

Please add this to the materials for **hearing item 1** for tomorrow night
----- Forwarded by Greg Carpenter/CH/CLB on 12/18/2006 01:37 PM -----

From: Brad Dechter
Sent: Monday, December 18, 2006 7:55 AM
To: 'greg_carpenter@longbeach.gov'
Subject: Public hearing regarding annexation of part of the unincorporated Los Angeles County Rancho Dominguez area into Long Beach

Dear Mr. Carpenter:

I would like the following statement to be read into the record and considered by the Long Beach City Council when it reviews and votes on the annexation of the area referred to in the Subject above.

My name is Brad Dechter. I currently am a Long Beach resident who resides at 3115 E. Ocean Blvd. in Long Beach. I am also a shareholder/member of Massdec, LLC. the property owner of a building and real estate parcel in the area under annexation consideration, such building being located at 19201 S. Susana Road, Rancho Dominguez California. The business I am president of, DHX- Dependable Hawaiian Express, leases the property from Massdec LLC. We also lease another property in the affected area at 19710 S. Susana Road from an unrelated, independent company/landlord. This property is on a three year lease, with an option to renew for another three year period. That option must be exercised in about 6-8 months.

I am writing because when we moved into the area currently under consideration, we did so because it was not subject to the rules and regulations of ANY city- it was unincorporated LA County, and after being in the City of Los Angeles for 15 years, we were not interested in having to deal with any city. The area we selected - Rancho Dominguez- was perfect- there were no residences, so we wouldn't have to worry about foot traffic through the area, the area was zoned "heavy industrial", which meant that a freight company like ours, with numerous trucks, containers and chassis would easily fit in to the neighborhood and not have any zoning issues, and there were no City Governments attempting to tell us how to operate our businesses and subjecting us to laws, rules, ordinances and regulations. Of course, it's proximity to the harbor was also extremely important- we are the largest commercial shipper in the country to the Hawaiian islands, and our facility is within 7 minutes of Matson Navigation Company's Port of Long Beach facility. (We also handle about 7,000 containers of international origin and/or destination that are tendered to ocean carriers other than Matson).

One of our biggest concerns deals with the rules, regulations, ordinances and laws Long Beach has with respect to ocean containers. We have used containers over the years for outside storage when necessary- sometimes for 2- 3 months at a time, when doing a major hotel refurbishment project, or when importing goods from China for redistribution. I understand that under current rules, since we do this already, it would be "grandfathered in" and allowed. However, I have also been told that the burden of proof belongs to us, which in my opinion, should not be the case. After all, Long Beach wants our parcel in the city- they should be visiting us, reviewing our situation, and documenting it. If the City cannot document this, they should give us standards at least telling us what documentation we need to maintain and/or send to the City. This way there is no misunderstanding as to what "proof" anyone would need, and the City would have documented these uses, and understood that they were in existence, when we were annexed. Ten years from now we should not have to prove what we were doing now- the City should be out now talking to us, working with us, getting the documentation they need.

On a separate note, we are not happy with the thought of being annexed by anyone. For ten years that we have owned the property, the area has been relatively crime free and we are able to do our business with a minimal amount of input from any government organization. That being said, since we are getting caught in the "annexation crossfire" between Long Beach and Carson, as a resident of Long Beach, I would prefer the area in question be annexed by Long Beach. I believe the City is well run, and only ask that we be treated fairly and in a manner that will not degrade the value of our property due to unnecessary or unfair laws and/or ordinances such as the ordinances dealing with containers.

Thank you for your consideration.

Bradley J. Dechter