



March 12, 2013

Sacramento City Law & Legislation Committee
City of Sacramento
915 I Street
Sacramento, California 95814

RE: Planning and Development Code

Honorable Chairman Schenirer & Councilmembers,

Region Builders is a commercial building industry trade association and a coalition of 13 local trade and professional associations. **We are writing this letter to support the passage of the proposed Planning and Development Code Update.**

We applaud the work of the city's staff in crafting the first real update to the city's zoning code in 50 years. This code is aggressive in adopting principles that will result in a user-friendly document that provides predictable, clear and consolidated direction for future development. We are primarily pleased with the prioritization of enhanced urban development standards (e.g. increased height and density) and the cumulative increase in director level review.

The increase in director level review (e.g. Design Director, Preservation Director, Zoning Administrator, and Planning Director) in lieu of commission-level review will result in a defacto fee decrease for a large percentage of projects because it is less expensive for the city. Not only will this result in a reduced cost for doing business within the city, but it will also accelerate the timeline for project review and approval.

We urge the passage of this item at your hearing tomorrow. If you have any questions, please contact me at (916) 397-4776. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Joshua J. Wood".

Joshua Wood
Executive Director
Region Builders, Inc.

Cc: Bruce Monighan, American Institute of Architects (Central Valley Chapter)
Cc: Dave Conner, Real Estate and Construction Networking
Cc: John Cooper, Associated General Contractors (Delta-Sierra Chapter)
Cc: Fran McDermott, National Electrical Contractors Association (Greater Sacramento Chapter)
Cc: James Fitzgerald, Associated Builders and Contractors - Golden Gate Chapter
Cc: Cathy Skeen, Sacramento Regional Builders Exchange
Cc: Jeff Henry, Placer County Contractors Association & Builders
Cc: Bob Raker, American Subcontractors Association (Capitol City Chapter)
Cc: Mike Kimmel, Region Builders, Inc.
Cc: Kathleen Mitchell, Sheet Metal & Air Conditioning Contractors' National Association (Sacramento Chapter)
Cc: Dave Garese, Construction Financial Management Association (Sacramento Chapter)
Cc: Mark Connerly, Associated Roofing Contractors of Northern California
Cc: Claire Donnenwirth, Associated Plumbing & Mechanical Contractors of Sacramento, Inc.
