

Item 18

Email, Phone Call, Website Public Comment from Donald Mogck Received August 16, 2020 – Item No. 18

Email: This is in reference to agenda item number 18. My name is Donald Mogck I live in space 68 in the Vista Del Loma trailer Park I signed the recent petition and receive a \$50 gift card if I would approve the building of a landscaped commercial building on the west side of Main Street across from our trailer park I was never told about the rezoning, The Ordinance change to heavy commercial was never stressed as the purpose of the petition just approval of the building of the new structure and parking lot for trucks no mention of an ordinance change please via voice I vote no for the ordinance changed as far as I'm concerned I feel like I was bribed thank you

Phone Call: My name is Donald Mogck (space 68). I am a resident of the Vista trailer park and I signed the petition. [***Continued on next slide***]

Continued from Donald Mogck
Received August 16, 2020 – Item No. 18

I was offered a \$50 gift card to Superior Market, and was shown a landscape picture of an office building and they also advised us they would pave the property, store shipping containers and trucks. There was no mention of an ordinance or rezoning, or letting us know they would be working until 3 A.M. And if I would've known, I would not have signed the petition. I have also spoken to numerous residents in the mobile home park who have signed the petition and were also not told all of the information. We were all under the impression it was an 8-5 operation, not a 24 hour one. And in my opinion the gift card was a bribe, due to the economic condition we are all in because of COVID. We all know, in the mobile home, that the vacant lot was an eyesore but we don't want to be misled. We were just informed via flyer on our cars. If given the opportunity to sign the petition again, we would not sign it. [***Continued on next slide***]

Continued from Donald Mogck

Received August 16, 2020 – Item No. 18

Website Comment: My is Donald Mogck. I live in spc#68 in Vista Del Loma Mobile Home Park across street from property requesting the ordinance change to Heavy Industrial. I was petitioned and signed the document with the understanding that it was for the new building and parking lot the trucking company. There was no mention of the ordinance change or rezoning of the property. Along with I was given a \$50 dollar gift card for Superior Market after I signed the petition. I had no idea that I was signed up for the ordinance change. If I had to do this over knowing it was an ordinance change to Heavy Industrial, that the company can work to 3:00 AM make noise I would NOT HAVE SIGNED this petition. In my opinion the \$50 dollar gift card was a bribe. I feel this company falsify there intent. Thank You

Email from Sabas & Maria Bautista

Received August 16, 2020 – Item No. 18

To Whom it may concern: I am a resident at Vista Del Loma Mobile Home Park on Space 46 I DO NOT AGREE with the construction of warehouses and Industrial movement across from our park, Its a very nice quiet neighborhood and we would like to keep it this way, please let me know if there is anything that I would have to do, to prevent this from happening.

Greatly Appreciated !!

Phone Call and Email from - Deborah Motta
Received August 16, 2020 – Item No. 18

Phone Call: I'm not in favor of agenda item 18. We were asked to sign a petition under false pretenses and I understand that some people were bribed with a \$50 gift card to sign it. We were misled about what it was going to be over. I am totally against the zoning change to allow heavy trucks and the container company across the street from our mobile home park.

Email: Hello, my name is Deborah Motta at 20600 S. Main st #23, Carson , Ca 90745. I would like my name taken off the petition I signed under false pretenses for the site at 20601 Main st in Carson. Other residents were bribed with a \$50 gift card to sign it. We were lied to about the intentions. I am against changing the ordinance to allow heavy truck activity. Thank you, Deborah Motta

Website Public Comment from Trang Gutierrez

Received August 17, 2020 – Item No. 18

My is Trang Gutierrez. I live in sp#24 in Vista Del Loma Mobile Home Park across street from property requesting the ordinance change to Heavy Industrial. I was petitioned and signed the document with the understanding that it was for the new building and parking lot the trucking company. There was no mention of the ordinance change or rezoning of the property. Along with I was given a \$50 dollar gift card for Superior Market after I signed the petition. I had no idea that I was signed up for the ordinance change. If I had to do this over knowing it was an ordinance change to Heavy Industrial, that the company can work to 3:00 AM make noise I would NOT HAVE SIGNED this petition. In my opinion the \$50 dollar gift card was a bribe. I feel this company falsify there intent. Thank You

Phone Call from Barbara Elias

Received August 17, 2020 – Item No. 18

I oppose agenda item no. 18. I don't want them to change the zoning for heavy equipment. It was never explained when the people came around to collect signatures for the petition. They didn't go into depth about what we were signing.

Phone Call from Rosaura de la Torre
Received August 17, 2020 – Item No. 18

I oppose agenda item no. 18. I absolutely do not support it. We have a quiet neighborhood, we don't want that kind of disruption. Space 13

Website Public Comment from Thein Trang Received August 17, 2020 – Item No. 18

My is Thein Trang. I live in sp#188 in Laco Mobile Home Park. I received the notification of the KL FENIX truck company request for the ordinance change to Heavy Industrial. I feel this is not in the best interests of the community. It will increase traffic and noise late into the night. We already have traffic concerns over the new development on Del Amo Blvd and don't need more trucks in the same area at all hours of the night. I DO NOT want this to past!!! Thank Yoy

Email from William Smalley

Received August 17, 2020 – Item No. 18

"KL FENIX", a trucking firm located in the City of Carson, wishes to open a new trucking yard in the 20600 block of S. Main St. across the street from Vista Del Loma Mobile-home Park. That particular location is also extremely close to the new 300 unit Luxury Apts. located at the corner of Del Amo & Main St.

The majority of Carson's trucking firms are appropriately located on the extreme East side of the City of Carson AWAY from our residential areas. This trucking firm uses forklifts to load and unload its commodity's contributing to noise pollution not to mention the additional traffic issues that will accompany such a move.

How can the City of Carson expect to draw interest in those new Luxury Apts. when applicants for residency learn of the noisy trucking firm just feet away from their new prospective home?

Also, to be considered is that opening the door to one trucking firm just might open the flood gates to more of them wanting to relocate at that location, then, chaos will certainly follow!

Let's treat our Carson residents with the respect and consideration that they deserve!

Website Public Comment from Lizbeth Topete

Received August 17, 2020 – Item No. 18

My name is Lizbeth Topete I live in Vista de Loma Trailer property space#60 Across the street from the property I was partitioned under the knowledge they were only building a building and a parking lot there was no mention of ordinance change for the property to heavy industrial and once I sighted the petitioned I was offered a \$50 gift card after me and my dad signed in our opinion after finding out that the partition was for the ordinance change it was a bribe I feel that I was misled by the petitioner if I would have known that this was a ordinance change I wouldn't have signed. THANK YOU!

Phone Call from Veronica Polanco
Received August 17, 2020 – Item No. 18

I'm calling about the project by my trailer park, Vista De Loma, I don't want this because of the noise pollution and its no good for the city. Agenda item 18 we don't want it. I vote no.

Phone Call from Hector A.

Received August 17, 2020 – Item No. 18

I live in the area of Vista De Loma and I'm calling to say I'm against the change of ordinance, agenda item 18 to stop KL Fenix from putting their company in our space

Phone Call from Mariano Martinez
Received August 17, 2020 – Item No. 18

I live in a mobile home park, I'm calling about the agenda item 18, I don't want them to build the truck over there because its going to be too much noise, too much problem, too much traffic. The smoke will affect people with asthma.

Phone Call from Rosa Martinez
Received August 17, 2020 – Item No. 18

I live in the city of Carson I live right in front of Vista De Lomamobile home park and there planning to make a cargo container parking and I vote against that because its going to be a lot of pollution and I already have a lot of breathing problems as is. And I've been living here 23 years in Carson, I've gone to Dominguez Hills. I'm really proud to be a Carson Resident and I feel that, this is going to make things worse as we are a thriving community and our community is very diverse and I feel that this project will be worse for Carson. I vote no on agenda item 18.

Phone Call from Faviola R.
Received August 17, 2020 – Item No. 18

I am calling from Vista de Loma and regarding agenda item 18 regarding the zone ordinance change. I was not informed they wanted to change the ordinance zone. I don't want the ordinance zone to change. I also wasn't informed that there was going to be cargo containers until 3 AM and I wouldn't want that kind of noise in front of my house so no I do not approve.

Phone Call from Himelda Navarro
Received August 17, 2020 – Item No. 18

I live in Vista De Loma. I'm calling you to ask you to stop KL Fenix to stop them from changing the zone ordinance. We don't want anything like that close to our places. This is agenda item 18.

Phone Call from Gabriel Garcia
Received August 17, 2020 – Item No. 18

I'm calling in regards to agenda item 18. I wasn't informed of the change. I am not in agreement, I am also not in agreement of there being containers at 3 AM.

Phone Call from Saul Bautista
Received August 17, 2020 – Item No. 18

I live in Vista De Loma mobile home #46. Stop Zone ordinance.

Phone Call from Anne Marie Moe
Received August 17, 2020 – Item No. 18

I live in Vista De Loma #21. I'm calling about agenda 18 I do not like the trucking business coming across the street from me. Please help so they don't go over there. Help us. I love my home, we don't need no trucks.

Phone Call from Juan Fernandez

Received August 17, 2020 – Item No. 18

I live in in Vista De Loma , I'm calling because I am not in agreement with agenda item 18. I am not in favor of the change from light to heavy code. I signed a paper and no one had explained what was happening. But now that I know what they want to happen with the company they want to put in I do not agree with the change from light to heavy code. I signed a paper and no one had explained what was happening. But now that I know what they want to happen with the company they want to put in, I do not agree with the change from light to heavy.

Phone Call from Alicia

Received August 17, 2020 – Item No. 18

I live in Vista De Loma . I am calling because I am not in favor of the agenda number 18. I am not in agreement with zone change from light to heavy code. I have lived here for 15 years and we deserve that the land be used for houses, colleges, schools. I don't want more traffic, more smoke, for my family or for me.

Phone Call from Raul Magagna

Received August 17, 2020 – Item No. 18

I'm calling regarding agenda 18, I'm from Vista De Loma , regarding zone ordinance changes. I personally was never informed of the changes and I sincerely don't want the ordinance changed to heavy. I was told there were going to be 400 cargo containers working until 3 AM. I don't know what that's about but we live pretty close to that lot so if there is excessive noise its possibly going to disrupt myself and neighbors I'm personally not okay with that at all. We also had people here collecting signatures and giving them gift cards. I'm assuming these are bribes and I'm pretty sure that's illegal.

Phone Call from Helen Noble
Received August 17, 2020 – Item No. 18

Agenda Item No. 18, I totally oppose the ordinance change. I am opposed to heavy industrial usage, I want to keep it the same.

Phone Call from Jose Luis Velasco
Received August 17, 2020 – Item No. 18

I don't want them to build the truck storage. I do not support item 18.

Email from Peter Baker

Received August 18, 2020 – Item No. 18

Good afternoon City Council Members, I will be Brief. I believe changing the Zone Ordinance to a heavy industrial ordinance will start a change of events that will certainly be the beginning of the end for some Mobile Home Park in the City of Carson. Than You for your consideration. ¶THE LAW OF NOISE PROTECTION IN CALIFORNIA ¶The Basic Law:

1. **California Noise Laws.** Health and Safety Code 46000. ... (f) All Californians are entitled to a peaceful and quiet environment without the intrusion of noise which may be hazardous to their health or welfare. (g) It is the policy of the state to provide an environment for all Californians.

While this law establishes public policy, and enables a series of public laws which apply to the public in general, it is less useful for the individual seeking redress for a noisy neighbor.

Nevertheless, if in Small Claims, it is a useful law to cite to remind the court as to the underlying policy in this State.

2. **Local Ordinances:** Cities and counties often pass various local laws that establish some protection for their citizens from excessive or untimely noise and a search on line will normally provide the details of the local ordinance applicable to your locale. Most local ordinances include "quiet times." [*Continued on next slide*]

Continued from Peter Baker

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A typical ordinance prohibits loud noises between 11 p.m. and 7 or 8 a.m. on weekdays and 11 p.m. or midnight until 8 to 10 a.m. on Sundays and holidays. It is worthwhile to check your local ordinance before making a formal complaint so that you can cite the law.

3. Tenants' Rights: A tenant's right to quiet and peaceful enjoyment of his property is generally limited to what are called reasonable limits, and local government ordinances also regulate nuisance rights. Usually, if a tenant is making excessive noise beyond what is "normally acceptable" under the Noise Guidelines, then he or she likely violates the city's nuisance ordinance. (As an example, in Glendora, a tenant's noise level is restricted by the time of day. From 7 p.m. to 10 p.m., a tenant cannot make noise exceeding 50 decibels, and any noise more than 50 decibels is considered a nuisance.) Other cities and counties have similar ordinances for the most part and should be available online.

To enforce rights to peaceful enjoyment against noisy neighbors, tenants must notify their landlords of the excessive noise. Tenants can also contact local law enforcement and advise their landlords after contacting the local authorities. Landlords have an affirmative duty under the law to ensure their noisy tenants do not continue violating the local nuisance regulations or interfere with their other tenants' right to peaceful enjoyment. It is less clear that the landlord has a duty to seek a nuisance action against a noisy neighbor who is not a tenant of the building. If enough tenants complain, most landlords will seriously consider it, but note that will cost the landlord thousands of dollars in legal fees. ¶If a landlord does not correct the violation, a tenant may have a right to terminate his or her lease after providing written notice of termination and may also have an action for damages for breach of the lease.

4. Penal Code: Under the guidelines of Section 415 of the California Penal Code/// [3 minutes] [*Continued on next slide*]

Continued from Peter Baker

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it is illegal for any resident to knowingly create loud and unreasonable noises as a means of disturbing another. Those convicted of violating this law face a maximum of 90 days in jail and/or a maximum fine of \$400.00. Unnecessary noise can be a violation at any time. ¶What is excessive can be altered by locale and time of day. If one owns a home next to a steel mill the definition of excessive as applied by the police or court will not match that of a residential property next to a fishing destination. Reasonable criteria is normally utilized by the courts and most police will not take a claim seriously unless it strikes them as clearly unreasonable. ¶Practical Considerations: ¶Everyone, including the court and police, expects noise to be part of the urban environment and a temporary amount of noise, such as caused by a New Year's party or a brief bit of construction, is simply not going to be taken very seriously by the powers that be. You may get them to give a warning to the neighbor or landlord, but little more. They will not be going to jail or paying you damages. ¶But a continuing or repeated violation of reasonable noise levels is another matter and relief will normally be available. Proof of the nature of the noise can be critical, and this writer knew a determined and angry elderly woman who went to Small Claims court claiming a nuisance. The judge, looking at the frail old lady, was skeptical, especially when the neighbor explained that she took care of her nephews for a disabled sister and that "boys will be boys," and that the elderly woman was simply "cranky." The judge was clearly planning to dismiss the matter when the elderly woman pulled out a tape recorder and played a minute of crashing, screaming, and clearly obnoxious noise that shook the court room. Then she showed the judge she had the volume of the recorder only half way up. "Every weekday, all day." She simply said. [***continued on next slide***]

Continued from Peter Baker

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The judge, a father himself, glared at the defendant, told her that she had to control her nephews and be a good neighbor and that children without control were “animals.” He ordered them to return to court in a month if the plaintiff felt the noise was not controlled. That ended the matter.

That said, the average plaintiff has an uphill battle demonstrating just how destructive excess noise can be since it is temporary for the most part. Experts can come to court to demonstrate scientifically the amount of noise but that is an expensive process and most people merely complain and suffer.

A tough letter from a lawyer can help at times but cost money and an actual filing of a civil complaint can be quite expensive. It also will cement ill will with a neighbor. That should be a last resort after complaints to landlords, the neighbor and the local police have not borne fruit.

Email from Fabiola Vilchis

Received August 18, 2020 – Item No. 18

Hi to who this concern my name is Fabiola vilchis

I am a resident of Vista Del Loma ¶ This is regarding the zone ordinance change 18 in the agenda . The company Felix

Never informed us that they were requesting a zone change I was not aware of this And I don't want to have a change in zone to heavy industrial . I also this company Was collecting signatures around the park and in return they we're handing out \$50 Dollars cards for the signature I did Not sign ,! They were claiming that the singnature was for the building that was going to be right across from us they never Said any thing about 400 containers parked or that the were going to be conducting business until 3 am ! All this company had done has been lies . I don't want to have the noise of 400 containers across were I live nor the pollution that would cause as well , futher more I just don't want kL FLEIX IN FRONT OF VISTA DEL LOMA thank you Fabiola vilchis

Spc 56

Email from Marisa Esparza-Magana
Received August 18, 2020 – Item No. 18

My name is Marisa Esparza-Magana and I am a resident at Vista Del Loma Mobile home estates. This is a brief email to express that I oppose to KL Fenix's change to "heavy industrial ordinance". Besides from the noise pollution, there will be air pollution/contaminants WHICH WILL AFFECT EVERYONE THAT OWNS A PAIR OF LUNGS!!!

Please vote NO on Heavy Industrial Ordinance.

Thank You,
Marisa Esparza-Magana

Email from Elizabeth Esparza

Received August 18, 2020 – Item No. 18

Good Morning, This is Elizabeth Esparza and I live in Vista Del Loma Mobile home park. I am writing to express how much I oppose the "heavy industrial ordinance" change that will be voted on today, August 18, 2020.

In addition to the noise level, the work hours are ridiculous. I am not comfortable with banging of cargo at the late hours of the night, and early morning.

I would like to state that the amount of traffic occurring will create an unhealthy air quality for all residents living in Carson.

Best,

E. Esparza

Phone Call from Myrah

Received August 18, 2020 – Item No. 18

I live by 2600 Main St. They're trying to put storage containers. I don't want that. I just think it's going to be noisy, there is elderly here and a lot of traffic and I don't think it's healthy for us.

Phone Call from Esperanza Franco Cortez
Received August 18, 2020 – Item No. 18

We don't want the project by Main and 20600 St., it's a trailer project. It would bring us great discomfort, too much noise pollution and there a lot of seniors here.

Phone Call from Josephina
Received August 18, 2020 – Item No. 18

I am not agreement with the agenda item 18.

Email from Arnold Plascencia

Received August 18, 2020 – Item No. 18

As a resident of Vista del Loma for over 15 years, I oppose the proposed use of the vacant lot (20601 S Main Street) as a truck terminal/container parking site. Although my concerns include traffic congestion, pollution and aesthetics, my objection is principally related to the noise that will be created by the day and night operation of a truck terminal/container storage facility. Intuition as well as the everyday experience of driving on our highways suggests that the loud bangs inherent in handling heavy equipment will be difficult to live with at the short distance between the proposed facility and Vista del Loma. ¶I am an engineer by education/profession and have reviewed some of the project documentation to understand the intent, impacts to the area and plans to mitigate. In summary, the noise related mitigation/justification provided in the IS/MND (Initial Study/Mitigated Negative Declaration) is a coarse evaluation and almost suggests a deliberate effort by the preparer to support the project. ¶Some key points and issues:[***Continued on next slide***]

Continued from Arnold Plascencia

- 1) The facility will be heavily used and extremely busy. Estimates within the IS/MND are that daily truck trips to the facility will include “...165 3-axle truck trips, and 404 4-or more axle truck trips”. That’s on average a truck every 1-2 minutes in a 20 hr/day operation.
- 2) Actual measurements of the existing noise levels included in the IS/MND show they are already high for the area, relative to Carson municipal code. (ST3/LT1 Leq greater than 70 dBA and Lmax as high 90).
- 3) Noise analysis used for justification/mitigation within the IS/MND, is based on “average” noise levels (Leq). Averaging noise energy will hide the impact of the short duration/high level noise incidents (bangs) expected during operation. There are no mitigation measures included in the IS/MND to address this obvious problem especially for evening/night hours when sensitivity to noise is greater.

Review of noise analysis prepared for similar projects* suggests that when there are distinct noise events (such as the expected banging), an additional [***continued on next slide***]

Continued from Arnold Plascencia

parameter (Lmax) should be included to address noise spikes not evident by averaging. Additionally, there are other commonly used parameters which address noise during evening/night hours, L(CNEL) and Ldn. None of these parameters are included in the IS/MND evaluation, in spite of the known hours of operation and nature of the expected noise.

*San Bernardino Bloomington Truck Terminal, LSA Associates Dated June 2013 page 6, 2nd paragraph.

Currently, many families within Vista del Loma are raising kids, tending to older relatives, and have working family members. Same as any other neighborhood. A mobile home park neighborhood is not a second class neighborhood. We deserve at least the same considerations for quality of life afforded other areas if not more, considering we live homes with thin walls and sparse air conditioning that require leaving windows open during hot weather. The city counsel is requested to protect the interest of it's residents and reject the proposal.

Email from Adrian Magana

Received August 18, 2020 – Item No. 18

My name is Adrian Magana and I am a resident at Vista De Loma mobile home estates. I disapprove of KL Fenix's change to "heavy industrial ordinance". I am 16 years old and I have been struggling with asthma all my life and if this Ordinance gets passed, then it would make my breathing a lot worse and also, I would not be able to get enough sleep that I need to study/learn from my online classes that i am taking ever since COVID-19 hit us.

Please stop the heavy industrial zone ordinance change.

Website Public Comment from Lizbeth

Received August 18, 2020 – Item No. 18

Hello my name is Lizbeth I live on space#60 On the vista de loma Mobil home park I was not advised that there was going to be trucks and not advised that there was going to be any kind of noise especially noise at 3:00 am I was only advised that there was only going to be a building and if I was advised of the noise and trucks I wouldn't have signed the petition that was passed out I feel like I was bribed when me and my dad signed because we got a \$50 gift card once we signed

Email from Daniel Valdez

Received August 18, 2020 – Item No. 18

Dear Mayor and City Council,

I am writing you as a private citizen to express my concerns with KL Fenix truck company. The residents and businesses who are near the KL Fenix property will be unfairly impacted. On July 29, 2020 KL Fenix came before the Planning Commission, during the meeting, I asked the KL Fenix representative if he told the residents of Vista Del Loma that KL Fenix would be operating their business until 3:00 AM, he replied by say YES. I took it upon myself to talk with residents in the Vista Del Loma mobile home park. The residents I spoke to said KL Fenix never mention anything about working until 3:00 AM. Residents were not aware that KL Fenix property was design for 400 hundred cargo containers and 75 semi-trucks to operate their business. Residents said they signed the petition in support of the KL Fenix project and was given a \$50 food gift card. They were told because of Covid 19 and the hardship that the gift card would help them. I strongly believe the residents of Vista Del Loma mobile home park do not want to see this project approved and will be very disappointed, sad, and who know what else from all the trucks banging when hooking a Semi truck to a cargo container. [***Continued on next slide***]

Continued from Daniel Valdez

The noise and traffic will be a tremendous burden to residents with even more air pollution to our city. There is a developer that is on file with the City of Carson that want to build apartments in this area, which would enhance the beauty of Carson, where a truck yard would make Carson look ugly, and drivers on the 110 freeway to see. I ask that the City Council to deny the KL Fenix project.

Sincerely, Carson Planning Commissioner

Daniel Valdez

[continued on next slide]

Continued from Daniel Valdez



Phone Call

Received August 18, 2020 – Item No. 18

I am a resident of the Vista de Loma mobile home park. I am opposed to agenda item 18. They came in and told us there were going to build something for light industrial but apparently they're changing it to heavy industrial and I'm actually not for it. They really came in here and lied to us. They even gave us a gift card just to have us sign something for them. I feel like they're trying to pay us off in order for them to get their votes in. They weren't truthful to any of the neighbors. I am just calling to let you know I'm opposed to agenda item 18.

Phone Call from Paul Labis and Milica Jovanovic
Received August 18, 2020 – Item No. 18

We strongly oppose changing zoning ordinance from light to heavy industrial zone by KL Fenix Company. Which is going to be tonight at City Council meeting at 5pm.

The reason being we have never been notified about the change. Furthermore, many residents were misled by representatives of KL Fenix Company by giving some residents \$50 food coupon as help p for COVID-19 in exchange for agreeing with the zone ordinance. This practice of misleading residents should be stopped by City Council. Rather, it should be cause for investigation of this matter.

Phone Call from Ximena Fernandez
Received August 18, 2020 – Item No. 18

I want to vote no on agenda 18.

Website Public Comment from Linda Couvrey

Received August 18, 2020 – Item No. 18

PROPOSED AGENDA UNIT # 18 ZONE Ordinance Change Request by KL FENIX Corporation: Meeting Tuesday August 18, 2020 Linda Couvrey: ljcouvrey@gmail.com Draft To: citycleark@carson.ca.us and council members Cc: ljcouvrey@gmail.com My Name is Linda Couvrey. I live in Vista Del Loma Mobile Estates, located at 20600 Space 69, Main Street Carson, CA 90745. Ask yourself honestly, if you lived here which way would you vote..... !? It would be terrible for all residents of Vista Del Loma if the City Council was to change the Ordinance from Light Industrial to Heavy Industrial, especially since this is an election year and WILL IMPACT THOUSANDS OF YOUR VOTERS. The noise pollution would cause severe sleep deprivation for thousands of children, senior citizens, and all people living in Vista Del Loma and the surrounding neighborhoods. Noise occurring at all hours of the night and day alone would affect our quality of life that we have enjoyed for many years. There have been numerous studies on sleep deprivation, which prove this very important topic. I watched the meeting that took place yesterday. [***Continued on next slide***]

Continued from Linda Couvrey

The gentleman representing KL FENIX was asked if everyone knew about the Ordinance Change and the change to the hours to 3 a.m.he hesitated, and answered Untruthfully, YES. The majority of residents of Vista Del Loma now know they were greatly deceived. KL FENIX CORPORATION is directly across the street at 20601 S Main St, consisting of 14 plus acres of ill kept vacant land owned by KL Fenix Company. This company is aggressively attempting to influence the public and the Carson City Council to vote on the change of CODE ORDINANCE TO HEAVY INDUSTRIAL. Their objective is so intense that they are willing to lie, misrepresent the facts, not disclose vital information and financially bribe decision influencers. Until now the owner has not given the whole truth about the construction and purpose of use of said property. I have not nor to my knowledge have anyone else in the park and surrounding areas received additional information at this point. Park residents were offered a \$50 gift card in exchange for their positive endorsement. No signature = No \$50 gift card. Over half the residents signed as a result of this out and out bribe. KL Fenix Corp. did NOT REVEAL that a zoning change was being requested from light to heavy industrial. DANIEL VALDEZ passed out current and accurate information that was purposefully omitted from us by KL Fenix to gain supportive signatures. The city council should consider the health and wellbeing of its residents/voters and should vote NO. Regards, Linda Couvrey 310.502.9327 ljcouvrey@gmail.com

Website Public Comment from Sherri Hodges Received August 18, 2020 – Item No. 18

PROPOSED AGENDA UNIT # 18 ZONE Ordinance Change Request by KL FENIX Corporation Meeting August 18, 2 Sherri Hodges: sherrihodges@gmail.com Tuesday, August 18, 2020 Draft To: citycleark@carson.ca.us Cc: sherrihodges@gmail.com If you lived here how would you vote for your family.....?????????? ! ! ! My Name is Sherri Hodges. I live in Vista Del Loma Mobile Estates, located at 20600 Space 38, Main Street Carson, CA 90745. My family has lived here since 1973. KL FENIX CORPORATION is directly across the street at 20601 S Main St, consisting of 14 plus acres of ill kept vacant land owned by KL Fenix Company. This company is aggressively attempting to influence the public and the Carson City Council to vote on the change of CODE ORDINANCE TO HEAVY INDUSTRIAL. Their objective is so intense that they are willing to lie, misrepresent the facts, not disclose vital information and financially bribe decision influencers. Until now the owner has not given the whole truth about the construction and purpose of use of said property. I have not nor to my knowledge has anyone [***Continued on next slide***]

Continued from Sherri Hodges

else in the park and surrounding areas received additional information at this point. There are 86 Mobile Homes in this adjacent park. Park residents were offered a \$50 gift card in exchange for their positive endorsement. No signature = No \$50 gift card. Over half the residents signed as a result of this out and out bribe. KL Fenix Corp. did NOT REVEAL that a zoning change was being requested from light to heavy industrial. What this would do is negatively affect the park residents to increase the exhaust particulates in the air, along with constant extreme noise pollution. DANIEL VALDEZ walked the park passing out current and accurate information that was purposefully omitted from us by KL Fenix to gain supportive signatures. It would be terrible for all residents of Vista Del Loma if the City Council was to change the Ordinance from Light Industrial to Heavy Industrial, especially since this is an election year and THE EFFECTS WILL IMPACT THOUSANDS OF YOUR VOTERS. The noise and pollution that will occur at all hours of the night and day alone would affect our quality of life that we have enjoyed for many years. My daughter and son-in-law are both longshoremen they are required to wear hearing protection at all times! They live up the hill 1.5 miles from San Pedro docks. The noise is shocking and disturbing 24 hours a day due to containers being moved, banging onto each other and the pollution along with particulates in the air from diesel trucks. My family of four all now have asthma. The city council should consider the health and wellbeing of its residents/voters and should vote NO. Vista Del Loma Mobile Home Estates and the surrounding areas will be affected in numerous detrimental ways if the Ordinance is changed from Light industrial to Heavy Industrial! Sherri Hodges
562.544.8845 sherrihodes@gmail.com

Phone Call from Jemely Aguilar
Received August 18, 2020 – Item No. 18

I am not okay with this item. There are elderly that live her, including my mom and dad who are also elderly. There will be an increase in noise levels, contamination in the air, and excess traffic.

Website Public Comment

Received August 18, 2020 – Item No. 18

I don't agree with the Zone Ordinance Change. That will cause heavy loads of traffic of where we live the Vista Del Loma Mobile Home Park. There is very little space in the street for traffic to pass through, and with the streets getting filled with cargo containers, it will be unsafe for us to drive. In order for cargo containers to be loaded it needs to be in an area where there is much more larger space and does not affect the safety of the citizens.

Email from Douglas Williams

Received August 18, 2020 – Item No. 18

My name is Douglas Williams, I am a resident of Vista Del Loma Mobile Estates located at 20600 S Main St. on the 15th of August, I was approached to sign a petition in favor of the construction proposed. A trucking warehouse site. I was told this was a good thing as it would make the mobile home park less attractive to potential buyers in the local area. That has been a concern, so I signed the petition. I have since discovered more info regarding the proposed construction and change in zoning to heavy industrial use, container shipping, and allowed noise until 3 am!!

I disavow my signature on the petition and stand in opposition to this project which is bound to impact the peaceful enjoyment of park residents. Why is Carson so invested in treating Mobile home residents as 3rd class citizens?? We are, by and large, elderly and low income! living on fixed incomes in many cases. We need a place to live too!

Email from Beth Laird

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Please know I OPPOSE the proposed Zone Ordinance Change at 20600 Main Street! Being that the City has allowed for a HUGE residential development from Main to almost Avalon, which is caddy-corner to this property, and the well-kept residential manufactured home park directly across the street, it seems NOT APPROPRIATE to bring in a heavy trucking company and all the noise, dirt, and road wreckage it will bring to that immediate area .

Please be consistent in your zoning ordinance and respect the fact that it has already been decided that the area is RESIDENTIAL. The proof is in the huge complex being built directly northeast from the property.

Thank you for hearing me out.

Phone Call

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I am against KL Fenix. I oppose Item No. 18.

Phone Call

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Oppose KL Fenix construction.

Phone Call

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- Oppose KL Fenix

Email from Rev. Josh Canales

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I met Mr. Kim in 2015 after he filed a development application for the first time at the said site. After that, I saw him many times visiting the site and studying the property and I got the impression he was working very hard and sincerely. ¶ I attended the City Council hearing in August 2018 in support of the construction permit to develop the site as Mr. Kim planned. ¶ I shared with the council that night that the site had been abandoned since before I was born, and still remains the same, filled with dust and weeds. This is Mr. Kim's second attempt at the project. Without Mr. Kim's interest, the site may be abandoned in the City of Carson for even longer. ¶ The council approved the process to proceed with Mr. Kim's project as he submitted it in 2018. ¶ As Carson continues to develop itself along priority thoroughfares such as Carson Street, Main Street, Del Amo Boulevard, etc., [***Continued on next slide***]

Continued from Rev. Josh Canales

., it appears to be a great time to develop the site as well. It has been abandoned for over 60 years. All cities like the City of Carson desire nice and modern structures in the city but it takes time. ¶ The site Mr. Kim is developing is 14.3 acres of a brown landfill, and it costs millions of dollars only to mitigate the site. No residential is allowed by law and a shopping center is not visible due to already having a 157 acres Shopping center 1 mile away. ¶ At some point in time when the surrounding areas are developed like downtown LA, Mr. Kim or whoever, even before the city asks to do so, will develop the site with a nice and modern building to accommodate the surroundings. ¶ The city adopted general plan chapter 2, section 5.0, which indicates the city should make a task force to work with a developer who wants to develop a brown Landfill to ensure appropriate and timely development of the Brownfield site.

Continued from Rev. Josh Canales

Knowing that Mr. Kim submitted the development application five years ago, it would be ashamed for the site to remain undeveloped for another five or more, while the city has and had someone who already is vested in the site, the community and the City of Carson itself. ¶ Any more restrictions discouraging the developer of the landfill may prove to be a detriment to Carson's overall desire to enhance and capitalize on this great opportunity. After all, in the City of Carson's general plan it has committed itself to work with a developer who is interested and committed to developing this brown landfill site. ¶ As one of the neighbors adjacent to Mr. Kim's project, I strongly urge the planning commission to approve this project at this time for the people of the City of Carson. ¶ Thank You and Stay Safe,

Email from Alice Anderson

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Please see the attached photos which detail the removal of tires/containers on my Carson El Camino's parcel at 225 W. Torrance Boulevard adjacent to the KL Fenix project.

The items in reference were on our property without our authority for less than 4 months (during the COVID pandemic).

This issue was created by a prospective tenant who was required to get a business license and building permit prior to their new move-in date. As soon as we discovered that they failed to do so, we issued a cease and desist. As you can see from the attached photos, they have agreed to move out and off our premises forthwith.

Code enforcement came today and was informed that there are a small remaining amount of items on our premises - and that these will be removed by September 1st, upon their new lease and move-in date, at another location. PHOTOS ATTACHED HAVE BEEN MADE AS PART OF THE RECORD