



CITY OF CARSON

Legislation Text

File #: 2022-856, Version: 1

Report to Mayor and City Council

Tuesday, October 18, 2022

Consent

SUBJECT:

SECOND READING OF ORDINANCE NO. 22-2218, APPROVING SPECIFIC PLAN NO. 29-22 (THE PERRY STREET SPECIFIC PLAN) AND ZONE CHANGE NO. 185-21 FROM LIGHT INDUSTRIAL WITH A DESIGN OVERLAY TO PERRY STREET SPECIFIC PLAN (CITY COUNCIL)

I. SUMMARY

On October 4, 2022, under Item No. 24 of Council Agenda, City Council introduced Ordinance No. 22-2218.

II. RECOMMENDATION

- 1. CONDUCT** a Second Reading, by title only and with further reading waived, Ordinance No. 22-2218; entitled "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 29-22 (THE PERRY STREET SPECIFIC PLAN) AND ZONE CHANGE NO. 185-21 FROM LIGHT INDUSTRIAL WITH A DESIGN OVERLAY TO PERRY STREET SPECIFIC PLAN, RELATED TO THE DEVELOPMENT OF A 121,775 SQUARE-FOOT SELF-STORAGE FACILITY ON A 2.80-ACRE PROPERTY LOCATED AT 21611 PERRY STREET (APNS 7327-010-014 & 7327-010-015)"

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and that is consistent with applicable laws.

IV. BACKGROUND

On October 4, 2022, the City Council introduced Ordinance No. 22-2218 for zone change from Light Industrial with a Design Overlay to the Perry Street Specific Plan (PSSP) provides development standards to guide the development of the self-storage facility consisting of approximately 121,775 square feet in a mix of one, two and one, three-story building, with a maximum height of 36 feet on a vacant 2.8-acre parcel. The 121,775 square-foot self-storage facility includes a lobby/self-storage office (2,425 square feet), cafe (1,550 square feet), and retail use such as a UPS or FedEx (700 square feet) store totaling 4,675 square feet.

V. FISCAL IMPACT

The Development Agreement requires the developer to pay:

- A one-time Development Agreement fee in the amount of \$175,000 prior to issuance of building permits;
- One-time payment of \$250,000 to the City's Facade Program to be used in lieu of contribution from property owners prior to issuance of building permits; however, if requested by the City, payment is due 30 days after the effective date (with a 30-day notice);
- Payment of applicable DIF and CFD

VI. EXHIBITS

1. Ordinance No. 22-2218 (pgs. 3-7)

Prepared by: Stefanie Edmondson, Senior Planner, AICP, Saied Naaseh, Director of Community Development