



3.11

PLANNING AND BUILDING
DEPARTMENT

Planning Division

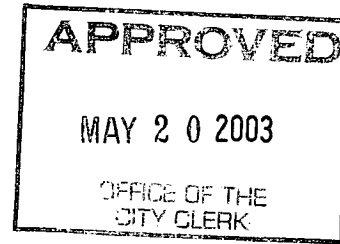
CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

May 6, 2003

City Council
Sacramento, California



Honorable Members in Session:

SUBJECT: ASSIGNMENT OF SEWER IMPACT FEE HOUSING CREDITS FROM THE ECONOMIC DEVELOPMENT TREATMENT CAPACITY BANK TO THE PROJECT LOCATED AT 1801 L STREET, M03-065

LOCATION AND COUNCIL DISTRICT: 1801 L Street
APN: 007-0082-012, -013, -014
Council District 3

RECOMMENDATION: Staff recommends that City Council approve the attached resolution requesting assignment of Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the multi-family housing/retail project located at 1801 L Street, in the Central City Community Plan Area.

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

FOR COUNCIL MEETING OF: May 20, 2003 (afternoon)

SUMMARY: The City of Sacramento, Planning Division recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for the project located at 1801 L Street. The project consists of 176 apartment units and 10,000 square feet of retail space. Staff is recommending that Council assign 132 ESD credits to the housing portion of the project. The project is located in the Central City Community Plan Area, which is a General Plan designated Target Infill Area.

COMMITTEE/COMMISSION ACTION: None

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 allowed 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 made available to the City of Sacramento, 1,196 ESD's (or 15%) are allocated for housing projects.

In 2000, the City Council approved a General Plan amendment, Community Plan amendment, and rezone of the project site to Residential Mixed Use, related to the development of the 1801 L Street site. City Planning Commission approved a Special Permit, numerous variances, and a Lot Line Adjustment for the mixed use project.

On October 4, 2001, the Zoning Administrator approved a Special Permit Time Extension for the development. On December 12, 2002, the Zoning Administrator approved an application for off-site parking related to the 1801 L Street project.

The project at 1801 L Street consists of 176 apartment units and 10,000 square feet of retail space. There are no sewer credits attributed to prior uses available for this site.

The current request is for 132 ESD Regional Sanitation credits for the housing portion of the project, bringing the balance of Regional Sanitation fees attributable to housing to be paid from \$305,448 (at \$2,314 apiece) down to approximately \$121,836 (at \$923 apiece). Additional sewer fees are also required for the non-residential part of the mixed use project.

The project is located in the Central City Community Plan Area, identified as a General Plan designated Target Infill Area. (City of Sacramento General Plan, Map 4A, pg. 1-23)

The project promotes "Smart Growth" principles by strengthening and encouraging growth in an existing community, fostering a walkable community, and contributing to a range of housing opportunities and choices.

FINANCIAL CONSIDERATIONS: Approval of the resolution imposes no additional expense upon the City beyond the minimal administrative costs associated with processing the approved credits. Issuance of the credits to represents a savings of \$183,612 to the project.

ENVIRONMENTAL CONSIDERATIONS: The proposed fee reduction is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061(b)(3)].

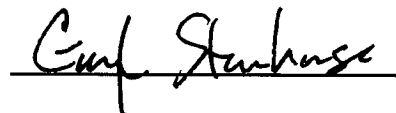
POLICY CONSIDERATIONS: The proposed project is in harmony with the General Plan and Housing Element's infill policies. The project supports many City policies regarding promotion of infill development, mixed use, efficient use of land, reinvestment in the existing community, and support of development that reduces automobile trips and supports alternative modes of transportation, therefore resulting in air quality benefits. The City of Sacramento views infill mixed use and housing opportunities as an important cornerstone to both neighborhood revitalization and economic development.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Supporting development in Target Residential Infill areas focuses new development and infrastructure investments within already developed areas and, in this case, helps to foster a walkable community.

Strategic Plan Implementation- The issuance of Regional Sanitation credits to the proposed project conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

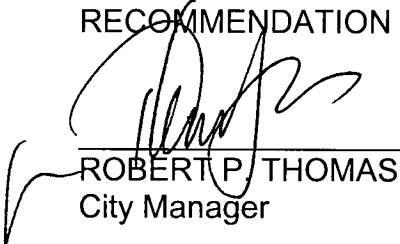
ESBD CONSIDERATIONS: No goods or services are being purchased under this report.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

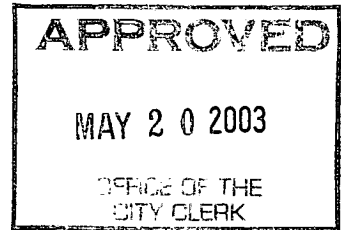
RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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RESOLUTION NO. 2003-361

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 MIXED USE PROJECT LOCATED AT 1801 L STREET- APN: 007-0082-012, -013, -014 (M03-065)

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 project located at 1801 L Street is in an area designated in the General Plan as a Target Infill Area, encourages development and growth in an existing community, and fosters a walkable community;

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 132 ESD housing credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the mixed use project located at 1801 L Street, consisting of 176 apartment units.
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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

MAYOR

ATTEST:

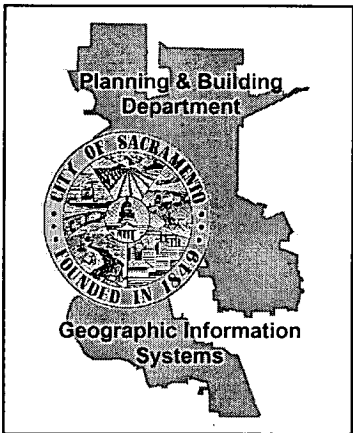
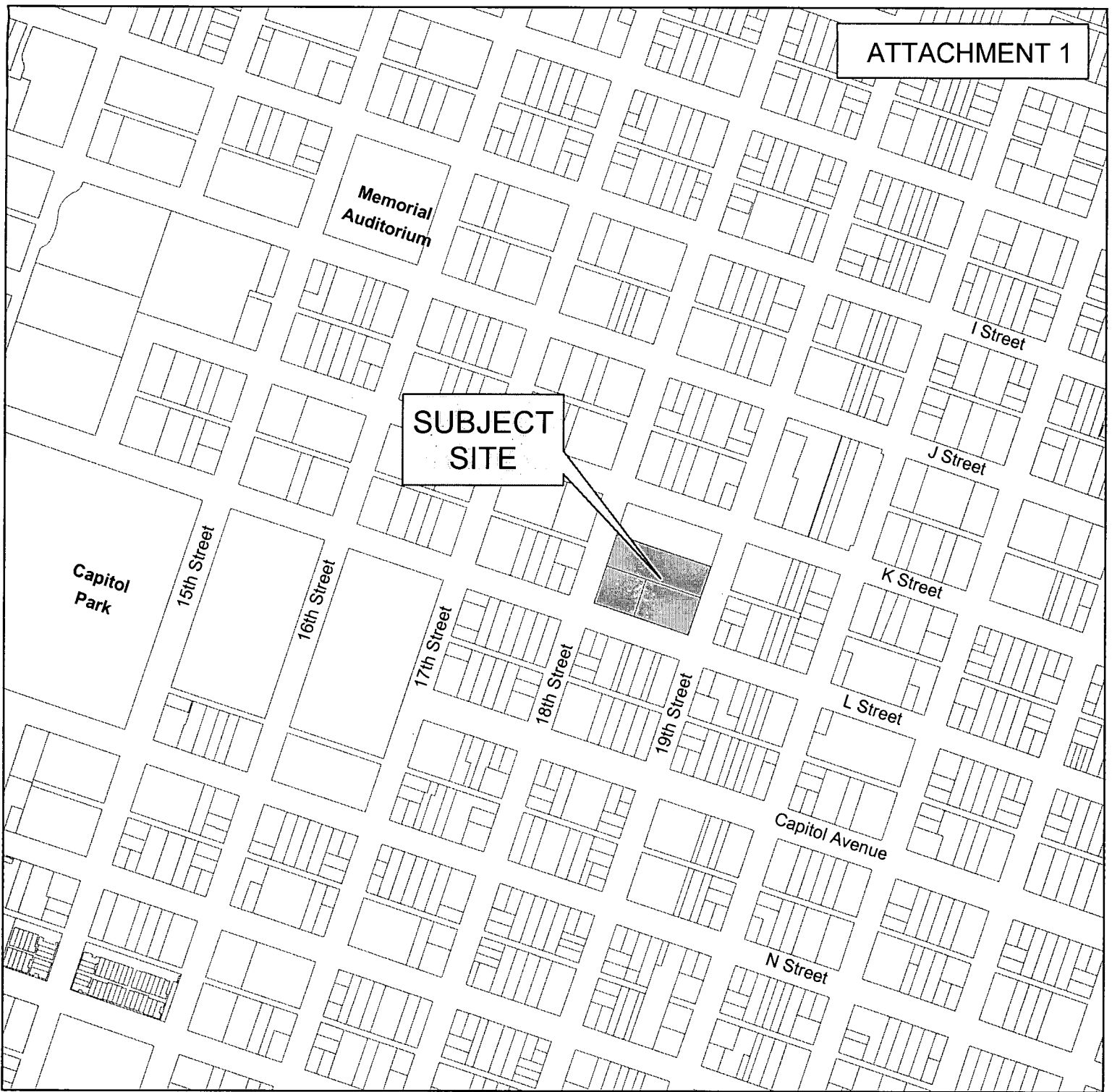
CITY CLERK

FOR CITY CLERK USE ONLY

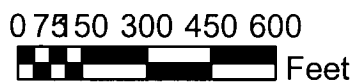
RESOLUTION NO.: _____

DATE ADOPTED: _____

S.



M03-065: 1801 L Street
(APN: 007-0082-012, -013, -014)
VICINITY MAP





Sacramento Regional County Sanitation District
10545 Armstrong Avenue, Suite 101
Mather, California
95655

April 2, 2003
RECEIVING FAX: 916-449-8865
SENDING FAX: 916-876-6161

To: **Demetri Romas**
Ph: 916-449-8804 x 226

FROM: **Fred R. Wingfield**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES** APN: 007-0082-012,013,014
1801 L Street
Sacramento, CA 95814

The Sewer Facility Impact Fees due for the new 176 Apartment Units and Retail Space of (10,000 sq. ft.) proposed at 1801 L Street are calculated as follows:

SRCSD (INFILL)

New Impact

				<u>ESDs</u>
Apartments	176 units	x	.75 ESDs/unit	132.00
Retail Space	10,000 sq. ft.	x	.10 ESDs/1000 sq. ft.	<u>1.00</u>
			Total New Impact	133.00

There are no prior sewer credits validated for these vacant parcels.

At the current rate of \$2,314 per ESD x 133.00 ESDs, the total amount due is \$307,762.

If you have any questions, please feel free to call me at 916-876-6073.

This fee is also subject to adjustment if the data supplied is changed.

www.srcsd.com
e-mail: wingfieldf@SacCounty.NET

Attachment 3
REGIONAL SANITATION HOUSING FEE CREDIT LOG
(As of May 1, 2003)

Date Issued	Project Name/Address/Location	RegSan Project #	Resolution #	ESD Credits Issued	TOTAL Credits Remaining	Council District	Planning Area	# of units in project	Cost Reduction	Reduction Progr
TOTAL RESIDENTIAL CREDITS					1196					
04/24/2001	2609 American Avenue, 3 SF & 1 duplex	M01-048	CC2001-236	3.5	1192.5	1	South Natomas	4	\$ 4,819.50	No
04/24/2001	10th & T Street Condominiums, 13 condos & 725sf commercial	M01-049	CC2001-235	7.57	1184.93	4	Central City	13	\$ 10,423.89	No
05/15/2001	Del Paso Nuevo Subdivision Unit No. 1, 54 unit subdivision	M01-053	CC2001-308	40	1144.93	2	North Sacramento	54	\$ 55,080.00	No
07/31/2001	621, 623, 625 T Street, 3 units	M01-074	CC2001-532	1.25	1143.68	4	Central City	3	\$ 1,721.25	No
09/25/2001	6019 Lemon Hill Avenue, 1 SF home	M01-086	CC2001-644	1	1142.68	6	South Sacramento	1	\$ 1,377.00	No
10/02/2001	Del Paso Heights, 4 addresses	M01-088	CC2001-658	4	1138.68	2	North Sacramento	4	\$ 5,508.00	No
10/11/2001	Temple Avenue, Oak Park	M01-092	CC2001-679	2	1136.38	5	East Broadway	1	\$ 2,754.00	No
10/11/2001	52nd Street, Tahoe Park	M01-093	CC2001-681	1	1135.68	5	East Broadway	1	\$ 1,377.00	No
04/16/2002	Terracina Gold Apartments, Village II	M02-017	CC2002-204	50	1,085.68	1	North Natomas	75	\$ 178,850.00	No
04/16/2002	2609 American Avenue, 3 SF & 1 duplex, TIME EXTENSION	M02-018	CC2002-203	**	1085.68	1	South Natomas		\$ -	No
05/07/2002	540 & 556 Grand Avenue	M02-030	CC2002-254	2	1080.68	2	North Sacramento	2	\$ 2,754.00	No
04/25/2002	6001 14th Avenue, 3 SF units	M02-031	CC2002-211	3	1082.68	5	East Broadway	3	\$ 4,131.00	No
05/28/2002	Del Paso Nuevo Site B, 26 lot subdivision	M02-035	CC2002-309	22	1058.68	2	North Sacramento	26	\$ 30,294.00	No
05/22/2002	PDSP- 2 SF in Del Paso Heights	M02-047	N/A	2	1056.68	2	North Sacramento	2	\$ 2,754.00	No
05/31/2002	PDSP- Youngs Heights Septic Conversion (Phase I), 12 SF units	M02-052	N/A	12	1044.68	2	North Sacramento	12	\$ 16,524.00	No

05/06/2003

Prepared by Planning and Building Department

Attachment 3
REGIONAL SANITATION HOUSING FEE CREDIT LOG
(As of May 1, 2003)

Date Issued	Project Name/Address/Location	RegSan Project #	Resolution #	ESD Credits Issued	TOTAL Credits Remaining	Council District	Planning Area	# of units in project	Cost Reduction	Reduction Progr
06/03/2002	PDSP- 331 Bowman Ave, Gardenland	M02-053	N/A	1	1043.68	1	South Natomas	1	\$ 1,377.00	No
06/11/2002	PDSP- 741 Hayes Ave., Del Paso Heights	M02-054	N/A	1	1042.68	2	North Sacramento	1	\$ 1,377.00	No
06/11/2002	PDSP- 4430 Gene Ave, Septic Conversion, 1 SF	M02-055	N/A	1	1041.68	2	North Sacramento	1	\$ 1,377.00	No
06/12/2002	PDSP- 1316 Bell Ave, Septic Conversion, 1 SF	M02-056	N/A	1	1040.68	2	North Sacramento	1	\$ 1,377.00	No
06/24/2002	PDSP- 2515 I Street, 6 ESD's	M02-059	N/A	6	1034.68	3	Central City	8	\$ 8,262.00	No
07/11/2002	PDSP- 800, 816, 820 Union Street, 3 SF	M02-063	N/A	3	1031.68	2	North Sacramento	3	\$ 4,131.00	No
07/19/2002	PDSP- 616 Grand Ave & 3829 Fig Street	M02-064	N/A	2	1029.68	2	North Sacramento	2	\$ 2,754.00	No
07/23/2002	PDSP- 1628 Q Street	M02-066	N/A	2.5	1027.18	3	Central City	4	\$ 3,442.50	No
07/22/2002	PDSP- 708 Morey Avenue, 1 SF	M02-070	N/A	1	1026.18	2	North Sacramento	1	\$ 1,377.00	No
07/22/2002	PDSP- 6 Bryce Court, 1 SF	M02-074	N/A	1	1025.18	6	South Sacramento	1	\$ 1,377.00	No
09/24/2002	Garden Oaks Subdivision	M02-076	2002-637	94	931.18	1	South Natomas	94	\$ 129,438.00	No
08/27/2002	PDSP- Traxler House Move	M02-077	N/A	0.5	930.68	4	Central City	2	\$ 688.50	No
10/02/2002	PDSP- 4940 Mascot Ave	M02-081	N/A	1	929.68	5	East Broadway	1	\$ 1,377.00	No
10/21/2002	PDSP- East End Lofts	M02-090	N/A	12.45	917.23	3	Central City	12	\$ 17,143.65	No
10/21/2002	PDSP- 2531 33rd Street	M02-091	N/A	1	916.23	5	East Broadway	1	\$ 1,377.00	No
11/05/2002	PDSP- 5976 Power Inn Road	M02-095	N/A	1	915.23	6	South Sacramento	1	\$ 1,377.00	No

05/06/2003

Prepared by Planning and Building Department

Attachment 3
REGIONAL SANITATION HOUSING FEE CREDIT LOG
(As of May 1, 2003)

Date Issued	Project Name/Address/Location	RegSan Project #	Resolution #	ESD Credits Issued	TOTAL Credits Remaining	Council District	Planning Area	# of units in project	Cost Reduction	Reduction Progr
11/18/2002	PDSP- Habitat for Humanity, 3219 2nd Av	M02-099	N/A	1	914.23	5	East Broadway	1	\$ 1,377.00	No
12/01/2002	PDSP- 3929 Belden Street, 1 SF	M02-101	N/A	1	913.23	2	North Sacramento	1	\$ 1,377.00	No
12/17/2002	PDSP- 3620 34th Street, 1 SF	M02-113	N/A	1	912.23	5	East Broadway	1	\$ 1,377.00	No
01/31/2003	PDSP- 3915 Cypress St., 1 SF	M03-007	N/A	1	911.23	2	North Sacramento	1	\$ 1,377.00	Yes
01/24/2003	PDSP- 1129 Bell Av., 1 SF, Septic Conversion	M03-008	N/A	1	910.23	2	North Sacramento	1	\$ 1,377.00	No
02/06/2003	PDSP- 3801 Haywood St., 1 SF	M03-010	N/A	1	909.23	2	North Sacramento	1	\$ 1,377.00	Yes
02/11/2003	PDSP- 3937 Cypress Street	M03-012	N/A	1	908.23	2	North Sacramento	1	\$ 1,377.00	Yes
02/11/2003	PDSP- 3335 Taylor Street	M03-015	N/A	1	907.23	2	North Sacramento	1	\$ 1,377.00	Yes
02/20/2003	PDSP- 3615 7th Avenue, Oak Park	M03-017	N/A	1	906.23	5	East Broadway	1	\$ 1,377.00	Yes
02/20/2003	PDSP- 3781 7th Avenue, Oak Park	M03-018	N/A	1	905.23	5	East Broadway	1	\$ 1,377.00	Yes
02/20/2003	PDSP- 3132 37th Street, Oak Park	M03-019	N/A	1	904.23	5	East Broadway	1	\$ 1,377.00	Yes
02/18/2003	PDSP- 1822 11th Street	M03-020	N/A	5.48	898.75	4	Central City	6	\$ 7,545.96	No
02/18/2003	PDSP- 744 Hayes Avenue	M03-021	N/A	1	897.75	2	North Sacramento	1	\$ 1,377.00	No
02/20/2003	PDSP- 52nd Street, Tahoe Park	M03-023	093. Reissued.	0	897.75	5	East Broadway		\$ -	
03/06/2003	PDSP- 6920 27th Street	M03-030	N/A	1.5	896.25	5	Airport Meadowview	2	\$ 2,065.50	Yes
03/21/2003	PDSP- 3605 Altos Avenue	M03-032	N/A	1	879.5	1	North Sacramento	1	\$ 1,377.00	Yes

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Attachment 3
REGIONAL SANITATION HOUSING FEE CREDIT LOG
(As of May 1, 2003)

Date Issued	Project Name/Address/Location	RegSan Project #	Resolution #	ESD Credits Issued	TOTAL Credits Remaining	Council District	Planning Area	# of units in project	Cost Reduction	Reduction Progr.
03/13/2003	PDSP- 660, 670 Hayes Avenue	M03-035	N/A	2	894.25	2	North Sacramento	2	\$ 2,754.00	No
03/13/2003	PDSP- 3149 Palmer Street	M03-036	N/A	1	893.25	2	North Sacramento	2	\$ 1,377.00	No
03/19/2003	PDSP- 4309 Marysville Blvd, Robla, 1 SF	M03-037	N/A	1	892.25	2	North Sacramento	2	\$ 3,577.00	No
03/19/2003	PDSP- 2450 51st Avenue, 2 units	M03-038	N/A	1.75	890.5	5	Airport Meadowview	2	\$ 2,409.75	Yes
03/19/2003	PDSP- Rockwell Apartments, Northview Dr.	M03-039	N/A	10	880.5	1	South Natomas	22	\$ 13,770.00	No
03/21/2003	PDSP- 2020 Rene Avenue	M03-040	N/A	1	878.5	2	North Sacramento	1	\$ 1,377.00	No
04/10/2003	PDSP- 3417, 3425 43rd Street	M03-046 M03-047	N/A	2	734.5	5	East Broadway	2	\$ 2,782.00	Yes
04/10/2003	PDSP- 640, 644 Kesner	M03-049	N/A	2	876.5	2	North Sacramento	2	\$ 2,782.00	No
04/16/2003	PDSP- 602 Exchange Street, Robla	M03-053	N/A	1	875.5	2	North Sacramento	1	\$ 4,332.00	No
04/22/2003	PDSP- 3220 40th Street	M03-054	N/A	1	874.5	5	East Broadway	1	\$ 1,391.00	No
04/22/2003	PDSP- 3423 40th Street	M03-055	N/A	1	873.5	5	East Broadway	1	\$ 1,391.00	No
04/22/2003	PDSP- 2301 Erikson St., Lot 11	M03-056	N/A	1	872.5	2	North Sacramento	1	\$ 1,391.00	No
04/22/2003	PDSP- 2301 Erikson St., Lot 12	M03-057	N/A	1	871.5	2	North Sacramento	1	\$ 1,391.00	No
04/18/2003	PDSP- 4656 12th Avenue	M03-061	N/A	1	870.5	5	East Broadway	1	\$ 1,391.00	Yes
04/18/2003	PDSP- 7288 29th Street	M03-062	N/A	1	869.5	8	Airport Meadowview	1	\$ 1,391.00	No
	1801 L Street ("18th & L Project")	M03-065		132	737.5	3	Central City	176	\$ 183,612.00	No