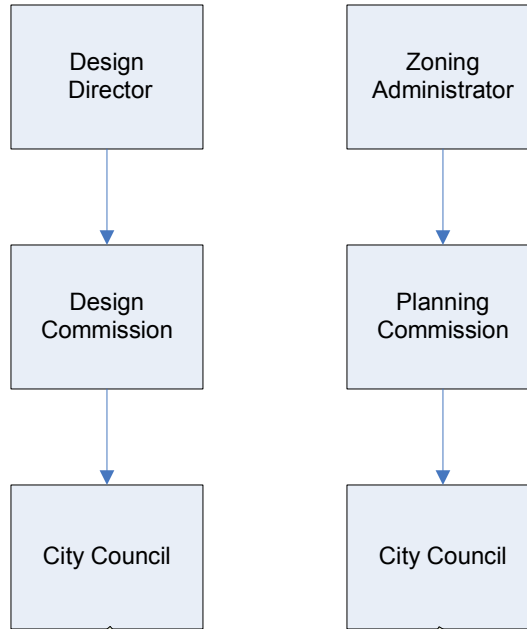


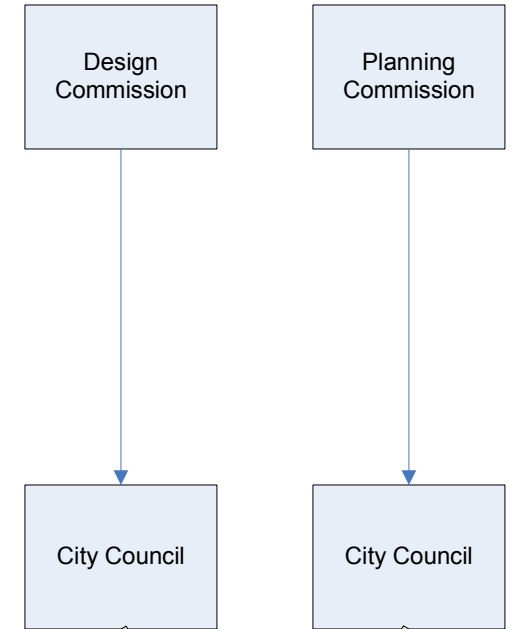
Current Process



Not Appealable



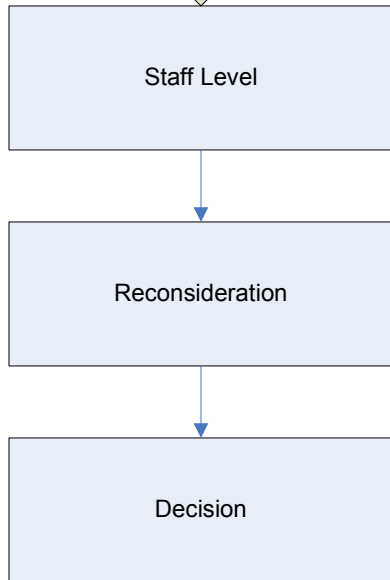
Only If Called Up



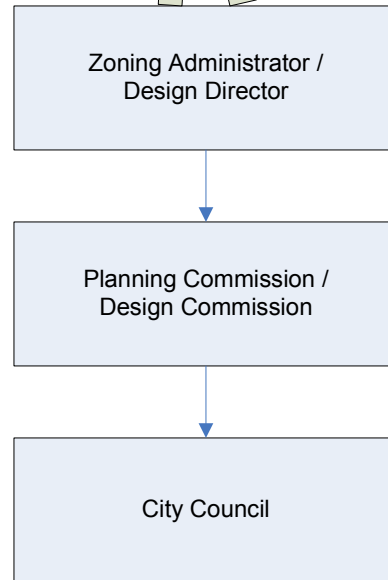
If Appealed or Called Up

Exhibit 1

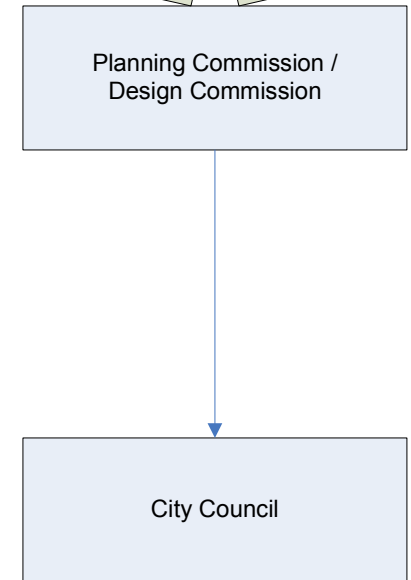
Proposed Process



Not Appealable



Only If Called Up



If Appealed or Called Up

Design and Planning Commissions Comparisons

City/County	Design Review Commission	Planning Commission	Design Guidelines	Website
El Dorado County	No- but do have a Design Review Committee	Yes	Yes	http://www.co.el-dorado.ca.us/
Placer County	No-but do have separate Design Review Committees for Kings Beach, North Tahoe, Tahoe City, Meadow Vista, Squaw Valley, and Foresthill Forum Advisory Council	Yes	Yes	http://www.placer.ca.gov/
Sacramento County	No- but do have a Project Review Committee	Yes	Yes	http://www.saccounty.net/default.htm
Sutter County	No	Yes	No	http://www.co.sutter.ca.us/
Yolo County	No	Yes	Design guidelines have been created by the Esparto Citizens Advisory Commission	http://www.yolocounty.org/
Yuba County	No- but do have Plumas Lake Specific Plan Design Review Committee	Yes	Yes-for Spring Valley Specific Plan and Yuba Highlands Specific Plan	http://www.co.yuba.ca.us/
City of Live Oak	No	Yes	Yes (Design Standards)	http://www.liveoakcity.org/
Yuba City	No	Yes	Design guidelines are part of Lincoln East Specific Plan, Central City Specific Plan and Harter Specific Plan	http://www.yubacity.net/boards/default.htm
City of Marysville	No	Yes	Design Review Manual contains design review policies and criteria	http://www.marysville.ca.us/
City of Wheatland	No	Yes	No	http://www.wheatland.ca.gov/
City of Colfax	Yes	Yes	Yes	http://www.ci.colfax.ca.us/
City of South Lake Tahoe	No	Yes	No	http://www.cityofslt.us/
City of Lincoln	No	Yes	Lincoln Downtown Urban Design Plan	http://www.ci.lincoln.ca.us/
City of Auburn	No-But do have Historic Design Review Commission	Yes	No- but do have historic design review guidelines	http://www.auburn.ca.gov/
City of Rocklin	No	Yes	Yes	http://www.rocklin.ca.us/
City of Loomis	No	Yes	Yes	http://www.loomis.ca.gov/
City of Roseville	No-but do have Design Committee	Yes	Yes-Community Design Guidelines	http://www.roseville.ca.us/
City of Citrus Heights	No	Yes	No- but zoning code has design standards	http://www.citrusheights.net/home/index.asp
City of Placerville	No	Yes	Yes-City of Placerville Development Guide	http://www.cityofplacerville.org/
City of Woodland	No	Yes	Yes-Community Design Standards	http://www.cityofwoodland.org/
City of West Sacramento	No	Yes	Yes	http://www.cityofwestsacramento.org/
City of Folsom	No	Yes	Yes-multifamily development	http://www.folsom.ca.us/
City of Rancho Cordova	No	Yes	Yes	http://www.cityofranhocordova.org/
City of Sacramento	Yes	Yes	Yes	http://www.cityofsacramento.org/
City of Winters	No	Yes	Yes	http://www.cityofwinters.org/
City of Davis	No	Yes	Yes	http://cityofdavis.org/
City of Elk Grove	No	Yes	Yes	http://www.elkgrovecity.org/
City of Galt	No	Yes	Yes-Commercial Storefront and Façade Rehabilitation Design Guidelines	http://www.ci.galt.ca.us/site/
City of Isleton	UTL	Yes	UTL	No website found
Seattle, WA	Yes	Yes	Yes	http://www.seattle.gov/
Portland, OR	Yes	Yes	Yes	http://www.portlandonline.com/
San Diego, CA	No-but do have Old Town San Diego Planned District Design Review Board	Yes	Yes	http://www.sandiego.gov/
San Jose, CA	No	Yes	Yes	http://www.sanjoseca.gov/
Phoenix, AZ	No- but do have a Design Review Standards Committee and a Design Review Appeals Board	Yes	Yes	http://www.phoenix.gov/
Denver, CO	No	Yes	Yes	http://www.denvergov.org/

Design Review

Project Number	Project Name	2007 Design Director	2008 Design Director	2007 Design Commission	2008 Design Commission	Total # of Hearings	Invoiced
P05-097	Sacramento Railyards			5		5	
DR07-119	Westfield Downtown Plaza			2	2	4	\$1,363.44
DR05-340	Cathedral Square			3		3	\$1,480.96
DR05-402	Metropolitan			2	1	3	\$2,763.44
DR06-313	Urban Living -3030 T		1	1	1	3	\$1,480.96
DR07-305	Broadway Lofts		1	2		3	\$4,063.44
DR08-132	Oak Park Fresh & Easy		2		1	3	\$2,028.96
M07-029	Township 9			3		3	
DR04-187	Canterbury Crossing	1		1		2	\$2,674.44
DR04-253	Little Siagon	1		1		2	\$3,567.60
DR07-009	831 L Street			1	1	2	\$1,480.96
DR07-077	Warfield Building	2				2	\$940.16
DR07-110	The Studios			2		2	\$1,363.44
DR07-188	The Green Building			2		2	\$1,363.44
DR07-263	1601 Broadway		2			2	\$1,730.96
DR07-283	The Creamery			1	1	2	\$1,480.96
DR08-225	Tribute Building				2	2	\$5,551.20
ER08-070	Lochbrae Residence		2			2	\$302.40
ER08-073	38th Street Residence		1		1	2	\$298.00
M05-084	CC Urban Design Guidelines			1	1	2	
DR04-317	308 14th Street	1				1	\$2,016.12
DR05-300	Epic			1		1	\$1,363.44
DR06-162	1523 E Street Lofts	1				1	\$1,730.96
DR06-173	301 University	1				1	\$1,480.96
DR06-260	Shiloh Baptist Church	1				1	\$1,363.44
DR06-261	Starbuck/76 Station	1				1	\$1,363.44
DR06-271	3100 Folsom	1				1	\$1,480.96
DR06-294	Rite Aid	1				1	\$1,480.96
DR07-017	3009 K Street Bldg	1				1	\$1,480.96
DR07-065	Alhambra & O Commercial Bldg	1				1	\$940.16
DR07-067	27th and V	1				1	\$1,730.96
DR07-109	300R Mixed Use			1		1	\$1,730.96
DR07-114	Dream	1				1	\$1,480.96
DR07-118	Susie Burger	1				1	\$361.92
DR07-191	RetroLodge	1				1	\$1,730.96
DR07-230	Kupros Bistro		1			1	\$481.52
DR07-272	2020 L Street	1				1	\$1,363.44
DR07-277	Oak Park Community Center	1				1	\$1,514.64
DR07-297	East End Gateway 2 & 3			1		1	\$0.00
DR07-350	Meridian II				1	1	\$1,363.44
DR07-357	George Sims Community Center		1			1	\$1,730.96
DR07-377	REI addition	1				1	\$1,480.96
DR07-389	East End Gateway 1				1	1	\$1,363.44
DR07-396	Alhambra Walgreens				1	1	\$1,480.96
DR07-405	Budget Inn				1	1	\$1,480.96
DR08-074	Riverside Target				1	1	\$2,976.88
DR08-086	Morton's		1			1	\$1,480.96
DR08-140	Liberty Plaza		1			1	\$2,502.08
DR08-143	Sacramento Docks PUD				1	1	\$1,363.44
DR08-147	424 L Street Parking Lot		1			1	\$1,730.96
DR08-162	CA State Lottery Building				1	1	\$2,700.00
DR08-170	R Street Improvement Project				1	1	\$1,620.00
DR08-194	Evergreen Fresh & Easy		1			1	\$2,700.00
DR08-202	League of Cities		1			1	\$3,101.20
DR08-206	Taco Bell		1			1	\$2,700.00
DR08-278	Hot Italian		1			1	\$2,700.00
ER07-059	513 Blackwood	1				1	\$1,240.00
ER07-061	Edgewater & Lochbrae Duplex	1				1	\$62.40
ER07-132	2075 Edgewater	1				1	\$822.64
ER07-162	531 Southgate	1				1	\$822.64
ER07-212	2216 Grand	1				1	\$470.08
ER08-037	Bell Home		1			1	\$611.92
ER08-061	2508 Donner Way		1			1	\$151.20
M03-190	McClellan Heights-Parker Homes			1		1	
M05-021	Form Based Codes			1		1	
M05-048	R Street Corridor SPD			1		1	
M08-022	Florin and Meadowview TODG				1	1	
M08-046	Theater Renovation				1	1	
Total Hearings		25	20	33	21	99	\$97,688.64

Typical hours

Rate \$140.00

Design Commission

Average project 4 story, 40,000-60,000 S.F. with 1 Review & Comment and 1 Final Action (2 hearings), DR staff hours only

Application Intake		Application Dist / Assignment		Application Review / Comments		Application Issue Resolution		Application Evaluation and Report		Hearing Notification Hearing & Closeout		Grand Total	
task	time	task	time	task	time	task	time	task	time	task	time	time	cost
Application Intake	1.5	Planner Assignment	0.5	Completeness Review	1	Meet with Applicant	4	Staff Report	14	Posting & Notification	1		
				Routing	1	Neighborhood Issues	3	Accela Inputs	1	Hearing	8		
				Project Review	12.5	Comment Letter	3			Closeout	1		
				MRC	1	Revisions Resubmitted	5						
				Z/P Review	1	Resolution Issues	6						
Total	1.5	Total	0.5	Total	16.5	Total	21	Total	15	Total	10	64.5	\$9,030.00

Design Director

Average project 2 story, 20,000-30,000 S.F. with Final Action (1 hearing), DR Staff hours only

Application Intake		Application Dist / Assignment		Application Review / Comments		Application Issue Resolution		Application Evaluation and Report		Hearing Notification Hearing & Closeout		Grand Total	
task	time	task	time	task	time	task	time	task	time	task	time	time	cost
Application Intake	1.5	Planner Assignment	0.5	Completeness Review	1	Meet with Applicant	2	Staff Report	5	Posting & Notification	1		
				Routing	1	Neighborhood Issues	2	Accela Inputs	1	Hearing	4		
				Project Review	8	Comment Letter	2			Closeout	1		
				MRC	1	Revisions Resubmitted	4						
				Z/P Review	1	Resolution Issues	3.5						
Total	1.5	Total	0.5	Total	12	Total	13.5	Total	6	Total	6	39.5	\$5,530.00

07/08 Concurrent Planning and Design Review Project Hearings

	Planning File Number	DR File Number	Project Name	07/08 ZA Hearings	07/08 CPC Hearings	07/08 DD Hearings	07/08 DC Hearings	07/08 CC Hearings	Total # of Hearings
1	P05-097	P05-097	Sacramento Railyards		7		5	5	17
2	P05-205	DR05-402	Metropolitan		3		3	2	8
3	P04-261	DR07-119	Westfield Downtown Plaza		2		4		6
4	P06-047	M07-029	Township 9		2		3	1	6
5	P05-161	DR05-340	Cathedral Square		2		3		5
6	P07-120	DR07-263	1601 Broadway		3	2			5
7	P07-123	DR07-283	The Creamery		2		2	1	5
8	P06-211	DR06-313	Urban Living -3030 T		1	1	2		4
9	P07-071	DR07-305	Broadway Lofts		1	1	2		4
10	P07-002	DR07-009	831 L Street		2		2		4
11	Z08-092	ER07-061	Edgewater & Lochbrae Duplex	1	2	1			4
12	P07-021	DR07-188	The Green Building		1		2		3
13	P08-090	DR08-225	Tribute Building		1		2		3
14	P06-181	DR07-067	27th and V		2	1			3
15	P07-167	DR07-405	Budget Inn		1		1	1	3
16	P07-142	DR08-140	Liberty Plaza	1		1		1	3
17	Z08-001	DR08-278	Hot Italian	2		1			3
18	Z08-097	ER07-132	2075 Edgewater	1	2				3
19	Z08-206	ER08-073	38th Street Residence	1		1	1		3
20	M03-190	M03-190	McClellan Heights-Parker Homes		1		1	1	3
21	M05-048	M05-048	R Street Corridor SPD		1		1	1	3
22	P05-138	DR05-300	Epic		1		1		2
23	P06-101	DR06-162	1523 E Street Lofts		1	1			2
24	P06-096	DR06-173	301 University		1	1			2
25	Z06-204	DR06-260	Shiloh Baptist Church	1		1			2
26	P07-042	DR07-109	300R Mixed Use		1	1			2
27	Z07-168	DR07-118	Suzie Burger	1		1			2
28	Z07-160	DR07-230	Kupros Bistro	1		1			2
29	Z07-051	DR07-065	Alhambra & O Commercial Bldg	1		1			2
30	P05-151/P05-152	DR07-297	East End Gateway 2 & 3		1		1		2
31	P07-145	DR07-350	Meridian II		1		1		2
32	P07-155	DR07-377	REI addition		1	1			2
33	P07-162	DR07-389	East End Gateway 1		1		1		2
34	P08-009	DR07-396	Alhambra Walgreens		1		1		2
35	P08-034	DR08-074	Riverside Target		1		1		2
36	Z08-157	DR08-147	424 L Street Parking Lot	1		1			2
37	P08-073	DR08-162	CA State Lottery Building		1		1		2
38	P08-089	DR08-194	Evergreen Fresh & Easy		1	1			2
39	Z08-232	DR08-206	Taco Bell	1		1			2
40	P08-058	DR08-143	Sacramento Docks PUD				1		1
Total Hearings				12	48	20	42	13	135

The Sacramento Docks PUD project is not complete yet.