



1.10

PLANNING AND BUILDING
DEPARTMENT

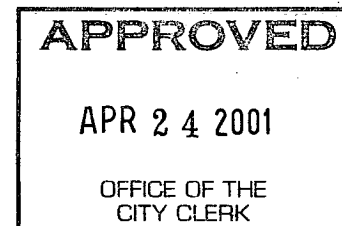
CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PH 916-264-5381
FAX 916-264-7185

April 11, 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 2609 AMERICAN AVENUE (M01-048)

LOCATION AND COUNCIL DISTRICT: District 1

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 2609 American Avenue (APN: 262-0251-015).

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

FOR COUNCIL MEETING OF: April 24, 2001

SUMMARY:

The City of Sacramento, Planning Division recommends approval of the attached resolution requesting assignment of SRCSD connection fee credits for four housing units (two single family homes and one duplex) located at 2609 American Avenue, in the Gardenland area of South Natomas. The project provides potential home ownership opportunities on a small vacant lot in a proposed Redevelopment Area, and is located in a General Plan designated residential infill area.

City Council

RE: Regional Sanitation Credit Application for 2609 American Avenue (M01-048)

COMMITTEE/COMMISSION ACTION:

On February 8, 2001, the City Planning Commission unanimously approved the Tentative Map to subdivide the deep lot parcel located at 2609 American Avenue into four parcels, for future housing development (P00-133).

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 2609 American Avenue was granted a Tentative Map by the City Planning Commission on February 8, 2001, to subdivide the deep lot parcel (310 ft. x112 ft.) at the corner of American and Peralta Avenue into four lots; proposed to be built are three single family homes and one duplex on the corner, totaling five housing units. The applicant has received a Regional Sanitation fee waiver for one of the single family units, due to a home previously being on the site and demolished in 1995.
- The current request is for credit for 3.5 Regional Sanitation ESDs to be issued to this project, bringing total Regional Sanitation fees to be paid from \$8,414 (at \$2,404 apiece) down to approximately \$3,230 (at \$923 apiece). Regional Sanitation calculated these fees at the current cost of \$2,404 per ESD.
- Effective April 28, 2001, Regional Sanitation will increase the cost of an ESD to \$3,500. At the new price without allocation of credits, total Regional Sanitation fees for this project would be \$12,250.
- The project is located in a General Plan designated residential infill area, and proposed to fill what is currently a vacant corner lot in a predominantly small-scale residential area. The project promotes smart growth principles that advocate strengthening and encouraging growth in an existing community.
- The project provides some potential future market rate homeownership opportunities for the three single-family homes. The corner duplex provides a different housing type from what is currently offered in the neighborhood, expanding the range of housing opportunities and choices. Additionally, this project is in the Gardenland area of South Natomas which is a proposed Redevelopment Area.

City Council
RE: Regional Sanitation Credit Application for 2609 American Avenue (M01-048)

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 went through the environmental review process with the approval of its development application.


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.

ESBD CONSIDERATIONS:

No goods or services are being purchased.

Respectfully submitted,



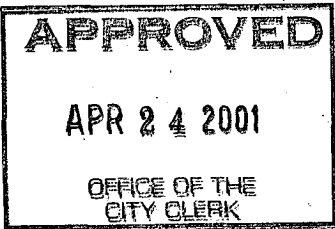
GARY L. STONEHOUSE
Planning Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Attachment A- Resolution Requesting Assignment of Economic Development Treatment
Capacity Bank, Housing Connection Fee Credits for 2609 American Avenue at
APN: 262-0251-015
Attachment B- Vicinity Map



RESOLUTION NO. 2001-236

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 2609 AMERICAN AVENUE- APN: 262-0251-015 (M01-048)

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 2609 American Avenue in the Gardenland area of South Natomas provides potential homeownership opportunities, provides a greater range of housing types, will result in the development of a vacant infill neighborhood site, and is within a General Plan designated infill area;

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 3.5 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the housing project located at 2609 American Avenue (APN: 262-0251-015), consisting of three single family homes and one duplex, approved by the City Planning Commission on February 8, 2001.
2. These credits will expire if fees are not paid to SRCSD within one-year from the date of approval of this resolution. The credits will also expire if Building Permits are not issued within one year after the date fees are paid to SRCSD.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

MAYOR

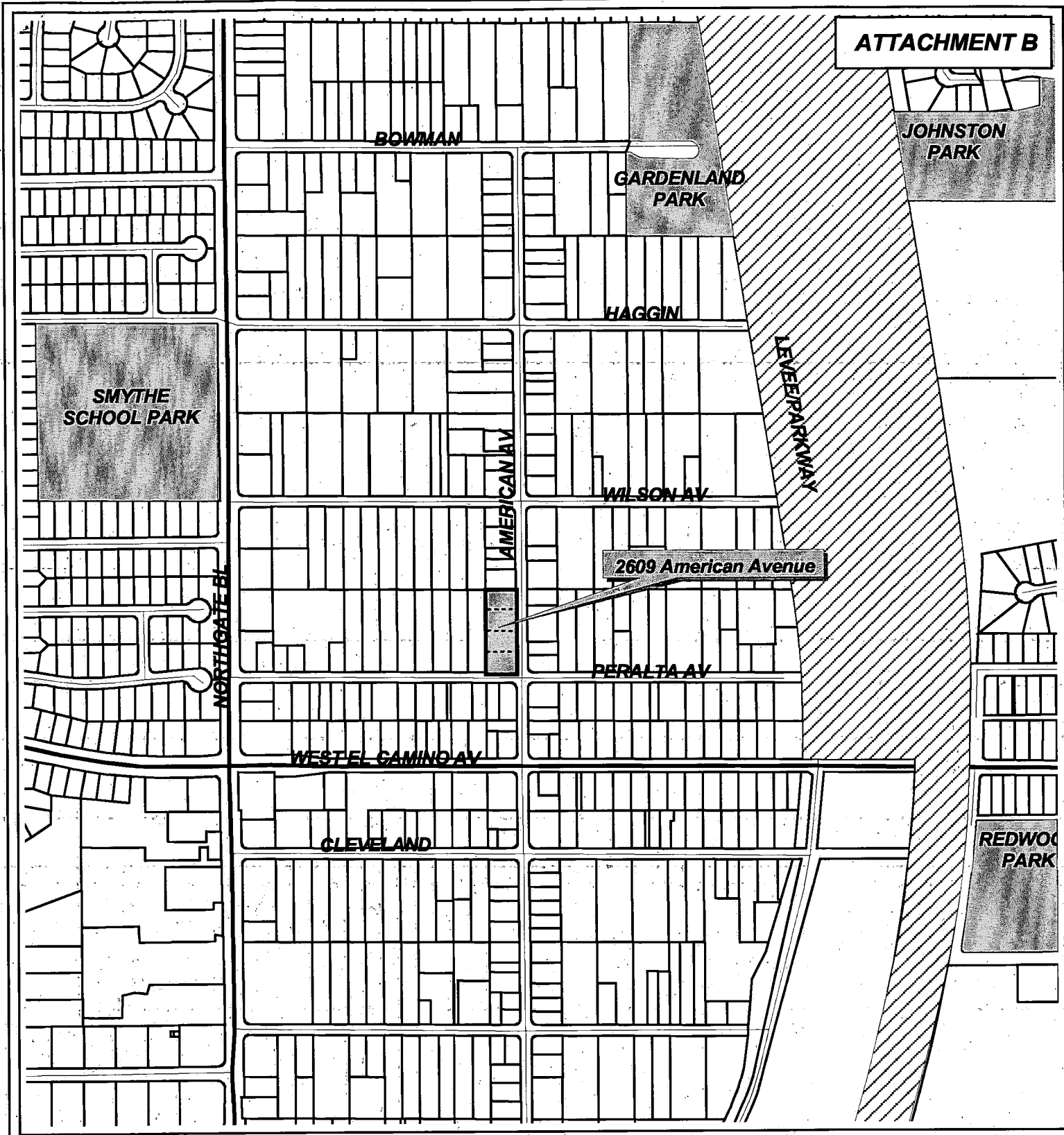
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



Planning and Building
Department

Geographic Information
System

M01-048: 2609 American Avenue VICINITY MAP

0 300 600 Feet

