

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



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BEACH

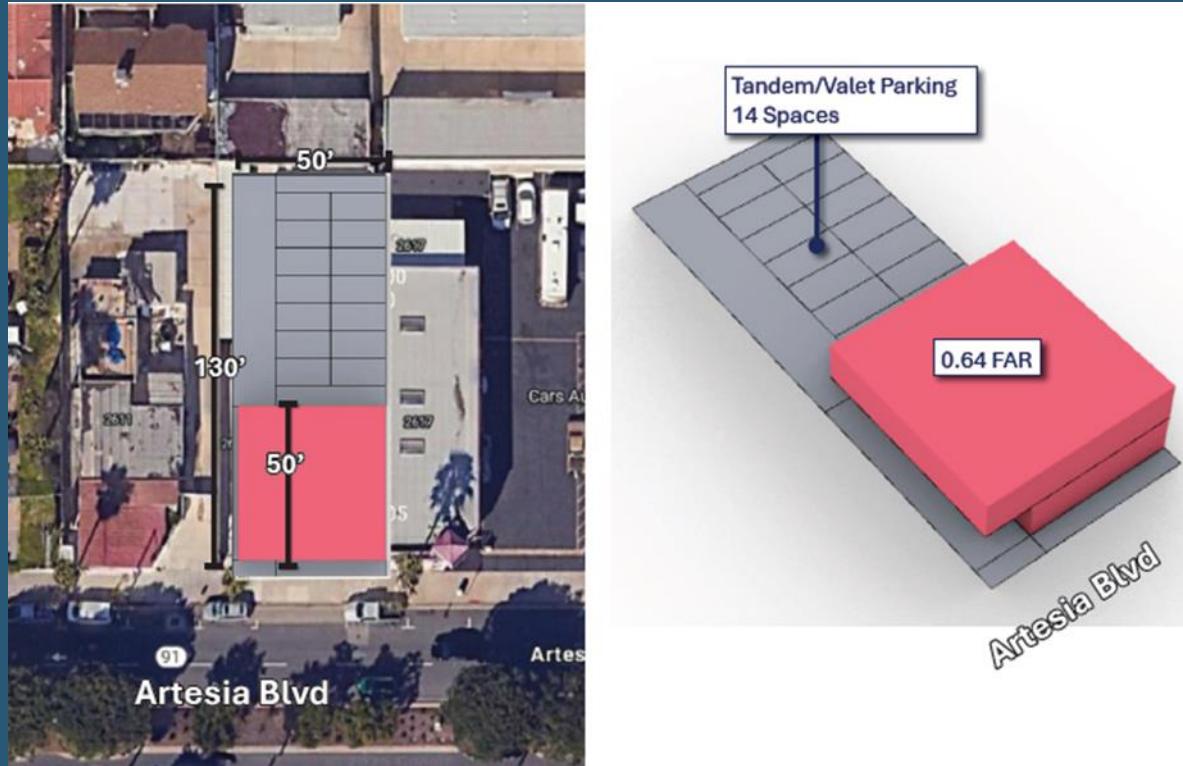
Community Development
September 9, 2025

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

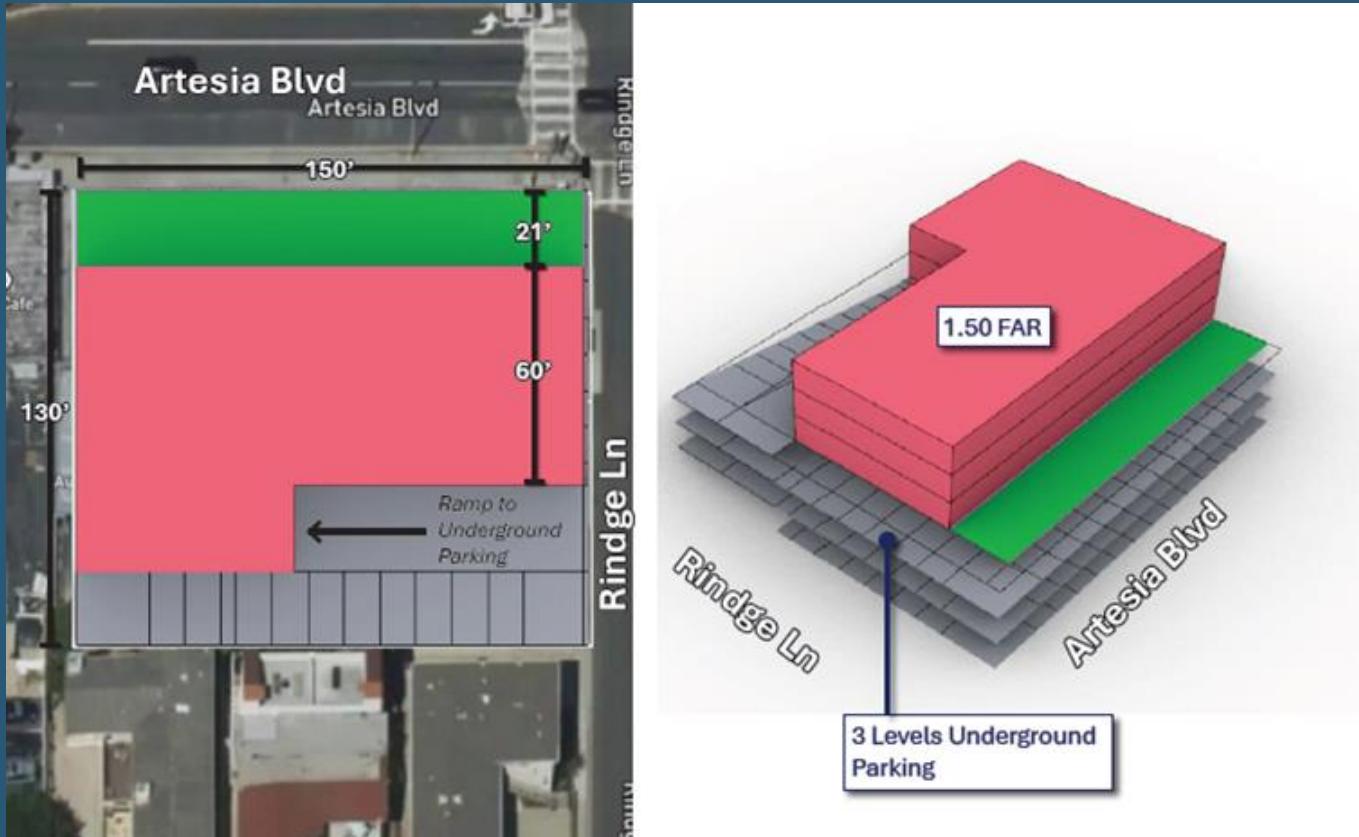
Parking Constraints

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



Parking Constraints

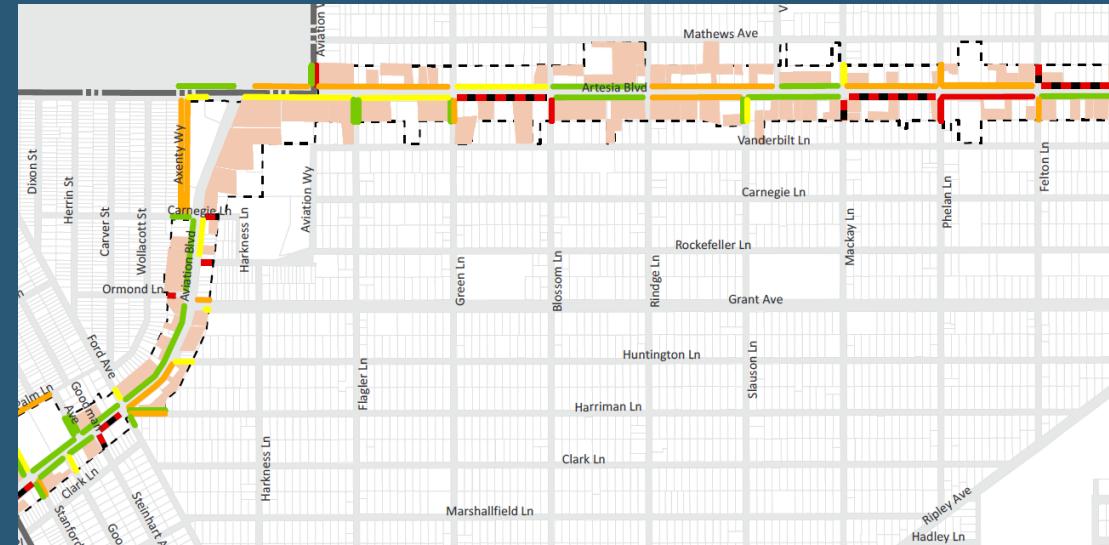
- 19,500 sq. ft. lot
- 1.5 FAR
- 29,000 sq. ft. building
- 3 stories
- 98-117 parking spaces
- 3 level subterranean garage



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