

Economic Development Stakeholders Advisory Working Group
Meeting Notes 2/17/21
2:00pm – 3:00pm Virtual Meeting

Participants: Jessica Accamando, Jon David, Dave Davis, Lori Ford, Ron Newman, Peter Nolan, Laura Pena, Stacy Straus, Jonathan Wicks.

City Representatives: Commissioner Pete Hoffmann, Ken Robertson, Melanie Emas, Doug Krauss, Yuritz Randle, Christy Teague

1. Targeted Parking Amendments – Presentation by Martha Miller, Zoning Code Consultant

Martha Miller introduced draft targeted parking amendments to be considered as a first step in the Zoning Code update. These amendments include: residential parking requirements, on-site outdoor dining, flexibility in meeting parking requirements, adaptive reuse of buildings, and to support small establishments.

Stakeholders provided comments and questions, including:

- Parking requirements should be as liberal as possible. Changes will occur slowly with new development. Future car parking demand will decrease. Should allow property owners to increase square footage. Should allow tandem parking and mechanical lifts in commercial zones.
- Parking is the #1 thing that City can control. Biggest concern in Coastal Commission. Redondo Beach did not get certified with Coastal Commission. Every project in the Coastal Zone must be approved by the Coastal Commission.
- If codes change, they should mirror nearby cities.

Ken Robertson noted that this is a targeted approach consistent with Coastal Commission policies in place.

- Support for relaxing minimum parking standards. Should look at operational challenges, ex. residential parking permit revisions.
- Requirement to go to Planning Commission is expensive and takes time.
- We need to address outdoor dining.
- Are we being bold enough to incentivize new investment? Should Planning Commission develop guiding principles to help make decisions?

Martha Miller noted some targeted code amendments could exempt parking from need for Planning Commission, an example is for outdoor dining.

- Changes may not have gone far enough. Pier area is a challenge and makes below-grade construction not feasible due to high water table.
- We need a thoughtful, comprehensive plan or property owners will not be helped. Disappointed it will not help many property owners to develop.
- A parking facility should be located near City Hall to improve Downtown area.
- From property owners' viewpoint, we need to think broadly. Minor changes will not compel owners to act and move forward.

- There is a need to support what will incentivize property owners. For example, many buildings on upper pier have 1700-2000 square feet – perhaps allow an additional 2000 square feet without requiring parking?
- It will be hard to attract new investment without bold changes.
- Downtown needs parking solution, such as a Public-Private Partnership in Lot A. Need ability to go up 3 stories, flexibility with tenants, mixed use residential on upper floors.
- Development is difficult in the Coastal Commission zone.
- City needs institutional will to change.
- Flexibility is key for market to attract business.
- Would like to see parking at Upper Pier area.
- Residential over commercial will be problematic unless bedrooms face alley away from commercial.
- First floor should be retail and restaurants, not offices.
- Areas outside Downtown could build larger residential developments.
- Fully supportive of the environment of new considerations. If go big, go for it!
- We need short-term and long-term parking fixes.

Ken Robertson noted that the proposed changes may appear understated, but these changes will add flexibility and would remove parking restrictions.

2. Member Questions and Comments

There was a question about whether or not the ambient music approved by City Council at the holidays was still in effect. The temporary ordinance ended January 15, 2021.

Future Meetings:

- Economic Development Committee Meeting March 1, 2021 (Zoning Code Parking, Economic and Market Study Preliminary Report)
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- Stakeholders Advisory Working Group Meeting March 3, 2021 at 2:00pm
- City Council/Planning Commission Joint Study Session Topic: Zoning Code Update Wednesday, March 3, 2021 at 6:00pm