



Administrative Report

H.20., File # 25-1469

Meeting Date: 10/21/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. 3306-25, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 CHAPTER 2, ARTICLE 5, SECTION 10-2.1707 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. FOR SECOND READING AND ADOPTION.

EXECUTIVE SUMMARY

Ordinance No. 3306-25 was approved for introduction and first reading on October 14, 2025, and is now ready for second reading and adoption. Amendments made by the City Council at the October 14, 2025 meeting have been incorporated in the Ordinance. The proposed Ordinance, if adopted, would eliminate parking requirements for all new development of non-residential uses within the Artesia and Aviation Corridors Area Plan (AACAP).

BACKGROUND

The City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the AACAP. 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 Municipal Code (RBMC) eliminating required parking for non-residential uses for properties within the AACAP.

A key consideration concerning the proposed Zoning Ordinance amendment to eliminate parking requirements within the AACAP area is contained within the "conclusion" from the 2019 Parking Utilization Study. That survey documents the significant underutilization and availability of existing parking both on private off-street parking lots as well as public on-street parking within the AACAP area. "The overall parking supply within the Plan Area (AACAP) boundary is more than adequate to accommodate existing demand. Ideally, an efficiently parked area would be around 85% utilized, keeping a 15% vacant space buffer to prevent excessive waiting or vehicles circling around blocks looking for available spaces. The on-street occupancy is at most 68% and the off-street occupancy is at most 50% within the study area. By harnessing the efficiencies of shared parking lots (either public or privately-owned) the study area can accommodate existing demand and some future growth

in land uses using the existing supply of parking.” In addition to the parking specific studies, presentations, and plans noted above, the City Council Administrative Reports (including their attachments) from their public meeting on August 5, and September 9, 2025, are also attached. The August 5, 2025, City Council report in particular includes significant background, analysis, and additional documents that clearly demonstrate the challenges and impediments to future developments within the AACAP area posed by the combination of the small/shallow lots and existing RBMC parking standards. Attached to the August 5, 2025, City Council administrative report is a “Massing and Parking Study” that demonstrates the significant limitations on development of a standard sized property within the AACAP area. Per that study, a future development project that included a typical “surface parking lot” that complies with the City’s currently required parking regulations would result in a project with an FAR of less than 0.4.

COORDINATION

This administrative report was prepared by the Community Development Department in coordination with the City Attorney’s Office and the City Manager. The Ordinance has been reviewed and approved as to form by the City Attorney’s Office.

FISCAL IMPACT

Funding for the preparation of this report and the proposed Ordinance is available in the annual operating budgets of the Community Development Department and the City Attorney’s Office.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3306-25 Amending 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 Located on Properties within the Artesia And Aviation Corridors Area Plan
- Administrative Report - City Council, October 14, 2025