



1334 Park View Ave., Suite 310
Manhattan Beach, CA 90266
www.bridgedev.com

May 3, 2017

VIA ELECTRONIC MAIL

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

RE: Moratorium Ordinance No. 17-1618U – Request for Exception, 24700 S. Main

Dear Mr. Naaseh:

Bridge Development Partners, LLC ("Bridge") herein requests an Exception per Section 6 (A) of Ordinance No. 17-1618U, adopted May 2, 2017.

Bridge is in escrow to acquire a 12.3 acre parcel located at 24700 S. Main Street in the City of Carson. Bridge Development Partners intends to submit a Development Permit Application Package to construct two, LEED certified buildings totaling approximately 252,588 square feet, which will replace an existing 1965 built, 128,000 square foot industrial building with excess truck parking (see attached Exhibit A). The new Business Park is ideal for a Fortune 500 tenant for use as a light manufacturing, fulfillment center, warehousing and/or goods movement.

The new development will include:

- A significant reduction to the number of existing truck parking spaces and relocation of the remaining truck parking spaces to the west side of the site, providing a buffer greater than 200 feet between trucks and residential uses. The current property configuration only provides a 30 foot separation between trucks and residential uses.
- The decommissioning and closure of an existing oil well on site consistent with State of California regulations.
- Fully secure truck courts located on the West side of the site.
- Installation of new environmental remediation equipment pursuant to DTSC oversight and approval to achieve abatement of hazardous materials along a faster timeline.
- Transformation of the unmaintained, non-landscaped and unsecured easement area adjacent to residences into a landscaped, emergency access only buffer zone within the project boundaries, creating a safer environment for the community.
- Requirements that any trucks visiting the project will adhere to authorized truck routes in the City of Carson and not utilize streets in the nearby residential communities.
- The Project will not be a Hazardous Materials Facility as defined in Ordinance 17-1618U.
- Construction to current California Green Building Standards Code (CALGreen).

EXHIBIT NO. 2



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DEVELOPMENT
PARTNERS, LLC

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- Modern ESFR fire suppression sprinklers.
- Native drought tolerant landscape and smart irrigation.

Bridge hereby requests the City Council grant an exception to the application of Ordinance No. 17-1618U as allowed under Subsection A of Section 6 through the following exceptions which are applicable to this project:

4. The Developer or tenant agrees to form or to participate in a Community Financing District (CFD) to pay for ongoing City Services, including but not limited to, road maintenance, landscape maintenance, lighting, public safety, storm water management, etc., to the satisfaction of the City Council.
5. The developer or tenant enters into an agreement that guarantees the City the same financial assurances offered by a CFD.
7. The logistics 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 this Ordinance.
8. The facility enters into a development impact fees agreement with the City.
12. The use is not and will not become a hazardous materials facility, a truck yard, or a container storage facility.
14. The use will not constitute a threat to the public health, safety, and welfare.

Bridge hereby agrees to negotiate a Development Agreement with City Staff, participate in a CFD, or enter into a development fee agreement with the City, which will become a condition of approval of the proposed project.

Bridge Development Partners, LLC respectfully requests that this letter requesting an Exception under Subsection A of Section 6 of Ordinance No. 17-1618U be placed on the agenda for the next City Council Meeting for consideration and approval.

Respectfully,

Brian Wilson
Principal
Bridge Development Partners, LLC



Exhibit A
Existing Facility
24700 S. Main St, Carson
(Boundaries are
approximate)



1334 Park View Ave., Suite 310
Manhattan Beach, CA 90266
www.bridgedev.com

May 23, 2017

VIA ELECTRONIC MAIL

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

RE: Moratorium Ordinance No. 17-1618U – Request for Exception, 24700 S. Main

Dear Mr. Naaseh:

Bridge Development Partners, LLC ("Bridge") herein requests an Exception per Section 6 (A) of Ordinance No. 17-1618U, adopted May 2, 2017.

Bridge is in escrow to acquire a 13.1-acre parcel located at 24700 S. Main Street in the City of Carson. Our proposed development is ideal to attract a Fortune 500 tenant that will create new jobs in the City of Carson. In addition, our proposed development will enhance the look of the property to the neighborhood and provide a buffer between residents and industry.

Bridge is seeking approval in order to submit a Development Permit Application Package to construct two, brand new and attractive, LEED-certified buildings totaling up to 252,588 square feet. The proposed development will replace an existing 1965 built, 128,000 square foot industrial building with excess truck parking (see attached Exhibit A). The property is currently zoned "Manufacturing, Light" and our proposed development is consistent with the existing zoning for the site.

The new development will include:

- A significant reduction to the number of existing 53' trailer parking spaces and relocation of the remaining truck parking spaces to the west side of the site. This reconfiguration will providing a buffer of at least 220-feet between trucks and residential uses, which is currently only 30 feet.
- The decommissioning and closure of an existing oil well on site, consistent with State of California regulations, which is located less than 400 feet from the nearest residence. The closure of this well will eliminate a potential threat to the public health, safety, and welfare of the neighborhood.

- Installation of new environmental remediation equipment pursuant to DTSC oversight and approval to achieve abatement of hazardous materials underneath the ground on an accelerated timeline.
- Beautification of the site on both the street and residential views by planting enhanced, drought-tolerant landscaping, which will include a mixture of trees, shrubs and other types of plants to enhance the elevation of the building. Smart irrigation equipment will also be installed on the property to effectively manage water usage.
- Construction to current California Green Building Standards Code (CALGreen) and LEED Standards. LEED is a certification program that denotes how “green,” or compliant in terms of energy conservation, water usage, air quality, and building materials, a building is over the course of its construction and thereafter. LEED-certified buildings are designed to have healthier, cleaner indoor environmental quality, which means health benefits for occupants.
- Transformation of the unmaintained, non-landscaped and unsecured easement area adjacent to residences into a landscaped, emergency access only buffer zone within the project boundaries, creating a safer environment for the community.
- Requirements that any trucks visiting the project will adhere to authorized truck routes in the City of Carson and not utilize streets in the nearby residential communities.
- Provisions to exclude any “Hazardous Materials Facility” from using the property as defined in Ordinance 17-1618U.

As you are aware, Bridge has been working collaboratively with City staff for months to improve the site plan to minimize potential impacts to the residential homes located to the east of the site. We have been through multiple iterations of the plan, each one improving upon the last. The initial plan presented to staff consisted of two buildings totaling 252,810 square feet, 41 dock doors located a minimum of 100 feet away from the residential uses to the east, and auto parking along the property line shared with the residential uses.

Through collaborative efforts with staff, Bridge has redesigned the site to reduce the total number of dock doors down by 29% and more than double the distance between the dock doors and the residential uses to a minimum of 220 ft. The resulting site plan consists of 234,530 square feet in two, LEED certified buildings (see attached Exhibit D for the current version of the site plan).

In addition to the increased separation between the truck yards and residential, either option will utilize alarmed fire exit doors to prevent employees from utilizing those fire exit doors for any other purpose than exiting during an emergency. The auto and truck parking area adjacent to



the residential has been eliminated and will be available only for emergency vehicular access. Bridge has also used additional landscaping, multiple paint colors, and glass to enhance the aesthetics of these buildings.

Bridge hereby requests the City Council grant an exception to the application of Ordinance No. 17-1618U as allowed under Subsection A of Section 6 to allow the submission of an application for the entitlement of the property through the following exceptions which are applicable to this project:

4. The Developer or tenant agrees to form or to participate in a Community Financing District (CFD) to pay for ongoing City Services, including but not limited to, road maintenance, landscape maintenance, lighting, public safety, storm water management, etc., to the satisfaction of the City Council.
5. The developer or tenant enters into an agreement that guarantees the City the same financial assurances offered by a CFD.
7. The logistics 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 this Ordinance.
8. The facility enters into a development impact fees agreement with the City.
9. The use is permitted or conditionally permitted in the zone (property is currently zoned ("Manufacturing, Light").
12. The use is not and will not become a hazardous materials facility, a truck yard, or a container storage facility.
14. The use will not constitute a threat to the public health, safety, and welfare.

Bridge hereby agrees to negotiate a fair and reasonable Development Agreement or participate in a reasonable CFD. In addition, Bridge will enter into a development fee agreement with the City that will provide for the payment by Bridge of a Development Impact Fee of \$2.00 per square foot of the building constructed, which will become a condition of approval of the proposed project.

Bridge is currently engaged in negotiations with the adjacent property owner to the west to swap the current access point to the property with the adjacent owner's property on the north side of their site. If Bridge is successful in its negotiations with the adjacent property owner, the resulting site plan will increase the size of Building 2 through the elimination of the truck lane currently required adjacent to Building 2. The total project size under this scenario is 252,588 square feet. The ultimate site plan that is submitted with the development application to the City



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DEVELOPMENT
PARTNERS, LLC

Mr. Saied Nasseh
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is dependent upon negotiations with the adjacent property owner; however, we are seeking the exception from the moratorium for either option so long as the resulting site plan is consistent with the attached Exhibit D and the setbacks between the proposed industrial buildings and the existing residential are equivalent to those included in the existing plan.

The approval and development of this project will be catalytic in nature and cause additional investment in the City of Carson. In addition, the development of this project is fiscally sustainable for the City of Carson due to the financial commitments we are making as part of the development of this project.

Bridge Development Partners, LLC respectfully requests that this letter requesting an Exception under Subsection A of Section 6 of Ordinance No. 17-1618U be placed on the agenda for the June 6, 2017, City Council Meeting for consideration and approval.

Respectfully,

Brian Wilson
Principal
Bridge Development Partners, LLC



EXHIBIT A
EXISTING PROPERTY



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EXHIBIT B
PROJECT RENDERING



BRIDGE DEVELOPMENT
CARSON, CA
04.20.2017
H-AD JOB NO. A16-2109



HERDMAN
ARCHITECTURE + DESIGN



BRIDGE
DEVELOPMENT
PARTNERS, LLC

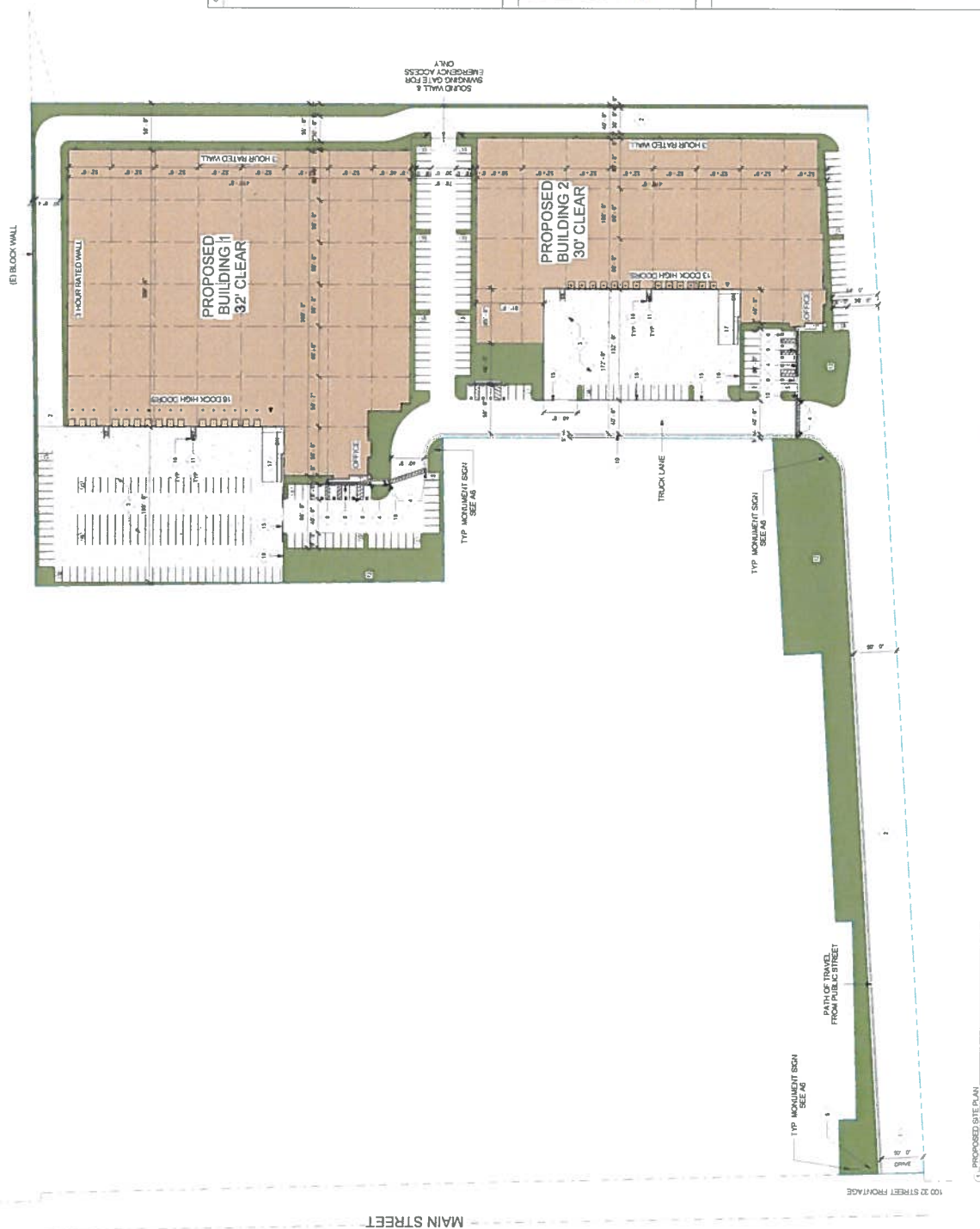


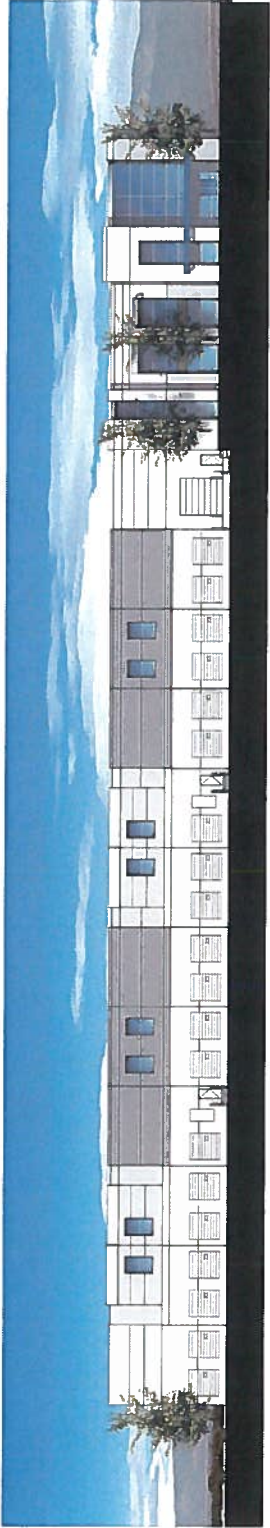
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May 23, 2017
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EXHIBIT C
PROJECT ELEVATIONS



EXHIBIT D
PROPOSED SITE PLAN

[illegible]



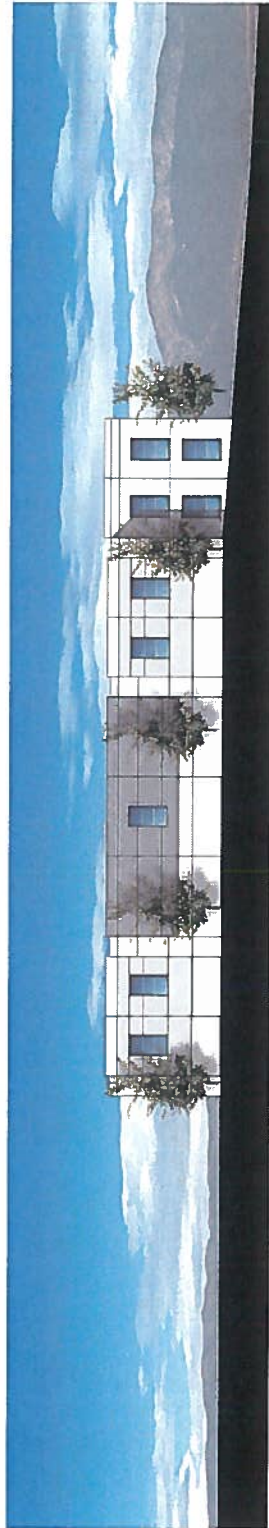
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



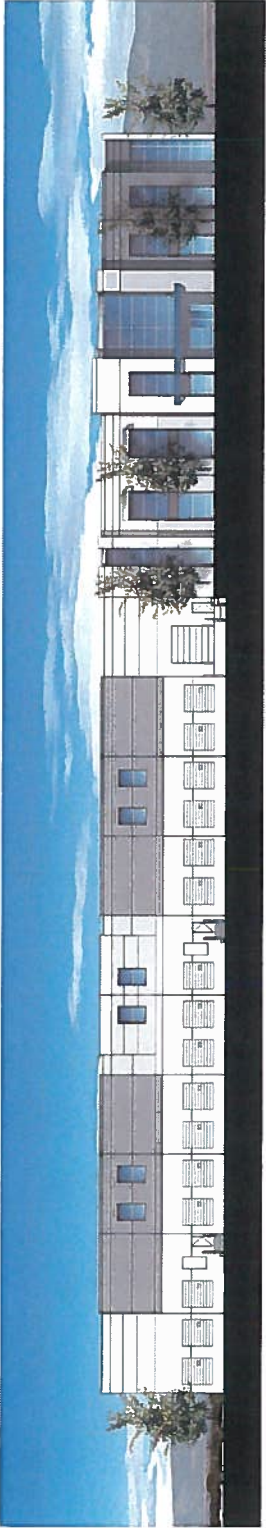
NORTH ELEVATION

BRIDGE DEVELOPMENT PARTNERS
MAIN STREET - CARSON, CA

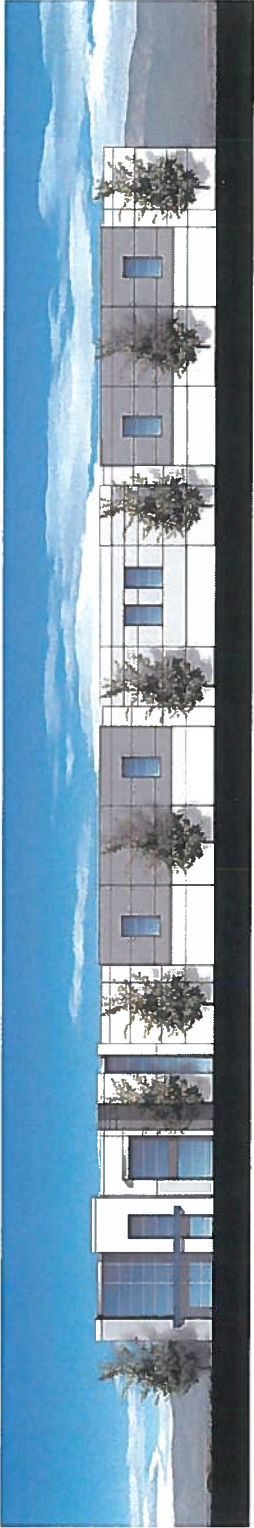
04.19.2017, ELEVATION - BUILDING 2
HRad JOB NO: A16-2109



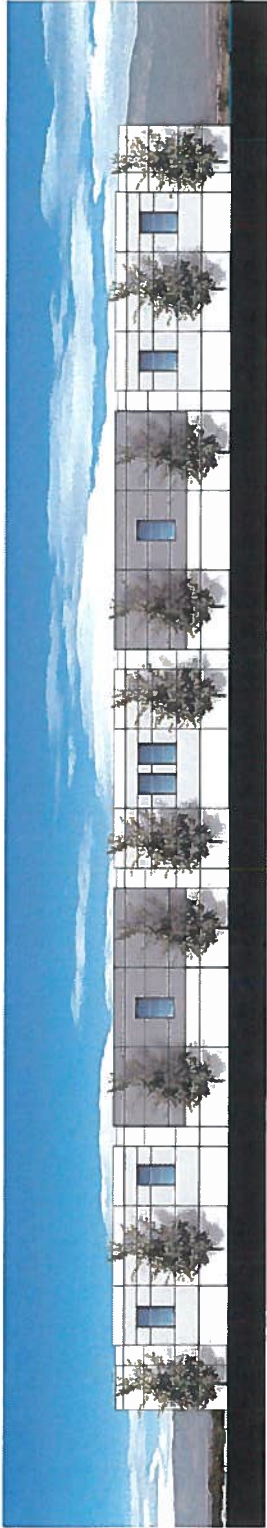
BRIDGE
DEVELOPMENT
PARTNERS, L



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BRIDGE DEVELOPMENT PARTNERS
MAIN STREET - CARSON, CA

04.19.2017 ELEVATION - BUILDING 1
H-Rad JOB NO: A16-2109



BRIDGE
DEVELOPMENT
PARTNERS, L



1334 Park View Ave., Suite 310
Manhattan Beach, CA 90266
www.bridgedev.com

June 26, 2017

VIA ELECTRONIC MAIL

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

RE: Moratorium Ordinance No. 17-1618U – Request for Exception, 24700 S. Main

Dear Mr. Naaseh:

Bridge Development Partners, LLC ("Bridge") herein requests an Exception per Section 6 (A) of Ordinance No. 17-1618U, adopted May 2, 2017.

Bridge is in escrow to acquire a 13.1-acre parcel located at 24700 S. Main Street in the City of Carson. Our proposed development is ideal to attract a Fortune 500 tenant that will create new jobs in the City of Carson. In addition, our proposed development will enhance the look of the property to the neighborhood and provide a buffer between residents and industry.

Bridge is seeking approval in order to submit a Development Permit Application Package to construct two, brand new and attractive, LEED-certified buildings totaling 236,541 square feet. The proposed development will replace an existing 1965 built, 128,000 square foot industrial building with excess truck parking (see attached Exhibit A). The property is currently zoned "Manufacturing, Light" and our proposed development is consistent with the existing zoning for the site.

The new development will include:

- A significant reduction to the number of existing 53' trailer parking spaces and relocation of the remaining truck parking spaces to the west side of the site. This reconfiguration will providing a buffer of at least 220-feet between trucks and residential uses, which is currently only 30 feet.
- The decommissioning and closure of an existing oil well on site, consistent with State of California regulations, which is located less than 400 feet from the nearest residence. The closure of this well will eliminate a potential threat to the public health, safety, and welfare of the neighborhood.



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PARTNERS, LLC

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- Installation of new environmental remediation equipment, if required pursuant to DTSC oversight, to achieve a No Further Action letter related to the abatement of hazardous materials on an accelerated timeline.
- Removal of an existing railroad spur that services the facility and is immediately adjacent to residential homes.
- Beautification of the site on both the street and residential views by planting enhanced, drought-tolerant landscaping, which will include a mixture of trees, shrubs and other types of plants to enhance the elevation of the building. Smart irrigation equipment will also be installed on the property to effectively manage water usage.
- Construction to current California Green Building Standards Code (CALGreen) and LEED Standards. LEED is a certification program that denotes how "green," or compliant in terms of energy conservation, water usage, air quality, and building materials, a building is over the course of its construction and thereafter. LEED-certified buildings are designed to have healthier, cleaner indoor environmental quality, which means health benefits for occupants.
- Transformation of the unmaintained, non-landscaped and unsecured easement area adjacent to residences into a landscaped, emergency access only buffer zone within the project boundaries, creating a safer environment for the community.
- Requirements that any trucks visiting the project will adhere to authorized truck routes in the City of Carson and not utilize streets in the nearby residential communities.
- Provisions to exclude any "Hazardous Materials Facility" from using the property as defined in Ordinance 17-1618U.

As you are aware, Bridge has been working collaboratively with City staff for months to improve the site plan to minimize potential impacts to the residential homes located to the east of the site. We have been through multiple iterations of the plan, each one improving upon the last. The *initial* plan presented to staff consisted of two buildings totaling 252,810 square feet, 41 dock doors located a minimum of 100 feet away from the residential uses to the east, and auto parking along the property line shared with the residential uses.

Through collaborative efforts with staff, Bridge has redesigned the site to reduce the total number of dock doors down by 32% and more than double the distance between the dock doors and the residential uses to a minimum of 222 ft. The resulting site plan consists of 236,541 square feet in two, LEED certified buildings (see attached Exhibit D for the current version of the site plan).



In addition to the increased separation between the truck yards and residential, either option will utilize alarmed fire exit doors to prevent employees from utilizing those fire exit doors for any purpose other than exiting during an emergency. The auto and truck parking area adjacent to the residential has been eliminated and will be available only for emergency vehicular access. Bridge has also used additional landscaping, multiple paint colors, and glass to enhance the aesthetics of these buildings.

Bridge hereby requests the City Council grant an exception to the application of Ordinance No. 17-1618U as allowed under Subsection A of Section 6 to allow the submission of an application for the entitlement of the property through the following exceptions which are applicable to this project:

4. The Developer or tenant agrees to form or to participate in a Community Financing District (CFD) to pay for ongoing City Services, including but not limited to, road maintenance, landscape maintenance, lighting, public safety, storm water management, etc., to the satisfaction of the City Council.
5. The developer or tenant enters into an agreement that guarantees the City the same financial assurances offered by a CFD.
7. The logistics 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 this Ordinance.
8. The facility enters into a development impact fees agreement with the City.
9. The use is permitted or conditionally permitted in the zone (property is currently zoned ("Manufacturing, Light").
12. The use is not and will not become a hazardous materials facility, a truck yard, or a container storage facility.
14. The use will not constitute a threat to the public health, safety, and welfare.

Bridge hereby agrees to negotiate a fair and reasonable Development Agreement or participate in a reasonable CFD. In addition, Bridge will enter into a development fee agreement with the City that will provide for the payment by Bridge of a Development Impact Fee of \$2.00 per square foot of the building constructed, which will become a condition of approval of the proposed project.

Bridge is currently engaged in negotiations with the adjacent property owner to the west to swap the current access point to the property with the adjacent owner's property on the north side of their site. If Bridge is successful in its negotiations with the adjacent property owner, the



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DEVELOPMENT
PARTNERS, LLC

Mr. Saied Nasseh
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resulting site plan will increase the size of Building 2 through the elimination of the truck lane currently required adjacent to Building 2. The total project size under this scenario is 252,588 square feet. The ultimate site plan that is submitted with the development application to the City is dependent upon negotiations with the adjacent property owner; however, we are seeking the exception from the moratorium for either option so long as the resulting site plan is consistent with the attached Exhibit D and the setbacks between the proposed industrial buildings and the existing residential are equivalent to those included in the existing plan.

The approval and development of this project will be catalytic in nature and cause additional investment in the City of Carson. In addition, the development of this project is fiscally sustainable for the City of Carson due to the financial commitments we are making as part of the development of this project.

Bridge Development Partners, LLC respectfully requests that this letter requesting an Exception under Subsection A of Section 6 of Ordinance No. 17-1618U be placed on the agenda for the July 5, 2017, City Council Meeting for consideration and approval.

Respectfully,

Brian Wilson
Principal
Bridge Development Partners, LLC



Mr. Saied Nasseh
June 26, 2017
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EXHIBIT A
EXISTING PROPERTY



Mr. Saied Nasseh
June 26, 2017
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EXHIBIT B
PROJECT RENDERING



BRIDGE DEVELOPMENT
 CARSON, CA
 04.20.2017
 H-AD JOB NO. A16-2109





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June 26, 2017
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EXHIBIT C
PROJECT ELEVATIONS



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EXHIBIT D
PROPOSED SITE PLAN