



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 28, 2020

SUBJECT: Conditional Use Permit (CUP) No. 1098 & 1099 -19

APPLICANT: Jose Duran
Freeway Tires Express, Inc.
2511 E. Jackson Street
Carson CA 90810

PROPERTY OWNER: Rosalio Cortez
12503 Magnolia Street
El Monte, CA 91732

REQUEST: Consider approval of Conditional Use Permit (CUP) No. 1098-19 and 1099-19 for continued use of an existing tire sale and repair service shop adjoining a residential zone

PROPERTY INVOLVED: 2511 E. Jackson Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimental			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellurud Alt. Zuniga

Item No. 6C

I. Introduction

Applicant

Jose Duran
Freeway Tires Express, Inc.
2511 E. Jackson Street
Carson CA 90810

Property Owner

Rosalio Cortez
12503 Magnolia Street
El Monte, CA 91732

II. Project Description

Freeway Tires Express, represented by Jose Duran, requests approval of (CUP) No. 1098-19 and CUP No. 1099-19 for continued use of an existing tire sale & repair service shop adjoining a residential zone.

Carson Municipal Code Section 9141.1(Uses Permitted) states that any principal use permitted in any commercial zone is automatically permitted in the industrial zone subject to the same requirements specified for such use in the commercial zones.

Carson Municipal Code Section 9138.14 (Automobile/Vehicles Services) under Industrial Zones, states that automobile/vehicle service and repair is allowed, subject to a conditional use permit.

Carson Municipal Code Section 9148.8 (Truck-Related Uses Located Less than One Hundred (100) Feet from a Residential Zone) under Industrial Zones, states that when any portion of property utilized for any truck-related use is less than one hundred feet from the lot line of any residentially zoned property, a conditional use permit shall be required.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on criteria that includes General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, compatible with character of the area and such other criteria as are specified for condominiums in the Zoning Chapter of the Municipal Code.

The project consists of improving the site with new landscaping, architectural elements to the building façade, and restriping the parking area, to include an ADA stall. The business consists of tire repairs for auto passenger vehicles and semi-trucks. The hours of operation are as follows: Monday – Friday 7am-6pm, and Saturday 7am-4pm, and they are closed on Sunday. The business has two employees (Exhibit 2).

According to Code Enforcement, there are open violations on the property including a non-permitted covered patio, non-permitted restroom added to the first floor on the northern side of the building and non-permitted outdoor storage.

Although a tire sale and repair shop is not an ideal use leading into a residential community, the CUP process will safeguard best practices from the operator and thereby protect the neighborhood from business related nuisances.

III. Project Site and Surrounding Land Uses

The subject property site is located in the ML-D (Manufacturing Light – Design Overlay) zoning district and is designated Light Industrial under the Land Use Element of the General Plan. The subject property is located on the northeast corner of Alameda Street and Jackson Street.

Land uses surrounding the project site consist of single and multi-family residential, light/heavy industrial uses and the Southern Pacific Railroad. Light industrial uses adjoin the northern, southern and eastern boundaries. Residential uses adjoin the eastern boundary.



Figure above shows project site in context to its surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing Light – Design Overlay)
Site Size	Approximately 4,400 SF
Present Use and Development	Tire Sale & Repair Service Shop
Surrounding Uses/Zoning	North: Vacant/Light Industrial South: Truck Repair/Light Industrial East: Single & Multi - Family Residential West: Southern Pacific Railroad/Heavy Industrial

IV. Analysis

Site History

Based on 1937 LA County Assessor records, the subject property originally consisted of two legal parcels with a building on each; one parcel contained an approximate 929 square foot building and the other an approximate 1,700 square foot building. Based on 1991 City records, the two parcels were legally merged and the smaller 929 square foot building was preserved on site. There are no City records for the demolition or removal of the larger 1,700 square foot building. Business License records indicate that a tire sale and repair service shop has operated at the subject property since 1991 including: Exclusive Tires & Wheels from 1991 to 2008; Cortez Tires Service from 2008 to 2010; and Freeway Tires Express from 2012 until now.

The two-story structure includes repair shop and offices. It is situated on the southeast corner of Jackson and Alameda Street leading into a residential neighborhood immediately east of the subject property.

Beginning in 2014, Code Enforcement has investigated the current business for numerous concerns/violations:

1. Outdoor tire storage; the applicant has agreed to maintain outdoor tire storage behind the interior gate and not visible from public right of way.
2. Insufficient parking; the applicant has agreed to stripe new parking spaces as a part of on-site improvements.
3. Lack of adequate space on site to perform big rig truck repairs; staff has conducted site visits on various times of the day and has observed that big rig trucks fit safely on site for tire repair and/or replace.
4. Residential use of the building; staff has visited the site and inspected the site for signs of residential use, and/or signs that someone may be living on the premise, and discovered that the building is being used exclusively for office and storage.
5. Lack of trash enclosure; the applicant has agreed to install a new permanent a trash enclosure.
6. Automotive fluid storage; the business works exclusively with tires and no auto repair related work. Automotive fluids are not part of their operations.



Site Plan

The approximately 4,400 square foot existing project site consists of parking, outdoor storage, landscaping areas and a 928 square foot two-story building. The first floor consists of office, warehouse, a bathroom and the tire repair and installation service area. The second floor contains a bathroom and is utilized for office/storage space (Exhibit 3).

Access

The subject property has existing vehicular driveways on Alameda and on Jackson Street.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) (12. Vehicle Repair and Service) states 1 parking space shall be provided for each employee on the largest shift, plus 2 parking spaces shall be provided for each service bay. The business requires 2 parking spaces (1 space/employee = 2). The applicant proposes 3 parking spaces; 2 regular and 1 ADA compliant parking space.

Building and Architecture

The existing architecture is reflective of traditional or farmhouse style. The two-story building includes stucco elevations with brick accents on the southern elevation facing Jackson Street. New black awnings will be installed above the majority of the windows on each elevation. A new architectural foam trim will be added to the center of the building at the western and southern elevations. All wrought-iron fencing, gate and security bars will be repainted black.

Fence and Security

The project includes an existing 6'-9" high wrought iron fence with 7' foot high concrete columns and access gates on Alameda and Jackson Streets. There is an existing 7'-8" high wrought-iron fence on the northern and eastern property line.

Landscaping Requirements

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires any parking facilities visible from the public right-of-way to have interior landscaping of not less than five 5%. The proposed tire sale and service shop requires a total of 220 (4,416 X .05= 220) square feet of landscaping. The applicant proposes 243 square feet of landscaping.

The proposed landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conversation practices will be installed on site. It will include palm trees, cactus and palm plants, broadleaf evergreen shrub, and flowers, along Alameda and Jackson Streets.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the project is exempt due to the scope of work being a licensing matter.

VI. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities.

VII. Public Notice

Notice of the public hearing was posted on the project site and mailed to property owners and occupants within a 750' on January 16, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

On June 20, 2019, the applicant received 36 signatures in support of the existing tire sale & repair service shop from existing customers. In addition, the applicant went door to door to meet with the residents that surround the project site and informed them of the permit application, and discussed any concerns, and requested their approval. The applicant received a total of 4 letters of support (Exhibit 5).

VIII. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 19-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1098-19 AND 1099-19 FOR A SITE RENOVATION TO AN EXISTING TIRE SALE AND REPAIR SERVICE SHOP AT 2511 E. JACKSON STREET."

IX. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans
3. Signatures & Letters of Support

Prepared by: Ignacio Rincon, Senior Planner

**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO. 19-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING CONDITIONAL
USE PERMIT NO. 1098-19 AND CONDITIONAL USE
PERMIT NO. 1099-19, FOR A SITE RENOVATION TO AN
TIRE SALE AND REPAIR SERVICE SHOP AT 2511 E.
JACKSON STREET**

WHEREAS, on July 29, 2019 the Department of Community Development, Planning Division received an application from Jose Durant, on behalf of Freeway Tires Express, Inc. for real property located at 2511 Jackson Street and described in Exhibit "A" attached hereto, requesting approval of Conditional Use Permit (CUP) No. 1098-19 and 1099-19 for the continued use of an existing tire sale and repair service shop; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-eight day of January, 2020, conduct a duly noticed public hearing as required by law to consider said Conditional Use Permit applications. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by January 16, 2020; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission determines finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed truck tire repair and service shop is compatible with the surrounding areas.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The existing tire sale and repair service shop measures approximately 4,400 square feet with a 928 square foot two-story building consisting of office, warehouse and storage space.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and service. The subject property has existing vehicular driveways on Alameda and on Jackson Street. The business requires 2 parking spaces (1 space/employee = 2). The applicant proposes 3 parking spaces; 2 regular and 1 ADA compliant parking space.
- d) All signage associated with this project will comply with applicable Carson Municipal

EXHIBIT NO. - 1



Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.

- e) The proposed tire sale and service shop requires a total of 220 (4,416 X .05= 220) square feet of landscaping. The applicant proposes 243 square feet of landscaping.
- f) New black awnings will be installed above the majority of the windows on each elevation. A new architectural foam trim will be added to the center of the building at the western and southern elevations. All wrought-iron fencing, gate and security bars will be repainted black.

SECTION 3. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

SECTION 4. Conditional Use Permit No. 1098-19 and 1099-19 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.21 (Conditional Use Permit) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Conditional Use Permit No. 1098-19 and 1099-19 for the continued use of the existing tire sale and repair service shop at 2511 E. Jackson Street, subject to the Conditions of Approval contained in Exhibit B.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 28th day of January, 2020.

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot(s) 1669 and 1670, Tract No. 7644, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 84, Page(s) 47 and 48 of Maps, in the Office of the County Recorder of said County.

APN: 7308-012-037



**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL
EXHIBIT "B"**

CONDITIONAL USE PERMIT NO'S. 1098-19 & 1099-19

I. GENERAL CONDITIONS

1. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
2. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
9. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
10. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The

trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.

11. **Indemnification.** The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

II. AESTHETICS

1. **There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.**
2. **Awnings shall be installed to the exterior of the structure, above the windows, per the approved set of plans, and architecturally integrated into the structure to the satisfaction of the Planning Division.**
3. **Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.**
4. **Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).**
5. **The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.**
6. **Tires shall not be visible from public right of way. They shall be stored behind the interior gate.**



7. The site and/or building shall not be used for residential purposes at any time.

III. FENCE/WALLS

1. The existing 6'-9" high wrought iron fence and 7 feet high concrete columns with sliding access gates on the western edge along Alameda and Jackson Streets, and the existing 7'-8" high wrought-iron fence on the interior and rear sides, shall be maintained free from graffiti and painted when necessary.

IV. LANDSCAPE/IRRIGATION

1. Comply with the provisions of Section 9168.1 (Adoption of Water Efficient Landscape Ordinance) of the Zoning Ordinance.
2. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
3. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
4. The proposed irrigation system shall include best water conservation practices.
5. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
6. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

V. LIGHTING

1. Shall provide adequate lighting for the parking areas.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 (Exterior Lighting) of the Zoning Ordinance.
3. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

VI. PARKING

1. New parking spaces shall be provided in accordance with Section 9162.21 of the Zoning Ordinance.
2. All driveways shall remain clear. No encroachment into driveways shall be permitted.
3. The parking areas will be re-slurry sealed and re-stripped with a new parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
4. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.

5. The site shall always have adequate space for the repair and/or replacement of tire on big rig trucks. Big rig trucks shall not project into the public right of way and/or off-site at any time.

VII. TRASH

1. A trash enclosure shall be provided on site, at a location approved by the Planning Division.
2. Trash collection shall comply with the requirements of the City's trash collection company.

VIII. BUSINESS LICENSE

All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.



JESUS M. MUNIZ
2515 E. JACKSON ST.
CARSON CA. 90810
(310) 678-8540

To Whom It May Concern

Freeway Tires Express Inc located at 21216 S Alameda St, Carson CA 90810

Owner: Jose Duran - Phone: 310-834-1306

Dear Sir/Madam,

My name is JESUS M. MUNIZ and I live at the above stated address. I write this letter to show my support and appreciation for having Freeway Tires Express Inc in our neighborhood. I welcome this company to the friendly city of Carson where they provide us with very needed and convenient tire services.

The owner, Mr. Jose Duran, ensures that we are provided with professional and courteous services with respect to our tire needs for our vehicles. I'm so glad that we have access to his services. I hope that the business can remain in our neighborhood for years to come. I'm sure other neighbors share this same view.

Once again, I welcome Freeway Tires Express Inc., and I'm glad they came to our "neighborhood". Should you have any questions please feel to contact me at

Sincerely,

Jesus M. Muniz

EXHIBIT NO. - 3



562-326-9630
2512 E JacksonSt
Long Beach CA 90813

To Whom It May Concern

Freeway Tires Express Inc located at 21216 S Alameda St, Carson CA 90810

Owner: Jose Duran – Phone: 310-834-1306

Dear Sir/Madam,

My name is Ada Perez and I live at the above stated address. I write this letter to show my support and appreciation for having Freeway Tires Express Inc in our neighborhood. I welcome this company to the friendly city of Carson where they provide us with very needed and convenient tire services.

The owner, Mr. Jose Duran, ensures that we are provided with professional and courteous services with respect to our tire needs for our vehicles. I'm so glad that we have access to his services. I hope that the business can remain in our neighborhood for years to come. I'm sure other neighbors share this same view.

Once again, I welcome Freeway Tires Express Inc., and I'm glad they came to our "neighborhood". Should you have any questions please feel to contact me at

Sincerely,

Ada Perez

2510 E Jackson St
Unit A,
Long Beach, CA
(562) 326-9488

To Whom It May Concern

Freeway Tires Express Inc located at 21216 S Alameda St, Carson CA 90810

Owner: Jose Duran – Phone: 310-834-1306

Dear Sir/Madam,

My name is Vesenia Perez and I live at the above stated address. I write this letter to show my support and appreciation for having Freeway Tires Express Inc in our neighborhood. I welcome this company to the friendly city of Carson where they provide us with very needed and convenient tire services.

The owner, Mr. Jose Duran, ensures that we are provided with professional and courteous services with respect to our tire needs for our vehicles. I'm so glad that we have access to his services. I hope that the business can remain in our neighborhood for years to come. I'm sure other neighbors share this same view.

Once again, I welcome Freeway Tires Express Inc., and I'm glad they came to our "neighborhood". Should you have any questions please feel to contact me at

Sincerely,



To Whom It May Concern

2510 Jackson
St. East, Carson,
CA, 90810
(562) 337-6970

Freeway Tires Express Inc located at 21216 S Alameda St, Carson CA 90810

Owner: Jose Duran – Phone: 310-834-1306

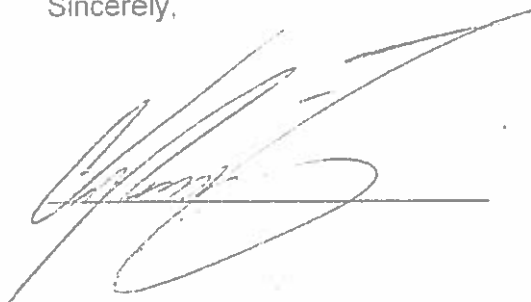
Dear Sir/Madam,

My name is Christopher Perez and I live at the above stated address. I write this letter to show my support and appreciation for having Freeway Tires Express Inc in our neighborhood. I welcome this company to the friendly city of Carson where they provide us with very needed and convenient tire services.

The owner, Mr. Jose Duran, ensures that we are provided with professional and courteous services with respect to our tire needs for our vehicles. I'm so glad that we have access to his services. I hope that the business can remain in our neighborhood for years to come. I'm sure other neighbors share this same view.

Once again, I welcome Freeway Tires Express Inc., and I'm glad they came to our "neighborhood". Should you have any questions please feel to contact me at

Sincerely,



06/20/2019

To Whom It May Concern

Freeway Tires Express Inc located at 21216 S Alameda St, Carson CA 90810

Owner: Jose Duran – Phone: 310-834-1306

I am a customer of Freeway Tires Express Inc located at 21216 S Alameda St in Carson CA 90810. I come to this establishment for all my tire needs. Here Mr. Jose Duran and his crew provide me with professional, prompt and courteous tire services. The location is very convenient and the service is great. I firmly believe that Freeway Tires Express Inc is an exemplary business that we need at this location and I show my support and approval for having this business at the above-mentioned location in the city of Carson.

Not only does Freeway Tires Express Inc. provide us with exceptional service but also provide employment and pays taxes to the city of Carson. I'm so glad they are here.

Sincerely,

Name: Cesar Muralles
Address: 6003 Malabar St Huntington Park
Phone: 213 509 3521 Date: 6/21/19

Name: Miguel A Castaneda
Address: 2070 Magnolia Ave Long Beach CA.
Phone: 562 577 0659 Date: 6/22/19

Name: Juan Basile
Address: Bochita Felix Ave
Phone: 562 755 1223 Date: 6-21

Name: C. Hipolito
Address: 72407 Del Rey Ave Carson CA 90810
Phone: 310-835-5263 Date: 6-22-19



Name: Jose Aldana
Address: 7129 Orange AVE Long Beach CA
Phone: 562-446-1745 Date: 6-21-19

Name: HECTOR MARIANA
Address: 14219 HATTONS KESEDA CA 91335
Phone: 818 836 7132 Date: 6-21-19

Name: Jose Morales
Address: 6006 Planka ave Huntington Park 90255
Phone: 223-501-0547 Date: 6-21-19

Name: Manuel Perez
Address: 7631 Calmcrest DR Downey 90240
Phone: 714-310-7614 Date: 6-21-19

Name: Aldo Villagran
Address: 20909 S. Brand AVE
Phone: 626 255 8794 Date: 6/21/2019

Name: Sharon Hiller
Address: 20909 S. Brand AVE
Phone: 310 780 3148 Date: 6/21/2019

Name: JESUS RAMIROZ
Address: 845 W 167 ST Gardena CA
Phone: 310 344 9511 Date: 6/22/19

Name: JOSE L. MARDONADO
Address: 2763 SANTA ANA ST.
Phone: 323-992-1200 Date: 6-22-19

Name: JOSE FLORES
Address: 25540 SPANATOR AVE Harbor City CA 90710
Phone: 310 930 8710 Date: 6/22/19

Name: Horacio Arenas
Address: 2960 E Jassen St Apt #50 Anaheim CA 92806
Phone: 714-3413623 Date: 6-24-19

Name: Israel C Vasquez
Address: 12060 Downey Ave Downey CA 90242
Phone: 562 743-7774 Date: 6-24-19

Name: NADARIO
Address: 4100 W WINDY LN EL PASO TX 75041
Phone: 562-209-4264 Date: 6-24-19

Name: Felix Lopez
Address: 18818 Cairo Ave Carson CA
Phone: 310 766 5139 Date: 6-24-19

Name: Santos Carpio
Address: 10112 FELTON AVE #20 INGLEWOOD CA 90304
Phone: 323-393-9683 Date: 6-24-19

Name: Jesus Salas
Address: 8011 Walnut Dr. Los Angeles CA, 90001
Phone: 323-552-2914 Date: 6/24/19

Name: JOSE GARCIA
Address: 5642 OLIVE AVE LB CA 90904
Phone: 562 446-6007 Date: 6/24/19

Name: SERGIO HERNANDEZ
Address: 9313 CIVIL AVE. WILMINGTON CA 90702
Phone: _____ Date: 6-25-19

Name: JOSU flores
Address: 4116 E 61st Los Angeles CA 90002
Phone: _____ Date: 6-25-19

Name: John Fabela
Address: 222 Silk Tree Irvine, CA 92606
Phone: 432-894-9068 Date: 6-25-19

Name: Jose Selyna
Address: 202 N Main St
Phone: (714) 602-0111 Date: 6/26/19

Name: Juan Cabreza
Address: 113 W 73rd St
Phone: 323 240-6119 Date: 06/26/2019

Name: MIGUEL RIVAS
Address: 21209 ALAMEDA ST CARSON CA 90810
Phone: (323) 501-5560 Date: 06/26/19

Name: JOSE MEDINA
Address: 1100 LINCOLN ST.
Phone: LYNWOOD Date: 6/27/19

Name: JOSE PINEDA
Address: 4710 CLEVELAND ST. COMPTON
Phone: 562 234-3822 Date: 6/27 2019

Name: JOSE S. MARTINEZ
Address: 21045 LIVE OAK ST HUNTINGTON PARK CA
Phone: (913) 517 3878 Date: 06/27/19

Name: Antonio Gorman
Address: 369 S. Columbia AV #318
Phone: 213-308-3856 Date: 06-27-19

Name: Miguel Munoz Pasadena
Address: 8236 Garfield ST
Phone: (62) 394-1832 Date: 6/24/19

Name: Andrew Salis
Address: 11802 PEACH ST. LYNWOOD CA 90262
Phone: 562.316.4440 Date: 6.29.19

Name: ARCADIO RAMIREZ
Address: 199 S KENMORE AVE #6 LOS ANGELES CA
Phone: 323.945.0756 Date: 6.29.19

Name: JOSE NOE FLORES 10301 VERA DR
Address: 818 2624384 ARIETTA 9133
Phone: _____ Date: _____

Name: Armando Glez
Address: 845 W. Mines Ave. Montebello CA
Phone: 323-639-71-39 Date: 07-03-19

Name: JAME PERE
Address: PO BOX 661 GARDENA CA 90248
Phone: 310 782 4777 Date: _____

Name: _____
Address: _____
Phone: _____ Date: _____