



Legislation Details (With Text)

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On agenda: 7/2/2024 **Final action:**

Title: ORDINANCE NO. 24-2407: ADOPTION OF AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. 26-21 BETWEEN THE CITY OF CARSON AND CARSON MAIN STREET LLC, AND ORDINANCE NO. 24-2408: ADOPTION OF AN ORDINANCE APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM, ZONE CHANGE NO. 189-22, SPECIFIC PLAN NO. 25-21 (FIGUEROA STREET BUSINESS PARK SPECIFIC PLAN), FOR CONDITIONAL APPROVAL OF A PROPOSED BUSINESS PARK DEVELOPMENT PROJECT LOCATED AT 20601 S. MAIN STREET, APN 7336-003-043 (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Ordinance No. 24-2407 Development Agreement, 2. Exhibit 2 - Ordinance No. 24-2408 SP-ZC

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

Tuesday, July 02, 2024

Ordinance Second Reading

SUBJECT:

ORDINANCE NO. 24-2407: ADOPTION OF AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. 26-21 BETWEEN THE CITY OF CARSON AND CARSON MAIN STREET LLC, AND ORDINANCE NO. 24-2408: ADOPTION OF AN ORDINANCE APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM, ZONE CHANGE NO. 189-22, SPECIFIC PLAN NO. 25-21 (FIGUEROA STREET BUSINESS PARK SPECIFIC PLAN), FOR CONDITIONAL APPROVAL OF A PROPOSED BUSINESS PARK DEVELOPMENT PROJECT LOCATED AT 20601 S. MAIN STREET, APN 7336-003-043 (CITY COUNCIL)

I. SUMMARY

On June 4, 2024, under Item No. 34 of Council Agenda, City Council voted 5-0 to introduce Ordinance No. 24-2407 and Ordinance No. 24-2408 (Exhibit No.1 and No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. **CONDUCT** a Second Reading by title only and with further reading waived, and ADOPT Ordinance No. 24-2407 “AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) ADOPTING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 26-21; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 26-21 BETWEEN THE CITY OF CARSON AND CARSON MAIN STREET LLC FOR A PROPOSED BUSINESS PARK PROJECT AT 20601 S. MAIN STREET”; AND

2. **CONDUCT** a Second Reading by title only and with further reading waived, and ADOPT Ordinance No. 24-2408 “AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA: (1) ADOPTING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM WITH RESPECT TO APPROVAL OF SPECIFIC PLAN NO. 25-21 (FIGUEROA STREET BUSINESS PARK SPECIFIC PLAN) AND ZONE CHANGE NO. 189-22; (2) APPROVING SPECIFIC PLAN NO. 25-21 (FIGUEROA STREET BUSINESS PARK SPECIFIC PLAN) SUBJECT TO CONDITIONS OF APPROVAL; AND (3) APPROVING ZONE CHANGE NO. 189-22 CHANGING THE PROJECT SITE’S ZONING FROM MANUFACTURING LIGHT WITH ORGANIC REFUSE LANDFILL OVERLAY AND DESIGN OVERLAY REVIEW (ML-ORL-D) TO FIGUEROA STREET BUSINESS PARK SPECIFIC PLAN ZONING SUBJECT TO CONDITIONS OF APPROVAL, FOR A PROPOSED BUSINESS PARK PROJECT AT 20601 S. MAIN STREET”.

III. ALTERNATIVES

TAKE any other action the City Council deems appropriate.

IV. BACKGROUND

On June 4, 2024, the City Council introduced Ordinance No. 24-2407 (Exhibit No. 1 attached) approving Development Agreement No. 26-21 between the City of Carson and Carson Main Street LLC, for a proposed business park development project located at 20601 S. Main Street, APN 7336-003-043.

In addition, on June 4, 2024, the City Council introduced Ordinance No. 24-2408 (Exhibit No. 2 attached) approving Mitigated Negative Declaration and Mitigation Monitoring Reporting Program, Zone Change No. 189-22, Specific Plan No. 25-21 (Figueroa Street Business Park Specific Plan), for conditional approval of a proposed business park development project located at 20601 S. Main Street, APN 7336-003-043.

V. FISCAL IMPACT

- **CFD.** The subject property will annex into the City's Master CFD No. 2018-01 and falls under the "Industrial - All Other" special tax rate at \$588.94 per acre per year through June 30, 2024. The business park campus currently estimated annual amount for ongoing services will commence at is \$8,492.52, subject to incremental annual increases.
- **DIF.** DIF payments to the City, if paid during FY 23-24, will be calculated at \$3.36 per square foot of Total Square Footage excluding Building 4 and \$6.03 per square foot for the Total Square Footage of Building 4. The building square footages are shown as referred to in the Development Agreement Exhibit B. Payments shall be made consistent with and in satisfaction of the City DIF program, prior to the issuance of the building permit for such Building. which The DIF amount shall be adjusted depending on the timing of payment and any changes made to the project gross building floor area.
- **Community Benefit Fee.** The Agreement provides for the Developer to pay the City a Community Benefit Fee totaling \$1,350,000, to be paid in pro-rata portions based on building square footage prior to issuance of a building permit for each project building. The fee may be used for any of the following purposes, in the City's discretion: (i) funding for infrastructure and beautification improvements in the vicinity of the project; (ii) any CIP project(s) in the vicinity of the project; and/or (iii) funding for the City's Public Art fund for City to implement public art features in the vicinity of the project.

VI. EXHIBITS

1. Ordinance No. 24-2407 - Development Agreement (pgs. 4-48)
 - a. Legal Description
 - b. Development Agreement
2. Ordinance No. 24-2408 - MND/MMRP, SP, ZC (pgs.49-159)
 - a. Legal Description
 - b. Specific Plan (SP No. 25-21)
 - c. Zone Change Map
 - d. Conditions of Approval

Prepared by: Saied Naaseh, Community Development Director