



CITY OF CARSON

Legislation Text

File #: 2021-560, Version: 1

Report to Mayor and City Council

Tuesday, July 20, 2021

Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER RESOLUTION NO. 21-095, 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. 9 (PANATTONI) OF PROPERTY LOCATED AT 2112 E. 223RD STREET (APN: 7315-008-049) WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)

I. SUMMARY

On November 7, 2018, the City 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 Panattoni industrial project at 2112 E. 223rd Street Property ("Property") into CFD No. 2018-01 by unanimous consent of the property owner. This project is in the section of 223rd Street that is undergoing reconstruction as part of an SB-1-funded project, and is located largely in front of the Marathon Petroleum Refinery and across from WIN Chevrolet. **II.**

RECOMMENDATION

TAKE the following actions:

1. OPEN the public hearing.
2. TAKE public testimony and accept any written and/or oral communications.
3. CLOSE the public hearing.
4. WAIVE further reading and ADOPT Resolution No. 21-095, "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. 9 (PANATTONI) OF PROPERTY LOCATED AT THE 2112 E. 223RD STREET (APN: 7315-008-049) WITHIN THE FUTURE ANNEXATION AREA”

5. RECEIVE and FILE the Unanimous Approval Consent Letter from Port of LA Industrial LLC.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

The 2112 E. 223rd Street project (“Panattoni”) consists of three concrete tilt-up light industrial buildings ranging approximately 61,400 to 134,000 square feet. Two buildings will be located along the northern portion of the property along E. 223rd Street and a third building on the southern portion of the property. The three buildings will total a combined 292,400 square feet on a 14.28 acre site. Each building includes office space, associated surface parking, landscaping, and truck loading docks and truck parking. The Panattoni project was approved by the Planning Commission on July 29, 2020, and by the City Council on August 18, 2020.

When the City formed CFD No. 2018-01, certain properties including the 2112 E. 223rd Street Property 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 June 24, 2021, the owner of the Property, *Port of LA Industrial LLC*, submitted an Executed Unanimous Approval Consent Letter (Exhibit No. 1) 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. 21-095 (Exhibit No. 2), the City Clerk, or designee, would be directed to record the Amendment No. 9 to Notice of Special Tax Lien (Exhibit No. 3) 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. 9 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to \$87,438.28 (\$6,122.70 per acre) annually. The amount is consistent with the calculation methodology used to determine the “*Industrial Zone No. 2*” 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 2112 E. 223rd Street property into CFD No. 2018-01 will increase the City's revenues by approximately \$6,122.70 per acre, which amounts to \$87,438.28 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. Executed Unanimous Approval Consent Letter from Port of LA Industrial LLC (pgs. 4-19)
2. Resolution No. 21-095 (pgs. 20-42)
3. Amendment No. 9 to Notice of Special Tax Lien (pgs. 43-54)

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