



# Administrative Report

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N.1., File # 24-0305

Meeting Date: 3/19/2024

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**To:** MAYOR AND CITY COUNCIL  
**From:** JOE HOFFMAN, CHIEF OF POLICE

## **TITLE**

DISCUSSION AND POSSIBLE ACTION ON OPTIONS FOR THE IMPLEMENTATION OF PARKING RESTRICTIONS ALONG HERONDO STREET BETWEEN PACIFIC COAST HIGHWAY AND NORTH FRANCISCA AVENUE AND IN CITY PARKING LOT 13 LOCATED AT HARBOR DRIVE AND YACHT CLUB WAY

## **EXECUTIVE SUMMARY**

City Council requested the Police Department present options for parking restrictions along Herondo Street between Pacific Coast Highway (PCH) and North Francisca Avenue, and in City Parking Lot 13 at Harbor Drive and Yacht Club Way. This report summarizes the current conditions and restrictions in the two locations and presents various options for additional parking restrictions.

## **BACKGROUND**

In recent months, numerous complaints have been received from the public concerning vehicles that are parking in two specific areas of the City for extended periods of time. Some vehicles belonging to area residents, including Hermosa Beach, have reportedly been using City of Redondo Beach parking lots and unmetered, or otherwise restricted spaces, as overnight parking for convenience. Reports have also been received of persons living in vehicles that are legally parked in the areas referenced in this report.

## **Herondo Street**

The area of Herondo Street between PCH and North Francisca Avenue is comprised of 80 reverse-angled parking spaces, 34 on the north side and 46 on the south side. The spaces on the north side are restricted as "No Parking" between the overnight hours of 2:00 AM to 6:00 AM, in addition to the weekly street sweeping restriction. On the south side, the spaces have no restriction other than weekly street sweeping. The spaces on both sides are not metered, although the spaces on Herondo to the west of North Francisca Avenue do have parking meters. Options for additional restrictions in this area include limiting the number of hours a vehicle can stay parked, restricting overnight parking on the south side, and/or adding parking meters.

The area of Herondo Street between PCH and North Francisca Avenue is located within Central Traffic District No. 1, which is designated as a parking meter zone per Redondo Beach Municipal Code (RBMC) Section 3-6.02. Installation of parking meters would cost approximately \$18,000 for the south side only, or \$31,000 for both sides of Herondo Street. Based on utilization of the existing meters on Herondo, west of North Francisca Avenue, estimated annual revenue from additional

parking meters would range between \$10,000 - \$15,000 per year, with peak use occurring in July and August.

Adding parking meters to this area would require adoption of an ordinance amending RBMC Section 3-6.03 to establish parking meter rates for this portion of Herondo Street.

### **Lot 13**

City Parking Lot 13, located at N. Harbor Dr. and Yacht Club Way, contains 27 metered parking spaces. No other restrictions are in place, and vehicles are allowed to be parked 24-hours a day, so long as the parking meter is paid or there is a parking meter permit affixed to the vehicle. Options for additional restrictions include limiting the number of hours a vehicle can stay parked, and/or prohibiting overnight parking.

In general, the RBMC gives the City Manager the authority to set parking time limits and restrict parking hours Citywide based on specified criteria involving factors of congestion, impediment of traffic flow, effect on abutting properties, and economical distribution of curb space. The restrictions include time limits (RBMC 3-7.1302), prohibition of parking during various hours (RBMC 3-7.1308), and restriction on overnight parking between 2:00 AM and 5:00 AM (RBMC 3-7-1310), each with their own set of criteria. If appropriate criteria are established, the City Manager may direct installation of signage noting the parking restriction. However, these areas are both located within the City's Coastal Zone and are subject to other requirements.

### **Compliance with City's Local Coastal Plan (LCP)**

Any changes made to public parking, including time restrictions and installation of parking meters, are required to comply with the City's Local Coastal Plan (LCP), with findings made that the changes will not reduce the total number of existing public parking spaces, and that the restrictions will not affect public access to the coastline. The City Council must conduct a public hearing to adopt resolutions approving Coastal Development Permits (CDP) for the implementation of parking restrictions in each location, which will be forwarded to the California Coastal Commission for their review.

The portion of Herondo Street is located in an area where the City's issuance of the Coastal Development Permit can be appealed to the California Coastal Commission by a member of the public. Once the City Council Resolution approving the Coastal Development Permit is finalized by the City Clerk's Office, a copy of the fully executed Resolution, along with a Notice of Determination on a Coastal Development Permit, is forwarded to the Coastal Commission. This starts a 10-day appeal period, during which a member of the public could appeal the City's decision to the Coastal Commission. Should no appeal be filed by the public to the Coastal Commission during the appeal period, the City's determination would be final. If an appeal were filed, and the Coastal Commission deemed the appeal as founded, the City's decision would be considered at a public hearing before the Coastal Commission. The Coastal Commission decision would be final.

Lot 13 is located in an area where the City's approval of a Coastal Development Permit could be appealed by either a member of the public, or by the Coastal Commission itself, within the same Coastal Commission appeal period noted above. Should the public or Coastal Commission appeal the City's decision, the appeal would be considered at a public hearing before the Coastal Commission, with their determination being final.

Once the preferred option(s) are determined, appropriate findings will be developed and a public hearing will be scheduled for consideration of approval of a CDP to implement the parking restrictions. The public hearing would be duly noticed by publication in the local newspaper, posting the subject areas every 200-feet, along with mailing notices to property owners in a 300-foot radius and residents within a 100-foot radius. The adopted Resolution would be forwarded to the California Coastal Commission for review. If one of the options is to consider the installation of additional parking meters, the public hearing would include introduction of an ordinance amending RBMC Section 3-6.03 by adding a parking meter rate for that portion of Herondo Street.

**COORDINATION**

The Police Department coordinated this report with the Community Development Department.

**FISCAL IMPACT**

There would be minimal fiscal impact for parking restriction signage on Herondo Street and/or in Lot 13. Additional parking meters on Herondo Street would have one-time costs between \$18,000 and \$31,000, and ongoing costs for maintenance and transaction fees of up to \$5,000 per year. These expenses would be offset by parking meter revenue of \$10,000 to \$15,000 per year.

**APPROVED BY:**

*Mike Witzansky, City Manager*

**ATTACHMENTS**

- Presentation - City Council, March 19, 2024
- RBMC Title 3 Chapter 6 - Parking Meters
- RBMC Title 3 Chapter 7 Article 13 - Parking