

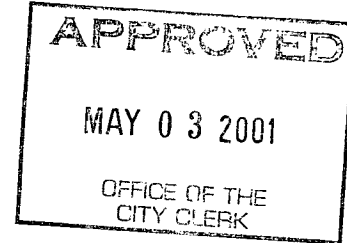


ECONOMIC DEVELOPMENT DEPARTMENT  
CITY OF SACRAMENTO

1.19

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 CELESTIN'S  
RESTAURANT INC.

**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 Celestin's Restaurant Inc. to be located at 1815 K Street (APN: 007-0081-017).

**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 1815 K 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.

*Building on Our History ~ Creating The Place to Be.*

## **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 4, 2001, the City received an application from Celestin's Restaurant Inc. requesting credit for 17.87 Regional Sanitation ESDs to be issued to this project, bringing total Regional Sanitation fees to be paid from \$42,959 (at \$2,404 apiece) down to approximately \$16,494 (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.

**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.

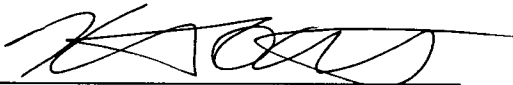
**POLICY CONSIDERATIONS:**

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:**

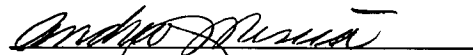
No goods or services are being purchased.

Respectfully submitted:



KRISTAN OTTO  
Economic Development Manager

APPROVED:

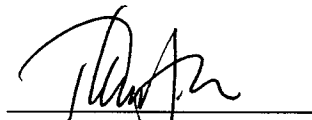
  
ANDREW J. PLESCIA  
Economic Development Director

**RECOMMENDATION APPROVED:**

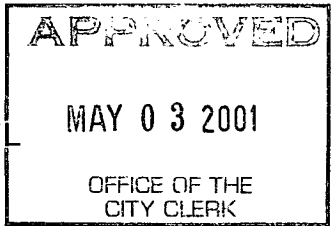


ROBERT P. THOMAS  
City Manager

APPROVED:

  
THOMAS V. LEE  
Deputy City Manager

**RESOLUTION NO. 2001-256**



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 RESTAURANT TO BE KNOWN AS CELESTIN'S RESTAURANT INC. AND LOCATED AT 1815 K STREET (APN: 007-0081-017).**

**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 restaurant to be known as Celestin's Restaurant, Inc. and located at 1815 "K" Street in Midtown 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 17.87 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the restaurant to be known as Celestin's Restaurant, Inc. and located at 1815 "K" Street in Midtown Sacramento (APN: 007-0081-017).
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 17.87 sewer credits to Celestin's Restaurant Inc. will leave a total of 6,750.26 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: \_\_\_\_\_

### 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, 2<sup>nd</sup> Floor. Sacramento, CA 95814; by email at [mislavin@cityofsacramento.org](mailto:mislavin@cityofsacramento.org); 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: Celestin's Restaurant, Inc.
  2. Address for which Credits sought: 1815 K Street
  3. Assessor's Parcel Number: 007-0081-017
  4. Legal Name of Business Owner: Patrick & Phoebe Celestin
  5. Owner's Mailing Address: 1530 7<sup>th</sup> Avenue, Sacramento, Ca. 95818
  6. Owner's Phone Number: 916-447-4005 Owner's Fax Number: 916-448-6655  
Owner's email address: celestinfoebe@hotmail.com
  7. Please describe the type of business or development project for which this application is being submitted: Restaurant & Lounge
  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 x No     . 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: 12
  12. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes x No     . If yes, what address relocating from? 2516 J Street
  13. Has the subject parcel been previously occupied by a residence and/or a business? Yes x No     . If yes, applicant may need to provide evidence documenting preexisting use.
- Applicant's signature: *Patrick & Phoebe Celestin* Date: 4/04/01
- Print Applicant's Name: Patrick & Phoebe Celestin

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



