

MEMORANDUM

DATE	July 29, 2026
TO	City of Redondo Beach
ADDRESS	415 Diamond Street Redondo Beach, CA 90277
CONTACT	Marc Wiener, Community Development Director Sean Scully, Planning Manager
FROM	PlaceWorks
SUBJECT	Amendment to the Redondo Beach Focused General Plan Update, Zoning Ordinance Update, and Local Coastal Program Amendment Program Environmental Impact Report [State Clearinghouse No.: 2023050732]

This document is an Addendum to the City of Redondo Beach’s previously certified Redondo Beach Focused General Plan Update, Zoning Ordinance Updates, and Local Coastal Program Amendment Final Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2023050732) (certified PEIR), which analyzed the implementation of updates to five of the State-required elements that make up the General Plan—Land Use, Open Space, Conservation, Safety, and Noise—Zoning Ordinance, and Zoning Ordinance for the Coastal Zone, and the Local Coastal Program Amendment (approved project).

The City of Redondo Beach proposes modifications to the approved project, which include General Plan and Zoning Map adjustments to reflect ownership, access, and existing uses at Alta Vista Elementary School, Franklin Park, and Lincoln Elementary School; administrative land use designation refinements; and Artesia and Aviation Corridors Area Plan (AACAP) implementation through C-2 and C-2-PD development standard amendments and rooftop dining regulations (modified project). These changes would improve consistency among the General Plan, zoning regulations, existing conditions, ownership, and implementation measures without increasing development potential beyond that evaluated in the certified PEIR.

This Addendum has been prepared in accordance with CEQA Guidelines Sections 15162 and 15164. Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et. seq.) authorizes a lead agency to prepare an addendum to an EIR “if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the modified project would require major revisions to the certified PEIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Proposed Amendments

Table 1 provides a side-by-side comparison of the changes proposed between the approved project and the modified project by topic. Table 1 summarizes the limited refinements proposed under the modified project, including adjustments to General Plan and zoning designations for select school and park properties, administrative land use designation revisions, and AACAP-related zoning and rooftop dining standards.

Table 1 Comparison of Approved Project and Modified Project

Topic	Approved Project	Modified Project
Alta Vista Elementary School	Southern parcel with school buildings designated Public/Institutional in the General Plan and P-SF on the Zoning Map; northern parcel with playground and part of Alta Vista Park designated Open Space in the General Plan and P-SF on the Zoning Map.	Fenced playground portion of the northern parcel designated Public/Institutional (PI-1) with P-SF zoning; publicly accessible City-maintained park area designated Open Space with P-PRO zoning.
Franklin Park	Property designated Open Space in the General Plan, with zoning divided between P-SF and P-PRO.	Friendship Campus area designated Public/Institutional (PI-1) with P-SF zoning; publicly accessible City-maintained park areas designated Open Space with P-PRO zoning. Zoning is consistent with the approved project.
Lincoln Elementary School	Southern parcel with school buildings designated Public/Institutional in the General Plan and P-SF on the Zoning Map; northern playground parcel designated Open Space in the General Plan and P-PRO on the Zoning Map.	Northern playground parcel redesignated Public/Institutional (PI-1) and rezoned from P-PRO to P-SF.
Neighborhood Commercial (CN) and AACAP / C-2 and C-2-PD zoning	Established the Neighborhood Commercial (CN) land use designation and the AACAP, which implemented a maximum floor area ratio (FAR) of 1.50 for corridor properties and anticipated implementing amendments to the City's commercial zoning regulations. Increased the allowable FAR in the corresponding C-2 and C-2-PD zoning districts to implement the General Plan.	Amends the C-2 and C-2-PD zoning districts to establish corridor-specific design and development standards for properties within the AACAP. Establishes development standards for properties within the corridor, within the maximum FAR of 1.50 studied under the approved project. Modifications include changes to maximum building height and story limits, setbacks, public open space requirements, commercial ground-floor standards, parking and circulation requirements, landscaping standards, and corridor-specific architectural and site design standards. The amendments retain the existing C-2 and C-2-PD development standards for properties located outside the AACAP.
Rooftop dining	Not separately described in the approved project summary.	Establishes a rooftop dining ordinance within the AACAP, subject to operational, noise, hours, and design standards; rooftop dining deck area counts toward the maximum FAR of 1.50.

GENERAL PLAN LAND USE DESIGNATION AMENDMENTS

Table 2, *Changes to Approved Project General Plan Land Use Designations*, provides the corresponding text changes to the approved project land use designations that support the refinements and other administrative updates provided in Table 1. For the Mixed-Use Low (MU-1) designation, the revisions would remove the lower 0.35 FAR reference for commercial-only development and clarify that square footage exceeding 0.70 FAR must be for residential use rather than describing this requirement in terms of residential density or units. The same clarification would be made for the Mixed-Use Medium Low (MU-2) designation. For Public/Institutional uses, the revisions would remove the site-specific 1.25 FAR exceptions from the PI-1 designation and establish a separate Public/Institutional (PI-2) designation with a 1.25 FAR. The revisions would also restore the Public (P) designation in place of the Public/Utility (U) designation by reverting the name and description to match the current plan.

Table 2 Changes to Approved Project General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Mixed-Use		
Mixed-Use Low (MU-1)	Commercial Only: 0.35-0.50 FAR Commercial and Residential together: Max. FAR 1.50 (all density <u>square footage</u> exceeding 0.70 FAR must be <u>for</u> residential units use) Up to and including 30 du/ac	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.
Mixed-Use Medium Low (MU-2)	Commercial Only: 1.00 FAR Commercial and Residential together: Max. FAR 1.50 (all density <u>square footage</u> exceeding 0.70 FAR must be <u>for</u> residential units use) Up to and including 35 du/ac.	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses in the City's activity centers. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality, designed to integrate with existing surrounding uses. Configurations include ground floor commercial or office with residential units or office uses on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented environments that have a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component.

Table 2 Changes to Approved Project General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
		Maximum FAR 1.50 and density up to and including 35 dwelling units per acre, density may increase consistent with state law for affordable units.
Public/Institutional/Open Space		
Public/Institutional- (PI-1)	Max. FAR 0.75 for all properties except: Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St Max. FAR 1.25 at the Annex site on Northeast Corner of PCH and Vincent St Subject to Planning Commission Design Review	Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces. Sites that are allowed to develop up to a maximum 1.25 FAR are also s Subject to Planning Commission Design Review (PCDR).
<u>Public/Institutional- (PI-2)</u>	<u>FAR 1.25</u> <u>Subject to Planning Commission Design Review</u>	<u>Same uses as PI-1</u> <u>Subject to Planning Commission Design Review (PCDR)</u>
Public/Utility (UP)	FAR 0.10	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses. Provides for utility uses including easements with public access for recreation and parking. Maximum FAR 0.10.

Table 3, *Changes to Growth Forecast Under the Modified Project Compared to Approved Project*, summarizes the limited acreage changes associated with the modified project. As shown, the modified project would increase the Public/Institutional category by 10.6 acres and decrease the Parks and Open Space category by the same amount to better align land use designations with existing and planned public, institutional, and park uses. These acreage adjustments would not change the projected residential units, population, nonresidential building square footage, employment, or student-generation assumptions evaluated in the certified PEIR. Additionally, because the Public/Institutional (PI) land use designation provides for ancillary parks, recreation and open spaces, the change in acreage would not result in a loss of open space.

Table 3 Changes to Growth Forecast Under the Modified Project Compared to Approved Project

Land Use	Maximum Density/Intensity	Approved Project Acres	Modified Project Acres	Change Acres
PI-1 & PI-2: Public/Institutional	PI-1: FAR 0.75 /PI-2: FAR 1.25	160.1	170.7	+10.6
OS: Parks and Open Space	FAR 0.20	156.8	146.2	-10.6

The additions and corrections provided in Table 2, *Changes to the Approved Project General Plan Land Use Designations*, and Table 3, *Changes to Growth Forecast Under the Modified Project Compared to Approved Project*, would be carried out throughout the certified EIR, as applicable, to reflect the modified project.

Findings

Pursuant to Public Resources Code (PRC) Section 21166 and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- 1. No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effect.**

The modified project consists of administrative refinements to the previously approved project, including updates to General Plan land use designations, zoning regulations, and rooftop dining standards. The modifications also redesignate and rezone select properties to accurately reflect existing ownership and land uses. These changes do not alter the overall development intensity, approved maximum floor area ratio, project footprint, or previously analyzed land use assumptions, and do not authorize new physical development beyond that evaluated in the certified PEIR. Accordingly, the modified project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, no substantial changes to the project are proposed that would require major revisions to the previously certified PEIR pursuant to CEQA Guidelines Section 15162.

- 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The modified project would not facilitate development beyond that evaluated in the certified PEIR or increase approved development intensity, maximum FAR, or analyzed assumptions. The school and park redesignations reflect existing ownership and operations; the C-2 and C-2-PD amendments implement corridor-specific standards while retaining the 1.50 maximum FAR; and the rooftop dining ordinance establishes operational and design standards within the AACAP. For the Mixed-Use Low (MU-1) designation, the revisions would remove the lower 0.35 FAR reference for commercial-only development and clarify that square footage exceeding 0.70 FAR must be for residential use rather than describing this requirement in terms of residential density or units. The same clarification would be made for the Mixed-Use Medium Low (MU-2) designation.

The environmental setting and regulatory framework remain unchanged and thus, would not result in new or more severe impacts than what was disclosed in the certified PEIR. The certified PEIR analysis remains applicable because future development facilitated by the modified project must comply with the City's General Plan, zoning regulations, development standards, design review requirements, and adopted mitigation measures. Accordingly, no substantial change in project circumstances has occurred that would require major revisions to the certified PEIR under CEQA Guidelines Section 15162.

- 3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:**

A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration

The certified PEIR evaluated potentially significant impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems, and identified mitigation measures where appropriate to reduce environmental impacts. The mitigation measures and applicable policies adopted as part of the certified PEIR would continue to apply to future development under the modified project. Because future development must remain consistent with the City's General Plan, zoning regulations, development standards, design review requirements, and the MMRP, the adopted measures to avoid or reduce physical environmental impacts would continue to be implemented. Accordingly, implementation of the modified project would result in the same overall environmental impacts as those evaluated in the certified PEIR, and no new significant environmental impacts would occur that were not previously disclosed in the certified PEIR.

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

As demonstrated in this Addendum, the modified project would result in the same significant impacts as those disclosed in the certified PEIR, and no substantially more severe impacts would occur. The policies and mitigation measures identified in the certified PEIR to reduce physical environmental effects would continue to apply to the modified project. Implementation of the modified project would not result in physical changes to the environment beyond those previously analyzed in the certified PEIR, nor would it introduce new development characteristics or circumstances that would increase the severity of previously identified impacts. Therefore, no new or substantially more severe significant impacts associated with implementation of the modified project would occur.

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No new information of substantial importance has been identified indicating that mitigation measures or alternatives previously determined to be infeasible would now be feasible and would substantially reduce one or more significant effects of the project.

The certified PEIR's mitigation measures and alternatives remain applicable to the modified project, and no previously infeasible mitigation measure or alternative has been identified that is now feasible and would substantially reduce a significant effect of the project. Accordingly, the modified project would not result in circumstances requiring adoption of additional mitigation measures or alternatives beyond those previously evaluated in the certified PEIR.

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The modified project consists of administrative General Plan and zoning refinements to the Mixed-Use Low (MU-1) and Mixed-Use Medium Low (MU-2) designation, AACAP-related C-2 and C-2-PD amendments, and rooftop dining regulations. These changes do not warrant mitigation measures or alternatives to substantially reduce significant environmental effects

beyond those analyzed in the certified PEIR. The modified project does not change the certified PEIR's analysis, impact conclusions, or mitigation framework. Accordingly, no considerably different mitigation measures or alternatives have been identified, and no additional mitigation measures or alternatives are required for the modified project.

In conclusion, the modified project would not trigger any of the conditions under CEQA Guidelines Section 15162(a)(1)–(3). The proposed changes would not cause new significant impacts, substantially increase previously identified impacts, or involve new information requiring major revisions to the certified PEIR. This Addendum provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that a subsequent EIR is not required and that an addendum is the appropriate environmental document for the modified project.