



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: JUNE 21, 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, ADOPTION OF
RESOLUTION 2023-1861, APPROVING A FINAL ENGINEER'S REPORT
IN CONNECTION WITH LANDSCAPE LIGHTING ACT DISTRICT NOS. 22,
24, 27, & 32, AND CONFIRMING DIAGRAMS AND ASSESSMENTS FOR
SUCH DISTRICTS FOR FISCAL YEAR 2023-2024**

MEETING

DATE: JUNE 28, 2023

SUMMARY RECOMMENDATION:

That the City Council hold a public hearing with respect to the increased assessments and levy of assessments in connection with Landscape Lighting Act District Nos. 22, 24, 27 & 32. Once City Council has considered all oral and written testimony and protests with respect to the proposed assessments for Fiscal Year 2023-24, it can close the public hearing.

Adopt Resolution 2023-1861, approving a Final Engineer's Report in connection with the Landscape Lighting Act District Nos. 22, 24, 27, & 32 and confirming diagrams and assessment for such districts for the Fiscal Year 2023-2024.

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 10, 2023 the City Council approved resolutions initiating the annual proceedings in connection with these districts and declaring the council's intention to impose assessments for Fiscal Year 2023-2024.

DISCUSSION/ANALYSIS:

The purpose of this agenda item is to hold a public hearing on the annual landscape districts assessments and to adopt Resolution No. 2023-1861, approving the Final Engineer's Report in connection with the Landscape Lighting Act District Nos. 22, 24, 27, & 32 and Confirming Diagrams and Assessments for such districts.

The assessment units assigned to each parcel 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. The following traffic generation factors for the City of Calabasas and resulting Assessment Units are incorporated in the Engineer's Report. The City provided updated Trip Generation Data in FY2023/2024, which results in a change in the assessment unit factor, causing the maximum assessment on Multi-Family Residential and Commercial property to exceed the maximum assessment allowed. Therefore, the assessment units utilized in years prior will be used in the calculation of the assessments for the current year and consideration for a 218 election to amend the maximum assessment will be presented for next year.

A 7.446% CPI adjustment to Landscape Lighting Act District Nos. 22, 24, 27 and 32 as allowed by the formation, and Proposition 218 process will be implemented.

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:

Hold a public hearing with respect to the levy of assessments. Following the public hearing, that the City Council adopt Resolution No. 2023-1861, approving a Final Engineer's Report in connection with Landscape Lighting Act District Nos. 22, 24, 27, and 32 and Confirming Diagrams and Assessments for such districts.

ATTACHMENTS:

1. Resolution 2023-1861
2. Final Engineer's Report