

Cliffhaven Companies
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Connecting Insight with Opportunity

**RE: Neighborhood Community Meeting Notice
University Village—A proposed neighborhood commercial retail project
Located at the NW Corner of E. University Dr. and Central Ave.
City of Carson, Ca.**

Date: March 10, 2015

Greetings:

My name is Ralph Deppisch, and on behalf of my client, Carson Companies, I am corresponding with you today regarding the above proposed new retail development project that we hopefully will start construction on towards the end of this year. The property is currently zoned neighborhood commercial which is what we are proposing to develop, but due to an oversight in the current Specific Plan that was approved years ago the subject site does not have the required curb cuts and setbacks that a neighborhood commercial project of this type requires in order to be able to lease to quality tenants- the kinds and uses of retail tenants that would be able to serve your local community as well as Cal State Dominguez Hills with over 17,000 teachers, students, and employees and the very active day time employment generated by one of the most highly recognized and successful Industrial Technology Centers in all of Southern California . Your community has been underserved for a very long time and it is our intent/commitment to make sure that this development we are seeking approval for will be the premier neighborhood commercial center in all of Carson and surrounding communities.

You are invited to join us at the Carson Community Center located next store to City Hall on the evening of March 30, 2016 starting at 6:30 and ending around 8:30. We will present to the community site renderings of the project as well as a list of a number of proposed uses/tenants we will seek out to lease/locate at “University Village”. We will also walk through the process we have gone through with the City to arrive at the proposed site layout that we will present to you. After the presentation there will be adequate time for the community to ask questions and or make comments regarding this proposed project.

The approvals we are seeking from the Planning Commission are just two minor variances that do not require a Conditional Use since our use is already an approved use as mentioned previously. The variances are an addition of three more curb cuts into the property with two located on University Dr and an additional curb cut on Central. These curb cuts will provide the access that this site is lacking. The second variance we are seeking is to reduce the current 100 foot setback off of University to 25 feet which is the standard setback for most retail neighborhood developments in the City of Carson.

We look forward to your attendance and participation on March 30, 2016. We have made a number of changes to the project that we believe have improved the site and our ability to attract strong national/regional tenants and some of the comments from our previous neighborhood meeting almost one year ago have been incorporated into this proposed plan. Should you want to contact me before this meeting please do not hesitate to do so. Please note the vicinity map I have included for your reference

Respectfully submitted

Ralph W Deppisch
President of Cliffhaven Companies, Inc.