

# **BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

## **PLANNING COMMISSION MEETING September 18, 2025**

**J.1.** Public hearing for consideration of a Zoning Ordinance amendment to Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the Redondo Beach Municipal Code (“RBMC”) pertaining to regulations regarding ground floor professional offices uses within the C-2-PD (RIV) zone.

**Revisions have been made to the PC Resolution and are summarized below:**

- 1. The proposed ordinance amendment clarifies its applicable only within the C-2-PD zone within the Riviera Village (RIV).**

### **Public Comments**

- 1. Richard Edler, CEO**
- 2. James Sanders CEO, Estate Properties International**

**J.2.** A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to parking regulations for nonresidential uses located on properties within the Artesia and Aviation Corridors Area Plan.

**The following are summaries of the revised proposed ordinance eliminating the parking requirement for non-residential uses within the AACAP**

- 1. Section 10-2.1707 (b), delete the exception for “restaurant (fast food) and/or restaurant with a drive-through.”**
- 2. Section 10-2.1707 (b) (2) rewrite of this section to “require” parking to the rear of buildings and incorporate requirements for an AUP or CUP if parking is provided adjacent to Artesia or Aviation Boulevards.**

**CONTACT:** Sean Scully, Planning Manager 310-697-3194



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**Revisions have been made to the PC Resolution and are summarized below:**

- 1. The proposed ordinance amendment clarifies its applicable only within the C-2-PD zone within the Riviera Village (RIV).**

### **Public Comments**

- 1. Richard Edler, CEO**
- 2. James Sanders CEO, Estate Properties International**

**CONTACT:** Sean Scully, Planning Manager 310-697-3194

## RESOLUTION NO. 2025-09-PCR-08

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE REGULATION OF GROUND-FLOOR PROFESSIONAL OFFICE USES WITHIN THE C-2-PD (RIV) ZONE.**

WHEREAS, the purpose of the Riviera Village overlay zone (“RIV”) is to ensure that development within Riviera Village establishes and maintains a primarily local-serving commercial zone with a distinct “village-like” environment characterized by a high degree of pedestrian activity; and

WHEREAS, the majority of South Catalina Avenue northerly of Palos Verdes Boulevard and southerly of Avenue I represents the core of the Riviera Village commercial zone, and is zoned C-2-PD (RIV) (Pedestrian-Oriented Commercial Zone, Riviera Village Overlay Zone); and

WHEREAS, Section 10.5-620 of the Redondo Beach Municipal Code permits offices, including government, professional, and medical offices, within C-2-PD zones and Section 10-5.621(a)(1) “Additional land use regulations” further restricts “Offices” and states that “Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted”; and

WHEREAS, staff has identified that professional offices have been previously permitted to locate on the ground floor within the C-2-PD (RIV) zone because previously permitted offices provided a commercial service use such as notary at or near the front, street-facing portion of the office; and

WHEREAS, on January 21, 2025, the City Council held a meeting to discuss potential updates to the Redondo Beach Municipal Code that would modify the land use regulations and business permitting standards pertaining to ground-floor professional office uses within the C-2-PD (RIV) zone and directed staff to return with a draft ordinance; and

WHEREAS, on September 18, 2025, staff presented a draft zoning ordinance amendment to the Planning Commission that updates the additional land use regulations in Section 10-5.621 specifying that professional office uses would be prohibited on ground-floor street-facing tenant spaces, as either a primary or ancillary use, within C-2-PD (RIV) zones; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA DOES HEREBY FIND AS FOLLOWS:

#### SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and State and local guidelines adopted pursuant thereto, the zoning amendment is Categorically Exempt from further environmental review, pursuant to Section 15061(b)(3) of the Guidelines of the California Environmental Quality Act

(CEQA) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment ("common-sense exemption"), therefore, the action is not subject to CEQA.

2. The amendment to the Zoning ordinance is consistent with the General Plan.
  - a. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
  - b. Land Use Element Objective 1.32: Provide for the maintenance of the Riviera Village as a low-density, local-serving commercial district of the City, which is identifiable as a distinct "village-like" environment characterized by a high level of pedestrian activity.
  - c. Land Use Element Objective 1.33: Maintain the Catalina Avenue frontage as the primary pedestrian-oriented "core" of Riviera Village.
3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Section 10-5.2504(f)(1) Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to prohibiting the location of ground-floor, street-facing professional offices within the C-2-PD (RIV) zone.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) amending Section 10-5.621(a) as follows:

(1) Offices. Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted. Within the Riviera Village Overlay Zone (RIV), "Offices, professional" uses, as defined in Section 10-5-402, are prohibited on ground-floor street-facing tenant spaces, as either a primary or ancillary use.

(2) Uses exceeding 30,000 square feet. Uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-5.2506).

SECTION 3. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of September, 2025.

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Wayne Craig, Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )   SS  
CITY OF REDONDO BEACH    )

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-09-PCR-08 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18<sup>th</sup> day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Sean Scully  
Planning Manager

APPROVED AS TO FORM:

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City Attorney's Office

September 17, 2025

**VIA AGENDA WEBSITE**

City of Redondo Beach  
Planning Commission  
415 Diamond St.  
Redondo Beach, CA 90277

Re: Concerns Regarding Proposed Regulation to Remove Professional Offices from  
Catalina Avenue Facing Ground-Floor Spaces

Dear City Planning Commissioners:

I am writing to express my concern regarding the potential ordinance under consideration that would prohibit professional office space on ground-floor levels within the Riviera Village. While I understand the intention behind this ordinance – namely to encourage more active storefronts and retail visibility – I respectfully urge the Planning Department to carefully consider the unintended consequences this change may have on both local service providers and the community as a whole.

Many professionals who currently occupy ground-floor offices, such as real estate companies, insurance brokers, accountants, and financial advisors, are sales-service providers and not merely professional offices. They operate businesses that differ fundamentally from traditional retail stores such as clothing, jewelry, or home goods shop; however, they rely on foot traffic, visibility, and accessibility for their clients, much like retail establishments. Their presence on the street level ensures the community has easy access to services that are essential for daily life and local economic stability.

Additionally, professional service offices contribute to the vitality of commercial districts in ways that complement, rather than detract from, retail activity. For example, clients visiting these offices frequently also patronize nearby restaurants, cafés, and shops, thereby supporting the broader business ecosystem. Many of these offices have created spaces that are retail-looking in nature to continue the Riviera Village “feeling” that is so special to this neighborhood. Specifically, our real estate office has created an inviting pedestrian friendly ground-floor space opening up to Catalina Avenue including high-end photographs in the windows and an open living room style leaving all of our strictly administrative office areas accessible only off the path of the pedestrian traffic areas.



It is also important to address the impact of this ordinance on businesses that have already established themselves in ground-floor spaces. Many of these professional offices have long-standing leases, invested significant resources in building out their spaces, and become integral parts of the community. Forcing relocation or closure when these leases come up for renewal would not only place an unfair financial burden on these businesses but also diminish the diversity of services available to residents and visitors of this area.

For these reasons along with the fact that the City has given no specific reasoning for this ban along the ground-level, I respectfully request that the Commission deny this ordinance change for the Riviera Village.

If the Commission determines that this potential ordinance is worth consideration, I suggest that the Commission consider all or some of the following approaches:

1. **Separating professional services from administrative offices** recognizing that the entire professional office group is not homogeneous. Professional service providers are only quasi-professional offices as they are also sales offices similar to any other retail space. Any ban on offices on the ground-floor should not extend beyond administrative clerical office spaces.
2. **Creating a balanced use policy** that allows for a mix of retail and professional offices, ensuring storefront activity without excluding valuable services and including some opportunities by these professional service spaces. By considering a numerical cap on the number allowed within Riviera Village (similar to proposed smoke shop limitations within the city boundaries), it would allow these professional businesses in areas where retail demand is already saturated or limited so that those buildings can still have quality neighborhood serving businesses. One such example could be to allow only one such office per block along Catalina Avenue.


If the Commission determines that this ordinance should be passed as it is written, we strongly urge the Commission to specifically grandfather existing ground-floor professional offices so that current businesses are not displaced. While this is intimated in the discussion regarding this ordinance, it is not specifically called out for such businesses which have been in the neighborhood especially long term.

I strongly encourage you, the Commissioners, to recognize the important role professional service providers play in maintaining a vibrant, diverse, and accessible commercial landscape in Riviera Village. We can only surmise that the City is attempting to encourage more active streetscapes while also preserving the businesses that serve and employ local residents. By adopting a more flexible regulatory approach, the City can have both a continued strong business relationship with all of the businesses in its jurisdiction as well as achieve its goals.

Commissioners of the  
Planning Commission  
City of Redondo Beach  
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Thank you for your time and consideration of these concerns. I would be glad to provide additional perspective or attend any further hearings or workshops on this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard Edler', written in a cursive style.

Richard Edler, CEO

cc: Holly M. Barberi

# ESTATE PROPERTIES

Professional Real Estate Services  
63 Malaga Cove Plaza  
Palos Verdes Estates, CA 90274  
310-378-9494  
[www.realestatelosangeles.com](http://www.realestatelosangeles.com)

James Sanders  
E-MAIL: [jsanders@eplahomes.com](mailto:jsanders@eplahomes.com)  
DIRECT: (310) 722-9494  
Broker License # 01879720

**September 18, 2025**

City of Redondo Beach Planning Commission  
415 Diamond St.  
Redondo Beach, CA 90277

## **Re: Opposition to Proposed Ban on Ground-Floor Professional Offices – Riviera Village**

Dear Commissioners,

I am both the **owner of a building in Riviera Village** and the **operator of a real estate office in that building**. The proposed ordinance to remove ground-floor professional offices — including real estate — from Catalina Avenue storefronts would **financially harm me as a property owner** and **limit important services to the community**.

Our office isn't just a back-office operation. We are open to the public every day and provide interactive services — including **listing boards and interactive window displays** that help residents and visitors understand property values in their neighborhood. Clients and agents walking into our office also support the surrounding shops, restaurants, and cafés. Far from detracting from the pedestrian experience, we help keep Riviera Village active and connected.

It's also important to remember that **real estate is a major economic driver for the City**. Each transaction generates **transfer taxes, recording fees, and property tax reassessments**, which directly support city services and infrastructure. Restricting real estate storefronts works against that economic engine.

As a **building owner**, I am also very concerned about the impact on my **property rights and future value**. If I ever decide to sell my building along with my business, would the buyer be **barred from continuing to operate a real estate office in that space**? That restriction would significantly reduce the value of my property and potential future income — effectively punishing those of us who have invested heavily in the Village for decades.

Other vibrant commercial districts across the country have found that a **mix of retail, restaurants, and professional services** works best. Examples include:

- **Lahaina, Maui (before the fire)** – where real estate and professional offices were an integral part of a thriving walkable downtown.
- **Carmel-by-the-Sea, CA** – where galleries, boutiques, and real estate storefronts all coexist and add to the town's unique character.
- **Santa Barbara and Aspen** – where professional service storefronts sit comfortably alongside shops and restaurants, supporting the overall economy.

The reality is that **Riviera Village thrives on diversity**. Professional services like real estate offices are part of that fabric and play an important role in keeping the district vibrant and sustainable.

For these reasons, I respectfully urge you to **reject the ordinance as written**. If changes are truly necessary, I ask that you adopt a **balanced approach** that makes a distinction between purely administrative back offices and **community-facing professional service providers**. At the very least, existing offices must be **explicitly grandfathered** so that long-standing investments are protected.

Thank you for your time and for considering the perspective of those of us who not only run businesses here but also own and invest in the Riviera Village for the long term.

Respectfully,

James Sanders

James Sanders

CEO, Estate Properties International

Owner: 1901 S. Catalina Ave.

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**J.2.** A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to parking regulations for nonresidential uses located on properties within the Artesia and Aviation Corridors Area Plan.

**The following are summaries of the revised proposed ordinance eliminating the parking requirement for non-residential uses within the AACAP**

- 1. Section 10-2.1707 (b), delete the exception for “restaurant (fast food) and/or restaurant with a drive-through.”**
- 2. Section 10-2.1707 (b) (2) rewrite of this section to “require” parking to the rear of buildings and incorporate requirements for an AUP or CUP if parking is provided adjacent to Artesia or Aviation Boulevards.**

**CONTACT:** Sean Scully, Planning Manager 310-697-3194

## **RESOLUTION NO. 2025-09-PCR-09**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS FOR NON-RESIDENTIAL USES LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.**

WHEREAS, the City Council of the City of Redondo Beach at their duly noticed public hearing on December 8, 2020, adopted the “Artesia & Aviation Corridors Area Plan” (AACAP); and

WHEREAS, the purpose of the AACAP is to identify policy approaches and explicit actions that can be used by City staff or property owners to activate, energize, and revitalize the Artesia and Aviation Corridors in a coordinated and consistent manner; and

WHEREAS, the purpose and intention of the “mobility objectives” within the Artesia and Aviation Corridor Area Plan are to provide a concentration of office, restaurant, and retail activity that is community/neighborhood serving and to create a "park once and walk" corridor that meets parking needs and promotes the use of active transportation (e.g., walking, bicycling, and scooter riding); and

WHEREAS, to better understand the current parking capacity within the AACAP area, a parking study was conducted that identified a total of 2,877 parking spaces, of which 688 are on-street, public spaces, and 2,189 are private, off-street spaces. Further analysis revealed that both on- and off-street parking spaces are generally underutilized, suggesting that the current supply can accommodate higher demand. An efficiently parked area maintains an 85 percent utilization rate, but current on-street and off-street parking rarely exceeds 68 percent and 50 percent utilization, respectively; and

WHEREAS, on August 5, 2025, the City Council held a meeting to discuss the City’s General Plan – Land Use Element update with a specific focus on policies related to the “revitalization of the Artesia and Aviation Corridor”. 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 all discussions and public comments, the City Council directed staff to move forward, as a priority item, with an amendment to the City’s Zoning Ordinance eliminating required parking for non-residential uses; and

WHEREAS, on September 9, 2025, staff presented a draft Zoning Ordinance eliminating parking requirements for new development of non-residential uses within the

AACAP area for the City Council's review and direction. City Council took public testimony, discussed the proposed ordinance, and provided the following direction to city staff:

1. Remove the existing language in Section 10-2.1707 that prohibits “restaurant (fast food) and a restaurant with drive-through use” within the AACAP area.
2. Revise the draft ordinance to apply to all nonresidential uses, including restaurant (fast food) and restaurants with drive-throughs.
  - a. Staff's original draft ordinance included a “carve out” of the parking elimination regulation for restaurant (fast food) and restaurants with drive-throughs.
3. Incorporate language to encourage parking areas, if provided, to be located to the rear of proposed structures.
  - a. Include language that addresses potential compatibility concerns with parking areas adjacent to residential and adding additional buffering requirements for parking areas that choose to locate in front of new developments adjacent to Artesia or Aviation Boulevards.
4. Incorporate future and regular progress reports on redevelopment metrics within the AACAP area into the City's Strategic Plan to measure effectiveness of this revitalization strategy and avoidance of unintended consequences such as impacting the street parking within adjacent residential and private parking on neighboring commercial properties.
5. Present the draft Zoning Ordinance to the Planning Commission at a public hearing for their review, comment, discussion, and recommendation(s).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA DOES HEREBY FIND AS FOLLOWS:

## SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and State and local guidelines adopted pursuant thereto, the zoning amendment is Categorically Exempt from further environmental review, pursuant to Section 15060(c)(2), as the project is not expected to result in a reasonably foreseeable change in the environment, and Section 15061(b)(3) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (“common-sense exemption”), of the Guidelines of the California Environmental Quality Act (CEQA), therefore, the action is not subject to CEQA.
2. The amendment to the Zoning ordinance is consistent with the General Plan.
  - a. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.

- b. Land Use Element Policy 1.15.2: Publicly initiate and allow for the private sector development of municipal or shared parking lots, which incorporate bicycle storage facilities, along the street frontages to provide for joint use of adjacent commercial properties and allow for the incorporation of commercial uses into the structure along the street frontage (except for areas required for access).
  - c. Land Use Element Policy 1.15.7: Integrate improvements which facilitate transit use of Artesia Boulevard, such as bus shelters and recessed access points.
  - d. Land Use Element Objective 1.17: Provide for the development of uses which predominantly serve and are accessible to local residents, create a distinctive pedestrian activity area of the City, and are compatible with adjacent residential neighborhoods.
  - e. Land Use Element Policy 1.17.1: Accommodate a mix of commercial uses which provide for the needs of nearby residents (as defined by Policy 1.16.1) and enhance pedestrian activity on parcels designated as "C-2-PD".
  - f. Land Use Element Policy 1.17.3: Encourage the development of outdoor dining and other similar uses which do not impede pedestrian circulation on the sidewalks.
  - g. Land Use Element Policy 1.19: Provide for the development of uses which predominantly serve and are accessible to local residents and compatible with adjacent residential neighborhoods.
3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Section 10-5.2504(f)(1) Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to the elimination of required parking for non-residential uses within the AACAP area.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 2 (Zoning and Land Use) amending Section 10-2.1707 as follows:

**§ 10-2.1707. Nonresidential parking standards within the Artesia and Aviation Corridors Area Plan.**



- (a) Purpose and intent. The mobility objectives of the Artesia and Aviation Corridors Area Plan are to provide a concentration of office, restaurant, and retail activity that is community/neighborhood serving. The intent is to create a "park once and walk" corridor that meets parking needs and promotes the use of active transportation (e.g., walking, bicycling, and scooter riding). Restaurant and office uses, identified as "preferred uses" within the corridor plan, are envisioned to attract a mix of people from the surrounding neighborhoods who may arrive on foot, bike, e-bike and other alternative modes, or by car. The segments of Artesia and Aviation Boulevards included in the Artesia and Aviation Corridor Area Plan runs from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.
- (b) Number of Parking Spaces Required. All permitted non-residential uses, ~~with the exception of a restaurant (fast food) and/or restaurant with a drive-through,~~ that have frontage on either the Artesia or Aviation Boulevards within the Artesia and Aviation Corridors Area Plan are not required to provide parking. ~~A restaurant (fast food) and a restaurant with drive-through use is not included and is not permitted on properties with frontage on either the Artesia or Aviation Corridors within the Area Plan.~~
- (1) Outdoor Seating for Restaurant Uses. No additional parking is required. The provisions as referenced in Section 10-2.1622, which requires outdoor seating to meet the parking requirements of Section 10-2.1706 and a Conditional Use Permit for outdoor seating areas greater than 150 square feet does not apply to restaurant uses within the Artesia and Aviation Corridors Area Plan. All outdoor dining areas for restaurants in the Area Plan shall be subject to approval by Administrative Design Review pursuant to Section 10-2.2500. All other provisions within Section 10-2.1622 shall apply.
- (2) If provided, the design of nonresidential off-street parking lots, common parking garages, driveway approaches, driveways, and aisles are subject to the requirements pursuant to Section 10-2.1706 and the following additional "Requirements", "Exceptions", and "Findings". Additionally, any future parking areas are preferred to be developed in the rear of properties behind structure(s). Special lighting, pedestrian pass throughs to adjacent residential neighborhoods, driveway access to adjacent parking lots, noise reduction measures, and other compatibility and design measures as determined by the Community Development Director or his/her assigned, may be required in rear parking areas. In the event parking is to be developed with frontage along Artesia or Aviation Boulevards additional design features between the parking areas fronting the public right-of-way may be incorporated, including but not limited to, additional landscaped setbacks, decorative walls, incorporation of open spaces/public plazas for outdoor uses of the adjacent businesses, and pedestrian pathways. For properties that include frontage along a side street (corner lots), only landscaping areas

between the side street and the parking area may be required, additionally, driveway access is preferred from the side street to minimize or eliminate driveways along Aviation or Artesia Boulevard.

a. General Requirements.

1. Off-street parking areas shall be located to the rear of the primary building or structure on the lot.
2. No Off-street parking shall be permitted in the front yard setback or between the front of the primary building and the public street, except as provided in Subsection b. below.

b. Exceptions – Administrative Use Permit.

1. The placement of off-street parking in the front of the primary building may be authorized through approval of an Administrative Use Permit (AUP), or Conditional Use Permit, as determined by the Community Development Director subject to the findings in Subsection c.
2. An application for an AUP shall be processed in accordance with 10-2.2507.

c. Findings for Approval.

In approving an Administrative Use Permit for front yard parking, the review authority shall find that:

1. Site Constraints. Physical site conditions, including not limited to lot depth, topography, corner lot condition, or the location of existing structures make rear parking infeasible.
2. Business Operations. The proposed business or use has operational characteristics that warrant front yard parking, such as customer pick-up/drop-off areas, accessibility needs, or similar functions, and rear parking would substantially impair the business operation.
3. Design Mitigation. Parking located in front of the primary building is designed and screened to minimize visual impacts from the public right-of-way, including landscaping, decorative walls, or other design treatments consistent with City design guidelines.

- (c) Provisions for Parking Lot Designs Not Compliant with Section 10-2.1706. Overlap (on-site or off-site) parking, valet parking, tandem parking, and mechanical lifts for all nonresidential uses located within the Artesia and Aviation Corridors Area Plan may apply for an Administrative Design Review pursuant to Section 10-2.2500.

- (1) Administrative Design Review may be approved for:
  - a. Overlap parking serving more than one (1) use or site;
  - b. Valet parking;
  - c. Tandem parking;
  - d. Mechanical lifts; or
  - e. Any combination of the above, subject to specific findings and conditions of approval.
- (2) In approving an Administrative Design Review for parking lot design not compliant with Section 10-2.1706, overlap parking (on-site or off-site), valet parking, tandem parking, and/or mechanical lifts, the Community Development Director (or assigned) shall find:
  - a. In regard to overlap (on-site or off-site) parking:
    1. The peak-hour parking demand from all uses does not coincide and/or the uses are such that the hours of operation are different for various portions of the business. If the site is in a pedestrian-oriented commercial zone, the Community Development Department may also approve overlap parking subject to a determination that the use mix is conducive to customers parking and walking to visit more than one business on the same trip; and
    2. The adjacent or nearby properties will not be adversely affected relative to parking; and
    3. The proposed traffic circulation will not be detrimental to the health, safety, and welfare of residents residing or working in or adjacent to the neighborhood; and
    4. The off-site parking is within a reasonable distance of the premises upon which the building or use is located; and
    5. In reaching a decision, the Community Development Director (or assigned) may consider survey data submitted by an applicant or collected at the applicant's request and expense.
  - b. In regard to valet parking, tandem parking, and mechanical lifts:
    1. The location for valet services, tandem parking, and mechanical lifts does not severely impede on-site or off-site traffic or pedestrian circulation; and
    2. The adjacent or nearby properties will not be adversely affected by noise associated with the mechanical lifts and/or valet parking services; and

3. Mechanical lifts shall be operated by an employee and shall be screened from view from the adjacent public right-of-way to the extent feasible.
- (3) Mechanical Lift Design Standards. A mechanical lift is an elevator-like mechanical system allowing full-size passenger cars or sport utility vehicles to be placed in the lift and mechanically raised or lowered, creating space for more full-size passenger cars or sport utility vehicles to be parked in a vertical configuration. Mechanical lifts shall be operated solely by parking attendants. Mechanical lifts shall be screened from view from adjacent public streets to the extent feasible.
- (4) As a condition of such Administrative Design Review approval for overlap parking (off-site), the Community Development Director (or assigned) shall require a written agreement between landowner(s) and the City, in a form satisfactory to the City Attorney, which shall include:
  - a. A guarantee among the landowner(s) for access to and use of the off-site overlap parking facilities; and
  - b. Remedies in the event that there is a change in use on the property or in the event that the off-site overlap parking is lost; and
  - c. A provision that the City may require parking facilities in addition to those originally approved, after notice and administrative hearing, upon a finding by the Community Development Director (or assigned) that adequate parking to serve the use(s) has not been provided; and
  - d. A provision stating that the City, acting through the Community Development Director (or assigned), may, for due cause and upon notice and administrative hearing, modify, amend, or unilaterally terminate the agreement at any time.
- (5) Notwithstanding the foregoing, if such parking reduction, parking lot design, overlap (on-site or off-site) parking, valet parking, tandem parking, or mechanical lift request also includes other discretionary actions to be considered by the Planning Commission, the Community Development Director shall refer the parking request to the Planning Commission in conjunction with such other discretionary actions. The Planning Commission, in considering the parking request, shall make such findings and include necessary conditions as provided in this section.
- (6) Performance. It is a violation of this section for use of valet and/or mechanical lift parking spaces and queuing to access those spaces, to be operated in a manner that causes either: (a) significant congestion on adjacent streets or intersections; (b) any other significant impediment to City intersections, streets or adjacent off-street parking areas; or (c) significant interference with the self-park operations elsewhere on site. Violations of this section are

subject to enforcement pursuant to Article 15 (Enforcement) of Part IV (Administration) of Chapter 2 (Zoning) of Title 10 (Planning and Zoning) of the Redondo Beach Municipal Code. In addition, the Community Development Director may impose conditions if the Community Development Director determines that doing so is necessary to eliminate any such violation

SECTION 3. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of September, 2025.

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Wayne Craig, Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )   SS  
CITY OF REDONDO BEACH    )

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-09-PCR-09 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18<sup>th</sup> day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Sean Scully  
Planning Manager

APPROVED AS TO FORM:

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City Attorney's Office