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August 18, 2016

Mr. Saied Naaseh  
Planning Manager  
CITY OF CARSON  
701 E. Carson Street  
Carson, CA 90745

**Re: CUP Renewal/Extension and Exemption from Moratorium for CHP Enterprises, Inc.,  
d/b/a Ken Porter Auctions**

Dear Saied:

Thank you for meeting with Mr. Ray Claridge, Owner of CHP Enterprises, Inc., d/b/a Ken Porter Auto Auctions, with our Team recently to discuss the renewal/extension of his occupancy permits obtained under a current CUP now in place for portions of the former Don Kott Ford dealership property on Avalon Boulevard and the 405 Freeway, in Carson. As we made you aware, the Sublease term that Ken Porter operates under, with Sonic-Carson F, Inc. as Master Lessee, at 21212 S. Avalon Boulevard *et al*, is set to expire on February 1<sup>st</sup>, 2017 and it is Mr. Claridge's desire to continue his active use of the site in operating his business in the same manner as he has for the past five (5) years. We are in the process of negotiating a brand new three-(3)-year lease term with the Owners of the Site, the Kott Family Trust, which we hope to consummate in the next thirty (30) days, with a contingency for the Tenant to cancel this new Lease in the event a renewed occupancy permit is not forthcoming in a timely manner from the City of Carson. We are all hopeful this Renewal process can proceed swiftly.

We are hereby requesting that you and the Planning Department of the City of Carson make a formal request to have our request be heard and considered by the Carson City Council for an issuance of an exemption to the current No-Build Ordinance recently put in place covering the development of this site(s) and for a Renewal or Extension of the current CUP that Ken Porter Auctions operates under on this site. We greatly appreciate your consideration of Mr. Claridge's request.

In order to address the concerns you stated in our meeting, Mr. Claridge is happy to accommodate the City by slightly modifying his occupancy and use of the Lease premises, in the following particulars:

- Remove the outside storage of office furniture and other non-vehicular items now being stockpiled for sale in area "C" of the attached and instead transfer this storage to the garages and storage yard area inside the center courtyard of area "B" on the attached Exhibit A site plan aerial. This interior courtyard area is not visible from street level on the 213<sup>th</sup> Street or Avalon Boulevard elevations, nor is can any of it be seen from the 405 San Diego Freeway southbound lanes of traffic.

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- Provide for a renewal of the landscaping and general site clean-up.
- Swapping vendor and customer parking lots to locate such concentrations closer to the Auction site, all on the east side of Avalon Boulevard.

We request that you provide Mr. Claridge with a formal package of applications and documentation with a list of applicable fees for this Renewal/Extension.

Thank you again for your consideration. If you have any questions, please call Jeff Morgan at the numbers below.

Best regards,



**Jeffrey S. Morgan**  
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JSM/twy

cc:

Areas in yellow are to remain common driveways.

Area "B" is to extend to north wall of adjacent building.

EXHIBIT 'A'

"A"

"B"

"C"

Extend

Common Driveway

Avalon Blvd

Imperial Avalon Mobile Estate

Blvd

213th St



# Paul Freeman

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August 25, 2016

Saied Naaseh  
Planning Manager, City of Carson  
701 E Carson Street  
Carson, California 90745

Subject: Request for Building Moratorium Exemption

Dear Mr. Nassen:

On behalf of the Kott Family Trust, and concerning the family's real estate in Carson, I am writing to respectfully request an exemption from the City's building moratorium.

The reasons for this request relate to evolving plans for a phased redevelopment of multiple parcels starting, if approved by the City, with the near-term first phase of more than 14 acres framed by Avalon Boulevard, 213th Street, and the I-405 Freeway. There is also the matter of interim uses there, proposed to be limited to three years, and additionally the conditions governing those uses. The three-year time frame reflects the time that might be needed to finalize studies, entitlements, construction drawings, etc.

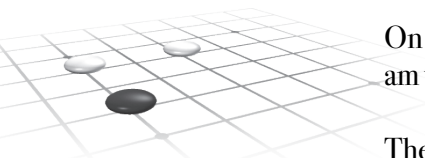
Our understanding is that such prospects can be considered by the City only if the City acts to exempt the Kott Family Trust owned parcels (list to be sent via separate email) from the building moratorium presently in force. Should the Council provide this exemption, two applications will follow: the first for the interim, i.e. 3-year uses; the second, to be filed in a matter of months, certainly this year, will propose new uses.

Please let me know whether I can answer any questions you may have or provide information in addition to this which could be helpful to you in your analysis.

Thank you.

*Paul Freeman*

Paul Freeman  
Copies to: Margaret Kott, Chris Childress, Jeffrey Childress



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