

BLUE FOLDER ITEM

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CITY COUNCIL MEETING OCTOBER 14, 2025

- I.1 PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE TITLE 10 CHAPTER 2 ZONING AND LAND USE SECTION (10-2.1707) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS FOR NON-RESIDENTIAL USES ON PROPERTIES LOCATED ON ARTESIA AND AVIATION BOULEVARDS

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

- **Staff is providing alternative language to the requirements for rear parking. Specifically, the modification would delete the requirement for a CUP and limit the entitlement to an AUP for parking in the front. Additionally, only two of findings are required to approve the AUP rather than all three.**

Alternative Draft
§ 10-2.1707(b)(2)

- (1) Although not required, if the project provides on-site parking, then design of 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 “General Requirements”, “Exceptions”, and “Findings”.
- 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 ~~or Conditional 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 (CUP);~~ 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 Section 10-2.2507; ~~and an application for a CUP shall be processed in accordance with Section 10-2.2506.~~
 - c. Findings for Approval.

In approving an AUP ~~or CUP for front yard parking,~~ the Community Development Director ~~or the Planning Commission, respectively,~~ shall make ~~the following three~~ either findings 1 or 2, and 3, findings in addition to the requirements contained in Sections ~~10-2.2506 and~~ 10-2.2507:

 - 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.