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PLANNING AND BUILDING
DEPARTMENT

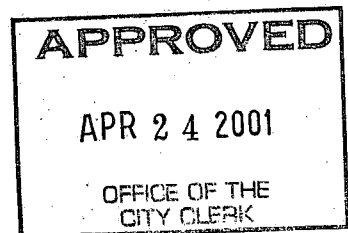
CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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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 THE 10th & T STREET CONDOMINIUM
PROJECT (M01-049)

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
mixed use project at 10th & T Streets (APN: 009-0072-009, -010,
-011, -012).

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 a 13-unit condominium project at 10th and T Streets, with a 725 square foot commercial space on the first floor. The mixed use project adds to the range of housing opportunities in the Central City area, and is located within a Redevelopment Area. In addition to being a mixed income housing project, the project presents homeownership housing opportunities in the Central City and would fill a highly visible site that has long been vacant.

City Council

RE: Regional Sanitation Credit Application for 10th & T Street Condominium Project (M01-049)

COMMITTEE/COMMISSION ACTION:

The City Planning Commission, on July 27, 2000, approved the project's Tentative Map to create a one lot subdivision totaling 0.49 acres for a 13 unit condominium complex in the Residential Mixed Use (RMX) zone (P00-059).

On June 21, 2000 the Design Review Preservation Board reviewed and approved the design of the project (PB00-029).

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 Sacramento Housing and Redevelopment Agency currently owns the four (4) subject properties at 10th and T Streets (known as addresses 1916, 1926, and 1930 10th Street); however ownership of the properties will be transferred to the developer. The proposed development will consist of 13 condominium units for homeownership and one ground floor neighborhood serving commercial space. Three (3) of the units are designated as low income units (80% of median) and two (2) units are designated as moderate income units (110% of median).
- The project will receive Regional Sanitation credit for previously existing structures on the site, including seven apartments and 2,725 square feet of retail space.
- The current request is for 7.57 ESD Regional Sanitation credits to be issued to this project, bringing total Regional Sanitation fees to be paid from \$18,198 (at \$2,404 apiece) down to approximately \$6,987 (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 increase to \$26,495.
- The project will provide mixed use homeownership opportunities in the Southside Park neighborhood of the Central City, adding to the range of housing opportunities in the neighborhood and will occupy a currently vacant lot. Additionally, this project is in a Redevelopment Area.
- The project promotes "Smart Growth" principles by strengthening and encouraging growth in an existing community, providing a mix of land uses, fostering a walkable community, and creating a range of housing opportunities and choices.

City Council

RE: Regional Sanitation Credit Application for 10th & T Street Condominium Project (M01-049)

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.

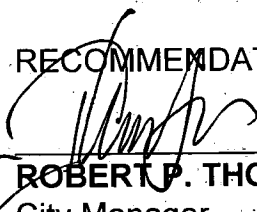
Respectfully submitted,



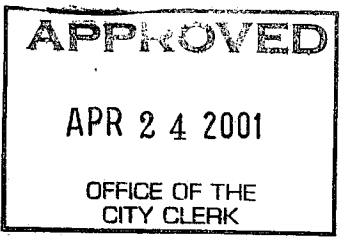
GARY L. STONEHOUSE

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 Properties at APN: 009-0072-009, -010, -011, -012
- Attachment B- Vicinity Map
- Attachment C- Fee Statement from Regional Sanitation



RESOLUTION NO. 2001-235

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 CONDOMINIUM HOUSING PROJECT AT 10TH AND T STREETS, KNOWN AS ADDRESSES 1916, 1926, and 1930 10TH STREET- APN: 009-0072-009, -010, -011, -012 (M01-049)

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 condominium housing project located at 10th and T Streets in the Southside Park neighborhood of the Central City adds to the range of housing opportunities in the Central City area, is located within a Redevelopment Area, is a mixed income housing project, presents homeownership housing opportunities in the Central City, and would fill in a highly visible site that has long been vacant;

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 7.57 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the condominium housing project located at 10th and T Streets, known as addresses 1916, 1926, and 1930 10th Street, (APN: 009-0072-009, -010, -011, -012), consisting of 13 condominium units and 725 square feet of commercial space, approved by the City Planning Commission on July 27, 2000.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

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.

MAYOR

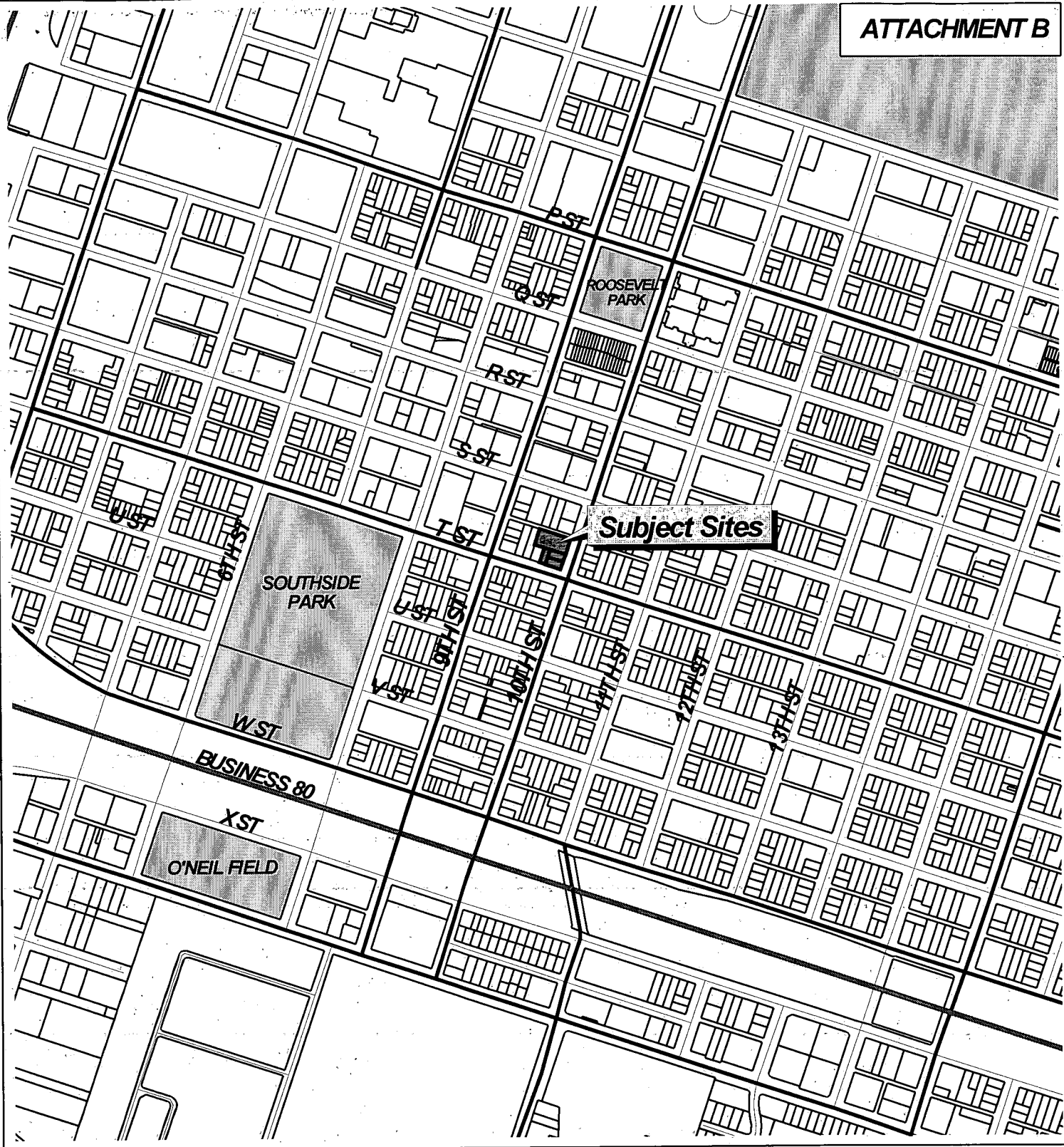
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



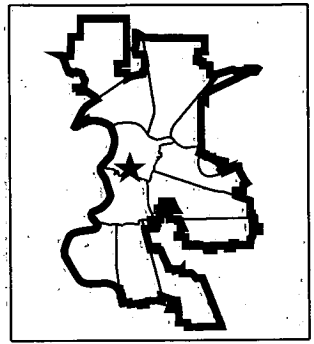
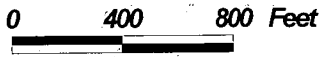
Subject Sites

Planning and Building
Department



M01-049: 10th & T Street Condominium Project VICINITY MAP

Geographic Information
Systems



ATTACHMENT C



May 12, 1999

RECEIVING FAX : 442-6736

SENDING FAX : 875-6253

TO: **ALIDA E. MARTINEZ**
SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

FROM: **DOLORES ROSS**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

PHONE NUMBER: 875-6679

RE: **SEWER FACILITY IMPACT FEES**
APN: 009-0072-009 thru 012

The Sewer Facility Impact Fees due for a 13-unit condominium project at 10th & "T" Streets, with a 725 sq. ft. office space on the first floor, are as follows:

Impact to Sac. Regional County San. District \$18,198

Credit was extended to this project for the previous seven apartments and 2,725 sq. ft. retail space shown on the commercial property appraisal record.

*This fee is due and payable at 827 Seventh Street, Room 105.
This fee is also subject to adjustment if the data supplied is changed.*

rossd@puwa.co.sacramento.ca.us