

CITY OF SACRAMENTO

PLANNING AND BUILDING
DEPARTMENT

CALIFORNIA

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April 9, 2002

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
PROPERTY LOCATED AT 6001 14th AVENUE IN TAHOE PARK
(APN: 015-0284-008) (M02-031)

LOCATION AND COUNCIL DISTRICT: Tahoe Park/District 6

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 6001 14th Avenue (APN: 015-0284-008).

CONTACT PERSONS: Lucinda Willcox, Senior Planner, 264-5052
Aaron Sussman, Junior Planner, 264-7931

FOR COUNCIL MEETING OF: April 25, 2002

SUMMARY:

The Planning Division recommends approval of the attached resolution requesting assignment of two SRCSD connection fee credits for a project providing three single family dwelling units located at 6001 14th Avenue near 60th Street, in the Tahoe Park neighborhood of the East Broadway Community Plan Area. The project develops a vacant lot in a predominantly single family residential neighborhood, providing home ownership

opportunities with 3 bedrooms suitable for families, and promotes reinvestment in an established neighborhood.

The project is located within the boundaries of the Tahoe Park-Colonial Park Strategic Neighborhood Action Plan (SNAP). Although Tahoe Park is not a Design Review Area, design of the approved project was reviewed in conjunction with the City's required Special Permit, and demonstrates high quality materials and consistency with the Single Family Design Principles.

COMMITTEE/COMMISSION ACTION:

The Planning Commission approved the tentative map and special permit for development of this project on January 24, 2002 (P01-095).

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 proposes development of three (3) new Single Family homes. The proposed site is currently vacant.
- The current request is for credit for two (2) Regional Sanitation ESD to be issued to this project, bringing total Regional Sanitation fees to be paid from \$4600.00 down to approximately \$1846.00. The project will receive credit for 1 ESD from SRCSD due to a prior home that was located on the site.
- The project is proposed to fill what is currently a vacant lot in a predominantly residential area. The project promotes smart growth principles that advocate strengthening and encouraging growth in an existing community. The project will contribute additional home ownership opportunity in the area.
- The project consists of 3 bedroom homes suitable for larger families.

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:

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines [CEQA Section 15061(b)(3)].

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:

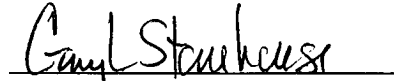
No goods or services are being purchased.

RECOMMENDATION APPROVED:



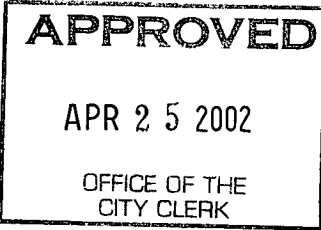
ROBERT P. THOMAS
City Manager

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

Attachment A- Accounting of SRCSD Sewer Credits for Housing Issued to Date
Attachment B- Vicinity Map



RESOLUTION NO. 2002-211

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 6001 14TH AVENUE- APN: 015-0284-008 (M02-031)

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 6001 14th Avenue project located in the East Broadway Community Plan Area will result in the development of a vacant infill site, provide home ownership opportunities, and add 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 2 ESD credits from the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank to the 6001 14th Avenue project located on 14th Avenue near 60th Street (APN: 015-0284-008), consisting of 3 single family dwelling 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.
3. Assignment herein of 2 sewer credits to 6001 14th Avenue will leave a total of 1,083.68 sewer credits for future assignment by the City to support housing projects.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

HOUSING CONNECTION FEE CREDIT LOG (Credits Issued to Date)

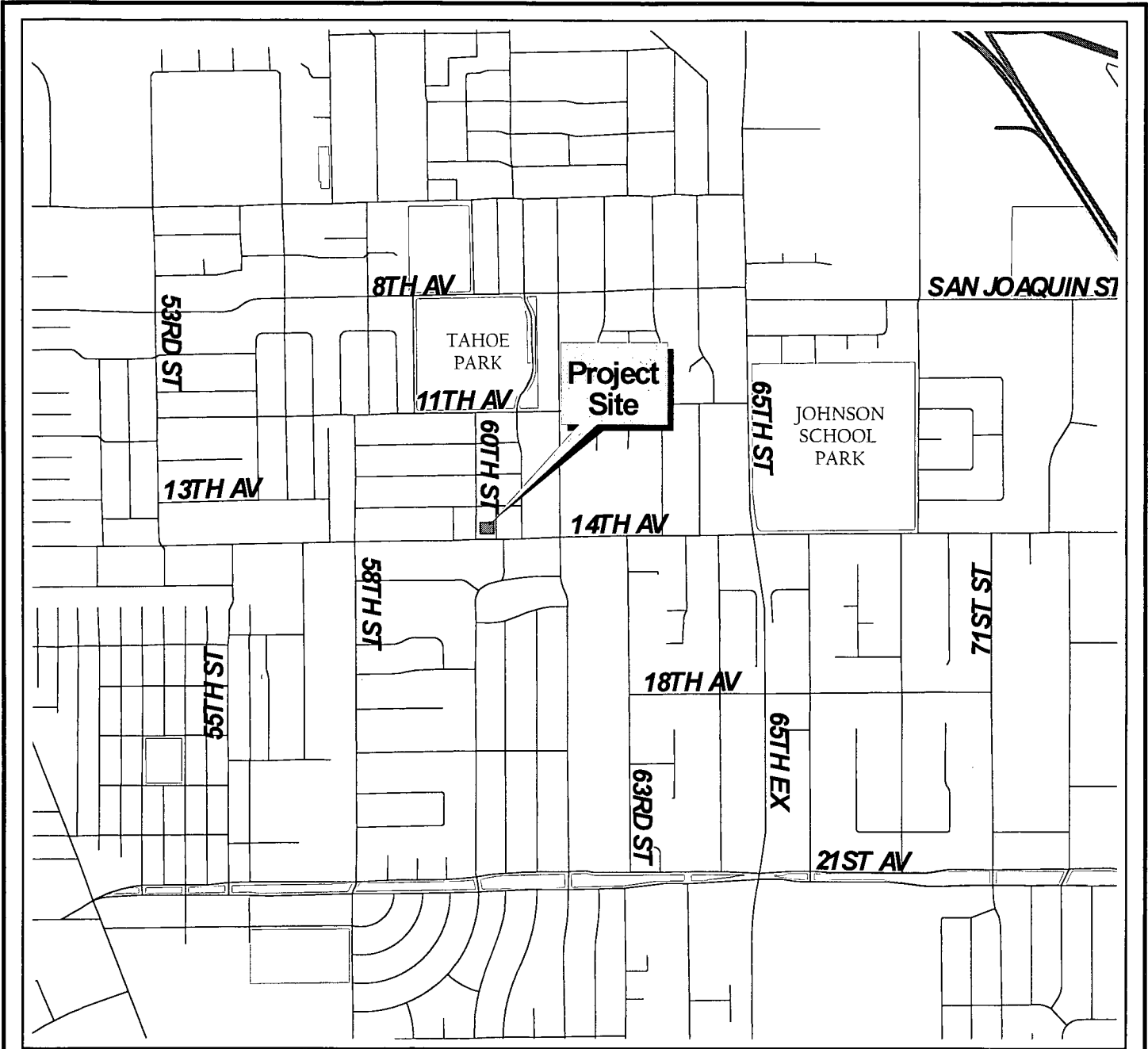
This list shows the number and location of the Regional Sanitation Credits issued to date for housing projects. The current request for 50 credits is included in the following summary:

Since March 20, 2001, the City Council has approved the issuance of 110.32 Regional Sanitation Credits for nine (9) housing projects, out of a total 1,196 credits available to be assigned;

The credits have been issued in Council Districts 1, 2, 4, 5, and 6, corresponding with the South Natomas, North Natomas, North Sacramento, Central City, East Broadway, and South Sacramento 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	CC2001-532	1.25	1143.68	4	Central City
09/25/2001	6019 Lemon Hill Avenue, 1 SF home	M01-086	CC2001-644	1	1142.68	6	South Sacramento
10/02/2001	Del Paso Heights, Various Addresses , 4 SF 3924 Branch St., 3809 Cypress St., 3805 Cypress St., 3744 Grand Ave.	M01-088	CC2001-658	4	1138.68	2	North Sacramento
10/16/2001	2 Addresses on Temple Street, Oak Park Area	M01-092	CC2001-679	2	1136.68	5	East Broadway
10/16/2001	Single Family Unit on 52nd Street	M01-093	CC2001-681	1	1135.68	5	East Broadway
04/16/2002	Terracina Gold Apartments, Village II	M02-017		50	1085.68	1	North Natomas
04/16/2002	2609 American Avenue, 3 SF & 1 duplex, TIME EXTENSION	M02-018		3.5 *	1085.68	1	South Natomas
04/25/2002	6001 14th Avenue, 3 SF Units	M02-031		2	1083.68	6	East Broadway

* Time Extension of previously issued credits.



Planning and Building
Department

Geographic
Information
System

6001 14th Avenue Homes
Vicinity Map

