

Mr. Aaron Whiting  
Associate Planner  
City of Carson  
701 E. Carson Street  
Carson, California 90745

RE; Extension of Condition Use Permit #1002-16

Dear Aaron:

I appreciate you helping me in fighting for an extension to the above referenced Conditional Use Permit on the owner's behalf. First, I was driven to meet with you last week because I thought Los Angeles County Public Works (LACPW) was ready to give me the final approval so that the grading permit could be granted and I could pull the permit at the city of Carson. But in a meeting that my Civil Engineer said was a formality to tie up loose ends, I found out that we were not in a position to receive LA County's final approval because several items were not finalized. It will be tight for me to be granted that final permit but if I can finish the calculations on the irrigation system and the city of Carson can finalize permits in the next two weeks, then the extension of the CUP could be avoided.. But in case we miss the December 25 deadline, I would like to apply for an extension. I filled out the Development Permit Application Packet however it really does not seem to make sense considering all the documents and a previous application which is on file for this property. In addition, it asks for signatures from my engineer who has submitted the property to both the city of Carson and Los Angeles County Public Works. Could you let me know if I need my engineer's signature and the notary verification of my statement regarding hazardous materials being on any websites. I filled out this document and had it notarized years ago. Below are my reasons for asking for the extension. Let me know what I need for this back up option. Thank you.

Dear Planning Commission:

I am approaching you to request an extension of Conditional Use Permit No. 1002-16 and Site Plan and Design Review No. 1612-16 to renovate an industrial site for a proposed truck yard facility. The location is 20915 S. Lambertson Avenue and 20926 S. Brant Avenue, Carson. The reasons for the request are as follows:

One issue that has caused a long delay is a description of the alleyway in the middle of the project that was to be widened based on the approved CUP. I discussed the problems that the widening of the alleyway would cause - mainly the exposed electric poles that would be in harm's way and not protected by a fence line that would be removed. Trucks accessing this alley way would most definitely hit the electrical poles at some point. Alvie Bettancourt, Ken Young, Gilbert Marquez, and Aaron Whiting agreed with my position and asked engineering to provide wording to be changed in the CUP so that this alleyway modification could be undone. This was agreed upon on August 18, 2022. Unfortunately Alvie Bettancourt took another job and the

vacation of the alleyway condition was not finalized. After asking the City to help me finalize the change, Aaron Whiting was very helpful in getting the item reviewed and completed. On November 10, Kenneth Young sent verbage to request that the alleyway be vacated however this wording has not been officially included into the CUP language which is an item holding up LACPW. Second, I also found out that a preliminary landscape plan I sent to the city for review on January 25, 2021 was not finalized. I was recently told by Aaron Whiting that I needed some additional documents to complete the irrigation plan. I have reached out to my irrigation company but they are too busy to complete before January 25, 2022. They will be able to finalize in January 2023. Third, my civil engineer had worked on tying 4 parcels together on the Lambertson side of the project and 7 parcels on the Brant side of the project together per the CUP requirement. This part of the project was headed up by Kahono Oei. Unfortunately Mr. Oei left his city position and the tying of these parcels was never finalized.

The owners have over \$100,000 in engineering and architectural costs and fees. In addition, we have suffered the loss of rent at \$19,000 per month from the existing tenant who is scheduled to pay the increase in rent once the improvements are completed. Patricia Constanza of LACLD will attest that I have called and email her on a weekly basis throughout this process trying to complete their review. She can be reached at 626-476-9370.

We are so looking forward to finishing this project and all the owners/occupants in the area are also excited as the dust from the yard is upsetting to all the surrounding businesses. In an effort to help them know the finish line is near, they all have my cell phone and call periodically to find out how close we are to receiving the permits to begin the work on the property.

Please let me know what else I can provide to convince the Planning Commission that the project is worthwhile, the neighbors are all looking forward to its completion, and most of all the owners would like to finish what has been started.

Sincerely,

John B. Lasiter  
Applicant