

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT

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October 1, 2001

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK,
HOUSING CONNECTION FEE CREDIT APPLICATION FOR
PROPERTY LOCATED ON 52nd STREET IN TAHOE PARK
(APN: 015-0251-017) (M01-093)

LOCATION AND COUNCIL DISTRICT: District 5

RECOMMENDATION: Staff recommends that City Council approve the attached resolution requesting assignment of Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described housing project on 52nd Street (APN: 015-0251-017).

CONTACT PERSONS: Lucinda Willcox, Senior Planner, 264-5052
Stacia Cosgrove, Assistant Planner, 264-7110

FOR COUNCIL MEETING OF: October 16, 2001

SUMMARY:

The Planning Division recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for one single family dwelling unit located on 52nd Street near 12th Avenue, in the Tahoe Park neighborhood of the East Broadway Community Plan Area. The site does not have a street address. The project develops a long vacant lot in a predominantly single family residential neighborhood, providing an affordable home ownership opportunity.

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The project is located within the boundaries of the Tahoe Park-Colonial Park Strategic Neighborhood Action Plan (SNAP) and supports reinvestment in the neighborhood. Although Tahoe Park is not a Design Review Area, the project applicant has developed single family infill homes in other parts of the city and consistently demonstrates high quality design.

COMMITTEE/COMMISSION ACTION:

This project does not require any planning entitlements.

BACKGROUND INFORMATION

- On March 20, 2001, City Council authorized the City Manager to sign a Memorandum Of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank. The MOU allows City staff to begin review and recommendation of applications for Council approval of sewer credits from the Economic Development Treatment Capacity Bank. Of the total 7,971 ESD's (Equivalent single-family dwelling units) made available to the City of Sacramento, 1,196 ESD's (or 15%) are allocated for housing projects.
- The applicant proposes development of one (1) new Single Family home. The proposed site is currently vacant.
- The current request is for credit for one (1) Regional Sanitation ESD to be issued to this project, bringing total Regional Sanitation fees to be paid from \$3,500.00 down to approximately \$923.00.
- The project is proposed to fill what is currently a vacant lot in a predominantly residential area. The project promotes smart growth principles that advocate strengthening and encouraging growth in an existing community. The project will contribute an additional home ownership opportunity in the area.

FINANCIAL CONSIDERATIONS:

Approval of the resolution imposes no additional expense upon the City beyond the minimal administrative costs associated with processing the approved credits.

ENVIRONMENTAL CONSIDERATIONS:

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061(b)(3)].

POLICY CONSIDERATIONS:

The City of Sacramento views infill housing opportunities as an important cornerstone to both neighborhood revitalization and economic development. Without an adequate supply


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and range of housing types, the City will have difficulty meeting our local goals for strong and vibrant neighborhoods and a healthy economy.

ESBD CONSIDERATIONS:

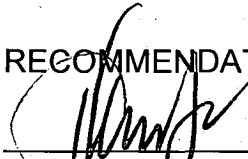
No goods or services are being purchased.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

- Attachment A- Accounting of SRCSD Sewer Credits for Housing Issued to Date
- Attachment B- Vicinity Map
- Attachment C- Resolution Requesting Assignment of Economic Development Treatment Capacity Bank, Housing Connection Fee Credits for APN: 015-0251-017.

ATTACHMENT A

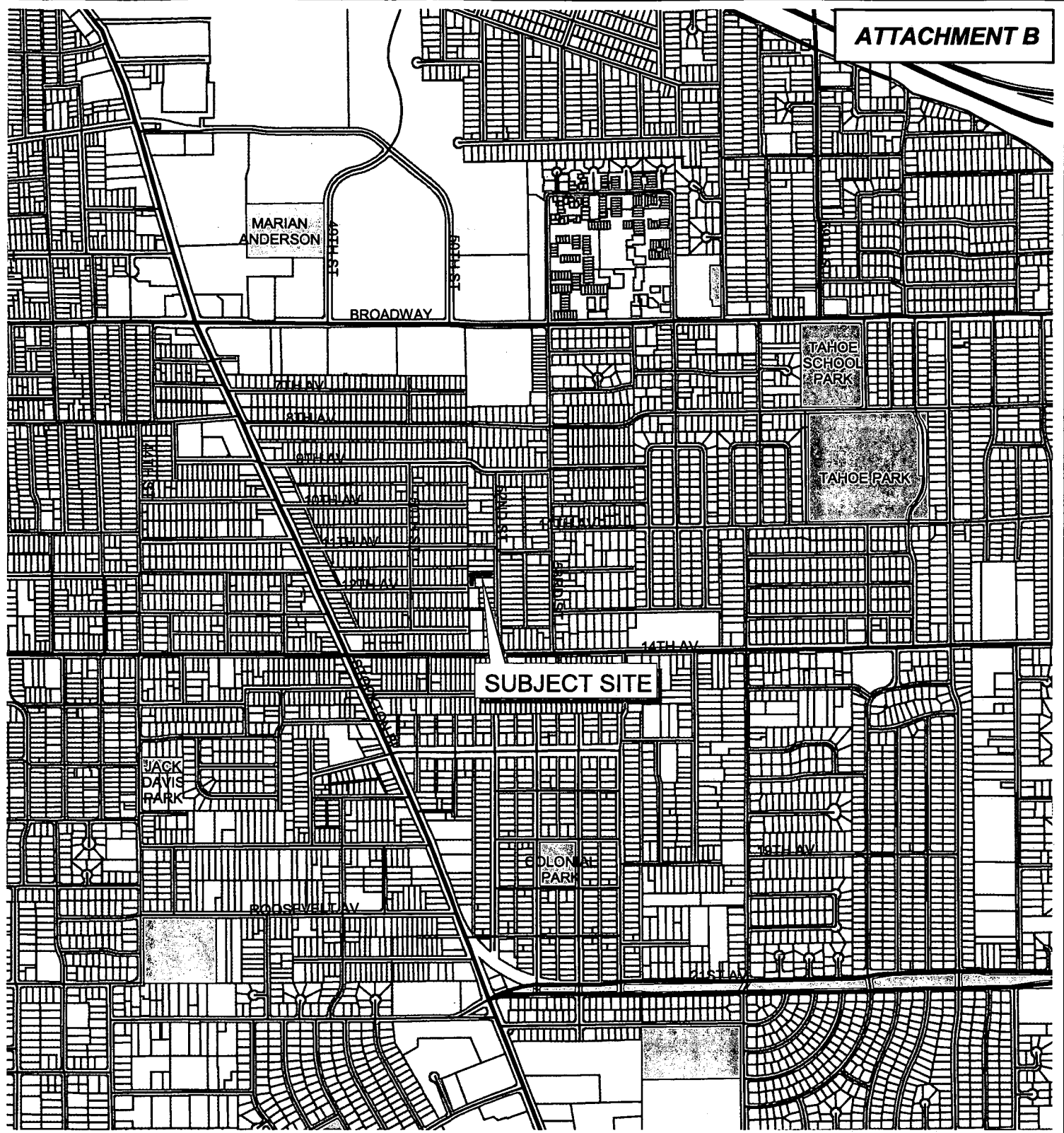
HOUSING CONNECTION FEE CREDIT LOG (Credits Issued to Date)

This list shows the number and location of the Regional Sanitation Credits issued to date for housing projects. The current request for 1 credit is included in the following summary:

Since March 20, 2001, the City Council has approved the issuance of 60.32 Regional Sanitation Credits for eight (8) housing projects, out of a total 1,196 credits available to be assigned;

The credits have been issued in Council Districts 1, 2, 4, 5, and 6, corresponding with the South Natomas, North Sacramento, Central City East Broadway, and South Sacramento planning areas.

| Date | Project Name/Address/Location | RegSan Project # | Resolution # | ESD Credits Issued | TOTAL Credits Remaining | Council District | Planning Area |
|------------|---|------------------|--------------|--------------------|-------------------------|------------------|------------------|
| 04/24/2001 | 2609 American Avenue, 3 SF & 1 duplex | M01-048 | CC2001-236 | 3.5 | 1192.5 | 1 | South Natomas |
| 04/24/2001 | 10th & T Street Condominiums, 13 condos & 725sf commercial | M01-049 | CC2001-235 | 7.57 | 1184.93 | 4 | Central City |
| 05/15/2001 | Del Paso Nuevo Subdivision Unit No. 1, 54 unit subdivision | M01-053 | CC2001-308 | 40 | 1144.93 | 2 | North Sacramento |
| 07/31/2001 | 621, 623, 625 T Street, 3 units | M01-074 | CC2001-532 | 1.25 | 1143.68 | 4 | Central City |
| 09/25/2001 | 6019 Lemon Hill Avenue, 1 SF home | M01-086 | | 1 | 1142.68 | 6 | South Sacramento |
| 10/02/2001 | <i>Del Paso Heights, Various Addresses, 4 SF 3924 Branch St., 3809 Cypress St., 3805 Cypress St., 3744 Grand Ave. *To be considered by Council on 10/2/01</i> | M01-088 | | 4 | 1138.68 | 2 | North Sacramento |
| 10/16/2001 | <i>2 Addresses on Temple Street, Oak Park Area</i> | M01-092 | | 2 | 1136.68 | 5 | East Broadway |
| 10/16/2001 | <i>Single Family Unit on 52nd Street</i> | M01-093 | | 1 | 1135.68 | 5 | East Broadway |

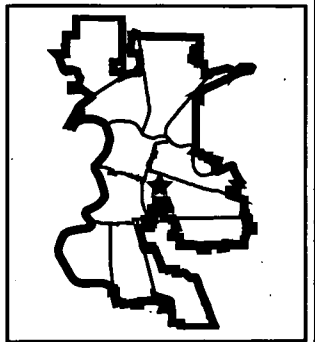


SUBJECT SITE

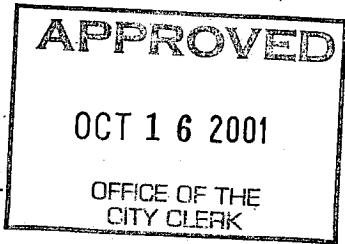
Planning and Building
Department



M01-093: 52nd Street Project Site
(APN: 015-0251-017)
VICINITY MAP



RESOLUTION NO. 2001-679



ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON THE DATE OF _____

A RESOLUTION REQUESTING ASSIGNMENT OF ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK, HOUSING CONNECTION FEE CREDITS BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) FOR THE DESCRIBED HOUSING PROJECT ON 52nd STREET- APN: 015-0251-017 (M01-093)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

WHEREAS, on March 20, 2001, City Council authorized the City Manager to sign a Memorandum Of Understanding (MOU) to initiate City participation in the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank (CC2001-177);

WHEREAS, fifteen percent (15%) of the total ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento are allocated for housing projects, the distribution of which must be approved by City Council resolution;

WHEREAS, the housing project located on 52nd Street in the East Broadway Plan Area will result in the development of a vacant infill site, provides home ownership opportunity, and adds to the quality and vitality of the neighborhood;

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento, as follows:

1. City Council requests assignment of a maximum of 1 ESD credit from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the housing project located on 52nd Street (APN: 015-0251-017), consisting of one single family dwelling unit.
2. Any and all credits assigned herein shall expire if recipient has not paid its requisite sewer impact fee to SRCSD within one-year from the date of approval of this resolution. Any and all credits assigned herein shall also expire if said recipient has not yet been issued a Building Permit for its above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.
3. Assignment herein of 1 sewer credits to the project on 52nd Street will leave a total of 1,135.68 sewer credits for future assignment by the City to support housing projects.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____