



Administrative Report

N.1., File # 25-1247

Meeting Date: 9/9/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING CHANGES TO PARKING REGULATIONS FOR COMMERCIAL PROPERTIES ALONG ARTESIA AND AVIATION BOULEVARDS

REVIEW AND PROVIDE DIRECTION ON A DRAFT ZONING ORDINANCE THAT WOULD ELIMINATE PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES ALONG ARTESIA AND AVIATION BOULEVARDS

EXECUTIVE SUMMARY

The Artesia and Aviation Corridor Area Plan (AACAP), which was derived from work that occurred on the General Plan update, includes a set of strategies and development standards intended to help incentivize the revitalization of the Artesia and Aviation Corridors. On August 5, 2025, the City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the AACAP. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR) for properties within the AACAP area from 0.6 to 1.5, potential mixed-use development within AACAP, development caps with increased FAR's as incentives for early revitalization projects, reduced or eliminated open space requirements, and various additional future parking strategies.

At the conclusion of the discussions and public comment period, the City Council directed staff to move forward with an amendment to the Redondo Beach Municipal Code (RBMC) eliminating required parking for non-residential uses for properties along the AACAP boulevards. Accordingly, staff have prepared a draft Zoning Ordinance for City Council review and discussion prior to the Planning Commission's consideration and input, which is scheduled to take place on September 18, 2025.

BACKGROUND

The updated Land Use Element proposes to increase to the allowable FAR from 0.6 to 1.5 along the AACAP boulevards, effectively allowing up to 2.5 times more building area. The AACAP contains a total of 2,877 parking spaces, of which 688 are on-street, public spaces, and 2,189 are private, off-street spaces.

At the August 5, 2025 City Council meeting, staff presented various exhibits demonstrating the challenges with meeting the current parking requirements while allowing an FAR greater than 0.6. Following the presentation and discussion, the City Council directed staff to prepare an amendment

to the RBMC that would eliminate parking for non-residential uses along the boulevards. This decision was supported by a parking study which concluded that both on- and off-street parking spaces are generally underutilized and can accommodate higher demand. Current on-street and off-street parking rarely exceeds 68 percent and 50 percent utilization, respectively. Additionally, a survey was mailed to commercial property along the AACAP on May 22, 2025. The property owners responded that the City's parking requirements were one of the biggest regulatory barriers to property redevelopment. Staff is returning to the City Council with a draft Ordinance for review that:

- Eliminates parking requirements within the AACAP for non-residential uses
- Requires Design Review for overlap parking agreements between two or more properties
- Requires Design Review for valet and tandem parking, and mechanical lifts
- If parking is provided, requires that parking lots and garages comply with design standards contained in RBMC Section 10-2.1706

This item allows the City Council to review and provide direction to staff on any amendments desired to the draft Ordinance prior to the Planning Commission's September 18 discussion. It should be noted that, as drafted, the Ordinance would eliminate parking requirements on both of the AACAP boulevards. If the Council would like the reduced parking regulations to apply to Artesia Blvd. only, modifications to the draft Ordinance would be necessary.

COORDINATION

This administrative report was prepared in coordination with the City Manager's Office.

FISCAL IMPACT

Preparation of this item is funded in the FY 2025-26 Annual Budget and as part of the Community Development Department's regular work plan.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - Draft Zoning Ordinance

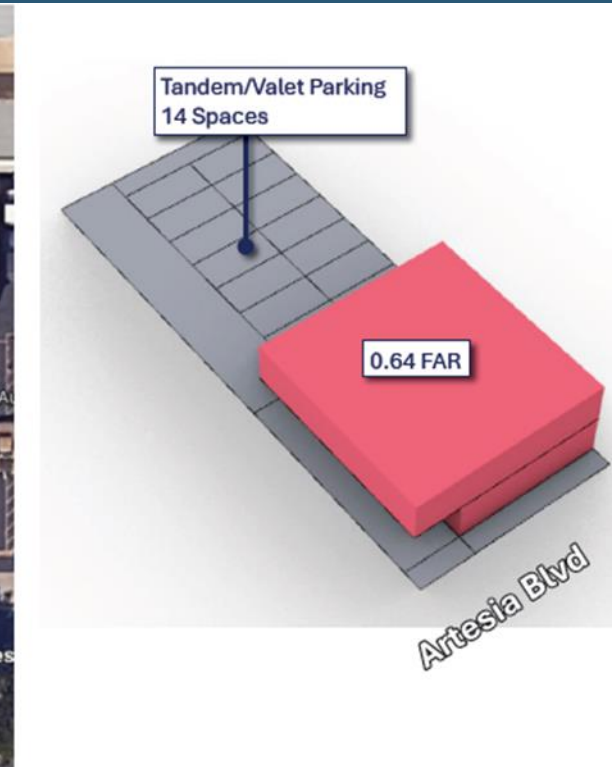
DISCUSSION AND POSSIBLE ACTION REGARDING CHANGES TO PARKING REGULATIONS FOR COMMERCIAL PROPERTIES ALONG ARTESIA AND AVIATION BOULEVARDS

Background

1. Artesia and Aviation Area Corridors Plan AACAP
2. City Council Meeting – 8/5/25
3. Land Use Element – AACAP Discussion
 - Increased FAR 0.6 to 1.5
 - Reduction in parking requirements
 - Elimination of open space requirements
 - Rooftop dining and signage
4. Directed staff to prepare an ordinance that would eliminate parking requirements

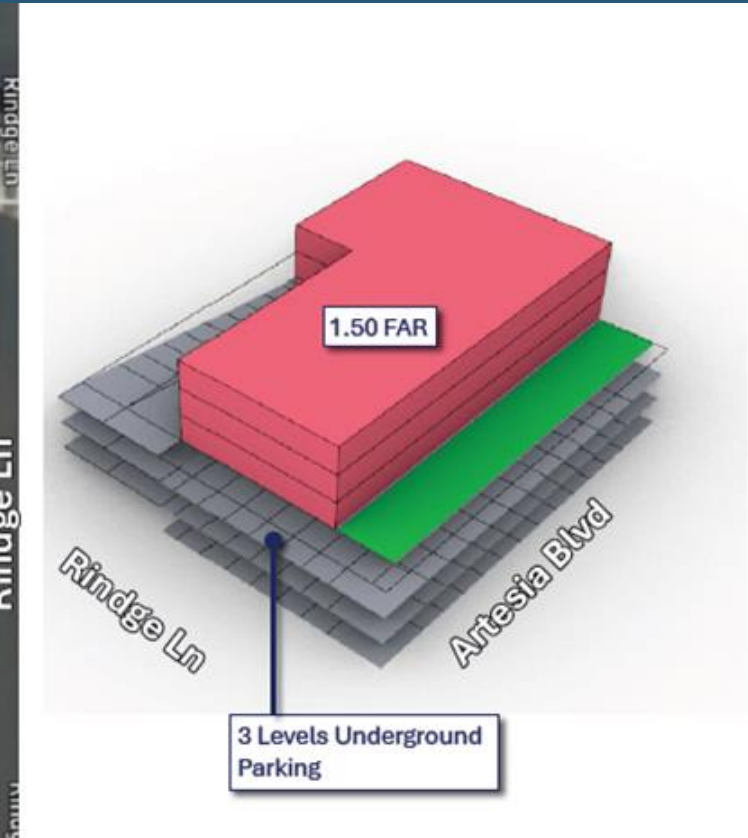
Parking Constraints

- 6,500 sq. ft. lot
- .64 FAR
- 4,200 sq. ft. building
- 2 stories
- 17 parking spaces
- Requires valet



Parking Constraints

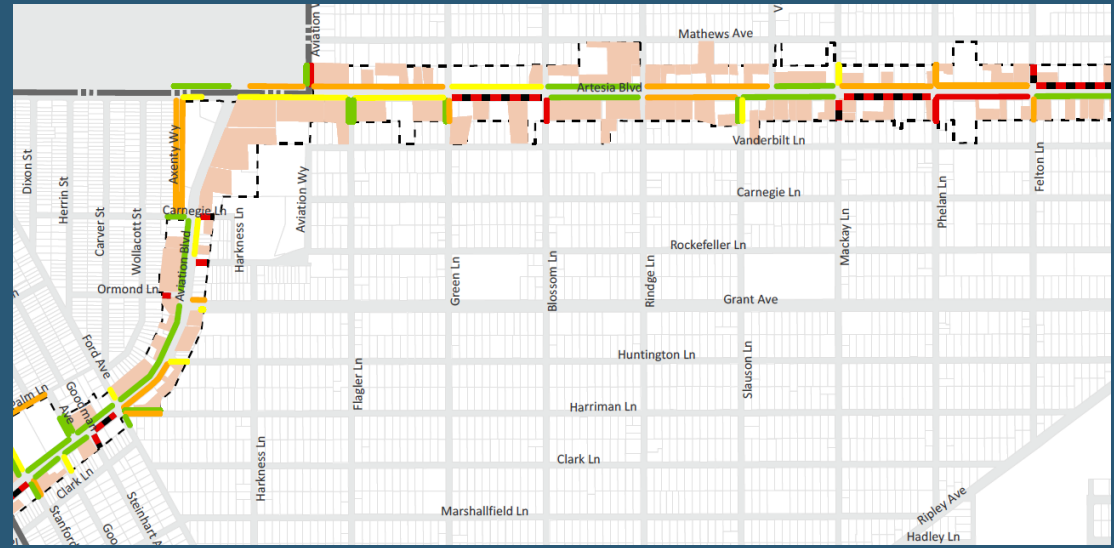
- 19,500 sq. ft. lot
- 1.5 FAR
- 29,000 sq. ft. building
- 3 stories
- 98-117 parking spaces
- 3 level subterranean garage



AACAP Parking Study

2,877 parking spaces

- 688 are on-street, public spaces
 - 68% Occupancy
- 2,189 are private, off-street spaces
 - 50% Occupancy
- More than 1,300 parking spaces are surplus



Draft Ordinance

- Eliminates parking requirements within the AACAP for non-residential uses
- Requires Design Review for overlap parking agreements between two or more properties
- Requires Design Review for valet and tandem parking, and mechanical lifts
- If parking is provided, requires that parking lots and garages comply with design standards contained in RBMC Section 10-2.1706

Fast Food and Drive-Through Restaurants

- AACAP recommended the City discourage these uses
- Existing ordinance exempts these restaurants from the reduced parking requirements for preferred uses
 - Language is conflicting
- Current draft update continues the exemption
- Policy direction is needed on whether to waive parking for these uses
 - At minimum the language needs to be modified to make clear that these uses are not prohibited

Possible Ordinance Additions

- Include a requirement that the ordinance is periodically reviewed
 - By City Council and/or Planning Commission
- Add a termination provision based on objective impacts
- The ordinance could include a requirement for discretionary entitlement
 - CUP or ADR

RECOMMENDATIONS

REVIEW AND PROVIDE DIRECTION ON A DRAFT ZONING ORDINANCE THAT WOULD ELIMINATE PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES ALONG ARTESIA AND AVIATION BOULEVARDS