



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: JUNE 14, 2023

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM: PHILIP LANZAFAME, INTERIM PUBLIC WORKS DIRECTOR
HEATHER MELTON, LANDSCAPE DISTRICT MAINTENANCE MANAGER**

**SUBJECT: PUBLIC HEARING REGARDING LANDSCAPE LIGHTING ACT DISTRICT
NOS. 22, 24, 27, & 32 LEVY OF ASSESSMENTS**

**MEETING
DATE: JUNE 21, 2023**

SUMMARY RECOMMENDATION:

Continue Public Hearing regarding Landscape Lighting Act District nos. 22, 24, 27 and 32 levy of assessments, adoption of Resolution 2023-1861, approving a Final Engineer's Report in connection with Landscape and Lighting District Nos. 22, 24, 27 and 32, and confirming diagrams and assessments for such Districts for Fiscal Year 2023-2024 to June 28, 2023 at 7:00 p.m. or until such time thereafter as the matter may be heard without further notice.

BACKGROUND:

The Landscape and Lighting Act of 1972 regulates the annual administration of special assessment districts. The City of Calabasas administers four Landscape Lighting Act Districts, as follows:

- Landscape Lighting Act District No. 22 – Calabasas Park Area (LLAD 22)
- Landscape Lighting Act District No. 24 – Lost Hills Road & The Saratogas (LLAD 24)
- Landscape Lighting Act District No. 27 – Las Virgenes Road (LLAD 27)
- Landscape Lighting Act District No. 32 – Agoura Road/Lost Hills Road Commercial District (LLAD 32)

On May 24, 2023, the City Council held a public meeting for comments in connection with these districts and declaring the council's intention to impose assessments for Fiscal Year 2023-2024.

The Engineer's Report for Landscaping Lighting Act District Nos. 22, 24, 27 and 32 includes Assessment Units that are assigned to each parcel and are used in the assessment formula to compute the assessment amount. If the zone has one single land use, then each parcel is assigned one assessment unit. Where more than one land use exists within a zone, traffic generation factors are used as a means to define the benefit a single-family residence receives as compared to an apartment or a commercial property.

DISCUSSION/ANALYSIS:

Continuation of the hearing is requested to update the Engineer's Report consistent with current data and trends, including current trip generation. The trip generation rates being used were first provided by the City in the late 90's. The appropriate trip generation rates should be updated per the current edition of the ITE Trip Generation Manual.

Staff recommends continuance of public hearing to June 28, 2023 when an updated Engineer's Report can be presented. While the Engineer's Report is being revised to include updated data, the final assessment will be based on the criteria as approved through the District formation and Prop. 218 process. Per the approved formula, a Consumer Price Index (CPI) inflation adjustment will be applied to Landscape Maintenance District No. 22 (LMD 22) and all Landscape Lighting Act Districts 22, 24, 27, and 32.

FISCAL IMPACT/SOURCE OF FUNDING:

The Landscape Lighting Act District Program is funded through dedicated special assessment funds.

Funding Sources:

- Division: 322 – LLAD 22
- Division: 323 – LLAD 24
- Division: 324 – LLAD 27
- Division: 325 – LLAD 32

REQUESTED ACTION:

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