



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Consent
June 5, 2007

Honorable Mayor and
Members of the City Council

Title: Sewer Credits Approval: L Street Lofts

Location/Council District: 1818 L Street; Council District 3

Recommendation: Adopt a **Resolution** awarding a total of 69.4 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "L Street Lofts."

Contact: Micah Runner, Senior Project Manager: 808-5448

Presenters: n/a

Department: Economic Development

Division: Citywide

Organization No: 4453

Description/Analysis

Issue: The City of Sacramento's Economic Development Department recommends approval of the attached resolution awarding 69.4 SRCSD sewer credits to the project known as L Street Lofts located in the downtown area that includes the properties 1812-1820 L st.(APN: 007-0141-021)

Policy Considerations: The City of Sacramento views projects that promote urban infill development as an important cornerstone of the City's economic development. The City of Sacramento also supports such projects to make Sacramento the most Livable City in America. Approval of the subject recommendation serves to promote this City policy objective.

Environmental Considerations: This project is subject to the environmental review process as part of the approval of its development application.

Rationale for Recommendation: This candidate for sewer credits meets Council-approved criteria for the granting of sewer credits because it is a high-density mixed-use urban infill project. To promote the goal of making Sacramento the most Livable City in America, it is recommended that Council grant the 69.4

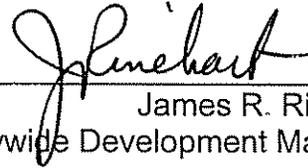
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sewer connection fee credits to the L Street Lofts project. The project will bring over 92 residential units to the downtown area, which adds new permanent housing units to the Central City, and will serve as a catalyst for further high-density, mixed-use and urban infill projects near the project site with a proposed 4,086 square feet for retail space.

Financial Considerations: Approval of the resolution imposes no additional expense upon the City beyond the minimal administrative costs associated with processing the approved credits.

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: _____



James R. Rinehart
Citywide Development Manager

Recommendation Approved:


Ray Kerridge
City Manager

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BACKGROUND:

The Sacramento Regional County Sanitation District (SRCSD) established an Economic Development Treatment Capacity Bank (Bank) in June 2000 and the City of Sacramento received the June 2000 initial allocation of 7,971 Equivalent Single Family Dwellings (ESDs) Credits from the Bank. At the time, SRCSD limited local jurisdictions to using a maximum of 15 percent of its total allocation for residential purposes. The City of Sacramento subsequently received another allocation of 756 ESDs in March 2005, bringing the total ESDs to 8,727.

Following the allocation, the City requested greater latitude to use the Credits to assist in housing development. In response to the City's request, SRCSD reconvened the Stakeholders' Working Group to discuss the proposed additional flexibility for residential purposes, to recommend a methodology for allocation of additional excess capacity that the District has purchased, to recommend disbursement guidelines for the District's own allocation from the Bank, and to address other administrative actions.

Amendments in Resolution 2006-457 expanded the additional 15 percent annual allocation to also include infill and transit-oriented housing. This permitted each local jurisdiction to have more flexibility in using the Bank credits.

Resolution 2006-457 approved the amended Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City and authorized the City Manager to execute the amended MOU. The Resolution also approved the Guidelines for the allocation and awarding of Treatment Capacity Bank Credits for commercial development, Downtown, low-income, and infill / transit-oriented development (TOD) projects.

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**CITY OF SACRAMENTO: Application for Economic Development
Treatment Capacity Bank Sewer Credits**

Before submitting this application for processing, please contact the Sacramento Regional County Sanitation District (SRCSD) at (916) 876-6100 to receive a quote stating the number of ESD's required for your business. This application will not be processed without a quote from the SRCSD. Please call Micah Runner at 916-808-5448 with any questions as to eligibility for sewer credits or for assistance in completing the application.

Please print or type your responses to the questions below and provide additional information as requested. When complete, return to: Economic Development Department, City of Sacramento, by mail at 1000 15th Street, 2nd Floor, Sacramento, CA 95814; or by fax to 916-888-8161.

Please note that the proposed project must meet established criteria in order to receive Treatment Capacity Bank Credits at reduced rates and that not all projects are eligible for the Credits.

1. Project Name L STREET LOFTS
2. Address for which Credits sought 1818 L Street, Sacramento, CA, Zip 95814
3. Assessor's Parcel Number 007-0141-005 4th - 008
4. Legal Name of Business Owner L STREET LOFTS, LLC
5. Owner's Mailing Address: 130 Alhambra Blvd, Suite 212, Sacramento, CA 95816
6. Owner's Phone Number: 916 3449-8804 Fax Number: 916 3449-8805
Owner's email address: citywide@srcsd.org
7. Brief Project Description: 92 lofts with 4,086 sq ft of retail space
8. Please mark the category that best describes your project:
Residential Number of Units Low Income Project? Yes No
Commercial Number of new jobs from creation/expansion
Mixed Number of Residential Units 92 Number of new jobs from creation/expansion
9. Are sewer credits being sought for a business relocating from another site within the Sacramento Metropolitan area? Yes No If Yes, what address relocating from?

Applicant's signature: *Nawada Pomeroy* Date: 12/14/06

Print Applicant's Name: Nawada Pomeroy, Secretary

To be completed by City:
Prepared By: *[Signature]*
Micah Runner, Project Manager

Approved By: *[Signature]* 1/8/07
Jim Rinehart, Citywide Division Manager Date

Notes and Project Information

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**CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT
TOD/Infill Sewer Credits Report**

Attachment 3

Updated: 05/08/2007

Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1200
07/10/2006	CADA Livework	1510 16th Street	TOD/INFILL	4	8	
						1192
08/01/2006	Newton Booth Condominiums	2215 27th Street	TOD/INFILL	4	24.75	
						1167.3
08/01/2006	No'O and So'O	1510 16th Street	TOD/INFILL	4	40	
						1127.3
08/01/2006	Marriott Residence	1501 L Street	TOD/INFILL	1	52.75	
						1074.5
08/08/2006	Nogales/High Street	3508 High and 1405	TOD/INFILL	2	2	
						1072.5
08/31/2006	Eivira Mendoza Residence	2870 37th Avenue	TOD/INFILL	5	1	
						1071.5
09/12/2006	1064 Roanoke	1064 Roanoke Avenue	TOD/INFILL	2	1	
						1070.5
10/17/2006	1330 South Avenue	1330 South Ave 95838	TOD/INFILL	2	1	
10/17/2006	1060 Roanoke Avenue	1060 Roanoke Ave 95838	TOD/INFILL	2	1	
10/17/2006	6345 25th St	6345 25th St., 95838	TOD/INFILL	5	1	
						1069.5
11/14/2006	Roanoke	1005 Roanoke Ave. 95838	TOD/INFILL	1	1	
11/14/2006	3417 San Carlos Way	3417 San Carlos Way	TOD/INFILL	5	1	
						1068.5
12/07/2006	1216 Roanoke Ave	1216 Roanoke Ave	TOD/INFILL	2	1	
						1067.5

Tuesday, May 08, 2007

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Date App Rcv'd	Project Name	Project Address	Project Type	Council District	Credits Awarded	Credits Balance
						1200
12/08/2006	Camation Ave	7041 Camation Ave.	TOD/INFILL	5	1	
12/08/2006	Branch Street	3313 Branch St.	TOD/INFILL	2	1	
12/08/2006	43rd Street	4050 43rd Street	TOD/INFILL	1	1	
12/08/2006	Cypress Ave	3844 Cypress Ave	TOD/INFILL	2	1	
12/08/2006	Rio Linda Blvd	3836 Rio Linda Blvd	TOD/INFILL	2	1	
12/08/2006	Sonoma Ave	1037 Sonoma Ave	TOD/INFILL	2	1	
12/08/2006	1328 Nogales St.	1328 Nogales St.	TOD/INFILL	2	1	
						1066.5
01/30/2007	740 Claire Ave	740 Claire Ave	TOD/INFILL	2	1	
01/30/2007	750 Claire Ave	750 Claire Ave	TOD/INFILL	2	1	
01/30/2007	760 Claire Ave	760 Claire Ave.	TOD/INFILL	2	1	
01/30/2007	730 Claire Ave	730 Claire Ave.	TOD/INFILL	2	1	
						1065.5
02/13/2007	Wind Youth Services	701 Dixieanne Ave.	858 TOD/INFILL	2	0.6	
						1064.9
03/05/2007	Sutter Townhomes	2613 N. Street	TOD/INFILL	3	2	
						1062.9
04/01/2007	L street Lofts	1818 L Street	TOD/INFILL	3	69.4	
						993.5
						218.50

RESOLUTION NO.

Adopted by the Sacramento City Council
on

**AWARDING SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD)
CONNECTION FEE CREDITS FOR THE L STREET LOFTS**

BACKGROUND

- A. 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);
- B. On June 20, 2006, City Council approved Resolution 2006-457, amending the Memorandum of Understanding (MOU) between the Sacramento Regional County Sanitation District (SRCSD) and the City, and guidelines for the allocation and awarding of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. City Council hereby awards a maximum of 69.4 new SRCSD sewer credits to the project known as L Street Lofts, located at 1818 L Street (APN #:007-0141-021).
- Section 2. Any and all credits awarded herein to each individual recipient shall expire if said individual recipient has not paid its requisite sewer impact fee to SRCSD within one year from the date of approval of this resolution.
- Section 3. Any and all credits awarded herein to each individual recipient will expire if said individual recipient has not been issued a building permit for its respective above referenced development project within one year after the City Council has awarded use of the aforementioned sewer credits.

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Exhibit A-History

HISTORY:

On December 14, 2006 an application was submitted for Treatment Capacity Bank Sewer Credits for the properties 1812-1820 L Street to be developed into 92 lofts with 4,086 square feet of retail space. This development will contribute to the overall quality of the downtown area by providing permanent housing as well as retail space which will potentially lead to greater employment and economic growth in the downtown area.