

**CITY OF REDONDO BEACH  
PLANNING COMMISSION AGENDA  
Thursday, March 19, 2026**

**415 DIAMOND STREET, REDONDO BEACH**

**CITY COUNCIL CHAMBER**

**REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM**

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.  
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,  
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at [www.Redondo.org/rbtv](http://www.Redondo.org/rbtv).

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

\*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

[https://redondo.zoomgov.com/webinar/register/WN\\_\\_s648-MDRriOtr4nSvUbYg#/registration](https://redondo.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg#/registration)

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press \*6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

## **REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM**

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. SALUTE TO THE FLAG**

### **D. APPROVE ORDER OF AGENDA**

### **E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

#### **E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda](#)**

### **F. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

#### **F.1. [APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MARCH 19, 2026.](#)**

#### **F.2. [APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 16, 2025 AND NOVEMBER 20 2025.](#)**

### **G. EXCLUDED CONSENT CALENDAR ITEMS**

### **H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

#### **H.1. [RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)**

### **I. EX PARTE COMMUNICATION**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.*

### **J. PUBLIC HEARINGS**

#### **J.1. [Public hearing for consideration of a Mitigated Negative Declaration and Coastal Development Permit for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting,](#)**

bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade (Permit No. 2025-0072).

PROPERTY MANAGER/ APPLICANT: County of Los Angeles Department of Beaches and Harbors

LOCATION: 811 and 1109 Esplanade, Redondo Beach

CASE NO: 2025-0072

RECOMMENDATION:

1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF IMPROVEMENTS AND MODERNIZATION TO THE EXISTING ACCESS RAMP AND ASSOCIATED INFRASTRUCTURE, INCLUDING REMOVAL OF THE EXISTING ACCESS PATH, RETAINING WALL, AND PEDESTRIAN RAILING, CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE PATH AND CONCRETE STAIRCASE, AND INSTALLATION OF DRAINAGE, LIGHTING, SITE FURNISHINGS, IRRIGATION, LANDSCAPING, AND DUNE/BLUFF RESTORATION IMPROVEMENTS AT 1109 ESPLANADE AND 811 ESPLANADE, REDONDO BEACH, CA 90277 (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S LOCAL COASTAL PROGRAM AND ZONING REGULATIONS

- J.2.** A PUBLIC HEARING BEFORE THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 - "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ORDINANCES ("EXHIBIT E") REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

RECOMMENDATION

1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments;
2. Accept testimony from staff and the public and deliberate on the proposed amendments;
3. Close the public hearing; and
4. Adopt the attached Resolution recommending that the City Council:
  - o Adopt the proposed updates to the City of Redondo Beach 2021-2029 Housing Element;
  - o Adopt amendments to the Draft Land Use Element of the General Plan for

implementation of and consistency with the Housing Element updates;  
o Adopt amendments to Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2  
(Zoning and Land Use) of the Redondo Beach Municipal Code for implementation of  
and consistency with the Housing Element updates; and  
o Adopt the associated CEQA findings (Addendum to the Certified Final Program  
Environmental Impact Report for the Housing Element Update).

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- M. ITEMS FROM STAFF**
- N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS**
- O. ADJOURNMENT**

*The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 16, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.*

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

*An agenda packet is available 24 hours at [www.redondo.org](http://www.redondo.org) under the City Clerk.*