



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: November 27, 2012
SUBJECT: Workshop regarding Main Street Connection
APPLICANT: City of Carson
REQUEST: Discuss community enhancement goals and improved property maintenance for certain properties along Main Street
PROPERTIES INVOLVED: Eastern portion of Main Street between 213th Street and Del Amo Boulevard

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Goolsby
		Vice-Chair Verrett			Gordon
		Brimmer			Saenz
		Diaz			Schaefer

Item No. 12A

I. Introduction

On November 20, 2012, the City Council held a meeting to discuss the Main Street Connection (MSC) 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. Discussion

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. 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).

III. Conclusion

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.

IV. Recommendation

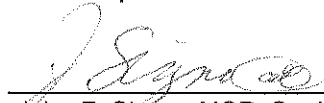
That the Planning Commission:

- CONSIDER and DISCUSS the information provided for in this workshop.

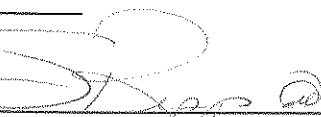
V. Exhibits

1. City Council staff report dated November 20, 2012

Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed by:


Sheri Repp Loadsman, Planning Officer



City of Carson Report to Mayor and City Council

November 20, 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 item was continued from the November 7, 2012 City Council meeting.

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

EXHIBIT NO. 1 -

6

11

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.

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

	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, MARIECHELLE 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	None	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	21042 MAIN ST	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 closed.
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 to 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.

EXHIBIT NO. 1

13

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 Portuico	#115 213 St. Carson CA 90745
Primo Aguinoldo	149 211 St., Carson Ca. 90745
Alberto Velasco	#151 212 St Carson Ca 90745
Yilda Garcia	#114 St. 214 St. Carson Ca. 90745
Arfon Sanchez	#126 St. 214 St. Carson Ca. 90745
PADLA MA GANA	#183 213 St. Carson CA 90745
Isabel Castellanos	#138 213 St. Carson, Ca. 90745
LORENZA RUFFO	171 213 ST CARSON CA 90745
LYNN MEJIA	#147 212 TH ST CARSON CA 90745
Carmela Mejia	#149 212 TH St. Carson Ca 90745
Robert Rodriguez	#179 Clorian Dr. Carson Ca 90745
Stanilo P. Aldizon	#175 211 TH St. Carson, Ca. 90745
Maria Delgado	#189 214 St Carson Ca 90745
Oliver Evangelista	#147 212 TH St. Carson Ca. 90745
LIZETTE OROZCO	145 211 St. CARSON CA 90745
Glenn 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 9024
CARBURETOR and	20922 S. Main St CARSON
E.J. CONSTRUCTION	7074 NEPTUNE AVE. CARSON CA. 90745
International Auto Body	21012 S. Main St. CARSON 90245
Regis Garage	24778 Friar Ave. CARSON CA. 90745
ARZCA, Magnet #214	213 St CARSON CA. 90745
Nelson Ballen H3	212 St CARSON CA 90745
Corazon Alcaraz	163 211 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
Samuel Capata	146 213 St. CARSON CA 90745
Vicente Sanchez	147 St. CARSON CA. 90745
Arturo Salazar	140 214 St. CARSON CA 90745
Antonio Sanchez	121 214 St. CARSON CA. 90745
Ernesto Patrocin	118 213 St. CARSON CA. 90745
Richard Gordon	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. Victoria	604 E. 219th St. CARSON, CA. 90745
BENJAMIN S. ESPAROLA	22712 RAFAELA ST. CARSON, CA. 90746
Crescencio Ramirez	22029 S. FIG. CARSON. CA. 90745
REGGIE GUNTI	1444 W. Jay St. CARSON CA 90745
ADOLFO BERNABED	21220 MILLPOINT AVE., CARSON CA. 90745
Rodolfo Smith Rodolfo	1244 W. Jay St. CARSON CA 9074
LYNDON ORLANDO	253 W. 223rd ST. CARSON CA: 90745
GUENU WOA	500 E 223rd St. CARSON, CA. 90745
HERMAN DE CASTRO	23305 PANAMA ST. CARSON, CA. 90745
DANILU BAQUIR	29305 PANAMA ST CARSON, CA 90745
BELJIE CUEVAS	22 148 223RD ST CARSON CA 90745
Simone	145 1/2 E. 223rd St. CARSON CA. 90745
Emilio Esteban Sr.	22717 RASDALE AVE CARSON 90745
REYNALDO CARBAJAL	22706 GULF AVE CARSON. CA. 9074
ELMO TRENCIO	21844 S. VERMONT ST. CARSON
RODRIGO MIRANDA	22630 NICOLLE AVE CARSON
EDGAR MORAN	336 E 228th St. CARSON
RICHARD YUGON	21922 MILLPOINT AVE
Luis Salcido	9183 S GRACE AVE
E.A. CONSTANTINO	24818 FINE 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
Pascilla 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
Francie 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
Sunny Reyes	1415 EAST #5 CARSON ST, Carson Ca. 90745
ALMADRID	24728 Fries Ave. Carson Ca 90745
Gelia Cisneros	24728 Fries Ave. Carson Ca 90745