



*"Promoting Jobs in a Competitive Business Climate"*

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Councilmembers:

On behalf of the Carson Dominguez Employers Alliance (CDEA) we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted. Among our many concerns/objections with the GPU are the following:

**The "flex district" zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The "flex district" zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits "warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses." This is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

Furthermore, this "flex district" would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the "flex district" zoning should be eliminated from the GPU and those areas should remain as currently zoned.

**The prohibition of truck/container yards should be removed from the GPU.** This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson – and are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry and the possible phasing out of these businesses by the



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City would likely result in bottlenecks of the regional and national supply chain. Given the City's proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek to displace some of these valuable businesses from the City.

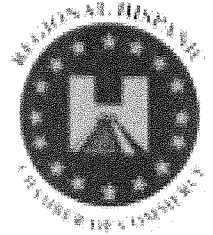
**The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,

A handwritten signature in cursive script that reads "Katie Pandolfo".

Katie Pandolfo  
President  
Carson Dominguez Employers Alliance

cc: Mayor Lula Davis-Holmes, *via email:* [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)  
Mayor ProTem Jawane Hilton, *via email:* [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)  
Council Member Jim Dear, *via email:* [JDear@carsonca.gov](mailto:JDear@carsonca.gov)  
Council Member Cedric Hicks, *via email:* [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)  
Council Member Arleen Rojas, *via email:* [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)  
City Manager David Roberts, *via email:* [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)



# Regional Hispanic Chamber of Commerce Regional Hispanic Institute

P.O. Box 32474 Long Beach, CA 90832 Phone: 562-212-2889  
E-Mail: [Info@regionalhispaniccc.org](mailto:Info@regionalhispaniccc.org) Web: [www.RegionalHispanicCC.org](http://www.RegionalHispanicCC.org)

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Councilmembers:

On behalf of The Regional Hispanic Chamber of Commerce we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted. Among our many concerns/objections with the GPU are the following:

**The "flex district" zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The "flexdistrict" zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits "warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses." This is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City. Furthermore, this "flex district" would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the "flex district" zoning should be eliminated from the GPU and those areas should remain as currently zoned.

**The prohibition of truck/container yards should be removed from the GPU.** This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson – and are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry and the possible phasing out of these businesses by the City would likely result in bottlenecks of the regional and national supply chain. Given the City's proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek to displace some of these valuable businesses from the City.

**The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,

**Sandy Cajas**

cc: Mayor Lula Davis-Homes, via email: [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)  
Mayor ProTem Jawane Hilton, via email: [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)  
Council Member Jim Dear, via email: [JDear@carsonca.gov](mailto:JDear@carsonca.gov)  
Council Member Cedric Hicks, via email: [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)  
Council Member Arleen Rojas, via email: [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)  
City Manager David Roberts, via email: [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)

## Saied Naaseh

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**From:** Virginia Gutierrez <geena436@sbcglobal.net>  
**Sent:** Sunday, February 12, 2023 5:17 PM  
**To:** 2040 General Plan  
**Subject:** Carson 2040 Comprehensive General Plan

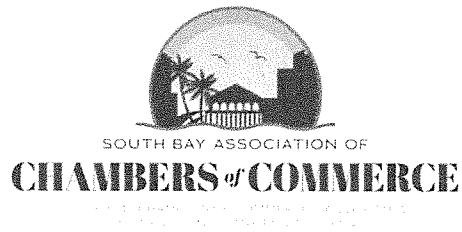
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Virginia Gutierrez-Brown and I am a 45 year Carson resident. I have enjoyed the hometown feel of living in Carson. It is not too small and not too big.

I'm writing to oppose the proposed plans to change some residential areas of Carson from low density housing to medium density housing.

What will happen is developers will buy up property, tear down houses, and build large apartments. This will cause overcrowded neighborhoods, lack of parking, and an increase in crime. I ask, what purpose is this for other than to increase developers profits? It will not benefit the city of Carson at all. It may bring in tax revenue, but with the other problems it will cause, is it really worth it?

I ask Council members if they would want this change in their neighborhood? If not, then please don't allow it to happen to any residential neighborhood in Carson. Carson residents voted you in to make the best decisions on their behalf. Please don't let us down and vote "No" on these proposed changes. Thank You.



February 09, 2023

VIA E-MAIL [2040generalplan@carsonca.gov](mailto:2040generalplan@carsonca.gov) / [Kbradshaw@carsonca.gov](mailto:Kbradshaw@carsonca.gov)

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Councilmembers:

On behalf of South Bay Association of Chambers of Commerce, we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted. Among our many concerns/objections with the GPU are the following:

**The “flex district” zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The “flex district” zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits “warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses.” This is a de-facto permanent moratorium on logistics and will have the unintended consequences of

displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

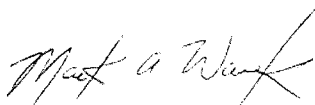
Furthermore, this “flex district” would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the “flex district” zoning should be eliminated from the GPU and those areas should remain as currently zoned.

**The prohibition of truck/container yards should be removed from the GPU.** This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson – and are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry and the possible phasing out of these businesses by the City would likely result in bottlenecks of the regional and national supply chain. Given the City’s proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek to displace some of these valuable businesses from the City.

**The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document,

deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,



Mark Waronek

Board President

South Bay Association of Chambers of Commerce

cc: Mayor Lula Davis-Homes, *via email: [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)*

Mayor ProTem Jawane Hilton, *via email: [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)*

Council Member Jim Dear, *via email: [JDear@carsonca.gov](mailto:JDear@carsonca.gov)*

Council Member Cedric Hicks, *via email: [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)*

Council Member Arleen Rojas, *via email: [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)*

City Manager David Roberts, *via email: [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)*



February 10, 2023

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

**Subject: General Plan Update (Carson 2040 Plan)**

Dear Honorable Mayor and Councilmembers:

On behalf of our approximately 800 members from across the greater Long Beach area, we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before a plan is formally adopted. This plan will directly affect zoning in the surrounding areas, including in the city of Long Beach. The zoning described under this plan can be hazardous and fails to consider factors that may be detrimental to the nearby communities, possibly causing displacement of businesses and posing risks to residents. Although the Chamber supports the increase of housing to meet state mandates, this housing needs to be created strategically. Besides these concerns, our other suggestions for the GPU include:

**The “flex district” zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The “flex district” zoning designation is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City. This “flex district” would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning.

**The prohibition of truck/container yards should be removed from the GPU.** This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Given the City’s proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek displacement.

**The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. We respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Harris".

Jeremy Harris  
President & CEO  
Long Beach Area Chamber of Commerce





February 09, 2023

VIA E-MAIL [2040generalplan@carsonca.gov](mailto:2040generalplan@carsonca.gov) / [Kbradshaw@carsonca.gov](mailto:Kbradshaw@carsonca.gov)

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Councilmembers:

On behalf of Harbor Association of Industry and Commerce, we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted. Among our many concerns/objections with the GPU are the following:

**The “flex district” zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The “flex district” zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits “warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling

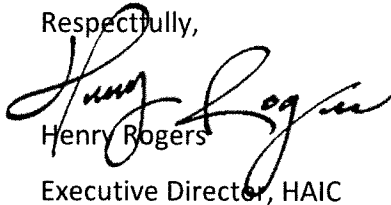
facilities, truck yards, container yards, truck terminals, self-storage and similar uses.” This is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

Furthermore, this “flex district” would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the “flex district” zoning should be eliminated from the GPU and those areas should remain as currently zoned.

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The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update. The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,



Henry Rogers  
Executive Director, HAIC

cc: Mayor Lula Davis-Homes, *via email: [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)*  
Mayor ProTem Jawane Hilton, *via email: [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)*  
Council Member Jim Dear, *via email: [JDear@carsonca.gov](mailto:JDear@carsonca.gov)*  
Council Member Cedric Hicks, *via email: [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)*  
Council Member Arleen Rojas, *via email: [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)*  
City Manager David Roberts, *via email: [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)*

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

SoCAL CHAPTER

February 14, 2023

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Council Members:

On behalf of NAIOP SoCal, we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted.

With over 1,200 members, NAIOP SoCal is the leading nonprofit organization for developers, owners and investors of office, industrial, retail, and mixed-use real estate throughout Southern California.

Among our many concerns and objections with the proposed GPU are the following:

**The “flex district” zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The “flex district” zoning designation seeks to change the zoning of areas currently zoned as “Industrial,” and directly prohibits “warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses.” Imposing this *de facto* moratorium harms the local economy by killing jobs and curbing economic activity while placing further stress on an already challenged supply chain. This *de facto* permanent moratorium on logistics will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

## NAIOP 2023 OFFICERS AND BOARD OF DIRECTORS

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**Justin McCusker**, C.J. Segerstrom & Sons

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**Chris Drzyzga**, Voit Real Estate Services

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**Jodie Poirier**, Colliers International

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**Patrick Schlehuber**, Rexford Industrial

**Courtney Smith**, Newcastle Partners

**Kurt Strasmann**, CBRE

**Richard Sung**, Newmark

**Jay Todisco**, Ware Malcomb

**Sean Treglia**, CBRE

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**Steven Hillgren**, Kearny Real Estate Company

## NAIOP SoCal EXECUTIVE STAFF

**Timothy Jamal**, Chief Executive Officer

**Jose Cornejo**, Senior Director of

Government Relations

**Mirhan Toumajan**, Government

Relations Manager

**Becky Ezell**, Director of Administration

**Xavier Castaneda**, Coordinator, Membership  
& Communications

Further, this “flex district” would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area is poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the “flex district” zoning should be eliminated from the GPU and those areas should remain as currently zoned.

**The prohibition of truck/container yards should be removed from the GPU.** This prohibition would transform existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenues and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty and displacement for many current businesses in the City of Carson.

Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson. Such industries are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry, and the possible phasing out of these businesses by the City would likely result in bottlenecks of the regional and national supply chain. Given the City’s proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit – not seek to displace some of these valuable businesses from the City.

**The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public, in-person workshop was convened nearly 4 years ago in May of 2019. We believe that the 2040 General Plan Update is a very important document and deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholders’ perspectives be considered.

We believe that it is best to work together on a solution that benefits all community members, business and real estate owners.

For these reasons, we respectfully request an extension of the review process, as well as additional public engagement on and revision of the GPU to reflect the comments submitted by business stakeholders, some of which are reflected in this letter.

We are ready to work with the Mayor, City Council Members, and staff to study and find a well-rounded solution for all members of the Carson community. NAIOP SoCal's Government Relations Manager, Mihran Toumajan, will be in contact with the City on this matter. His contact information is [mtoumajan@naiopsocal.org](mailto:mtoumajan@naiopsocal.org) and (818) 817-1714.

Respectfully,



Tim Jemal  
CEO  
NAIOP SoCal

cc: Mayor Lula Davis-Homes, *via email: [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)*  
Mayor ProTem Jawane Hilton, *via email: [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)*  
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Council Member Arleen Rojas, *via email: [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)*  
City Manager David Roberts, *via email: [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)*



PO Box 15624  
Long Beach CA 90815  
office: 310.982.1323  
email: [info@futureports.org](mailto:info@futureports.org)  
[www.futureports.org](http://www.futureports.org)

February 14, 2023

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Councilmembers:

On behalf of FuturePorts we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted.

FuturePorts is a 501(c)(6) nonprofit advocacy coalition founded in 2005 to help coalesce the Southern California supply chain around the need to both grow the ports and to address the environmental, air quality, and quality of life issues that come with that growth. FuturePorts believes that a vibrant and healthy economic and environmental future for the ports is vital to us all.

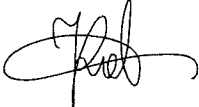
Among our many concerns/objections with the GPU are the following:

1. **The “flex district” zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The “flex district” zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits “warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses.” This is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

Furthermore, this “flex district” would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the “flex district” zoning should be eliminated from the GPU and those areas should remain as currently zoned.

2. **The prohibition of truck/container yards should be removed from the GPU.** This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson – and are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry and the possible phasing out of these businesses by the City would likely result in bottlenecks of the regional and national supply chain. Given the City’s proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek to displace some of these valuable businesses from the City.
  
3. **The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,



Kat Janowicz  
Chair, Board of Directors  
FuturePorts

cc: Mayor Lula Davis-Homes, via email: [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)  
Mayor ProTem Jawane Hilton, via email: [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)  
Council Member Jim Dear, via email: [JDear@carsonca.gov](mailto:JDear@carsonca.gov)  
Council Member Cedric Hicks, via email: [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)  
Council Member Arleen Rojas, via email: [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)  
City Manager David Roberts, via email: [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)



February 13, 2023

VIA E-MAIL [2040generalplan@carsonca.gov](mailto:2040generalplan@carsonca.gov) / [Kbradshaw@carsonca.gov](mailto:Kbradshaw@carsonca.gov)

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

**Re: General Plan Update (Carson 2040 Plan)**

Dear Mayor and Councilmembers:

I write on behalf of the Building Owners and Managers Association Greater Los Angeles (BOMA/GLA), which represents over 135 million square feet of commercial space throughout Los Angeles County, including a significant presence in Carson, and whose members contribute \$3.5 billion annually to California's economy.

On behalf of BOMA/GLA, we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended timed for stakeholders to comment before this consequential plan is formally adopted. Among our many concerns/objections with the GPU are the following:

**The "flex district" zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The "flex district" zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits "warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses." This is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City, and regionwide.

Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

Furthermore, this "flex district" would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the "flex district" zoning should be eliminated from the GPU and those areas should remain as currently zoned.

The prohibition of truck/container yards should be removed from the GPU. This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson – and are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry and the possible phasing out of these businesses by the City would likely result in bottlenecks of the regional and national supply chain. Given the City's proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek to displace some of these valuable businesses from the City.

The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update. The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,



Aaron Taxy  
Director of Government and Public Affairs  
BOMA Greater Los Angeles  
213-629-2662 ext. 104  
[ataxy@bomagla.org](mailto:ataxy@bomagla.org)

cc: Mayor Lula Davis-Homes, via email: [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)  
Mayor ProTem Jawane Hilton, via email: [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)  
Council Member Jim Dear, via email: [JDear@carsonca.gov](mailto:JDear@carsonca.gov)  
Council Member Cedric Hicks, via email: [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)

Council Member Arleen Rojas, *via email:* [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)  
City Manager David Roberts, *via email:* [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)

**Saied Naaseh**

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**From:** Charlie Farmer <bradford.farmer@gmail.com>  
**Sent:** Wednesday, February 15, 2023 12:59 PM  
**To:** 2040 General Plan  
**Subject:** Outdoor Storage - Industrial

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Will you be defining what is considered accessory or ancillary outdoor storage for uses in the Industrial Heavy area?

VIA E-MAIL [2040generalplan@carsonca.gov](mailto:2040generalplan@carsonca.gov) / [Kbradshaw@carsonca.gov](mailto:Kbradshaw@carsonca.gov)

City of Carson  
Mayor and City Council  
701 East Carson Street  
Carson, CA 90745

Re: General Plan Update (Carson 2040 Plan)

Dear Mayor and Councilmembers:

On behalf of the Pacific Merchant Shipping Association we would like to request careful reconsideration of some elements of the proposed 2040 General Plan Update (GPU), as well as additional community outreach and extended time for stakeholders to comment before this consequential plan is formally adopted. Among our many concerns/objections with the GPU are the following:

**The “flex district” zoning designation should be eliminated from the GPU and those areas should remain as currently zoned.** The “flex district” zoning designation seeks to change the zoning of areas currently zoned as Industrial and directly prohibits “warehousing/distribution/logistics, salvage yards, vehicle storage lots, major recycling facilities, truck yards, container yards, truck terminals, self-storage and similar uses.” This is a de-facto permanent moratorium on logistics and will have the unintended consequences of displacing current businesses and jobs from the City. Logistics, warehousing, and distribution facilities provide thousands of local jobs in Carson. In addition, thousands of workers enter the City on a daily basis and frequent local shops and restaurants, generating additional tax revenue for the City.

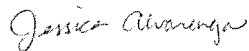
Furthermore, this “flex district” would allow housing to be developed immediately adjacent to existing industrial properties. Allowing a sensitive use/receptor to be developed in a current industrial area would be poor land use planning. The City would not allow an industrial facility to be developed in a current residential neighborhood. Why would the City allow housing to be developed within a current industrial area? This creates a problem where currently none exists. Again, the “flex district” zoning should be eliminated from the GPU and those areas should remain as currently zoned.

**The prohibition of truck/container yards should be removed from the GPU.** This prohibition would make existing truck and container yards into legal non-conforming uses. This would pose a threat to existing businesses that have contributed tax revenue and jobs to the Carson economy for many years. This legal non-conforming use status would present an unacceptable degree of uncertainty for many current businesses in the City of Carson as one option the City would have is to simply require their removal. Logistics, warehousing, and distribution facilities provide a crucial source of thousands of local jobs in Carson – and are the lynchpin of the supply chain that supports not only the local economy, but the regional economy of Southern California. Truck/container yards are a necessary component of the logistics industry and the possible phasing out of these businesses by the City would likely result in bottlenecks of the regional and national

supply chain. Given the City's proximity to the Ports of Los Angeles and Long Beach, the City should partner with the logistics industry for mutual benefit, not seek to displace some of these valuable businesses from the City.

**The City has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update.** The last public in-person workshop was convened nearly 4 years ago, in May of 2019. We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. Due to the lack of outreach to the business community, many stakeholders have not been notified or included in this process and are now rushing to have their voices heard. It is important that all stakeholder perspectives be taken into account. For these reasons, we respectfully request an extension of the review process, additional public engagement and revision of the GPU to reflect the comments submitted by many business stakeholders, some of which are reflected in this letter.

Respectfully,



Jessica Alvarenga  
Director, Government Affairs

cc: Mayor Lula Davis-Homes, *via email:* [LDavis-holmes@carsonca.gov](mailto:LDavis-holmes@carsonca.gov)  
Mayor ProTem Jawane Hilton, *via email:* [JHilton@carsonca.gov](mailto:JHilton@carsonca.gov)  
Council Member Jim Dear, *via email:* [JDear@carsonca.gov](mailto:JDear@carsonca.gov)  
Council Member Cedric Hicks, *via email:* [CHicks@carsonca.gov](mailto:CHicks@carsonca.gov)  
Council Member Arleen Rojas, *via email:* [ARojas@carsonca.gov](mailto:ARojas@carsonca.gov)  
City Manager David Roberts, *via email:* [DRoberts@carsonca.gov](mailto:DRoberts@carsonca.gov)



# CARSON COMPANIES

CARSON ESTATE TRUST  
CARSON DOMINGUEZ PROPERTIES, L.P.  
CARSON ENERGY LLC  
[www.carsoncompanies.com](http://www.carsoncompanies.com)

February 15, 2023

City of Carson  
Mayor, City Council and Planning Staff  
701 East Carson Street  
Carson, CA 90745

RE: Proposed General Plan Update (Carson 2040 Plan)

Dear Mayor, Councilmembers and City Planning Staff:

On behalf of Carson Companies, we are writing to express our opposition to multiple aspects of the proposed General Plan Update (the "Carson 2040 Plan" or "GPU").

**There has not been adequate input from various stakeholders and property owners throughout the City.**

Although Planning Staff may have been working on this GPU for some time now, there has not been adequate opportunity provided for community and public input. As best we can tell, the last time there was an in-person public workshop in connection with this GPU was pre-Covid in May of 2019. A decision and project this consequential – impacting virtually every single property owner in the City of Carson – merits far more opportunity for input from all stakeholders. This GPU will be the primary vehicle governing land use decisions in Carson for years or decades to come, and should therefore be subject to the most thoughtful, careful and inclusive consideration possible. That has not happened. We respectfully request that the City Council move to extend the review process of the proposed GPU, and further seek additional public engagement and input in order to adequately and comprehensively address the concerns of all stakeholders in the City of Carson.

The City is currently providing a perfect example of what should be done in terms of community engagement and outreach with respect to the Economic Development Strategic Plan ("EDSP"). The consultant hired by the City with respect to that endeavor has conducted multiple in-person "roundtable" sessions with stakeholders at the Carson Community Center. This has provided an opportunity for meaningful input from all stakeholders in the City. The same format and opportunity for input should likewise be applied in addressing the Carson 2040 Plan. In fact, it makes far more sense to first complete the EDSP and *THEN* finalize the Carson 2040 Plan in order to make sure that the GPU adequately incorporates and addresses the conclusions of the EDSP.

**CORPORATE OFFICE**

100 Bayview Circle, Suite 3500  
Newport Beach California 92660  
949/725-6500 FAX 949/725-6550

**RANCHO DOMINGUEZ OFFICE**

15710 S. Wilmington Avenue, Suite 200  
Rancho Dominguez, California 90220  
FAX 310/864-5932

**TEXAS OFFICE**

9821 Katy Freeway, Suite 685  
Houston, Texas 77024  
713/360-7929

**PENNSYLVANIA OFFICE**

995 Old Eagle School Road, Suite 306  
Wayne, PA 19087  
484/588-6779

**The proposed "Flex District" should be eliminated from the GPU.**

The proposed "Flex District" zoning designation would eliminate many areas currently zoned as "industrial", and/or would allow for the development of residential right next to existing and thriving industrial properties. This makes no sense whatsoever. There has been much discussion recently about prohibiting industrial development in close proximity to "sensitive receptors", including housing. So if the goal is to create separation from sensitive receptors for new industrial development, how on earth does it make sense allow for residential development right next to existing industrial? You would be creating the very issue that you are attempting to avoid and unnecessarily creating a problem where none currently exists. The best and easiest solution is for the City to eliminate the proposed "Flex District" zoning altogether and allow those areas to stay as currently zoned. There are multiple areas of the City adjacent to residential, commercial or recreational facilities that make far more sense for construction of new residential. In addition, the City could encourage redevelopment of existing low density residential in to higher density residential in order to add to the housing stock of the City.

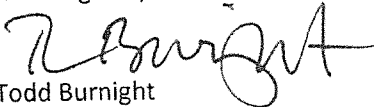
**The prohibition of truck/container yards should be eliminated from the GPU.**

Penalizing presently existing truck and container storage yards (some of which have been in existence and owned by the same owners for multiple decades) by suddenly making them legal non-conforming uses creates undue and unnecessary economic uncertainty and hardship for these property owners. The city would be harming (and potentially eliminating) long-time, existing businesses that are important contributors of tax revenue and jobs to the Carson economy.

Logistics, warehousing and distribution facilities provide a crucial source of thousands of local jobs in Carson. They are a critical and fundamental link in the supply chain that supports not just the local Carson and Southbay economy, but indeed the regional Southern California economy as well at the national economy. The economic importance of Carson to the region and the nation should not be needlessly denigrated or diminished by its own hand. Rather, it should be embraced and celebrated, and our City's ties to the "Golden Goose" Ports of LA and Long Beach should be capitalized upon and strengthened. The amount of jobs generated locally in Carson and the tax revenues and economic output those jobs create is the envy of other cities. The warehouses we see in Carson are filled with a diverse array of jobs, including thousands of jobs that consist of: clerical workers, customer support personnel, sales staff, accounting staff, etc.

We respectfully request an extension of the review process, as well as additional public engagement on and revision of the GPU.

Kind Regards,

  
Todd Burnight  
Senior Vice President  
Carson Companies



## Saied Naaseh

---

**From:** Phil Lavendar <philav123@gmail.com>  
**Sent:** Wednesday, February 15, 2023 2:39 PM  
**To:** 2040 General Plan; Saied Naaseh  
**Subject:** General Plan 2040

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Question. Please confirm that the HOA known as Sea Country Village, located at southwest corner of 228th and Main, is currently designated as low density and that density will not change.

Thanks.

Richard Morallo  
Carson resident  
310 974-0934

Sent from my iPhone

## Saied Naaseh

---

**From:** KBI President <president@kombuchabrewers.org>  
**Sent:** Wednesday, February 15, 2023 2:33 PM  
**To:** 2040 General Plan  
**Subject:** Public Comments on Carson2040 Plan - Carson Business Owner

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Hello Mayor & Council,

I'm currently in the waiting room wanting to share my comments at the live session yet I have another appointment, so I'm sending this email to stand as a record of my feedback as a licensed City of Carson business owner (Bacteria Powered, LLC dba Kombucha Kamp). It is disconcerting to be in the waiting room and not be able to hear any of the feedback given that this was touted as an open session.

I wear multiple hats all focused on supporting healthy communities and small business owners. At Kombucha Brewers International, we represent commercial Kombucha producers across the globe and we are also members of BizFed. At Kombucha Kamp, we consult small family businesses so they can provide healthy, fermented beverages for their communities to thrive. We are a manufacturing business located at the Palm Business Center on Main & Victoria and have been located in Carson since 2016.

When BizFed brought the Carson2040 plan to our attention, we were distressed to find that the plan intends to simply eliminate several types of small businesses per the current language that refers to "Flex District Land Use Designations." Eliminating logistics, distribution facilities and warehousing from the City will not only halt crucial operations, but will cost thousands of local jobs in the City. We have a warehouse of our own and also offer co-packing and logistics services so this could impact businesses like mine.

More importantly, the city has conducted minimal public outreach for the dramatic changes proposed in the 2040 General Plan Update. In fact, I hadn't even heard about it until BizFed brought it to my attention this week and my business is located in the City of Carson!

It is also important to note that between today and next Tuesday, there is only one working day that allows staff to gather all comments and feedback received today with a turnaround to the 21st. This is because Carson City hall is closed on Friday and a National holiday on Monday the 20th. Given the short time line, the lack of public outreach and the tremendous negative impact this could have on businesses similar to mine, we'd like to request that the timeline be extended so all comments may be carefully reviewed and considered prior to voting on this matter.

We believe the 2040 General Plan Update is a very important document, deserving of more careful consideration. I appreciate you acknowledging these comments and look forward to reviewing the updated plan.

Thank you.

Best, Hannah

---  
Hannah Crum  
Co-Founder & President  
Kombucha Brewers Intl

KombuchaBrewers.org



Advocate: Protect Raw Kombucha - Sign the Petition!

Read: SYMBIOSIS Magazine

Press: KBI in the News



## Saied Naaseh

---

**From:** leeaceves@greatla.net  
**Sent:** Wednesday, February 15, 2023 2:50 PM  
**To:** 2040 General Plan  
**Subject:** Anelo Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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RE Anelo Ave:

Questions:

- 1) Once the rezoning is approved, when is it finalized.
- 2) When and where will the final vote be published?
- 3) Is there a way to appeal a final vote?

Thank you,  
Lee Aceves