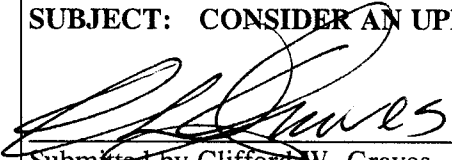





City of Carson Report to Mayor and City Council

November 7, 2012
New Business Discussion

SUBJECT: CONSIDER AN UPDATE ON THE MAIN STREET CONNECTION PROJECT


Submitted by Clifford W. Graves
Director of Community Development


Approved by David C. Biggs
City Manager

I. SUMMARY

This report is to inform the City Council on the Main Street Connection project which seeks to establish community enhancement goals and improved property maintenance for the eastern portion of Main Street between 213th Street and Del Amo Boulevard.

II. RECOMMENDATION

RECEIVE and FILE.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

In January/February 2010, the Planning Commission requested that staff prioritize and address the properties along Main Street between 213th Street and Del Amo Boulevard stating that the area is in need of significant improvements. This area, which serves as a major connection to our prime commercial areas, has a long history of substandard conditions and minimal investment. The need to address Main Street was in response to clear signs of blight, negative impacts to the neighboring residential area, incompatibility between uses and the poor reflection on the Carson community.

As a result of the Planning Commission's request and urging from other community stakeholders, staff initiated a task force with Code Enforcement, Business Development and Building and Safety to prioritize and facilitate improvements to properties along Main Street. With all the investment and development associated with the Boulevards at South Bay, the Carson Street Corridor and the South Bay Pavilion, there was a clear understanding that Main Street would be travelled by thousands of patrons and the adjoining business could benefit from the increased traffic. Staff also coordinated with Redevelopment Agency and Engineering staff to seek assistance with an overall improvement of the area. At that time, the focus area between 213th Street and Del Amo Boulevard was identified as the "Main Street Connection" (MSC) project (Exhibit No. 1). A preliminary study was conducted and missing street improvements, safety concerns and non-conformities were identified.

Properties within the MSC have a high number of non-conforming uses and developments that have existed since the early days of incorporation of the City of Carson. Early City efforts established ordinances to address some of these land use issues. For residential uses, the City established an amortization period to separate

residential from industrial zones as a means of improving land use compatibility. Main Street property owners were notified of the amortization period for residential uses on several occasions from 1977 to present. For auto repair uses, in 2004, a new ordinance required auto repair businesses within 100 feet of residential zones to obtain a conditional use permit by 2009.

During the preparation of the General Plan Update, the MSC area was identified as a study area and property/business owners were notified of non-conformities by planning staff and property inspections were also conducted in 2000. Due to limited resources, efforts to fully address Main Street were delayed and the area continued to suffer and, in the case of some properties, to worsen.

In 2010, following the Planning Commission's direction to proceed with active enforcement on Main Street, staff continued prior efforts to enforce requirements and re-noticed property/business owners of on-going violations. Unfortunately, with the dissolution of the Redevelopment Agency in February 2012, the Redevelopment Agency was no longer a tool to improve conditions along Main Street.

Property Information

The project area is zoned ML-D (Light, Industrial – Design Overlay) and a total of 59 parcels and 31 property owners were identified in 2010. Out of the 31 property owners, 20 properties were not in compliance. The land uses within the area include:

- Single-family and multi-family residential units (not permitted)
- Junk/salvage yards (not permitted)
- Storage yards (permitted with proper screening)
- Welding/Iron Works (permitted with proper screening)
- Motel (conditional use permit required)
- Auto repair (conditional use permit required)
- Sports Bar/Tavern (legal non-conforming)
- Market
- Vacant lots
- Office/Warehouse/Retail

Since increased focus within the MSC area in 2010, significant progress has been made (Exhibit No. 2). Twelve out of the original 20 properties are now either in full or near full compliance. All seven existing auto repair businesses on Main Street have either obtained a conditional use permit and are in the process of satisfying outstanding conditions of approval or are in the process of relocating (1 auto repair business). The conditional use permit process has been extremely effective in addressing outstanding code violations (i.e. illegal uses, unpermitted additions/modifications and unsafe storage or operations) and requiring minimum improvements to the sites including additional landscaping, appropriate fencing, and upgrades to parking/paving.

Some of the non-conforming residential uses have been removed as properties have been developed or sold. The remaining four residential property owners are in communication with staff and are working on compliance (one property for sale). Recently, a vacant two-story apartment building was purchased by a neighboring property owner for conversion to an office use. Plans are currently under review and will provide significant upgrades to the site. Staff believes that all of the residential properties can be utilized in a manner consistent with the ML zone.

All unpermitted salvage/junk yards are in the process of abatement and clean-up. Three storage yards have been brought into compliance and the remaining two sites are in the process of obtaining compliance. Staff is in the process of trying to obtain communication with the two iron works facilities on Main Street.

A few properties extend to Shearer Avenue, which is a residential street. The eastern portion of these properties is designated as RS (Residential, Single Family). Staff is working with these property owners to discontinue any industrial use in the RS area, to provide appropriate screening or to legally separate the property so the eastern section can be developed with a residential unit. One of the properties abutting Shearer Avenue has been brought into conformance and proper fencing has been provided.

Implementation Issues

For the past two years, staff has been working with the individual property and business owners to address their unique issues. Many of the property owners acknowledged the need to correct violations and willingly established performance schedules. Often schedules have been adjusted by staff or the Planning Commission due to consideration of on-going economic conditions.

There are still significant improvements required and several properties still remain out of compliance. It has been a challenging task since some of the non-conformities have been allowed to continue for over 20 years. There has been a focus to educate property/business owners on the building and zoning requirements as a means of establishing an appropriate and reasonable compliance schedule, abate unpermitted uses, or find alternative uses that are more appropriate for the subject property and surrounding area.

As staff and the Planning Commission have addressed properties and businesses on Main Street, there are a few entities that have shown resistance. Every effort has been made to give more time and to make sure the requirements are clearly understood. There remains, however, some who would seek that the City discontinues any code enforcement and community enhancement efforts. As an example, on October 13, 2012, a petition was submitted to the City, requesting that the zone for MSC be changed to allow both residential and commercial uses and that enforcement efforts be delayed (Exhibit No. 3).

Goals

The overall goals for the MSC area are to remove incompatible uses adjacent to residential uses, to mitigate uses that may be a nuisance or provide negative impacts to the surrounding community, improve the overall appearance and attractiveness of the area, to promote the economic vitality of the area, and to create cohesiveness within the uses and surrounding area.

Staff believes the MSC area has the potential to be a significant connection that will not only compliment the larger surrounding retail developments, but will be able to stand on its own as a destination for small businesses. As the MSC area improves, there will be increased need to work cooperatively with the property owners and businesses to ensure that the area achieves more prominence and is able to attract a stronger business base.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Map of the Main Street Connection area. (pg. 5)
2. Summary of properties on Main Street. (pgs. 6-7)
3. Petition for Main Street zone change. (pgs. 8-12)

Prepared by: Sharon Song, AICP Associate Planner

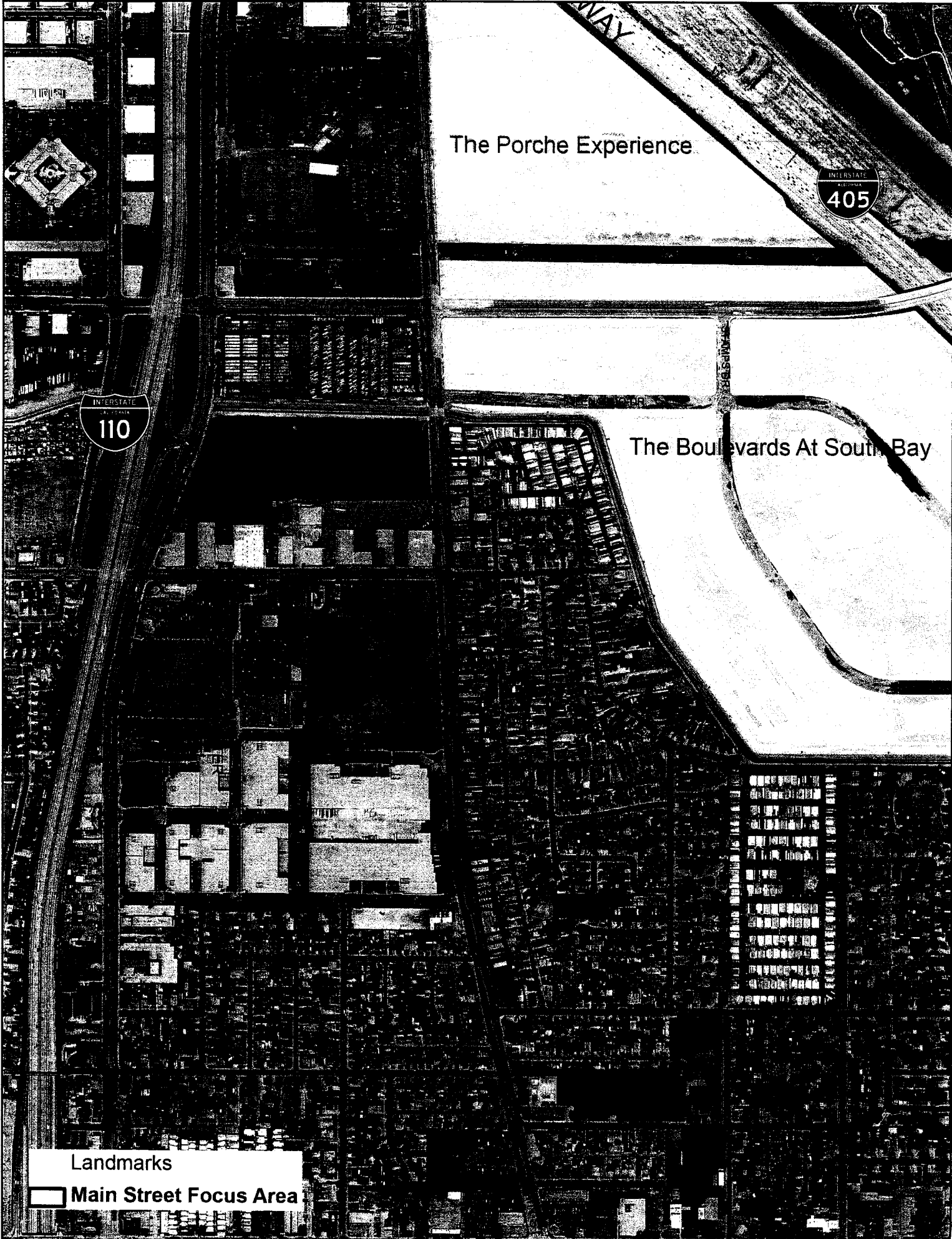
TO: Rev09-04-2012

Reviewed by:

| | |
|-------------------------|--------------------|
| City Clerk | City Treasurer |
| Administrative Services | Public Works |
| Community Development | Community Services |

Action taken by City Council

Date_____ Action_____



The Porche Experience

INTERSTATE
405

INTERSTATE
110

The Boulevards At South Bay

Landmarks

Main Street Focus Area

| ZONE | SITEADDRESS | OWNERNAME | Type of Use | Violation | Current Status |
|------|------------------------------|---|--|---|--|
| 1 | ML-D 20600 MAIN ST | VISTA DEL LOMA LLC | Mobile Home Park | None | |
| 2 | ML-D 20630 MAIN ST | GIBSON, BEVERLY J | Cards Motel | CUP required for Motel Use | In progress- Trying to obtain communication |
| 3 | ML-D 20638 MAIN ST | | | | |
| 3 | ML-D 20706 MAIN ST | Perez, William D and Teresa Trs / W D Perez Trust | Western Pacific Telecommunication | None | |
| 4 | ML-D 20718 MAIN ST | Bernabe, Jose J Jr and Theresa C | Insurance Office | None | |
| 4 | ML-D 20722 MAIN ST | | Office - Extremimators | | |
| 5 | ML-D 20730 MAIN ST | LANFRIED, BRUCE H AND JAMIE Trs / LANFRIED FAMILY TRUST | Ultrasonic Cleaning - Electronic Equipment | None | |
| 6 | ML-D 0 | PADILLA, MICHAEL AND BERTHA | Vacant Land | None | |
| 7 | ML-D 20820 MAIN ST | REDEVELOPMENT AGENCY OF CARSON | City Owned - Vacant Land | None | |
| 8 | ML-D 20824 MAIN ST | RUAN, RAMON AND DELIA AND | Residential | Abatement Required | In communication with staff |
| 9 | ML-D 20826 MAIN ST | RIVERA, JOHN AND VERA Trs / RIVERA FAMILY TRUST | Residential | Abatement Required | In communication with staff |
| 9 | ML-D 20832 MAIN ST | | | | |
| 10 | ML-D 20836 MAIN ST | WALKER, EDWARD E | Auto Repair | CUP required for Auto Repair | In full compliance |
| 11 | ML-D_RS 20840 MAIN ST | GAN, JOSEPH Q AND MILAGROS B | Auto Repair | CUP required for Auto Repair | In process of satisfying |
| 12 | ML-D_RS 20846 MAIN ST | RIGGS, DAVID M AND MERLE E | Storage Yard/Residential Use | Meet site requirements for | In progress - ongoing with |
| 13 | ML-D_RS 20849 SHEARER AVE | | | Storage/Abate Residential Use | Code Enforcement/Planning |
| 13 | ML-D_RS 20904 MAIN ST | LAVENDER, DALE G AND LOA J Trs / LAVENDER FAMILY TRUST | Equipment Storage/Vacant | Unpermitted storage of vehicle/trucks. Site improvements required for | Site is in full compliance |
| 14 | ML-D 0 | TAIYO TRADING U S A INC | Vacant Land | Unpermitted storage of Vehicles. | Site is in full compliance. |
| 15 | ML-D 20922 MAIN ST | JIMENEZ, GEORGE R CO TR / JIMENEZ TRUST | Carburetor Land #1 - Auto Repairs | Site improvements required | Future plans for development in review with Planning. |
| 16 | ML-D 20926 MAIN ST | GREATER LOVE REFORMED BAPTIST CHURCH | Church-Office | CUP required for Auto Repair | CUP denied. In process of abatement. |
| 17 | ML-D 20930 MAIN ST | ARTAVIA, VICTOR H AND EVELYN D | Iron Works | Site improvements required. | In process - Trying to obtain communication with property owner. |
| | ML-D 20942 MAIN ST | | Proper Screening. Site upgrades | | |

| | ZONE | SITEADDRESS | OWNERNAME | Type of Use | Violation | Current Status |
|----|------|---------------|--|---|--|--|
| 18 | ML-D | 20948 MAIN ST | LOPEZ, RAMON P AND ANICIA S TRS / LOPEZ FAMILY TRUST | Auto Repair | CUP required for Auto Repair | CUP approved. Need to satisfy conditions of |
| 19 | ML-D | 21002 MAIN ST | ABELLA, JOHN | El Gallo Market/Residential | Residential not permitted | In process of abatement of residential use. |
| 20 | ML-D | 21012 MAIN ST | GUINTO, MARIEHELLE R | Auto Repair | CUP required for Auto Repair | CUP approved. Need to satisfy conditions of approval. |
| 21 | ML-D | 21018 MAIN ST | LAVENDER, DALE G AND LOA J TRS / VENDER FAMILY TRUST | Residential/Salvage Yard | Unpermitted Residential/Unpermitted Salvage Yard | In process of removing salvage yard. Residential use abated. |
| 22 | ML-D | 21024 MAIN ST | REYNOSA, RAYMUNDO | Iron Works | Site improvements required. | In process - Enforcement |
| 23 | ML-D | 0 | CO SANITATION DIST NO 8 | Sanitation District | Proper Screening. Site upgrades | process has begun. |
| 24 | ML-D | 21032 MAIN ST | LAGMAY, JUAN C JR AND NERISSA D | Granite/Marble - Office/Sales | None | |
| 25 | ML-D | 21040 MAIN ST | DIAZ, LUTHER A CO-TR / DIAZ FAMILY TRUST | Residential/ Sports Bar | Unpermitted Residential | Residential Use has been abated. |
| 26 | ML-D | 0 | BOSKOFF, GEORGE T JR | Vacant Land | None | |
| 27 | ML-D | 21112 MAIN ST | COOK, ELAINE M TR / ELAINE M COOK TRUST | Machine Shop/Warehouse-Indoors | None | |
| 28 | ML-D | 21130 MAIN ST | DA SILVA, ALEXANDRE A | Rio Stones Inc - Warehouse/Storage Yard | Legalize unpermitted workshop | In process of legalization with |
| 29 | CG-D | 21224 MAIN ST | SILVA, RUDY AND GLORIA TRS / SILVA FAMILY TRUST | Apartments | Unpermitted residential use | CUP requirement. Apartments have been abated. Purchased by neighboring property. Development proposal in review with Planning staff. |
| 30 | CG-D | 21226 MAIN ST | DEMESKO, ROBERT D PAMELA J | Ohio Auto Body - Auto Repairs | CUP required for Auto Repair | CUP approved. Need to |
| | CG-D | 21226 MAIN ST | | American PM Auto Center - Auto Repairs | CUP required for Auto Repair | CUP approved. Need to satisfy conditions of approval. |
| 31 | CG-D | 21240 MAIN ST | TRYTEK, SHERYL G AND | No BL - Vacant Land | None | |
| | CG-D | 21250 MAIN ST | | | | |

SMALL BUSINESS ASSOCIATION OF THE CITY OF CARSON
AND
CONCERNED RESIDENTS OF THE CITY OF CARSON

PETITIONS

CITY MANAGER
12 OCT 23 PM 2:42

Oct 13, 2012

Mayor Jim Dear
Members of the City Council
701 East Carson Street
Carson, CA 90745

Copy to:
Planning Commissioners

RE: Request to expedite the re-zoning of Main street from East 213 Street to Torrance Blvd. as a MIXED USED COMMERCIALS AND RESIDENTIALS.

Due to very weak economic conditions and difficult financial conditions of so many small business and residents, we are requesting the City Council to re-zone Main Street from East 213th Street to Torrance Blvd. as a MIXED USED COMMERCIALS AND RESIDENTIALS for the following reasons:

1. Almost all streets in the City of Carson are MIXED USED COMMERCIALS AND RESIDENTIALS.
2. Due to financial hardship the small business owners, tenants and renters are going through, this is best thing our City of Carson can do to avoid home foreclosures and business closures.
3. To delay the strict enforcement of our Carson Municipal Codes and Ordinances to allow small businesses to continue their business and the residents to stay until financial conditions improved. Business is slow-even just to pay their mortgage or lease. Residents get lay-off and having difficulty to find a job.
4. Business owners, tenants and renters will do their best to improve the aesthetics and landscapes conditions of their businesses and residents within their financial means.
5. Majority of the small business and residents have been doing business and residing in the City of Carson over 40 or 50 years.
6. We would like to continue doing business and living in the City of Carson because it is a beautiful and business friendly City.
7. Stop completely the selective enforcement of our City of Carson CODES and ORDINANCES.
8. Closing business means, loss of employment, loss of revenues for the City and making vacant buildings blighted.



9. There are apartments, duplexes and residential existing on Main street.

| BUSINESS/RESIDENTS NAMES | ADDRESS |
|--------------------------|--|
| Lizette Orozco | #145 211 St., Carson Ca. 90745 |
| MARIO NUÑEZ | #126 213 St. Carson CA 90745 |
| Ernesto Petruccio | #115 213 St. Carson CA 90745 |
| Primo Aguinaldo | 149 211 St., Carson Ca. 90745 |
| Alberto Velasco | #151 212 St Carson Ca 90745 |
| Thilda Garcia | #114 St. 214 St. Carson Ca. 90745 |
| Armando Sanchez | #126 St. 214 St. Carson Ca. 90745 |
| PADILLA MA GANA | #133 213 St. Carson CA 90745 |
| Isabel Castellanos | #138 213 St. Carson, Ca. 90745 |
| LORENZA RUIFO | 171 213 ST CARSON CA 90745 |
| LYNN MEJIA | #147 212 TH ST CARSON CA 90745 |
| Carmela Mejia | #147 212 TH St. Carson Ca 90745 |
| Robert Rodriguez | #179 Clarion Dr. Carson Ca 90745 |
| Stanley P. Caldiron | #175 211 TH St. Carson, Ca. 90745 |
| Maria Delgado | #159 214 St Carson Ca 90745 |
| Oliver Evangelista | #147 212 TH St. Carson Ca. 90745 |
| LIZETTE OROZCO | 145 211 St. CARSON CA 90745 |
| Elva Sanchez | #127 214 St. Carson, Ca. 90745 |

9. There are apartments, duplexes and residential existing on Main street.

| BUSINESS/RESIDENTS NAMES | ADDRESS |
|---------------------------|--|
| GIGATT AUTO SHOP | 22029 S. Figueroa CARSON CA 90248 |
| CARBURETORLAND | 20422 S Main St CARSON |
| E.J. CONSTRUCTION | 22072 NEPTUNE AVE. CARSON CA. 90745 |
| International Auto Body | 21012 S. Main St. CARSON CA 90245 |
| Tedro Occupado | 24728 Friar Ave. CARSON CA. 90745 |
| ARZCA, Marques #214 | 213 St CARSON CA. 90745 |
| Adison Fallon H3 | 211 St CARSON CA 90745 |
| Corozon Alcareay | 168 211 St. CARSON CA 90745 |
| Lupe Silva | 191 212 St CARSON CA 90745 |
| ALBERTO VELAZCO | 212 St. CARSON CA 90745 |
| Rosemarie Lopez | 194 213 St. CARSON CA 90745 |
| Sasmin Capatay | 116 213 St. CARSON CA 90745 |
| Vicente Sanchez | 117 St. CARSON CA. 90745 |
| Arturo Salinas | 110 214 St. CARSON CA 90745 |
| Antonio Sanchez | 121 214 St. CARSON CA. 90745 |
| Ernesto Patricio | 118 213 St. CARSON CA. 90745 |
| Nicholas Sander | 122 213 St. CARSON CA 90745 |
| Mario Murray | 126 213 St. CARSON CA 90745 |
| Demna Logintan | 130 213 St. CARSON CA. 90745 |

9. Allow home owners to convert their garages as rental units to generate revenues and allow using their car port as their garages. This will stop home foreclosure. Stop homelessness and reduce crimes.

| BUSINESS/RESIDENTS NAMES | ADDRESS |
|--------------------------|--|
| Emiliano J. Viloria | 604 E. 219th St. CARSON, CA. 90745 |
| BENJAMIN S. ESPAROLA | 22712 PASADILLA ST. CARSON, CA. 90745 |
| Crescencio Ramirez | 22029 S. FIG. CARSON. CA. 90745 |
| REGGIE GUNN | 1446 W. Jay St. CARSON CA 90745 |
| ADOLFO BERNABED | 21220 MILLPOINT AVE., CARSON CA. 90745 |
| Rodolfo Smith Rodolfo | 1244 W. Jay St. CARSON 9074 |
| LYNDON ORLANDO | 253 W. 223rd ST. CARSON CA. 90745 |
| GUENY WOA | 500 E 20th St. CARSON, CA. 90745 |
| HERMAN DE CASTRO | 23306 PANAMA ST. CARSON, CA. 90745 |
| DANILU BAQUIR | 23305 PANAMA ST CARSON, CA 90745 |
| BENJIE CUEVAS | 22 148 223RD ST CARSON CA 90745 |
| Simone | 145 1/2 E. 223rd St. CARSON. CA. 90745 |
| Emilio Esteban Sr. | 22717 PASADILLA AVE CARSON 90745 |
| REYNALDO CARBAJAL | 22706 GULF AVE CARSON. CA. 9074 |
| ELMO TRENCIO | 21844 S. VERMONT ST. CARSON |
| RODRIGO MIRANDA | 22630 NICOLLE XIE CARSON |
| EDGAR MORAN | 336 E 228th St. CARSON |
| RICHARD YUSON | 21922 MILLPOINT AVE |
| LUIS SILEDO | 9183 S GRACE AVE |
| E.A. CONSTANTINO | 24818 FINES ST. CARSON CA |



9. There are apartments, duplexes and residential existing on Main street.

| BUSINESS/RESIDENTS NAMES | ADDRESS |
|--------------------------|--|
| Maricel Ocampo | 24728 Fries Avenue Carson CA 90745 |
| Michelle Ocampo | 24728 Fries Avenue Carson CA 90745 |
| Russella C. Ocampo | 24728 Fries Ave. Carson CA 90745 |
| Pedro Ocampo | 24728 Fries Ave. Carson CA 90745 |
| Gina Canton | 22031 Main St. Unit 34 Carson CA. 90745 |
| Freddie Rivera | 22031 Main St. Unit 1A Carson CA. 90745 |
| Precious Doe2 | 24818 Fries Ave. CARSON CA 90745 |
| Rommel Doe2 | 24818 Fries Ave CARSON CA 90745 |
| BRENDA FRANCISCO | 23838 FIGUEROA ST. Carson CA. 90745 |
| JOJIT FRANCISCO | 23838 FIGUEROA ST. Carson CA 90745 |
| TRINIDAD FRANCISCO | 23838 FIGUEROA ST. Carson CA 90745 |
| JOSE FRANCISCO | 23838 FIGUEROA ST. CARSON CA. 90745 |
| JASON FRANCISCO | 23838 FIGUEROA ST. CARSON CA. 90745 |
| RONALD Reyes | 1415 EAST #5 CARSON ST. CARSON CA. 90745 |
| Senny Reyes | 1415 EAST #5 CARSON ST. CARSON CA. 90745 |
| ALMADRID | 24728 Fries Ave. Carson CA 90745 |
| Gelia Cisneros | 24728 Fries Ave. Carson CA 90745 |