

JBD Land Company, LLC
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April 7, 2023

Honorable Mayor and City Councilmembers
City of Long Beach
411 West Ocean Blvd
Long Beach, CA. 90802

RE: Support of Green Trucking Facility and Container
Storage Project
**DENY THE APPEAL BY THE WESTSIDE BUSINESS
ASSOCIATION of LB (WBALB)**

Honorable Mayor and City Councilmembers:

My name is Danny Pocalia and I am the owner of the property located at 1711 Harbor Avenue. 200 years ago, they raised sheep on my property. In 1913 a company built a factory there to process the wool. That building is now where the proposed Cargomatic Green Trucking Facility and Container Storage Project will be located.

In 1917 my father was born on a farm in Anaheim, California. As a kid, he used to pick berries for Mr and Mrs Knotts for 25 cents a day. Knotts Berry Farm is still there but they don't grow berries anymore.

After World War II my father purchased this property and built travel trailers there for over 20 years. Eventually, his company outgrew the site, and he leased the property to Snug Top, a maker of small camper shells. After 60 years, Snug Top left and moved their manufacturing operations to Mexico.

When I put my property up for lease, I received 10 bids. Nine were trucking companies and one was a cannabis grower. No bids were received from any manufacturers or people interested in warehousing.

Cargomatic plans to dramatically improve the property by replacing my 110-year-old obsolete building with with a state-of-the-art green trucking facility and container storage project.

Cargomatic is an excellent tenant who pays their rent on time and is committed to improving the property. Cargomatic will be an outstanding addition to the West Side of Long Beach.

This property is part of my family's legacy and an irreplaceable asset for future generations. I believe that Cargomatic is the best option to protect the property for my family and help the City of Long Beach to continue to thrive.

I urge you to deny the WBALB Appeal and approve the Cargomatic project.

Sincerely,



Danny Pocapalia
Manager JBD Land Company, LLC
Trustee of the Dan & Maryann Pocapalia Family Trust.