



May 31, 2017

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

Re: Moratorium Ordinance No. 17-1618 U/Notice of Exception Request
Watson Industrial Center
22600 S. Bonita Street and 22418 S. Bonita Street, Carson, CA

Dear Saied:

This letter is to notify you of a contemplated re-development project within Watson Industrial Center.

You will be pleased to know that we plan to demolish two existing contiguous logistics buildings aggregating 188,900 square feet, and replacing them with a single building of 161,100 square feet. The existing buildings are functionally obsolete, and not well-suited to the needs of the current market.

The new building (Preliminary Site Plan attached) will feature state-of-the-art functional and appearance elements, including aesthetic design, ample use of perimeter glass, 36 foot clear height, ESFR sprinkler system, 3% skylights and, initially, at least 5,000 square feet of speculative improved office space. The building will be constructed to meet Leadership in Energy & Environmental Design (LEED) Certification standards, and will be designed to accommodate a variety of uses the market may require, ranging from logistics to manufacturing, and will allow for single or multiple users to occupy the building.

For a number of reasons, we believe the property and project qualify for exceptions contained under Moratorium Ordinance No. 17-1618 U. Among the exception criteria satisfied by the project are the following:

1. The City's approval of an application for a permit to establish, expand, or modify a logistics facility within the City's jurisdiction will not have a material negative impact upon the public health, safety, and welfare.
2. Application of the Ordinance would impose an undue financial hardship on a property business or owner.
3. The business will not, after taking into consideration all fiscal and employment benefits to the City and its residents, have material adverse negative fiscal impacts on the City.

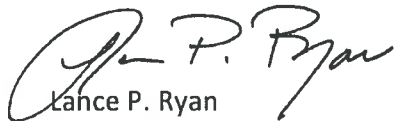
22010 Wilmington Avenue
Carson, California 90745
T: 310.952.6400
F: 310.522.8788
watsonlandcompany.com

4. The facility will not generate additional materially adverse truck traffic impacts in excess of those generated by the use of the property as of the effective date of the Moratorium Ordinance.
5. Watson will agree to enter into a development impact fees agreement with the City, in an amount not to exceed \$2.00 per square foot of the building area.
6. The use is permitted in the MH zone.
7. The use is consistent with the purposes of the Moratorium Ordinance and the General Plan.
8. The use will not be in conflict with any contemplated general plan, specific plan, or zoning code update that the City Council is considering or studying or intends to study.
9. The use is not and will not become a hazardous materials facility, a truck yard, or a container storage facility.
10. The use will not abut a sensitive land use.
11. The use will not constitute a threat to the public health, safety, and welfare.

In addition to the above, the property is located in the heart of Watson Industrial Center, a Planned Industrial Area, and is well buffered from any sensitive land uses.

I'd like to meet with you this week to review the project we are contemplating and will follow up to discuss some possible meeting times.

Best regards,

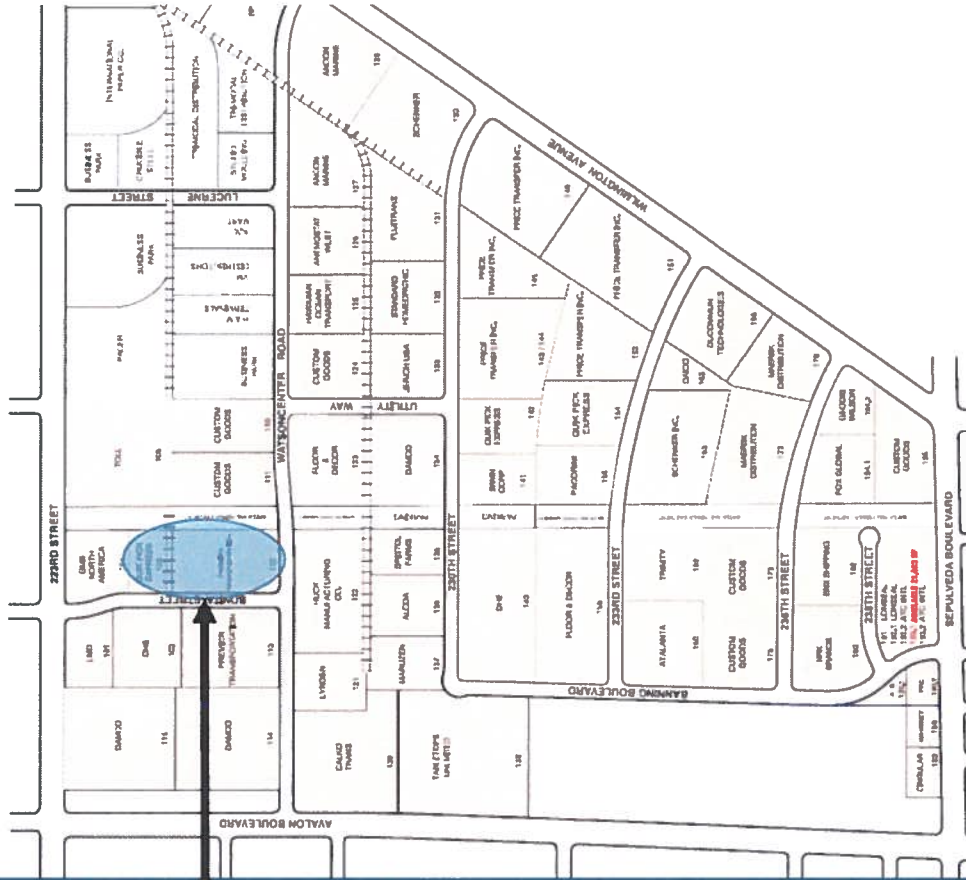


Lance P. Ryan

Executive Vice President/Chief Operating Officer

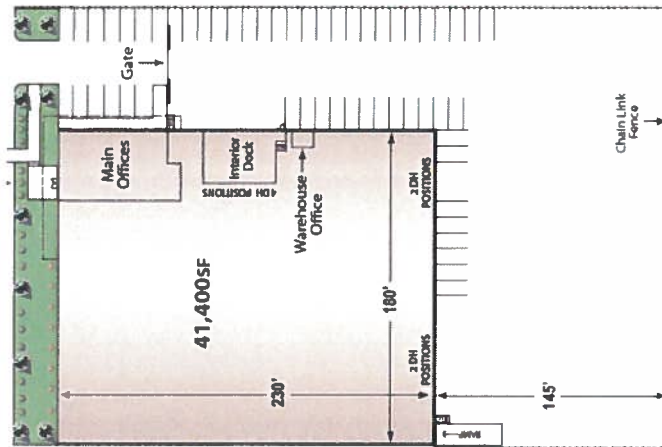


Site Location



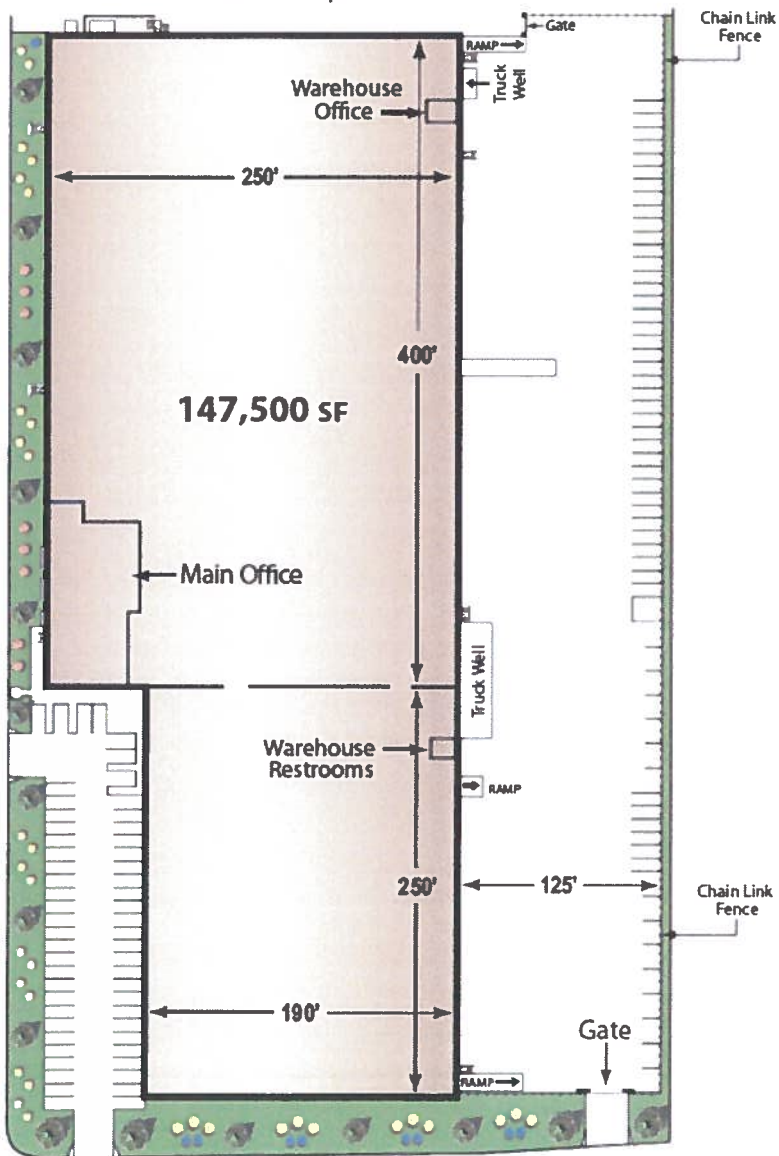






Former rail spur

BONITA STREET



WATSONCENTER ROAD





