



# Administrative Report

L.1., File # 26-0353

Meeting Date: 3/17/2026

**To: MAYOR AND CITY COUNCIL**

**From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR**

## **TITLE**

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND COASTAL DEVELOPMENT PERMIT TO CREATE A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE. THE PROPOSED ZONE WOULD BE IN EFFECT FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. DURING THESE HOURS, ON-STREET PARKING WOULD REQUIRE A VALID PERMIT FOR VEHICLES PARKED WITHIN THE DESIGNATED AREA. PERMIT ELIGIBILITY WOULD BE LIMITED TO RESIDENTIAL PROPERTIES LOCATED ALONG 500-522 NORTH GERTRUDA AVENUE.

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2603-013, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING COASTAL DEVELOPMENT PERMIT NO. 2025-0359, AND APPROVING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF NORTH GERTRUDA AVENUE; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY

APPLICANT: City of Redondo Beach

LOCATION: **500-522 N. Gertruda, Redondo Beach e.g., both sides of N Gertruda Ave south of the City's Public Works Facilities.**

CASE NO: 2025-0359

## PROCEDURES:

1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Determine whether the required findings can be made to adopt the attached resolution by title only, waiving further reading.

## **EXECUTIVE SUMMARY**

In December 2023, the City Council adopted Resolution No. CC-2312-134 authorizing establishment of a Preferential Parking Zone (PPZ) on the southern 400 feet of the 500 block of N. Gertruda Avenue and directed staff to prepare a Coastal Development Permit (CDP). Because the site is within the Coastal Zone, a CDP is required before the PPZ may be implemented. The proposed PPZ would apply from 8:00 a.m. to 6:00 p.m., Monday through Friday. Under the Redondo Beach

Municipal Code (RBMC), permit eligibility is limited to residential properties; non-residential properties on the block would not be eligible for permits.

In the Fall of 2025, per prior City Council direction, the Community Development Department initiated the processing of an administrative CDP with a public hearing waiver. During the public notice period for an administrative CDP, the City received comments from area businesses opposing the PPZ and a timely request for a public hearing. Pursuant to RBMC Title 10, the CDP can no longer be processed administratively and a public hearing is now required before the City Council. The purpose of the Public Hearing is to receive testimony and consider whether the required findings can be made for issuance of a CDP for the proposed PPZ. If approved, the matter would proceed in accordance with applicable Coastal Act and Local Coastal Program procedures.

**BACKGROUND**

Section 3-7, Article 17 of the RBMC establishes the procedures and evidentiary criteria for the creation of a preferential parking zone (PPZ). The Public Works & Sustainability Commission (PWSC) conducted a duly noticed public hearing on August 28, 2023, and recommended approval of a modified PPZ on the southern 400 feet of the 500 block of North Gertruda Avenue, with parking restrictions from 8:00 a.m. to 6:00 p.m., Monday through Friday, based on the parking conditions documented in the administrative record.

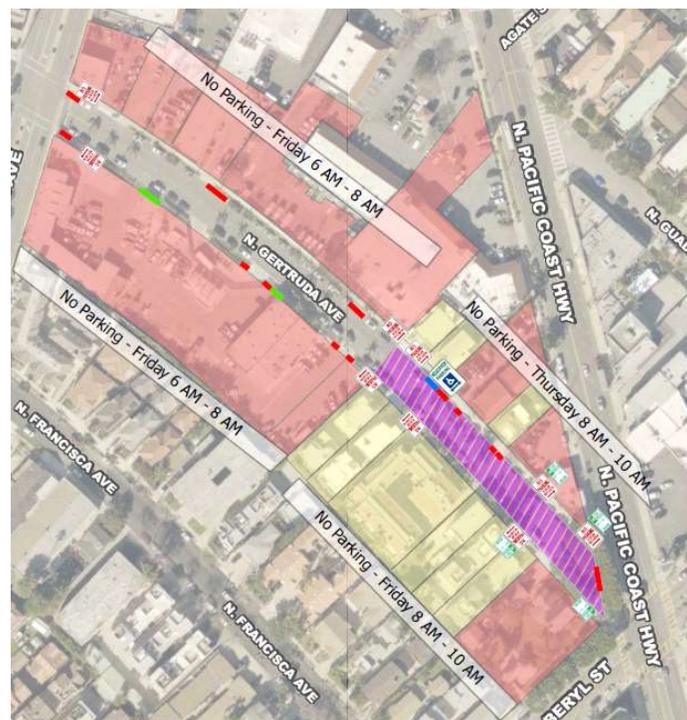


Figure 1. PPZ Highlighted in Purple

On December 19, 2023, the City Council adopted Resolution No. CC-2312-134 approving the PPZ, subject to issuance of a CDP. The administrative report, resolution, and minutes from that meeting are included as an attachment to this report. The Resolution further provides that the PPZ would not take effect unless a CDP is obtained.

Although the proposed PPZ does not involve physical expansion of development, grading, or structural improvements, changes to public parking regulations within the Coastal Zone constitute development under the California Coastal Act and the City's certified Local Coastal Program because such changes may affect the distribution and intensity of public access. For that reason, a CDP is required before the previously approved PPZ may be implemented.

Staff notes that the proposed permit structure would limit parking permits to residential properties along the block, despite the presence of non-residential uses in the area. The customers that patron nearby businesses rely on the street parking along Gertruda and, as proposed, this would be the first preferential parking zone restricted to residents to be issued in the City's Coastal Zone. The City Council may, therefore, wish to consider the broader policy implications of the request, including whether approval of this CDP would lead to similar requests in other areas of the City that are within the Coastal Zone.

### **Coastal Development Permit Findings**

#### **Finding 1: The proposed development is in conformity with the City of Redondo Beach Certified Local Coastal Program (LCP)**

The project area is located within the Coastal Zone and is approximately 0.3 miles walking distance from the nearest waterfront area traveling along Beryl Street. The block is not located between the shoreline and the first public road paralleling the sea, nor is it identified in the LCP as a designated coastal access corridor or public beach access route.

The City's LCP incorporates policies consistent with Coastal Act Chapter 3, including protection of public access and maintenance of coastal-dependent and visitor-serving uses. The proposed PPZ:

- Applies only during weekday business hours
- Does not apply evenings, weekends, or holidays, when peak recreational coastal demand typically occurs
- Is geographically limited to a short 400-foot residential segment.

Based on the limited hours, geographic extent, and inland location of the proposed PPZ, a case could be made that the project would not substantially interfere with coastal access or recreation and conforms to the applicable policies and objectives of the City's Certified Local Coastal Program.

However, staff notes that the Coastal Commission is generally opposed to preferential parking programs in the Coastal Zone, and views it as a restriction of public access to the coast. While the subject CDP is not appealable to the Coastal Commission, their staff has been in contact with the City about this matter and expressed concern with the issuance of a CDP for a preferential parking program, and the potential precedent it may set.

**Finding 2: That the proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).**

This finding is not applicable, as the project site is not located between the shoreline and the first public road paralleling the sea.

**Finding 3: That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.**

The project has complied with all CEQA requirements. The project consists solely of installation of parking signage and implementation of a residential permit parking program. The project involves negligible expansion of use and no physical alteration of land beyond minor signage installation, and therefore qualifies for a Class 1 categorical exemption.

It is recommended the City Council conduct the Public Hearing, consider the concerns raised by City and Coastal Commission staff, and determine whether findings can be made to adopt the Resolution approving a Coastal Development Permit creating (and implementing) a Preferential Parking Zone in the southern 400 feet of the 500 block of North Gertruda Avenue, with parking restrictions from 8:00 a.m. to 6:00 p.m., Monday through Friday.

### **ENVIRONMENTAL STATUS**

The project qualifies for a Class 1 (Existing Facilities) categorical exemption under CEQA Guidelines § 15301, as it consists of minor alteration of existing public facilities involving negligible expansion of use.

### **COORDINATION**

The Community Development Department coordinated this report with the Public Works Department Engineering Services Division.

### **FISCAL IMPACT**

If the CDP is approved, Public Works maintenance personnel would furnish and install the necessary street signage for the new parking zone. The Police Department would be responsible for administering and enforcing the residential parking permits.

### **APPROVED BY:**

*Mike Witzansky, City Manager*

### **ATTACHMENTS**

- Map - Preferential Parking Zone-500 Blk N Gertruda Ave
- Reso - No. 2603-013 adopting a CEQA Exemption and establishing a Preferential Parking Zone-500 Blk N Gertruda Ave
- Administrative Report, Resolution, and Meeting Minutes - City Council, February 19, 2023
- Public Comments Received