

ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO

1.20

May 1, 2001

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK SEWER
CONNECTION FEE CREDIT APPLICATION FOR SELLANDS MARKET
CAFÉ.

LOCATION AND COUNCIL DISTRICT: District 3

RECOMMENDATION: It is recommended that City Council approve the attached resolution requesting assignment of Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described commercial development project known as Sellands Market Café, to be located at 5340 H Street (APN: 008-0073-001).

CONTACT PERSONS: Matt Slavin, Economic Development Specialist, 264-2796
Kristan Otto, Economic Development Manager, 264-7948

FOR COUNCIL MEETING OF: May 1, 2001

SUMMARY:

The City of Sacramento's Economic Development Department recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for a carry out food market to be located at 5340 H Street in East Sacramento (Attachment 1). The project meets Council-approved criteria for the granting of sewer credits including location in a designated neighborhood commercial corridor, restaurant use, and job creation.

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1030 FIFTEENTH STREET, 2ND FLOOR, SACRAMENTO, CA 95814-4009
TEL 916.264.7223, FAX 916.264.8161, WWW.CITYOF SACRAMENTO.ORG

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. Approval of the MOU followed prior action by the City Council to approve Resolution No. 2000-539, which set forth the following guidelines for award of City sewer credits:

A. General Guidelines

1. Projects located in redevelopment, CDBG, and/or infill development areas;
2. Projects that create additional employment;
3. Catalyst projects such as restaurants or high job creations projects that will further economic development efforts;
4. Credits may not be used as a means of attracting business from a neighboring jurisdiction that is a member of the Economic Development Treatment Capacity bank.

B. Commercial and Industrial projects located in one of the following geographic areas:

1. Neighborhood commercial corridors identified in the adopted City Economic Development Strategy;
2. Targeted key development opportunity sites identified in the adopted City Economic Development Strategy;
3. Redevelopment of CDBG eligible areas.

C. Low to moderate housing located in one of the following geographical areas:

1. Areas identified in the City's Infill Development Policy;
2. Redevelopment or CDBG eligible areas;
3. Areas consistent with the City's mixed Income Housing Ordinance.

On April 6, 2001, the City received an application from Sellands Market Café requesting credit for 6.87 Regional Sanitation ESDs to be issued to this project, bringing total Regional Sanitation fees to be paid from \$16,515 (at \$2,404 apiece) down to approximately \$6,341 (at \$923 apiece).

Based upon a review of the application (Attachment 2), staff concludes that the applicant meets Council-approved objectives for the granting of sewer credits including location in a designated neighborhood commercial corridor, restaurant use, and job creation. Staff therefore recommends this project for award of sewer credits by City Council.

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FINANCIAL CONSIDERATIONS:

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

ENVIRONMENTAL CONSIDERATIONS:

This project will go through any required environmental review process as part of approval of its development application.

POLICY CONSIDERATIONS:

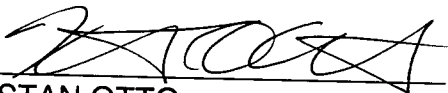
The City of Sacramento views restaurants located within designated neighborhood commercial corridors that create new jobs as an important cornerstone of the City's economic development. Approval of the subject recommendation serves to promote this City policy objective.

ESBD CONSIDERATIONS:

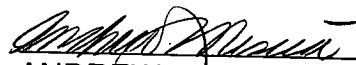
No goods or services are being purchased.

Respectfully submitted:

APPROVED:



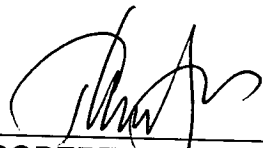
KRISTAN OTTO
Economic Development Manager



ANDREW J. PLESCIA
Economic Development Director

RECOMMENDATION APPROVED:

APPROVED:



ROBERT P. THOMAS
City Manager



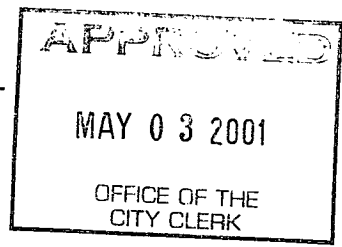
THOMAS V. LEE
Deputy City Manager

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RESOLUTION NO. 2001-257

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 A CARRY OUT FOOD MARKET TO BE KNOWN AS SELLANDS MARKET CAFÉ AND LOCATED AT 5340 H STREET.

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, eighty five percent (85%), or 6,775 of the total 7,971 ESD's (Equivalent Single-family Dwelling units) made available to the City of Sacramento under the MOU are allocated for economic development projects, the award of which must be approved by City Council resolution;

WHEREAS, the carry out food market to be known as Sellands Market Café and located at 5340 H Street in East Sacramento meets City economic development objectives including location in a designated neighborhood commercial corridor, restaurant use, and job creation;

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

1. City Council hereby awards a maximum of 6.87 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the carry out market to be known as Sellands Market Café and located at 5340 H Street in East Sacramento (APN: 008-0073-001).
2. Any and all credits awarded herein to the recipient shall expire if said recipient has not paid its requisite sewer impact fee to SRCSD within one-year from the date of approval of this resolution.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3. Any and all credits awarded herein to the recipient will also expire if said recipient has not been issued a building permit for its respective above referenced development project within one year after the date aforementioned sewer impact fees are paid to SRCSD.

5. Award herein of 6.87 sewer credits to Sellands Market Café Inc. will leave a total of 6,768.13 sewer credits for future award by the City to support economic development projects.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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CITY OF SACRAMENTO: Application for Economic Development Treatment Capacity Bank Sewer Credits

Thank you for taking the time to complete this application. Please print or type your responses to the questions below. When complete, return to: Matthew I. Slavin, Office of Economic Development, City of Sacramento, by mail at 1030 Fifteenth Street, 2nd Floor, Sacramento, CA 95814, or by fax to 916-264-8161.

Please call Matt Slavin at 916-264-2796 with any questions as to eligibility for sewer credits or for assistance in completing the application.

- 1. Name of Business: Sellards Market Cafe
- 2. Address for which Credits sought: 5340 H Street Sac CA 95819
- 3. Assessor's Parcel Number: APN 008-0073-001
- 4. Legal Name of Business Owner: Randall Sellard & Nancy Zimmer
- 5. Owner's Mailing Address: 2225 Hurley Way 100 Sac 95825
- 6. Owner's Phone Number: 568 7171 Owner's Fax Number: 568 7166
Owner's email address: kitchen@calweb.com
- 7. Please describe the type of business or development project for which this application is being submitted: carryout food

- 8. Has applicant received a Quotation from the Sacramento County Regional Sanitation District stating the number of ESDs that will be needed for the above-described project? Yes ___ No X. If Yes, please provide a copy of the Quote with this application. The City will not accept applications unless a Quote from Regional Sanitation is attached.
- 9. Is this application being submitted to permit a mixed-use development combining housing and business occupancies? Yes ___ No X. If Yes, additional documentation may be required.
- 10. Is this a new business at this location or an expansion of a business already existing at this location? New X Expansion ___
- 11. How many new jobs will be created by this new business opening or expansion? Please do not include already existing jobs connected to this business: 20
- 12. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes ___ No X. If yes, what address relocating from?
- 13. Has the subject parcel been previously occupied by a residence and/or a business? Yes ___ No X. If yes, applicant may need to provide evidence documenting preexisting use.

Applicant's signature: Nancy Zimmer Date: 04-06-01
 Print Applicant's Name: Nancy Zimmer

To be completed by City: _____ Approved by: _____
 Print Name and Title: _____ Date: _____
 City Council Resolution Number: _____

att: Matt Slavun



Sacramento County Regional Sanitation District
9660 Ecology Lane
Sacramento, California
95827-3881

MARCH 2, 2001
RECEIVING FAX: 916-568-7166
SENDING FAX: 916-875-6253

TO: THE KITCHEN
C/O RANDALL SELLAND

FROM: DOLORES ROSS
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER FACILITY IMPACT FEES APN: 008-0073-001
5340 "H" St.

The Sewer Facility Impact Fees due for the conversion of a florist shop at the southeast corner of 53rd & "H" Streets to "The Kitchen", a take-out restaurant and market are as follows:

Table with 3 columns: Impact, Area/Rate, ESDs. Includes rows for Restaurant (take-out), Market, Patio Dining, Office, and Credit: Retail, totaling \$16,516.

The above fees are effective through April 28, 2001 and are calculated at the rate of \$2,404 per ESD (equivalent single family dwelling). If you have any questions regarding the above, please feel free to call me at 875-6679.

Dolores

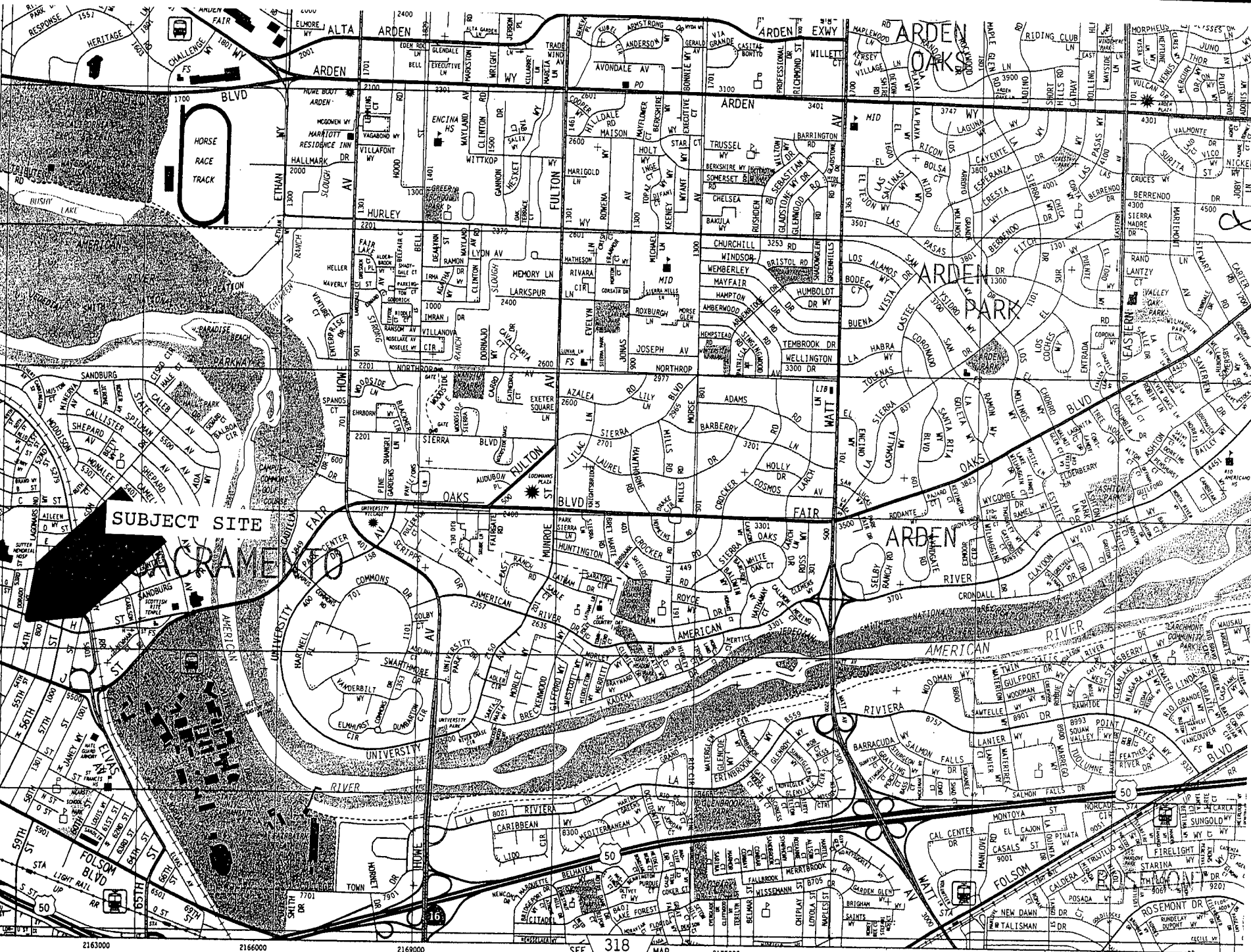
This fee is also subject to adjustment if the data supplied is changed.
www.srcsd.com
e-mail: rossd@SacCounty.net

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MAP 297 SEE

MAP 318



SUBJECT SITE

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