

Administrative Report

Attachment 3 - CC AR 12/19/2023

N.1., File # 23-7265

Meeting Date: 12/19/2023

To: MAYOR AND CITY COUNCIL
From: TED SEMAAN, PUBLIC WORKS DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING A PREFERENTIAL PARKING ZONE IN THE SOUTHERLY PORTION OF THE 500 BLOCK OF N. GERTRUDA AVENUE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2312-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY

DIRECT STAFF TO PREPARE A COASTAL DEVELOPMENT PERMIT APPLICATION FOR THE PREFERENTIAL PARKING ZONE AND SUBMIT IT TO THE CALIFORNIA COASTAL COMMISSION FOR CONSIDERATION OF APPROVAL

EXECUTIVE SUMMARY

In response to a resident petition and the subsequent Public Works & Sustainability Commission (PWSC) recommendation, staff is bringing forward a discussion to consider the establishment of a preferential parking zone (PPZ) for the southerly portion of the 500 block of N. Gertruda Avenue. A preferential parking program would allow only vehicles registered to residents of the block displaying a valid parking permit to park on City streets in the zone during certain hours of the day, proposed to be Monday through Friday between 8:00 AM and 6:00 PM. Preferential parking zones are addressed in the Redondo Beach Municipal Code (RBMC) and allow the City Council to establish preferential parking zones on residential streets (or portions thereof) for the benefit of residents adjacent thereto.

The required findings and procedures are outlined in [RBMC §3-7.1701 to 1706](https://library.qcode.us/lib/redondo_beach_ca/pub/municipal_code/item/title_3-chapter_7-article_17?view=all) [<https://library.qcode.us/lib/redondo_beach_ca/pub/municipal_code/item/title_3-chapter_7-article_17?view=all>](https://library.qcode.us/lib/redondo_beach_ca/pub/municipal_code/item/title_3-chapter_7-article_17?view=all). The RBMC requires that the specific thresholds be met to establish a preferential parking zone, including receiving sufficient signatures of petitioned residents in the zone, completion of a parking study asking whether there is an excessive impact of commuter vehicles on residential streets, and determination of certain findings by staff. These steps have been completed and the thresholds have been met. The RBMC then requires the PWSC to hold a public hearing and determine if a basis exists to establish the PPZ according to criteria in the Ordinance. The PWSC held a hearing on August 28, 2023 and determined that a basis exists and has recommended the matter be advanced to the City Council. A summary of the requirements and procedure can be found

in the PWSC's Administrative report of this item presented on August 28, 2023.

City Council approval to implement a PPZ requires the passage of a resolution, as per the RBMC. The 500 block of N Gertruda Avenue is within the Coastal Zone so establishing a PPZ at this location also requires a Coastal Development Permit. Establishment of a PPZ is not within the City's Local Coastal Permit authorization, so the matter will need to be forwarded to the Coastal Commission. Recognizing this requirement, staff contacted the Coastal Commission following PWSC approval on August 28, 2023, to gauge how the PPZ would be received. Coastal Commission staff have indicated that PPZs are not generally supported by the Commission.

BACKGROUND

Preferential Parking Zones

Public street parking is, unless otherwise restricted by signage or curb markings, available to the public. The RBMC, however, does make provision for preferential parking zones by resolution of the City Council under certain conditions. These conditions are intended to "enhance or protect that quality of life...threatened by noise, traffic hazards or environmental pollution resulting from commuter vehicle traffic," as per RBMC § 3-7.1701(a). When the required findings are made, a preferential parking zone may be established through a permit parking system. The decision must be considered in a public hearing that allows properly permitted vehicles of the fronting residences to be exempt from restrictions otherwise posted. The City has established a number of preferential parking zones within the City.

Redondo Beach Municipal Code Section 3, Article 17 defines the process for establishing preferential parking zones. Preferential parking zones can be considered when a parking survey shows that street parking is excessively impacted by commuter vehicles. To initiate the parking survey, 66% of the residents on the block (or portion of the block) must sign for and submit a petition in support of preferential permit parking.

A resident at 515 N. Gertruda Avenue submitted a petition of support for a preferential parking zone on the southerly half of the 500 block of N. Gertruda Avenue. It was signed by 75% of the residences on the designated portion of the block (southeasterly of and not impacting 531 N. Gertruda Ave. - the Public Works Operations and Administration Facility), satisfying the requirement. The residents' requested a parking restriction for non-permit holders to prohibit parking from 8:00 AM to 10:00 PM seven days per week. The PWSC recommended PPZ parking restrictions be modified to be effective Monday through Friday from 8:00 AM to 6:00 PM.

Neighborhood Setting

The 500 block of N. Gertruda Avenue is classified as a local street and is located within the Coastal Zone defined by the RBMC. Development along the block is mixed between residential, commercial, and institutional use. The City Public Works Yard, and several City owned parcels occupied by storage facilities, are located on both sides of the street, north of the proposed preferred parking zone.

N. Gertruda Avenue runs northwesterly to southeasterly and has a 25-mph local street prima facie speed limit. It is approximately 44 feet wide with one travel lane in each direction. Parking is allowed on both sides of the street, although it is prohibited for two hours on Thursday mornings along the east (inland) side and two hours on Friday mornings along the west (coastal) side for street

sweeping. In addition, some of the commercial parking area, covering approximately the southerly 200 feet on each side of the 500 block of N Gertruda Avenue, is limited to four hours between 8:00 AM and 6:00 PM every day of the week.

Parcels with addresses on this block (and south of the City owned parcels) along the westerly side of N. Gertruda are predominantly residential. On the east side, there are both residential and commercial parcels. There is a total of nine residential parcels in the proposed preferential parking zone, containing 28 residences.

In addition to these multi-family residential parcels, there are two commercial parcels on the east side of the street, with addresses on Pacific Coast Highway (PCH), that abut and are comingled with residential properties along this portion of N. Gertruda Avenue. One of these, occupied by three automotive repair businesses, has driveway access to both N. Gertruda Avenue and PCH. The other parcel, sharing a small takeout restaurant and an acupuncture office has a parking lot accessed via a driveway apron on PCH. Another parcel on the southernmost portion of the west side of the street is a commercial property (financial services) with driveway access to a small garage structure from N. Gertruda Avenue.

Residents along the 500 block of N Gertruda Avenue approached the City with concerns surrounding the lack of available public street parking along the block due to usage by businesses and their customers. The residents proceeded with obtaining signatures from neighbors, which reached the two-thirds threshold per the City's PPZ policy. It was unknown at the time whether or not residents had contacted businesses about their concerns. Subsequent to receiving the PPZ petition signatures, City staff proceeded with a parking and technical study.

The PWSC report provides a detailed discussion of the parking survey performed after the petition threshold was met. The survey found that during the midday time period, more than 75% of the legal public on-street parking spaces within the subject segment of N Gertruda were occupied, and more than 25% of those occupied spaces housed vehicles not registered to a residential address on the street. The findings were presented to the PWSC at a public hearing held on August 28, 2023. The PWSC report details existing conditions, conditional use permit (CUP) considerations, and legitimate parking needs for the businesses along N Gertruda Avenue. Due to the constrained parking conditions only lasting a few hours during weekdays and the potential impacts on businesses, staff did not fully recommend approval of the PPZ for the locations and hours requested.

At the August 28 meeting, the PWSC recommended staff advance consideration of a PPZ covering the hours between 8:00 AM to 6:00 PM from Monday through Friday to the City Council for consideration of approval. Notice for the PWSC was provided to all addresses with driveways and frontage along the block. The PWSC also recommended that staff inquire about the potential to get a PPZ approved by the Coastal Commission, and to partake in outreach with the local businesses to inform them of their residential neighbors' concerns. Staff has also considered what other municipal ordinances might be enforced to limit the use of on-street parking for business purposes. Unless street parked vehicles, such as vehicles towed to the site, are inoperative or actual repair work is being performed on the street, use of the street for business related parking is legal under the City's Code.

Subsequent to the PWSC meeting, staff sent out letters to businesses asking them to work with local residents on sharing the space within the public right-of-way. Additionally, personnel in the Public

Works Engineering Division and Community Development Planning Division initiated conversations with Coastal Commission staff regarding the feasibility of PPZ approval in the Coastal Zone. Coastal Commission staff indicated their general opposition to PPZs and were not optimistic the City's request would be approved by the Coastal Commission if submitted.

If the City Council chooses to adopt the attached resolution to approve the PPZ, staff will develop an application for a Coastal Development Permit and submit it to the Coastal Commission for consideration of approval. It is unclear at this time how long the process will take. If the Coastal Development Permit is approved, staff will proceed with implementation of the PPZ in accordance with the adopted Resolution.

COORDINATION

The parking survey was coordinated between the Public Works Department and the Police Department. Staff in the Community Development Department, City Attorney's Office, and the California Coastal Commission were also consulted.

FISCAL IMPACT

There is no fiscal impact associated with this item. If a PPZ is approved by the City and the CA Coastal Commission, the cost of PPZ implementation will be recovered through the preferential parking permitting process, which is administered by the Police Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. 2312-134 Creating a Preferential Parking Zone
- Administrative Report - Public Works and Sustainability Commission, August 28, 2023

Attachment 3 - CC Reso. 12/19/2023

RESOLUTION NO. CC-2312-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY

WHEREAS, California Vehicle Code Section 22507(a) authorizes the City of Redondo Beach ("City") to designate certain streets upon which preferential parking privileges are given to residents adjacent to the streets for their use and the use of their guests, under which designation said residents may be issued a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution; and

WHEREAS, under Redondo Beach Municipal Code Section 3-7.1703, residents representing two-thirds of the fronting residential units on a block must submit a petition of support for the City to initiate a parking survey for the street segment requested as a preferential parking zone; and

WHEREAS, the City received a petition of support to establish a preferential parking zone on the southernmost 400 feet of the 500 block of N Gertruda Avenue (or south of the City's Public Works Maintenance Facilities) in accordance with Redondo Beach Municipal Code Section 3-7.1703; and

WHEREAS, upon receipt and verification of the submitted petition, the City must initiate a parking survey which includes the percentage of the legal on-street parking spaces occupied by resident and non-resident vehicles; and

WHEREAS, the City Engineer has prepared a parking survey which indicated that street parking is excessively impacted by the parking of commuter vehicles on the street segment requested as a preferential parking zone; and

WHEREAS, the City Engineer made a recommendation about the establishment of a preferential parking zone to the Public Works Commission; and

WHEREAS, on August 28, 2023, the Public Works & Sustainability Commission reviewed the results of the survey at a public hearing; and

WHEREAS, on August 28, 2023, the Public Works & Sustainability Commission recommended that City Council approve the establishment of a preferential parking zone on the southernmost 400 feet of the 500 block of N Gertruda Avenue within the State of California Coastal Zone; and

WHEREAS, the implementation of this preferential parking zone is contingent upon obtaining an approved Coastal Development Permit from the California Coastal Commission.

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

SECTION 1. That the City of Redondo Beach approves establishing a preferential parking zone on the southernmost 400 feet of the 500 block of N Gertruda Avenue, covering address numbers 500-522.

SECTION 2. That the preferential parking zone for said street shall allow parking by permit only from 8:00 a.m. to 6:00 p.m., Monday through Friday.

SECTION 3. That the issuance of permits, prohibitions, and termination of preferential parking zones shall be in accordance with Section 3-7.1704, Section 3-7.1705 and Section 3-7.1706 of the Redondo Beach Municipal Code.

SECTION 4. That the preferential parking zone shall not be effective until signs or markings giving adequate notice of the parking restriction established herein shall have been placed, and the City Engineer has hereby been instructed to erect such signs.

SECTION 5. That this resolution, and all provisions contained herein, shall become null and void if the City of Redondo Beach does not obtain an approved Coastal Development Permit from the California Coastal Commission, consequently rendering the establishment of the preferential parking zone on N Gertruda Avenue non-effective.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 19th day of December, 2023.

William C. Brand, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, City Attorney

Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2312-134 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 19th day of December, 2023, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk



Administrative Report

Date: August 28, 2023

To: Public Works and Sustainability Commission

From: Department of Public Works

Subject: PUBLIC HEARING - PREFERENTIAL PARKING ZONE IN THE SOUTHERLY PORTION OF THE 500 BLOCK OF N. GERTRUDA AVENUE

TITLE:

PUBLIC HEARING TO CONSIDER THE REQUESTED PREFERENTIAL PARKING ZONE ALONG THE 500 BLOCK OF N GERTRUDA; AND

PROCEDURES:

- A. OPEN THE PUBLIC HEARING, TAKE TESTIMONY;
- B. CLOSE THE PUBLIC HEARING; AND
- C. RECOMMEND WHETHER THE REQUESTED PREFERENTIAL PARKING ZONE SHOULD BE ADVANCED FOR CITY COUNCIL CONSIDERATION. IF YES, PROVIDE THE DAYS AND HOURS OF THE PROPOSED PARKING RESTRICTIONS FOR NON-RESIDENTS; RECOMMEND MODIFICATIONS TO THE CURRENT PARKING TIME RESTRICTIONS; OR OTHER SUGGESTIONS FROM THE COMMISSION

SUMMARY:

In response to resident initiative staff is bringing forward a discussion for the consideration to establish a preferential parking zone ("PPZ") for the southerly portion of the 500 block of N. Gertruda Avenue. A preferential parking program would allow only vehicles displaying a valid parking permit to park on City streets in the zone during certain hours of the day, up to and including 24 hours per day and seven days per week. Preferential parking zones are addressed in the Redondo Beach Municipal Code ("RBMC") and allow the City Council to establish preferential parking zones on residential streets (or portions thereof) for the benefit of residents adjacent thereto. The required findings and procedures are outlined in [RBMC §3-7.1701 to 1706](#). A summary of the requirements and procedure prior to consideration by the City Council is attached.

In this case, the area in question is within the Coastal Zone so establishing a PPZ at this location will also require a Coastal Development Permit, which requires further action by staff and additional findings by the City Council. Those actions will be undertaken by staff if the Public Works and Sustainability Commission ("Commission") recommends at this hearing the matter be advanced for City Council consideration.

Aside from and prior to addressing the requirements of the Coastal Development Permit, the RBMC requires specific thresholds be met to establish a preferential parking zone, including receiving sufficient signatures of petitioned residents in the zone, completion of a parking study asking whether there is an excessive impact of commuter vehicles on residential streets, and determination of certain findings by staff. These steps have been completed, leading to tonight's hearing where the Commission is asked to determine whether there is a proper basis for making the required findings and moving the proposal forward.

BACKGROUND:

Preferential Parking Zones

State law makes no provision for private "ownership" or control of on-street parking spaces in the public right of way. They are, unless otherwise restricted by signage or curb markings, available to the public. The RBMC, however, does make provision for preferential parking zones, by resolution of the City Council, under certain conditions. These conditions are intended to "enhance or protect that quality of life...threatened by noise, traffic hazards or environmental pollution resulting from commuter vehicle traffic"¹. When the required findings are made, a preferential parking zone is implemented through a permit parking system considered in a public hearing that allows properly permitted vehicles of the fronting residences to be exempt from restrictions otherwise posted. The City has established a number of preferential parking zones within the City. A map of the locations and the times and days of the various preferential parking zones is attached to this report.

Redondo Beach Municipal Code Section 3, Article 17 defines the process for establishing preferential parking zones. Preferential parking zones can be considered when a parking survey shows that street parking is excessively impacted by commuter vehicles. To initiate the parking survey, 66% of the residents on the block (or portion of the block) must sign for and submit a petition. A resident at 515 N. Gertruda Avenue submitted a petition of support for a preferential parking zone on the southerly half of the 500 block of N. Gertruda Avenue. It was signed by 75% of the residences on the designated portion of the block (southeasterly of 521 N. Gertruda Ave.), satisfying the requirement. The requested parking restriction for non-permit holders was to prohibit parking from 8 AM to 10 PM seven days per week.

Neighborhood Setting

The 500 block of N. Gertruda Avenue is classified as a local street and is located within the Coastal Zone defined by the RBMC. Development along the block is split between residential and commercial / institutional development. The City Public Works Yard and several City owned parcels occupied by storage facilities are located on both sides of the street, north of the proposed preferred parking zone. The attachments include a map of the block and identify the residential and commercial properties as well as the proposed PPZ.

¹ RBMC § 3-7.1701 (a)

N. Gertruda Avenue runs northwesterly to southeasterly and has a 25-mph local street prima facie speed limit. It is approximately 44 feet wide with one travel lane in each direction that are separated for most of the block by a dashed yellow centerline. However, most of the portion of the block being considered for a preferential parking zone has no centerline. Parking is allowed on each side of the street, although it is prohibited for two hours on Thursday mornings along the east side and two hours on Friday mornings along the west side for street sweeping. In addition, some of the commercial parking area, covering approximately the southerly 200 feet on each side of the street, is limited to four hours between 8 AM and 6 PM every day of the week.

At one time, long ago, the street intersected the Pacific Coast Highway ("PCH") at Beryl Street in a multi-legged intersection. However, N. Gertruda Avenue was physically closed to PCH with a raised concrete sidewalk, parkway and landscaping, most likely to improve operations along PCH as it become a major arterial for the community. When N. Gertruda Avenue was closed at the southern end, it was done without creating a modern cul-du-sac that provides a proper turning radius for vehicles. This complicates the parking congestion and movement of vehicles at the south end. The north end of the block intersects N. Catalina Avenue at a signal-controlled intersection.

Parcels with addresses on this block (and south of the City owned parcels) along the westerly side of N. Gertruda are predominantly residential. On the east side, there are both residential and commercial parcels. There is a total of nine residential parcels in the proposed preferential parking zone, containing 28 residences.

In addition to these residential parcels, there are two commercial parcels on the east side of the street, with addresses on PCH, that abut and are comingled with residential properties along this portion of N. Gertruda Avenue. One of these, occupied by three automotive repair businesses, has driveway access to N. Gertruda Avenue. The other parcel, sharing a small takeout restaurant and an acupuncture office has a parking lot accessed via a driveway apron on PCH. Another parcel on the southernmost portion of the west side of the street is a commercial property (financial services) with driveway access to a small garage structure from N. Gertruda Avenue.

DISCUSSION:

Parking Survey

The RBMC provides a several factors that should be considered before staff can determine that a preferential parking zone should be brought to the Commission for consideration. Among them, and the most data driven, is the parking survey to determine whether all or a portion of the block is excessively impacted by the parking of commuter vehicles on City streets.

Per RBMC Section 3-7.1703, street parking is excessively impacted by commuter vehicles when:

1. More than 75% of the legal on-street parking spaces are occupied by resident and non-resident vehicles; and

2. More than 25% of the legal on-street parking spaces are occupied by non-resident motor vehicles.

A parking survey was conducted by Engineering staff for morning (7AM to 9AM), midday (11:30 AM to 1:30 PM) and afternoon/evening (5 PM to 7 PM) periods on the following dates:

Monday, March 6, 2023
Thursday, March 9, 2023
Tuesday, March 14, 2023
Thursday March 16, 2023
Thursday March 23, 2023

The parking survey consisted of recording the license plates of all vehicles parked along both sides of the southerly portion of the 500 block of N. Gertruda Avenue, the proposed PPZ. The survey also flagged vehicles parked only in front of residential parcels in the same portion of the block. The Police Department provided Engineering Staff with address information where the vehicle was registered, indicating whether it was registered to a resident of N. Gertruda Avenue, another street in Redondo Beach, or an address outside of the City or State. For the purposes of this request, Staff considered resident vehicles to be any registration address on the 500 block of N. Gertruda Avenue. Staff classified all other vehicles as non-resident.

The available curb space for on-street parking in the proposed PPZ, including one ADA accessible parking space, is about 630 feet. This provides approximately 28 available parking spaces (not including the ADA space) using typical parking space lengths to be considered in the parking study. Approximately 15 of these spaces are available for parking in front of commercial parcels and the other 13 spaces are available in front of residential parcels. The analysis to determine whether the parking was excessively impacted by non-resident vehicles according to the criteria shared above was performed twice; one time for all 28 parking spaces and a second time for just the 13 spaces in front of residential parcels. This was done to determine if a preferential parking zone could be established for the parking area in front of residential parcels if not for all the parking area in this portion of the block. A summary of the parking survey results is included in the attachments and is discussed next.

First to be considered is the count of vehicles parked along the entire length of available parking in this portion of the block, the 28 spaces. During the five days of the survey and for all time periods, 60% of the available parking spaces were occupied on average. When individual time periods are considered, the average parking occupancy rates are 46% in the morning, 79% in the midday and 54% in the afternoon / evening. For all periods, the threshold 75% utilization rate is only satisfied during the midday. The next criterium is that at least 25% of the available on-street parking is occupied by non-residents. The survey revealed that, on average over the five days, 34% of the parked vehicles were non-resident vehicles. When individual time periods are considered, the average nonresident parking occupancy rates are 19% in the morning, 55% in the midday and 28% in the afternoon / evening. The 25% nonresident utilization rate is satisfied on average, driven by the midday and afternoon / evening time periods. However, because both criteria (utilization

rate over 75% and non-resident parking rate over 25%) need to be satisfied, parking is only considered to be excessively impacted during the midday, when considering all available parking on this portion of the block.

Next to be considered is the count of vehicles parked along only the residential parcels in this portion of the block, the 13 spaces. During the five days of the survey and for all time periods, just under 72% of the available parking spaces were occupied on average. When individual time periods are considered, the average parking occupancy rates are 71% in the morning, 82% in the midday and 63% in the afternoon / evening. For all periods, the threshold 75% utilization rate is again only satisfied during the midday. The next criterium is that at least 25% of the available on-street parking is occupied by non-residents. The survey revealed that, on average over the five days, 42% of the vehicles were non-resident vehicles. When individual time periods are considered, the average nonresident parking occupancy rates are 31% in the morning, 60% in the midday and 35% in the afternoon / evening. The 25% nonresident utilization rate is satisfied on average, and for all time periods. However, because both criteria (utilization rate over 75% and non-resident parking rate over 25%) need to be satisfied, parking is only considered to be excessively impacted during the midday, when considering parking in front of only the residential properties.

Other Considerations

In addition to the parking survey, the RBMC requires staff to consider other factors including, but not limited to, the size and configuration of the area as it relates to police enforcement of parking and traffic regulations, the potential impacts of parking and traffic congestion on adjacent areas if a PPZ is established on this block and whether other measures would better solve the problem. Staff finds that none of these factors serve to support an establishment of the PPZ beyond the midday time period as warranted by the parking survey.

Finally, staff must consider the ramifications of being in the Coastal Zone. The findings required to determine that a parking restriction in the Coastal Zone does not limit access to the coast or otherwise violate the Coastal Act are not easily satisfied. Staff will not pursue this unless and until the item is recommended by the Commission to move on to the City Council, given the time and resources required.

Based on the above information, and using the criteria in the RBMC to determine whether the street is excessively impacted, staff cannot fully recommend approval of the requested preferential permit parking zone comprised of either all available spaces or only those in front of residential parcels for the 8 AM to 10 PM time period that was requested. However, a midday time period could be supported if desired by the residents. If a preferential parking zone is recommended, staff would work with the residents to confirm some agreeable shorter time period for permitted exclusions to future parking restrictions. Once done, staff would prepare a report for the City Council to consider based on the information presented so far and assuming future research determines that establishing a PPZ would not be out of compliance with the Coastal Act.

It should be mentioned that the abutting commercial property owner and tenants have legitimate expectations to use street parking as well during their hours of operation. Street parking for the restaurant is allowed by right for that land use. The auto shops, if applying for a conditional use permit today, would be conditioned to limit using the street for business purposes (car storage, for instance.) However, because a CUP was not required when the property was established for this purpose in 1974, there is no such condition and, barring violation of some other parking restriction, their use of street parking is considered legal and non-conforming. Finally, staff is also aware that parking further north on the block is heavily occupied in front of the City owned parcels during the day. At night however, most of the City staff has left, and on-street parking becomes more available, despite a bit longer walk to the residential parcels.

The Commission may also elect to recommend against the implementation of a preferential parking zone. If so recommended, staff could work with the residents to determine if some other parking restriction, applicable to all vehicles, might be used to reduce the midday heavy use. If the Commission recommends against the preferential parking zone, the residents may appeal the matter to the City Council within 30 days of this hearing.

ALTERNATIVES AVAILABLE:

1. Recommend staff advance consideration of a preferential parking zone to the City Council after working with residents to establish an agreeable midday restriction for non-permit holders and completing the work required to comply with the Coastal Act.
2. Recommend against a preferred parking zone with expectation that staff will work with abutting property owners and tenants to determine whether some other parking restriction would benefit adjoining uses.
3. Other actions as determined by the Public Works and Sustainability Commission.

COORDINATION:

Coordination of the parking survey was shared between the Public Works Department and the Police Department.

Prepared by:

Andy Winje, City Engineer

Submitted by:

Ted Semaan, Public Works Director

ATTACHMENTS

1. Parking Study with Analysis
2. Permit Parking Policy
3. Preferential Parking Zones

4. Map – 500 Block N Gertruda

Analysis of License Plate / Parking Study for 500 Block of N. Gertruda - Portion Southeasterly of City Yard

		Total Nonresident		Percentage of Non-resident to Total		Nonresident Vehicles parked in Residential Zones	Total Vehicles parked in Residential Zones	Percentage of Non-resident to Total
		Vehicles	Total Vehicles					
3/6/2023	Morning	4	18	22.22%		3	9	33.33%
	Noon	17	27	62.96%		9	12	75.00%
	Evening	7	19	36.84%		4	10	40.00%
3/9/2023	Morning	5	16	31.25%		4	12	33.33%
	Noon	14	20	70.00%		9	10	90.00%
	Evening	5	11	45.45%		4	5	80.00%
3/14/2023	Morning	4	8	50.00%		2	6	33.33%
	Noon	20	26	76.92%		10	13	76.92%
	Evening	8	15	53.33%		4	8	50.00%
3/16/2023	Morning	8	13	61.54%		6	10	60.00%
	Noon	15	20	75.00%		6	10	60.00%
	Evening	7	15	46.67%		4	8	50.00%
3/23/2023	Morning	6	10	60.00%		5	9	55.56%
	Noon	11	18	61.11%		5	8	62.50%
	Evening	12	16	75.00%		7	10	70.00%

Consideration of Entire Cul du Sac

All Parked Vehicles

28 Total Spaces			
5 Day Averages			>75%
Morning	13	46.43%	No
Noon	22.2	79.29%	Yes
Evening	15.2	54.29%	No
All	16.8	60.00%	No

Non-Resident Parked Vehicles

28 Total Spaces			
5 Day Averages			>25%
Morning	5.4	19.29%	No
Noon	15.4	55.00%	Yes
Evening	7.8	27.86%	Yes
All	9.5	34.05%	Yes

Consideration of Residential Frontage in Cul du Sac

All Parked Vehicles

13 Residential Spaces			
5 Day Averages			>75%
Morning	9.2	70.77%	No
Noon	10.6	81.54%	Yes
Evening	8.2	63.08%	No
All	9.3	71.79%	No

Non-Resident Parked Vehicles

13 Residential Spaces			
5 Day Averages			>25%
Morning	4.0	30.77%	Yes
Noon	7.8	60.00%	Yes
Evening	4.6	35.38%	Yes
All	5.5	42.05%	Yes

CITY OF REDONDO BEACH TRAFFIC ENGINEERING DIVISION POLICY

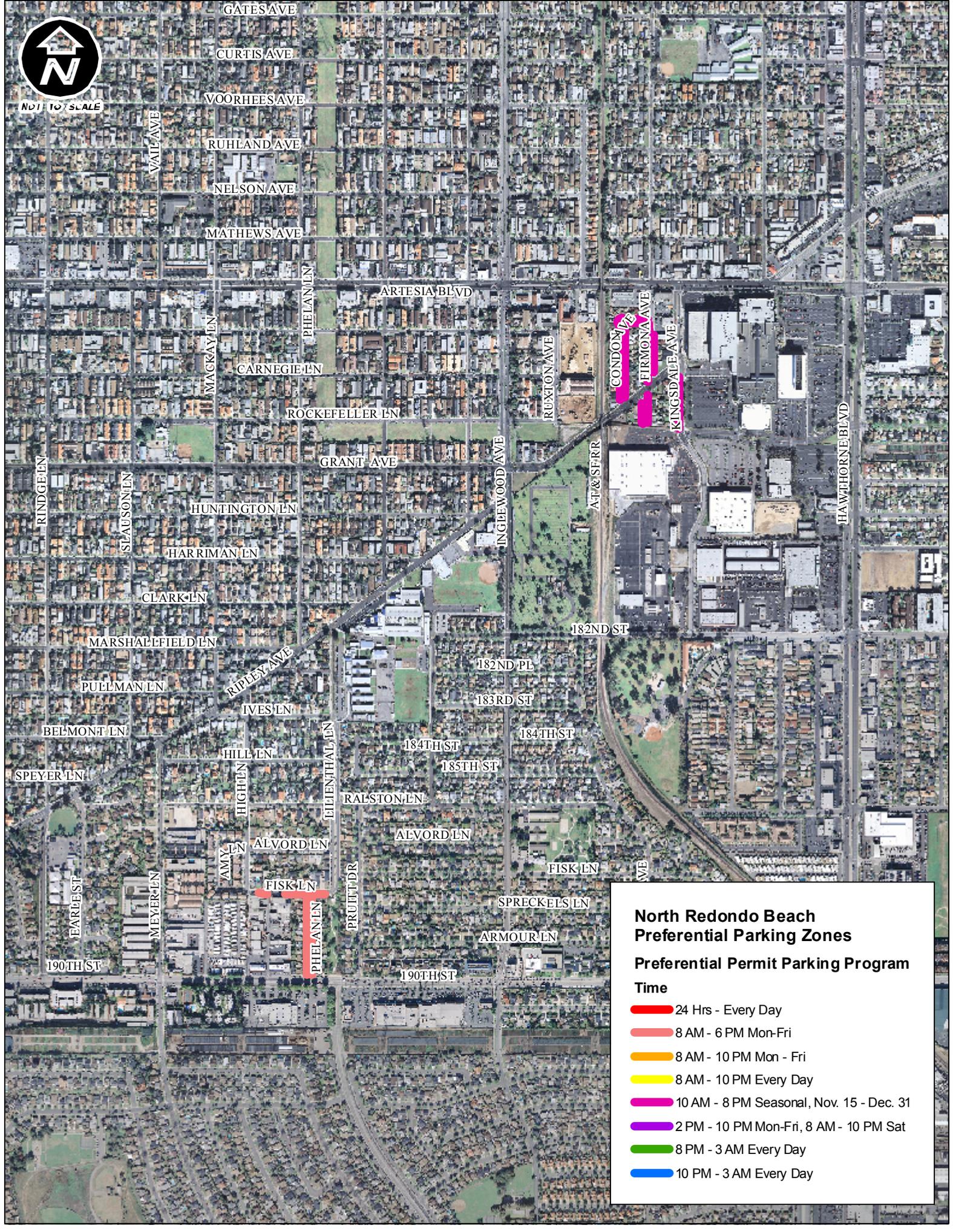
REQUEST FOR PERMIT PREFERENTIAL PARKING:

1. The resident must obtain a petition of the neighborhood signed by occupants of no-less than 66% of the dwelling units comprising no-less that 50 percent of the developed frontage of the areas proposed for the preferential parking zone. The petition must state the fee charged for the preferential parking permit, the schedule of fines, and the hours and days the neighborhood is impacted by nonresident vehicles.
2. Submit the petition to the City Engineer, or Transportation Engineer, of Engineering and Building Services.
3. Engineering Services shall conduct a parking survey to determine if the street parking is excessively impacted by the parking of commuter vehicles. Street parking is excessively impacted when more than 75% of the legal on-street parking spaces are occupied by vehicles; and more than 25% of the legal on-street parking spaces are occupied by nonresident vehicles. The City Engineer may consider other factors such as enforcement of parking regulations or impact to adjacent areas with the establishment of a preferential parking zone in regards to approving or denying the request.
4. If the City Engineer determines the street shall be so designated, the recommendation shall be presented before the Public Works Commission. A public hearing shall be given with the owners and occupants of each parcel given notice of such meeting.
5. The Public Works Commission shall recommend or deny the request. If the Public Works Commission recommends against the request, the recommendation may be appealed within 30 days to the City Council.

The above process is explained in detail in Sections 3-7.1701 through 3-7.1706 of the Redondo Beach Municipal Code.



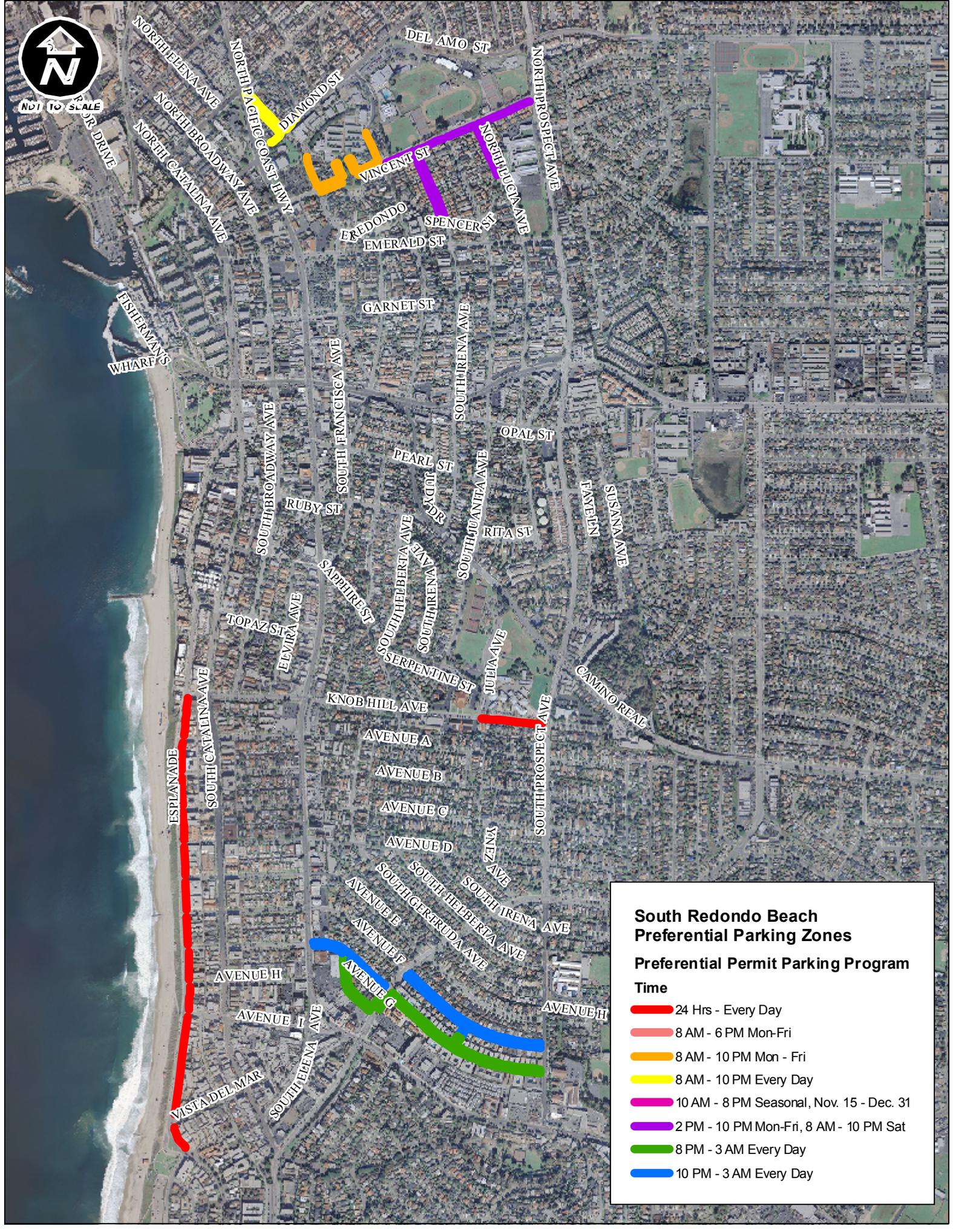
NOT TO SCALE



North Redondo Beach Preferential Parking Zones

Preferential Permit Parking Program

- Time**
- 24 Hrs - Every Day
 - 8 AM - 6 PM Mon-Fri
 - 8 AM - 10 PM Mon - Fri
 - 8 AM - 10 PM Every Day
 - 10 AM - 8 PM Seasonal, Nov. 15 - Dec. 31
 - 2 PM - 10 PM Mon-Fri, 8 AM - 10 PM Sat
 - 8 PM - 3 AM Every Day
 - 10 PM - 3 AM Every Day

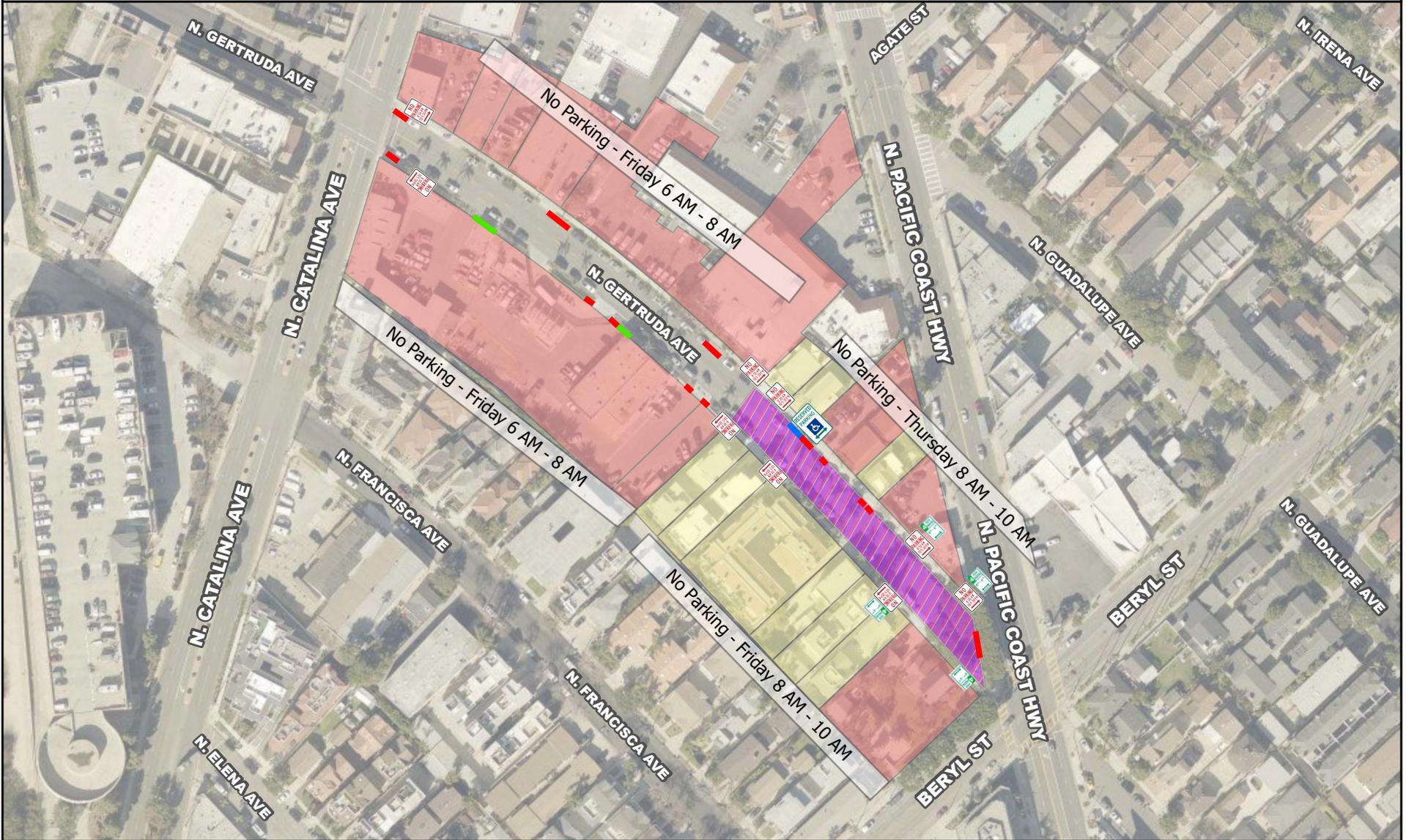


South Redondo Beach Preferential Parking Zones

Preferential Permit Parking Program

- Time**
- █ 24 Hrs - Every Day
 - █ 8 AM - 6 PM Mon-Fri
 - █ 8 AM - 10 PM Mon - Fri
 - █ 8 AM - 10 PM Every Day
 - █ 10 AM - 8 PM Seasonal, Nov. 15 - Dec. 31
 - █ 2 PM - 10 PM Mon-Fri, 8 AM - 10 PM Sat
 - █ 8 PM - 3 AM Every Day
 - █ 10 PM - 3 AM Every Day

Preferential Parking Zone-500 BLK N GERTRUDA AVE



Sign	Curb Markings	Land Use	PPZ
 Handicap Parking	 Blue Curb	 Residential	 Proposed Area
 Street Sweeper Friday	 Green Curb	 Commercial	
 4 Hr Time Limit 8AM-6PM	 Red Curb		



8/24/2023

The motion carried with the following roll call vote:

AYES: Behrendt, Kaluderovic, Nehrenheim, Mayor Pro Tem Lowenstein
NOES: Obagi
ABSENT: None
ABSTAIN: None

Motion carried, 4-0-1.

City Clerk Manzano read title to Resolution No. CC-2312-133.

Councilmember Behrendt left the Chambers at 8:12 p.m. and returned to the Chambers at 8:13 p.m.

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS – None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING A PREFERENTIAL PARKING ZONE IN THE SOUTHERLY PORTION OF THE 500 BLOCK OF N. GERTRUDA AVENUE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2312-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY

DIRECT STAFF TO PREPARE A COASTAL DEVELOPMENT PERMIT APPLICATION FOR THE PREFERENTIAL PARKING ZONE AND SUBMIT IT TO THE CALIFORNIACOASTAL COMMISSION FOR CONSIDERATION OF APPROVAL

CONTACT: TED SEMAAN, PUBLIC WORKS DIRECTOR

Traffic Engineer Ryan Lou narrated a PowerPoint presentation with details of the Administrative Report.

Discussion followed regarding the need for Coastal Commission approval, preferential parking time limits and opposition to preferential parking zones by nearby businesses.

Councilmember Nehrenheim left the Chambers at 8:18 p.m. and returned to the Chambers at 8:22 p.m.

Mayor Pro Tem Loewenstein invited public comments.

Cathy Elliot, via Zoom, spoke in support of the item.

Brad Horne noted nearby businesses have plenty of parking; explained challenges with auto shops parking in the public streets; discussed the Coastal Commission and beach access and reported they often do not leave their house for fear there will be no parking upon return.

Mayor Pro Tem Loewenstein encouraged residents to address the Coastal Commission regarding this matter.

Carl congratulated the City for the closure of the AES Powerplant and its work with the homeless; confirmed issues with auto shops parking client cars in public streets and at times, he does not leave his house because he is afraid there will be no parking when he returns.

Discussion followed regarding the possibility of modifying the auto shops' operating permits to prohibit parking client vehicles on public streets, loss of spaces by delineating street parking spaces and difficulties related to limiting parking on public streets.

Mayor Pro Tem Loewenstein explained the City is at the mercy of the Coastal Commission and encouraged residents to contact them and make their case.

In reply to Councilmember Behrendt, Public Works Director Semaan addressed the timeline in preparing a permit application for the Coastal Commission; noted that it will depend on the Coastal Commission's schedule; felt the City could make a strong argument before the Coastal Commission upon direction from City Council and asserted it will not hurt the City's credibility with the Coastal Commission.

Mike Brown noted problems accelerated once Range Rover moved into the area and sometimes they can get aggressive.

Councilmember Kaluderovic spoke against the privatization of public parking.

Mike Brown noted problems accelerated once Range Rover moved into the area and sometimes they can get aggressive.

Motion by Mayor Pro Tem Loewenstein, seconded by Councilmember Behrendt, to ADOPT BY TITLE ONLY RESOLUTION NO. CC-2312-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CREATING A PREFERENTIAL PARKING ZONE FOR THE RESIDENCES ABUTTING THE SOUTHERN 400 FEET OF THE 500 BLOCK OF N GERTRUDA AVENUE, SUBJECT TO OBTAINING A COASTAL DEVELOPMENT PERMIT; AND ESTABLISHING THE TIME LIMITS OF THE PREFERENTIAL PARKING ZONE AS FROM 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY and DIRECT STAFF TO PREPARE A COASTAL DEVELOPMENT PERMIT APPLICATION FOR THE PREFERENTIAL PARKING ZONE AND SUBMIT IT TO THE CALIFORNIA COASTAL COMMISSION FOR CONSIDERATION OF APPROVAL.

The motion carried with the following roll call vote:

AYES: Behrendt, Nehrenheim, Mayor Pro Tem Lowenstein
NOES: Kaluderovic
ABSENT: Obagi
ABSTAIN: None

Motion carried, 3-1-1.

Mayor Pro Tem Loewenstein offered to draft an email to the Coastal Commission in this regard.

City Clerk Manzano read title to Resolution No. CC-2312-134.

Councilmember Kaluderovic left the Chambers at 8:32 p.m.

N.2. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CANNABIS LICENSING APPLICATION PROCESS AND ASSOCIATED SALES TAX RATES

CONTACT: ELIZABETH HAUSE, ASSISTANT TO THE CITY MANAGER

City Manager Witzansky thanked Elizabeth Hause for her work on this item.

Assistant to the City Manager Hause narrated a PowerPoint presentation with details of the Administrative Report.

Councilmember Kaluderovic returned to the Chambers at 8:35 p.m.

Discussion followed regarding police activity related to licensed cannabis retail operations, advancing the item forward and benefits to the community.

Councilmember Behrendt spoke about potential legal liabilities; talked about the need for a written, legal review by the City Attorney; suggested taking the time to allow for the legal review and for Councilmember Obagi to be in attendance.

Councilmember Nehrenheim felt Council can move forward in different areas; agreed with setting sales tax rates at 5%; spoke about setting a tax rate for cultivation; discussed benefits of having a property requirement; referenced the Community Benefit Plan implemented by the City of Montebello and integration into the community; addressed having an appeals process and a blackout period and talked about waiting in terms of cannabis delivery and the application process until after the retail process is addressed.

Councilmember Nehrenheim noted the need to move forward with retail to squeeze out the illegal market; narrated slides illustrating a retail operation in another City and addressed the need for a Community Benefit Plan.

In response to Councilmember Nehrenheim's question, Assistant to the City Manager Hause discussed bond requirements and having TR West review the City's proposed processes for consistency and clarify.

Mayor Pro Tem Loewenstein invited public comments.

Motion by Councilmember Nehrenheim, seconded by Mayor Pro Tem Loewenstein, to receive and file documents submitted by Joan Irvine. There being no objections, Mayor Pro Tem Loewenstein so ordered.

R. RECESS TO CLOSED SESSION - None

S. RECONVENE TO OPEN SESSION ADJOURNMENT – None

The Closed Session meeting was cancelled.

T. ADJOURNMENT – 10:38 p.m.

There being no further business to come before the City Council, motion by Councilmember Kaluderovic, seconded by Councilmember Nehrenheim, to adjourn the meeting at 10:38 p.m., to a Regular meeting to be held at 6:00 p.m. on Tuesday, January 9, 2024, in the Redondo Beach City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

There being no objections, Mayor Pro Tem Loewenstein so ordered.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

DocuSigned by:

Eleanor Manzano

72E2AC716C214CE

Eleanor Manzano, City Clerk

1/24/2024 | 12:49 PM PST