

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT

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SACRAMENTO, CA
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July 19, 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 621, 623, and 625 T Street (M01-074)

LOCATION AND COUNCIL DISTRICT: District 4

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 at 621, 623, and 625 T Street (APN: 009-0062-015).

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

FOR COUNCIL MEETING OF: July 31, 2001

SUMMARY:

The City of Sacramento, Planning Division recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for three housing units (one duplex and one alley unit above garage) located at 621, 623, and 625 T Street, in the Southside Park neighborhood of the Central City. The project is located in a Redevelopment Area and Historic District, and is a non-subsidized housing project in the Central City. The project develops a vacant lot, improves visual surveillance on the alley, and reflects high quality design.

City Council

RE: Regional Sanitation Credit Application for 621, 623, and 625 T Street (M01-074)

COMMITTEE/COMMISSION ACTION:

Preservation Staff approved the project design within the Southside Park preservation area on March 7th, 2001. (PB01-012). The project requires no other 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 at 621, 623, and 625 T Street proposes development of a new duplex and housing above three-car garage, totaling three housing units. The applicant has received a Regional Sanitation fee credit for one ESD for a home previously demolished on the site.
- The current request is for credit for 1.25 Regional Sanitation ESDs to be issued to this project, bringing total Regional Sanitation fees to be paid from \$4,375 down to approximately \$1,153.75.
- The project is located in a General Plan designated residential infill area, and proposed to fill what is currently a vacant lot in a predominantly small-scale residential area. The project promotes smart growth principles that advocate strengthening and encouraging growth in an existing community.

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:

Preservation Staff determined this project to be exempt from environmental review pursuant to CEQA Guidelines (Categorical Exemption, Section 15303a).

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 621, 623, and 625 T Street (M01-074)

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- Resolution Requesting Assignment of Economic Development Treatment Capacity Bank, Housing Connection Fee Credits for 621, 623, and 625 American Avenue at APN: 009-0062-015
- Attachment C- Vicinity Map
- Attachment D- Fee Statement from Regional Sanitation

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 1.25 credits is included in the following summary:

- ✓ Since March 20, 2001, the City Council has approved the issuance of 52.32 Regional Sanitation Credits for four (4) housing projects;
- ✓ The housing credits program began with 1,196 Regional Sanitation Credits. Of the credits available to housing projects, 4.4% have been issued to date.
- ✓ Credits have been issued in Council Districts 1, 2, and 4, corresponding with the South Natomas, North Sacramento, and Central City 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		1.25	1143.68	4	Central City

APPROVED

JUL 3 1 2001

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2001-532

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 AT 621, 623, and 625 T STREET - APN: 009-0062-015 (M01-074)

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 at 621, 623, and 625 T Street in the Southside Park neighborhood of the Central City will result in the development of a vacant infill neighborhood site, is within a redevelopment area, 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 1.25 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the housing project located at 621, 623, 625 T Street (APN: 009-0062-015), consisting of one duplex and one residential unit over the garage, approved by City Design Review and Preservation Staff on March 7, 2001.
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: _____

3. Assignment herein of 1.25 sewer credits to the project at 621, 623, 625 T Street will leave a total of 1,143.68 sewer credits for future assignment by the City to support housing projects.

MAYOR

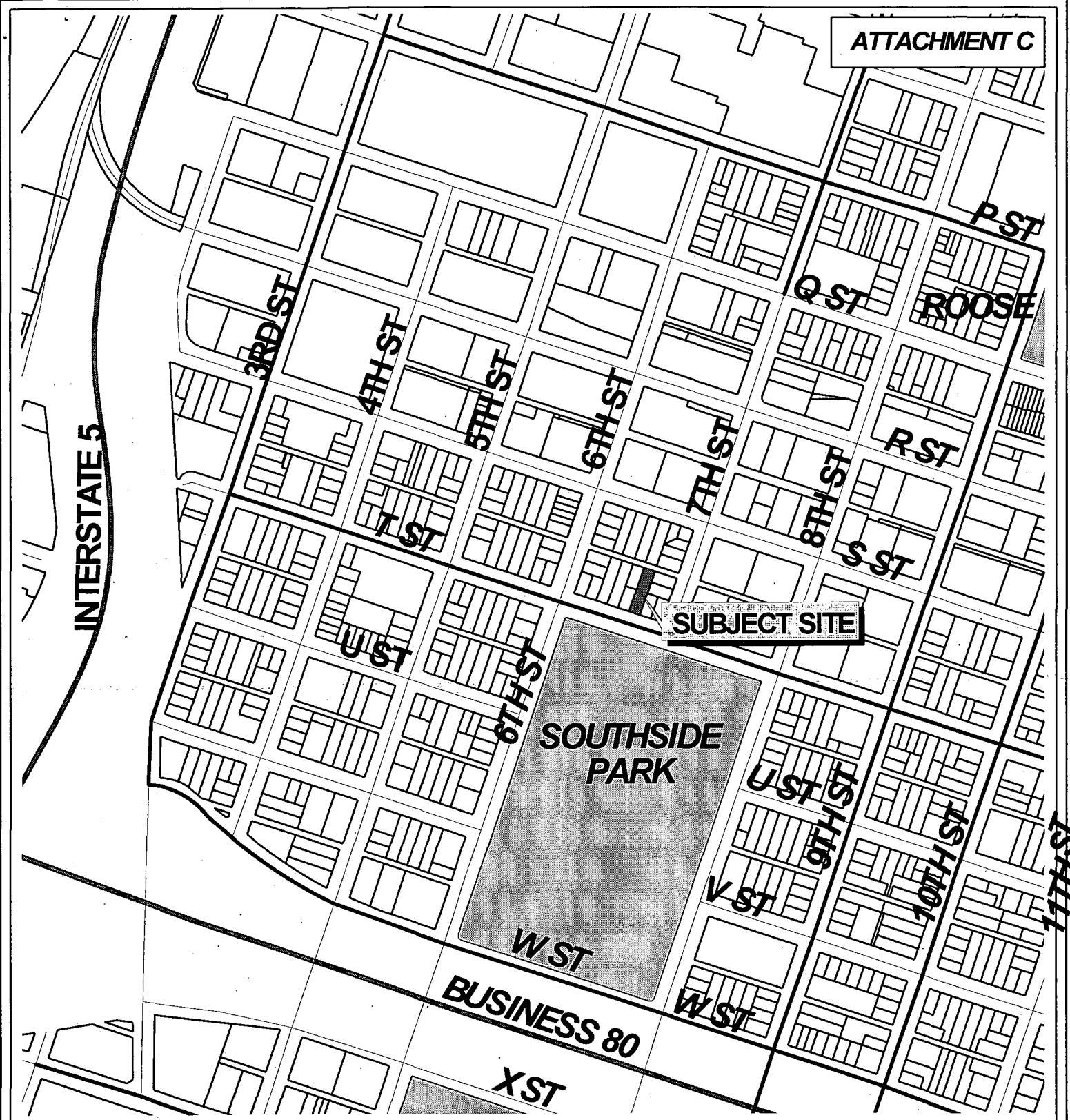
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

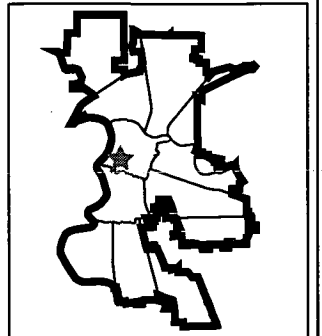


Planning and Building Department



Geographic Information Systems

M01-074: 621, 623, 625 T Street
 (APN: 009-0062-015)
 VICINITY MAP



ATTACHMENT D



Sacramento County Regional Sanitation District
10545 Armstrong Ave., Ste. 101
Mather, California
95655

JUNE 12, 2001
RECEIVING FAX: 916-441-4685
SENDING FAX: 916-876-6161

TO: HELEN & ALREDO GUTIERREZ
C/O ANNA STROMOSKI, RHL DESIGN GROUP

FROM: DOLORES ROSS
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: SEWER FACILITY IMPACT FEES
621, 623, 625 "T" St.

APN: 009-0062-015
Act. # 0107437 & 7439

The Sewer Facility Impact Fees due for the proposed duplex and detached 3-car garage with apartment unit on the above parcel are as follows:

Impact to Sacramento Regional County Sanitation District:

Calculation: 3 units @ 0.75 ESD / unit = 2.25 ESDs

Credit: 1 ESD (house demolished approx. 10 years ago)

Due: 1.25 ESDs @ \$3,500 each = \$ 4,375

Please make your check payable to County of Sacramento and remit at:
827 Seventh Street, Room 105, Window 11. Please present a copy of your
receipt to the City of Sacramento Development Services, 1231 "I" Street. If you
have any questions regarding the above, please feel free to call me at 876-6100.

cc: Ron Vrilakas, Architect
✓ Brian Krinke, City of Sacramento

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

e-mail: rossd@SacCounty.NET