



Legislation Text

File #: 2023-0406, Version: 1

Report to Mayor and City Council

Tuesday, June 06, 2023
Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER RESOLUTION NO. 23-093, 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. 16 (B8 ALONDRA WAREHOUSE) FOR PROPERTY LOCATED AT 112 WEST ALONDRA AND 219 WEST GARDENA BLVD (APN: 6125-017-800) 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 B8 Alondra Warehouse project at 112 West Alondra and 219 West Gardena Blvd (APN: 6125-017-800) ("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. 23-093, "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. 16 (B8 ALONDRA WAREHOUSE) FOR PROPERTY LOCATED

AT 112 WEST ALONDRA AND 219 WEST GARDENA BLVD (APN: 6125-017-800)
WITHIN THE FUTURE ANNEXATION AREA (CITY COUNCIL)”, **AND**

3. RECEIVE and **FILE** the Unanimous Approval Consent Letter from B8 ALONDRA INDUSTRIAL OWNER, LLC.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council.

IV. BACKGROUND

Project Description

The B8 Alondra Warehouse project includes the demolition of two existing industrial buildings consisting of 123,715 square feet at 112 West Alondra and 219 West Gardena Blvd (APN: 6125-017-800). The project will construct two new warehouse facilities totaling 286,821 square feet. The 12.3-acre project site is located within the Light Manufacturing - Design Overlay (ML-D) Zone with a General Plan land use designation of Light Industrial.

The project was approved by the Planning Commission on November 8, 2022, and will entail the construction of two warehouse facilities, 52 truck loading docks, 210 automobile parking spaces, and 39 truck parking spaces. Building 1 area is 183,921 square feet and consists of 5,000 square feet of office space and a 5,000 square foot mezzanine. Building 2 area is 102,900 square feet and consists of 3,000 square feet of office space and a 3,000 square foot mezzanine.

CFD Annexation Discussion

When the City formed CFD No. 2018-01, certain properties including 112 West Alondra and 219 West Gardena Blvd (APN: 6125-017-800) 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 May 8, 2023, the owner of the Property, B8 Alondra Industrial Owner, LLC, submitted an Executed Unanimous Approval Consent Letter (Exhibit No. B to Resolution No. 23-093) 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. 23-093 (Exhibit No. 1), the City Clerk, or designee, would be directed to record the Amendment No. 16 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. 18 of the Rate and Method of Apportionment for CFD No. 2018-01, which amounts to \$39,544.40 (\$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 \$39,544.40 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. 23-093 (pgs. 4-24)
2. Amendment No. 16 to Notice of Special Tax Lien (pgs. 25-35)

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