



CITY OF CARSON

Legislation Text

File #: 2022-857, Version: 1

Report to Mayor and City Council

Tuesday, October 18, 2022

Consent

SUBJECT:

SECOND READING OF ORDINANCE NO. 22-2219, AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 27-21 BETWEEN THE CITY OF CARSON AND 21611 PERRY STREET LLC FOR A PROPOSED SELF-STORAGE FACILITY AT 21611 PERRY STREET (CITY COUNCIL)

I. SUMMARY

On October 4, 2022, under Item No. 24 of Council Agenda, City Council introduced Ordinance No. 22-2219.

II. RECOMMENDATION

1. CONDUCT a Second Reading, by title only and with further reading waived, Ordinance No. 22-2219, entitled "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 27-21 BETWEEN THE CITY OF CARSON AND 21611 PERRY STREET LLC FOR A PROPOSED SELF-STORAGE FACILITY AT 21611 PERRY STREET"

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. 22-2219 related to Development Agreement No. 27-21 between the City of Carson and 21611 Perry Street LLC for a Proposed Self-Storage Facility at 21611 Perry Street.

On May 15, 2021, the Community Development Department received an application from 21611 Perry Street LLC for certain entitlements for the development of a self-storage facility consisting of approximately 121,775 square feet in a mix of three buildings, with a maximum height of 36 feet.

Developer's requested entitlements consisted of the following: (1) General Plan Amendment ("GPA") No. 111-21, to change the land use designation of the Property from Light Industrial to Heavy Industrial, (2) Zone Change ("ZCC") No. 185-21, to change the zoning map designation for the Property from Manufacturing Light with a Design Overlay (ML-D) to Perry Street Specific Plan, (3) Specific Plan ("SP") No. 29-22 - Perry Street Specific Plan (PSSP), to establish the development standards and permitted uses for the Property, (4) Development Agreement ("DA") No. 27-21, to grant specified development rights in exchange for provision of specified community benefits, and (5) Site Plan Review and Design Review ("DOR") No. 1858- 21.

On October 4, 2022, the project was approved by the City Council, and the DA approved with the City Council finding "The Agreement provides for a public convenience through significant monetary benefits which will contribute directly or indirectly to programs and services designed to provide for the health, safety and welfare of the public, thereby exhibiting good land use practices."

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. 22-2219 (pgs. 3-44)

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