



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: August 12, 2014
SUBJECT: Update on the Main Street Connection
APPLICANT: City of Carson
REQUEST: Accept report on the Main Street Connection and participate in the discussion
PROPERTY INVOLVED: Eastern portion of Main Street between 213th Street and Del Amo Boulevard

COMMISSION ACTION

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Piñon			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

I. Introduction

Requests

Accept report on the Main Street Connection and participate in the discussion.

Location

Eastern portion of Main Street between 213th Street and Del Amo Boulevard, Carson, CA

Project Description

The Main Street Connection describes the eastern portion of Main Street between 213th Street and Del Amo Boulevard. The area is called the Main Street Connection because it connects new development at the Boulevards at South Bay to the City's main mixed-use district, the Carson Street Corridor. The purpose of the Main Street Connection is to improve blighted and underutilized properties that have not been maintained and have supported numerous code violations throughout the decades.

II. Background

In January and 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 the City's prime commercial areas, has a long history of substandard conditions and minimal investment.

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.

A preliminary study was conducted and missing street improvements, safety concerns and non-conformities were identified. Properties within the Main Street Corridor have a high number of non-conforming uses and developments that have existed since the early days of incorporation of the City of Carson.

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.

Property Information

The project area is zoned ML-D (Light, Industrial – Design Overlay) with a total of 59 properties and 31 property owners identified in 2010. A total of 20 properties were not in compliance and included single-family and multi-family residential units, junk/salvage yards, storage yards, welding/iron works, motel, auto repair, sports bar/tavern, market, vacant lots, and office/warehouse/retail.

Since increased focus within the Main Street Connection area in 2010, significant progress has been made (Exhibit No. 1). Eight out of the original 20 properties are in full compliance. Four properties have active development applications with the Planning Division and eight still have outstanding code violations.

The two biggest challenges have been the property at 20840 S. Main Street (auto service) owned by Joseph Gan and the property at 21012 S. Main Street (auto service) owned by Mariechelle Guinto. Both owners applied for and received planning permits to address their non-compliant structures, uses, landscaping, parking, and development features. In addition, both have received multi-year extensions to complete the required improvements. However, to this date, neither has satisfied their conditions of approval. Each approval included a condition which states that if the conditions of approval are not met within the agreed upon performance schedule, the approval may become null and void and any use on the site must be vacated. Staff has not strictly enforced this measure in an effort to work with the owners.

Implementation Issues

For the past four 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.

Goals

The overall goals for the Main Street Corridor 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 Main Street Corridor 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 Main Street Corridor 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.

III. Recommendation

That the Planning Commission:

- **PARTICIPATE** in the discussion; and
- **TAKE** action the Planning Commission deems appropriate.

IV. Exhibits

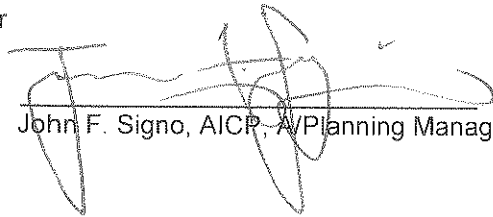
1. Summary of Properties on Main Street

Prepared by:



Richard Rojas, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, WPlanning Manager

Main Street Connection Status Update August 12, 2014

	ZONE	SITEADDRESS	OWNERNAME	Type of Use	Violation	Current Status	Details
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	Active Violation - Ongoing with Code Enforcement/Planning	Owner needs to apply for a CUP to legalize existing motel
	ML-D						
	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		
	ML-D			Office - Extremators			
	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	0	PADILLA, MICHAEL AND BERTHA	Vacant Land	None		
	ML-D	20820 MAIN ST			None		
	ML-D						
	ML-D						
	ML-D						
7	ML-D		REDEVELOPMENT AGENCY OF CARSON	City Owned - Vacant Land			
	ML-D						
	ML-D						
	ML-D						
	ML-D						
8	ML-D	20824 MAIN ST	RUAN, RAMON AND DELIA AND	Residential	Abatement Required	Active Violation - Ongoing with Code Enforcement/Planning	Owner needs to abate the non-conforming residential use
9	ML-D	20826 MAIN ST	RIVERA, JOHN AND VERA TRS / RIVERA FAMILY TRUST	Residential	Abatement Required	Active Violation - Ongoing with Code Enforcement/Planning	Owner needs to abate the non-conforming residential use
	ML-D	20832 MAIN ST					
10	ML-D	20836 MAIN ST	WALKER, EDWARD E	Auto Repair	CUP required for Auto Repair	Corrected - Abatement complete	Planning Commission approved a CUP for Auto Repair on 9/14/10. Owner improved fence, landscaping, removed unpermitted signs, and replaced pavement.
11	ML-D_RS	20840 MAIN ST	GAN, JOSEPH Q AND MILAGROS B	Auto Repair	CUP required for Auto Repair	Active Violation - Not Compliant with approved CUP	Owner has not satisfied Conditions of Approval for CUP
12	ML-D_RS	20846 MAIN ST	RIGGS, DAVID M AND MERLE E	Storage Yard/Residential Use	Meet site requirements for Storage/Abate Residential Use	Active Violation - Ongoing with Code Enforcement/Planning	Owner needs to submit site plan to address fencing, front yard setback, driveway and separation of auto storage from residential
	ML-D_RS	20849 SHEARER AVE					
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	Corrected - Abatement complete	Owner removed unpermitted vehicles, installed proper screening and complied with setback requirements.
	ML-D_RS						
14	ML-D	0	TAIYO TRADING U S A INC	Vacant Land	Unpermitted storage of vehicles. Site improvements required	Corrected - Abatement complete	Owner removed unpermitted vehicles, installed proper screening and complied with setback requirements



Main Street Connection Status Update August 12, 2014

ZONE	SITEADDRESS	OWNERNAME	Type of Use	Violation	Current Status	Details
15	ML-D 20922 MAIN ST	JIMENEZ, GEORGE R CO TR / JIMENEZ TRUST	Carburetor Land #1 - Auto Repairs	CUP required for Auto Repair	Corrected - Abatement complete	Owner discontinued auto repair business
16	ML-D 20926 MAIN ST	GREATER LOVE REFORMED BAPTIST CHURCH	Church-Office	None		
17	ML-D 20930 MAIN ST	ARTAVIA, VICTOR H AND EVELYN D	Iron Works	Site improvements required.	Active Violation - Ongoing with Code Enforcement/Planning	Property under foreclosure
ML-D 20942 MAIN ST				Proper Screening. Site upgrades CUP required for Auto Repair	Active Violation - Ongoing with Code Enforcement/Planning	
18	ML-D 20948 MAIN ST	LOPEZ, RAMON P AND ANICIA S TRS / LOPEZ FAMILY TRUST	Auto Repair			The owner applied for a CUP but the application was never completed
19	ML-D 21002 MAIN ST	ABELLA, JOHN	El Gallo Market/Residential	Residential not permitted	Planning - Design Review	The previous owner upgraded the façade and painted the fence. The new owner is proposing an expansion of market which is undergoing design review.
ML-D						
20	ML-D 21012 MAIN ST	GUINTO, MARIECHELLE R	Auto Repair	CUP required for Auto Repair	Active Violation - Not Compliant with approved CUP	Owner has not satisfied COA for CUP to address unpermitted additions, equipment and other improvements.
21	ML-D 21018 MAIN ST	LAVENDER, DALE G AND LOAJ TRS / VENDER FAMILY TRUST	Residential/Salvage Yard	Unpermitted Residential/Unpermitted Salvage Yard	Corrected - Abatement complete	Owner removed unpermitted residential and salvage yard.
22	ML-D 21024 MAIN ST	ROWENHURST, HENDRICK	Iron Works	Site improvements required.	Planning - Design Review	Previous owner replaced front yard fence. New owner proposing new 2,800 sf warehouse/office building. Proposal is undergoing design review.
23	ML-D 0	CO SANITATION DIST NO 8	Sanitation District	Proper Screening. Site upgrades		
24	ML-D 21032 MAIN ST	LAGIMAY, 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	Corrected - Abatement complete	Owner discontinued unpermitted residential.
ML-D 21042 MAIN ST						
26	ML-D 0	BO SKOFF, 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	Planning - Design Review	Owner replaced front yard fence, installed landscaping and has submitted a proposal to relocate workshop
ML-D 21130 MAIN ST						
29	CG-D 21224 MAIN ST	SILVA, RUDY AND GLORIA TRS / SILVA FAMILY TRUST	Apartments	Unpermitted residential use	Planning - Design Review	Owner has submitted a proposal to convert the apartment building to a workshop
30	CG-D 21226 MAIN ST	DEMESKO, ROBERT D PAMELA J	Ohio Auto Body - Auto Repairs	CUP required for Auto Repair	Corrected - Property abated	Planning Commission approved a CUP for Auto Repair on 9/14/10. All COA satisfied on 7/24/10.
CG-D 21226 MAIN ST						
31	CG-D 21240 MAIN ST	TRYTEK, SHERYL G AND	American PM Auto Center - Auto Repairs	CUP required for Auto Repair	Corrected - Property abated	Planning Commission approved a CUP for Auto Repair on 9/14/10. All COA satisfied on 7/24/10.
CG-D 21250 MAIN ST						