



CITY MANAGER
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Herbert E. Gleicke Trust

VIA US MAIL, MESSENGER DELIVERY

Kenneth C. Farfsing, City Manager
CITY OF CARSON, CALIFORNIA
701 E. Carson Street
Carson, CA 90749

27th of February, 2017

Re: *Daily Breeze*, 8th of February, 2017, Published Statement, "council could consider tightening permitting restrictions to reduce the city's large stock of industrial warehouses."

Dear Mr. Farfsing:

Greetings! I am a third generation stakeholder in Carson, where our family has owned an approximate 4.6 acre site in this community for over 60-years.

I have recently read with great concern, your statement as published in the *Daily Breeze* on the 8th of February, 2017, whereas you were quoted stating the following; "council could consider tightening permitting restrictions to reduce the city's large stock of industrial warehouses," (please see attachment A).

If your statement was accurately quoted, I am concerned that your representation of intentions from the Carson City Council could prove to have significantly negative financial consequences for the residents of Carson, and a chilling effect on business development within the city.

What financial analysis was conducted by the city of Carson, such as tax base contribution and other revenue streams to the city, to reach a conclusion to even "consider tightening permitting restrictions to reduce the city's large stock of industrial warehouses" as to be contemplated by the Council?

What employment study was conducted by the city of Carson, such as job opportunities to the Carson community, to reach a conclusion to even "consider tightening permitting restrictions to reduce the city's large stock of industrial warehouses" as to be contemplated by the Council?

-continued-

Exhibit No. 9

Herbert E. Gleicke Trust, 16133 Ventura Boulevard, 7th Floor, Encino, CA 91436 • T 310.473.1048 • F 310.473.1086



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What real estate market study was conducted by the city of Carson such as first and best use, market saturation, competitive markets neighboring Carson as it relates to warehouses, to reach a conclusion to even "*consider tightening permitting restrictions to reduce the city's large stock of industrial warehouses*" as to be contemplated by the Council?

Given the magnitude of impact to the residents of Carson, the business community and the financial contribution to the city of Carson's annual revenue and the potential loss of revenue until another stream comes online, I strongly suggest that appropriate due diligence be conducted before any recommendations and or decisions are made regarding imposing restriction(s), permitting and or modification of current building plans as it relates to industrial warehouses and or their ancillary uses, such as truck operations.

It should also be self evident that any consideration of a moratorium as it relates to industrial warehouses and or their ancillary uses, such as truck operations would not be appropriate, given that there is no current or pending threat to "*the health, safety and welfare*" of the community, which is a primary requirement for legally implementing a moratoria.

Everyone has a stake in the city of Carson's successful future and in securing a sustainable pathway to arrive at this destination. May I suggest that a committee be formed comprising of Carson government representatives and management including City Planning, residents of Carson and representatives of the business community, including business operators and developers so that the parties can discuss the varying objectives envisioned for the city and a cohesive, collective approach to meet all of the needs of the community.



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When complex problems are solved organically, incorporating all points of view, and all of those who are impacted, then there is no limit to what can be accomplished.

Thank you for your consideration.

Sincerely,
HERBERT E. GLEICKE TRUST

Loren Miles
Trustee

LM/vp

encls:

- cc: Mayor Albert Robles
- Mayor Pro Tempore Lula Davis-Holmes
- Council Member Elito Santarina
- Council Member Jawane Hilton
- Council Member Cedric Hicks, Sr.
- Saied Nasseh, Planning Manager
- Richard Rojas, Senior Planner
- Sunny Soltani, Carson City Attorney
- DeShon Andrews
- Barbara Post
- Sharon Guidry
- Louie Diaz
- Joey Cinco
- Michael Mitoma
- Charles Thomas
- Ramon Madrigal
- Ramona Pimentel
- Uli Fe'esago, Jr.
- Christophe Palmer

DAILY BREEZE

MUNICIPAL GOVERNMENTS

Home News *Municipal governments*

Carson clears way for three new warehouses, but the tenants are a mystery

By **Sandy Mazza**, *Daily Breeze*

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POSTED: 02/08/17, 6:21 PM PST | UPDATED: 1

WEEK, 5 DAYS AGO

1 COMMENT

Construction on three new warehouses totalling more than 250,000 square feet have been approved in Carson despite City Council complaints that the tenants remain a mystery.

The City Council approved “downzoning” of two lots along the 405 and 91 freeways to “light industrial” uses from heavy industrial and business park designations Tuesday night, clearing the way for construction to begin.

“There are no tenants identified with the buildings. We’ve discussed with the applicants that we would desire to have uses that would increase sales tax to the city and also bring jobs to the city,” said Planning Manager Saied Naaseh. “These type of buildings have to be built before the applicant can market them. So we hope the applicant will do their best to bring the best tenant to the city.”

Light industrial uses include a wide range of activities, including storing and distributing goods, and manufacturing pharmaceuticals, clothing and jewelry — but not cars, explosives, heavy metals, or processes involving very hazardous materials.

Newport Beach-based Panattoni Development Co. will erect two large warehouses on a 5.5-acre lot across from Tesoro’s Los Angeles Refinery off the 405 Freeway between South Alameda Street and the Dominguez Channel at 2254 E. 223rd St.

On the other site, a 6.4-acre parcel at 230 E. Alondra Blvd., at the corner of Ball Avenue bordering unincorporated Rancho Dominguez and Compton, Newport Beach-based Alere Property Group will build one large, two-story warehouse. The company will pay Carson \$150,000 to offset any street repairs that

might be needed to accommodate increased truck traffic to and from the location.
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“The site can support up to 146,000 square feet of rentable warehouse space and is well located near a major on/off ramp on the 91 Freeway at Main Street and just eight miles from the Ports of Long Beach and Los Angeles,” reads a statement on the company’s website. “Alere plans to develop one state-of-the-art industrial distribution building on the site.”
Last year, the company bought the Murad Inc. skin-care facility in Torrance. It also owns the Citizen Watch Co. of America headquarters in Torrance.
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Panattoni has long-standing clients that include FedEx, Avon, Big 5 Sporting Goods, The Home Depot and others.

Councilwoman Lula Davis-Holmes approved the zoning changes, but asked city staff to look into ways to keep a closer eye on what industrial businesses are coming to town.

“Another warehouse, and we don’t know what’s going in,” Davis-Holmes said. “We need to know what’s coming into our city. What can we do?”

City Manager Ken Farfsing said the council could consider tightening permitting restrictions to reduce the city’s large stock of industrial warehouses.

Tesoro officials also complained about having added truck traffic near their entrance to Tesoro Campus Drive, but city officials said the complaints aren’t warranted because a study determined the increased traffic wouldn’t cause major negative effects.
Panattoni’s plans include two tilt-up buildings on the site, which was home to Stauffer Chemical Co. until 1982. Hazardous materials have been cleaned from the lot, and the state Department of Toxic Substances Control has approved new construction.