Administrative Report

To: **MAYOR AND CITY COUNCIL**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. 3308-25 AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, SECTION 10-2.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING THE AMENDMENT AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FOR SECOND READING AND ADOPTION

EXECUTIVE SUMMARY

Ordinance No. 3308-25 was approved for introduction and first reading by the City Council on November 18, 2025, and is now ready for second reading and adoption.

BACKGROUND

The California Department of Housing and Community Development (HCD) has recently requested that the City adopt a zoning ordinance amendment providing a definition for "permitted by right/use by right" consistent with Government Code Section 65583.2, subdivision (i) in order to clarify the City's implementation of "Program 9: By-Right Approval for Projects with 20 Percent Affordable Units" of the City's 6th Cycle 2021-2029 Housing Element. It should be noted that the City has already adopted an ordinance implementing Program 9 (Ordinance No. CC-3282-24 and CC-3283-24 on November 12, 2024). This proposed zoning ordinance amendment simply clarifies how a "use" or "project" that qualifies as "permitted by right" is defined and processed.

COORDINATION

The Community Development Department coordinated the preparation of the Ordinance with the City Attorney's Office. A copy of the proposed definition of "permitted by right - (P)" was transmitted to HCD on October 10 and November 3, 2025.

FISCAL IMPACT

Funding for the preparation of this report and the ordinance is available in the Community Development Department's annual operating budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3308-25 Permitted-By-Right Definition, Inland