

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 IN THE OAK PARK REDEVELOPMENT AREA
(APN: 020-0052-004, 020-0052-006) (M01-092)

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 projects on Temple Avenue (APN: 020-0052-004, 020-0052-006).

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 two (2) single family dwelling units located on Temple Avenue, in the Oak Park neighborhood of the East Broadway Community Plan Area. One site does not have a street address. The projects develop long vacant lots in a predominantly single family residential neighborhood, providing an affordable home ownership opportunity and reinvestment in a Redevelopment Area.

COMMITTEE/COMMISSION ACTION:

Each project is required to participate in the Design Review process, as the sites are located in a Redevelopment Area. The projects have not been submitted to Design Review at this time. The projects do not require any additional 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 of the two sites located at 3924 Temple Avenue (APN: 020-0052-004) and (APN: 020-0052-006) proposes development of one (1) new Single Family home at each site. The proposed sites are currently vacant.
- The current request is for credit for two (2) Regional Sanitation ESDs to be issued, one to each property. This action brings total Regional Sanitation fees to be paid from \$3,500.00 down to approximately \$923.00 for each project.
- The projects are located in a Redevelopment Area, and propose to fill what are currently vacant lots in a predominantly residential area. The projects promote smart growth principles that advocate strengthening and encouraging growth in an existing community. The projects will contribute additional home ownership opportunities 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 and range of housing types, the City will have difficulty meeting our local goals for strong and vibrant neighborhoods and a healthy economy.

City Council
RE: Regional Sanitation Credit Application for Oak Park Addresses (M01-092)

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:
020-0052-004, 020-0052-006.

ATTACHMENT A

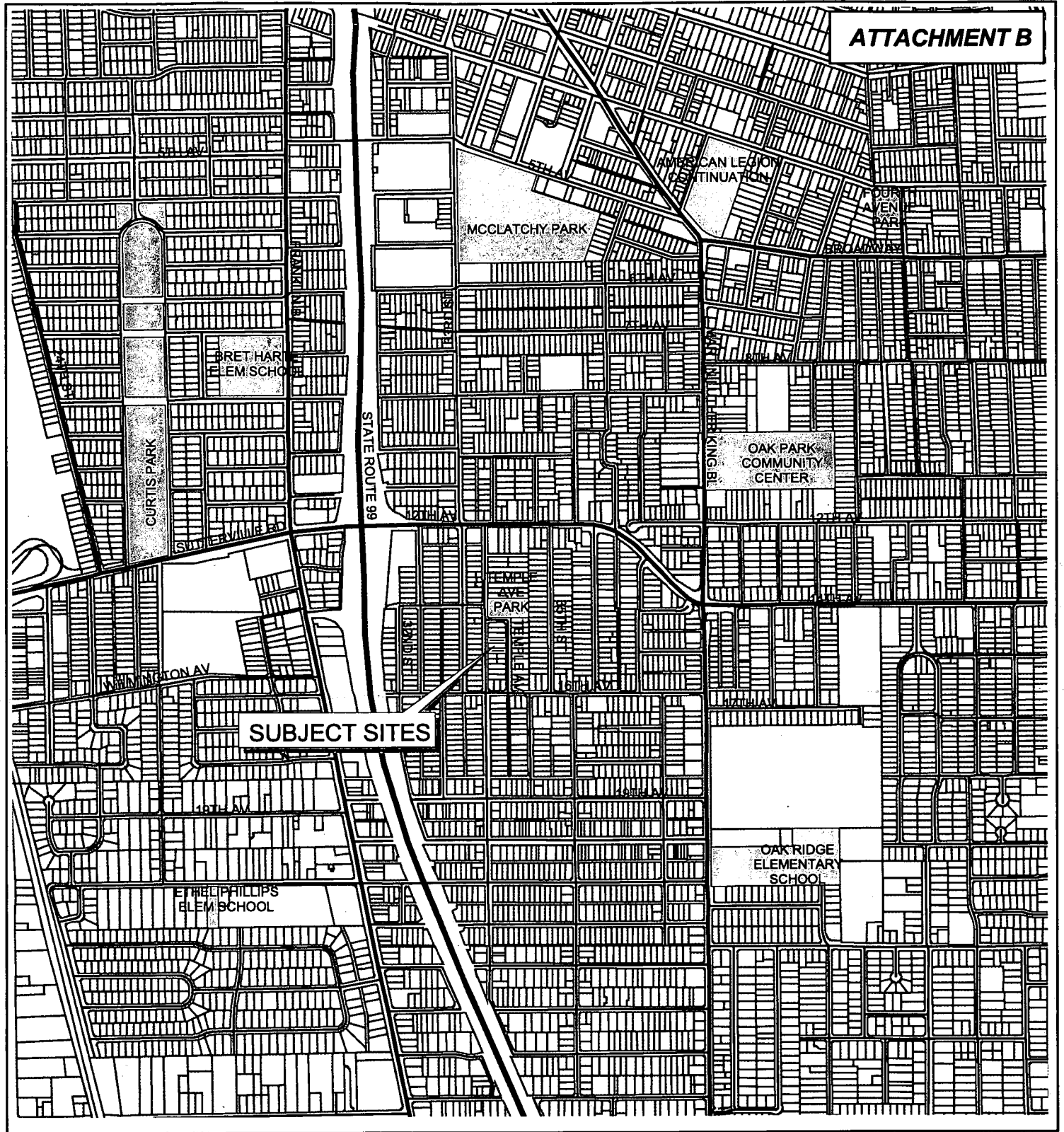
HOUSING CONNECTION FEE CREDIT LOG (Credits Issued to Date)

This list shows the number and location of the Regional Sanitation Credits issued to date for housing projects. The current request for 2 credits is included in the following summary:

Since March 20, 2001, the City Council has approved the issuance of 59.32 Regional Sanitation Credits for seven (7) 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	2 Addresses on Temple Street, Oak Park Area	M01-092		2	1136.68	5	East Broadway

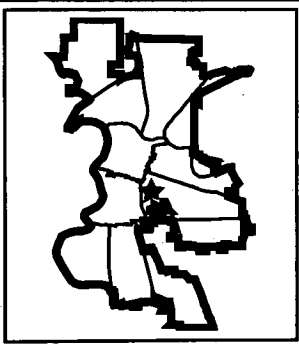


Planning and Building Department



Geographic Information Systems

M01-092: Temple Street Project Sites
 (APN: 020-0052-004, 020-0052-006)
 VICINITY MAP



APPROVED

OCT 16 2001

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2001-681

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 PROJECTS ON TEMPLE AVENUE- APN: 020-0052-004, 020-0052-006 (M01-092)

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 projects located on Temple Avenue in the East Broadway Community Plan Area will result in the development of a vacant infill sites, provide home ownership opportunities, and add 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 projects located on Temple Avenue (APN: 020-0052-004, 020-0052-006), 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 2 sewer credits to the projects on Temple Avenue will leave a total of 1,136.68 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: _____