



Legislation Details (With Text)

File #: 2023-0187 **Version:** 1 **Name:**

Type: Special Order **Status:** Agenda Ready

File created: 3/6/2023 **In control:** City Council

On agenda: 3/21/2023 **Final action:**

Title: PUBLIC HEARING TO CONSIDER RESOLUTION NO. 23-054, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 13 (9TH STREET PARTNERS) FOR PROPERTY LOCATED AT 18001 S. MAIN STREET (APN: 7339-003-003 & 7339-003-004) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit No. 1 - Resolution No. 23-054, 2. Exhibit No. 2 - Amendment to Special Tax Lien

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, March 21, 2023

Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER RESOLUTION NO. 23-054, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 13 (9TH STREET PARTNERS) FOR PROPERTY LOCATED AT 18001 S. MAIN STREET (APN: 7339-003-003 & 7339-003-004) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

I. SUMMARY

On November 7, 2018, the City Council adopted Resolution No. 18-119 establishing the City of Carson Community Facilities District No. 2018-01 (“CFD No. 2018-01”) (Maintenance and Services) and Future Voluntary Annexation Areas. With the formation of CFD No. 2018-01 complete, projects in the city-wide Future Voluntary Annexation Areas are now able to be annexed into CFD No. 2018-01. This action would authorize the annexation of the 9th Street Partners warehouse project at 18001 S. Main Street (APN: 7339-003-003 & 7339-003-004) (“Property”) into CFD No. 2018-01 by unanimous consent

of the property owner.

II. RECOMMENDATION

TAKE the following actions:

1. **OPEN** the public hearing; **TAKE** public testimony and accept any written and/or oral communications, and **CLOSE** the public hearing;
2. **WAIVE** further reading and **ADOPT** Resolution No. 23-054, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 13 (9th STREET PARTNERS) FOR PROPERTY LOCATED AT 18001 S. MAIN STREET (APN: 7339-003-003 & 7339-003-004) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)”
3. **RECEIVE and FILE** the Unanimous Approval Consent Letter from LIT 9TH ST 18001 SOUTH MAIN LP.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

Project Description

The 9th Street Partners Warehouse project includes the demolition of an existing 58,965 square-foot industrial building on two parcels at 18001 S Main Street (APN:7339-003-003 & 7339-003-004). The two lots will be merged for the construction of a new 60,558 square-foot speculative warehouse building and associated site improvements. The 2.674-acre project site is located within the MH-D (Manufacturing, Heavy; Design Overlay) Zone with a General Plan land use designation of Heavy Industrial.

The project was approved by the Planning Commission on March 22, 2022 and will entail the construction of an approximately 40-foot-high, 60,588-square-foot warehouse building with 7 truck loading docks, associated surfacing parking (74 stalls) and landscaping (9,467-square-foot). The building consists of a 52,558-square-foot warehouse area, 4,000-square-foot office space, and 4,000-square-foot mezzanine. Once completed, the project will have two vehicular access points on Main Street.

CFD Annexation Discussion

When the City formed CFD No. 2018-01, certain properties including 18001 S. Main Street (APN:7339-003-003 & 7339-003-004) were identified on the boundary map as being within

the Future Voluntary Annexation Area. Pursuant to the Mello-Roos Community Facilities Act of 1982, Section 53311, et seq. of the California Government Code (the “Act”), this prior hearing allowed the Property to be annexed by unanimous consent of affected landowners of the Properties without holding a second public hearing and election of property owners.

On March 2, 2023, the owner of the Property, LIT 9TH ST 18001 SOUTH MAIN LP, submitted an Executed Unanimous Approval Consent Letter (Exhibit No. B to Resolution No. 23-054) with the City for annexation into the CFD No. 2018-01. This City Council action would allow the Property to annex into the CFD No. 2018-01 to pay for ongoing services associated with the development. These ongoing services include all City services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks. Should Council adopt Resolution No. 23-054 (Exhibit No. 1), the City Clerk, or designee, would be directed to record the Amendment No. 13 to Notice of Special Tax Lien (Exhibit No. 2) with the Los Angeles County Recorder’s Office to effectuate the levying of special taxes on the property.

The Property will be taxed in accordance with Tax Zone No. 15 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to \$8,569.71 (\$3,204.83 per acre) annually. The amount is consistent with the calculation methodology used to determine the “*Industrial Zone 1 - Local Truck / Truck Oriented Routes*” rate from the city-wide Fiscal Impact Analysis report prepared by the City’s CFD Consultant, NBS Government Finance Group.

V. FISCAL IMPACT

Annexation of the Property into CFD No. 2018-01 will increase the City’s revenues by approximately \$3,204.83 per acre, which amounts to \$8,569.71 annually. The cost for the annexation is paid by the developer/owner pursuant to the City’s Deposit System (Development Application Process). As a result, there is no immediate impact to the City’s General Fund.

VI. EXHIBITS

1. Resolution No. 23-054 (pgs. 4-24)
2. Amendment No. 13 to Notice of Special Tax Lien (pgs. 25-35)

Prepared by: Jacob Collins, Assistant Planner / James Nguyen, Project Manager / Saied Naaseh, Director of Community Development