

April 27, 2017

Mr. Saied Naaseh
Planning Manager
City of Carson
Community Development Department
701 E. Carson Street
Carson, CA 90745

RE: Moratorium Ordinance No. 17-1615U – Request for Exemption

Dear Mr. Naaseh:

Alere Property Group LLC (“Alere”), d.b.a. 200 Alondra Boulevard LLC, herein requests an Exemption per section 4 (B) of Ordinance No. 17-1615U on the grounds of vested property rights.

Alere purchased two contiguous properties at 200 and 230 Alondra in the single-purpose entity 200 Alondra Boulevard LLC in September of 2015. The combined parcels total 6 acres. At the time of purchase, 230 Alondra was owned and occupied by Permalite, a foam injection molding company. 200 Alondra was owned and operated by a salvage company and operating as a salvage yard. Alere purchased the two properties with the primary intent of removing both tenants, demolishing the existing improvements and constructing a Class A warehouse on a speculative basis. If the project were not approved, the company would have retained its tenants and continued the operations. The industrial surroundings and truck route adjacency appealed to Alere.

The proposed warehouse totaling 146,396 square feet including 10,000 of corporate office was unanimously approved by Planning Commission on September 13, 2016. Following a complete CEQA review and public notice period, the approvals included DOR No. 1603-16, GPA No. 97-16 and Zone Change No. 174-16 (downzone from H-I to L-I). The project was subsequently approved by the City Council in two required hearings on both February 7th and February 21st of 2017. Throughout these approvals there was not a single opposition.

At the request of Planning staff, Alere offered to contribute an additional development impact fee. Alere offered a one-time fee of \$150,000 and staff agreed and accepted. The \$150,000 fee is a condition of project approval and payable prior to building permit. In addition, Alere cooperated with staff to reduce the number of dock doors by 35 percent and added vehicle parking to accommodate the potential for a higher employee count tenant.

In preparation for redevelopment and on reliance of the approvals, Alere has evicted both tenants and demolished the otherwise functional buildings from the property under demolition permit No. BL2015.

Alere submitted for plan check on October 26, 2016 (4203/PL). That plan check has been approved by City staff and is being circulated to various departments for final signatures.

Alere has approximately \$12,000,000 invested in the land, entitlements, architectural and engineering plans, demolition, plan check fees and other soft costs.

Mr. Saied Nasseh
Planning Director
April 27, 2017

Below is a bullet point summary of the projects timeline:

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|---|---------------------|
| • Land purchase | September 2015; |
| • Unanimous Planning Commission Approval | September 13, 2016; |
| • Plan Check Submittal | October 2016; |
| • Unanimous City Council Approval (1 st reading) | February 7, 2017; |
| • Unanimous City Council Approval (2 nd reading) | February 21, 2017; |
| • Demolition completed | March 21, 2017; |
| • Moratorium passes | March 21, 2017 |
| • Awaiting permit issuance | April 27, 2017. |

The above facts detail that Alere has expended substantial money and resources and incurred irreversible liabilities in reliance of the imminent City-issued permit. Alere therefore requests an Exemption to Ordinance No. 17-1615U per Section 4 (B) of the same.

Thank you for your consideration of this matter.

Respectfully,

Clark Neuhoff

Clark Neuhoff
Alere Property Group