

BLUE FOLDER ITEM

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CITY COUNCIL MEETING JULY 21, 2026

N.3 DISCUSSION AND POSSIBLE ACTION REGARDING BALLOT TEXT AND QUESTION FOR CONSIDERATION BY THE VOTERS FOR THE UPCOMING NOVEMBER 3, 2026 LOS ANGELES COUNTY GENERAL ELECTION PURSUANT TO ARTICLE XXVII OF THE CITY CHARTER FOR PROPOSED MAJOR CHANGES IN ALLOWABLE LAND USE, DETERMINE WHO SUBMITS ARGUMENT FOR, AND BALLOT LETTER DESIGNATIONS, AND ELECTION OR MEASURE RELATED ITEMS

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR
ELEANOR MANZANO, CITY CLERK
JOY A. FORD, CITY ATTORNEY

- **Revised Ballot Question**
- **Public Communications**

RESOLUTION NO. CC-XXXX-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A MUNICIPAL ELECTION, ON TUESDAY, NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF REDONDO BEACH A MEASURE APPROVING MAJOR CHANGES IN ALLOWABLE LAND USE PURSUANT TO ARTICLE XXVII OF THE CITY CHARTER.

WHEREAS, the City Council passed, approved, and adopted amendments to the Redondo Beach General Plan Land Use Element and Coastal Land Use Plan of the City's Coastal Program (Phase I of the City's General Plan Update) in Resolution No. CC-2410-106 and Resolution No. CC-2410-107 respectfully on November 5, 2024; and

WHEREAS, the City Council passed, approved, and adopted amendments to and the Zoning Ordinance and the Coastal Land Use Plan Implementing Ordinance (Phase I of the City's General Plan Update) in Ordinance No. CC-3282-24 and Ordinance No. CC-3283-24 respectfully on November 12, 2026; and

WHEREAS, the City Council passed, approved, and adopted amendments to the Redondo Beach General Plan Land Use Element and the Coastal Land Use Plan of the City's Local Coastal Program (Phase II of the City's General Plan Update) in Resolution No. CC-XXXX-XXX and Resolution No. CC-XXXX-XXX respectfully on August 4, 2026; and

WHEREAS, the City Council passed, approved, and adopted amendments to the Zoning Ordinance and the Coastal Land Use Plan Implementing Ordinance (Phase II of the City's General Plan Update) in Ordinance No. CC-XXXX-XXX and Ordinance No. CC-XXXX-XXX respectfully on August 18, 2026; and

WHEREAS, at their duly noticed public hearings on November 5 and November 12, 2024, City Council adopted and certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732) inclusive of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the proposed amendments to the City's General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and the Coastal Land Use Plan Implementing Ordinance covering Phase II and Phase II; and

WHEREAS, some of the foregoing amendments (Phase I and Phase II) to the General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and Coastal Land Use Plan Implementing Ordinance have been deemed to constitute a Major Change in Allowable Land Use which requires the approval of the registered voters of the City to become legally effective under Article XXVII of the City Charter; and

WHEREAS, the City Council now wishes to submit the proposed areas of Major Change in Allowable Land Use to the voters of the City for approval as provided for in Article XXVII of the City Charter; and

WHEREAS, under the provisions of Section 18.1 of the City Charter a Special Municipal Election may be held on November 3, 2026 for the purpose of submitting to the qualified voters of the City of Redondo Beach the question of whether the foregoing Major Changes in Allowable Land Use should be approved by the voters of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council, pursuant to its right and authority, does hereby order submitted to the voters at an Election on November 3, 2026, the following question:

Shall the Redondo Beach General Plan and Zoning Ordinance be amended to support increased commercial activity in key areas of the City, including expanded property development potential (i.e. new floor area ratio caps and rooftop dining) along Artesia and Aviation Boulevards, industrial properties north of Manhattan Beach Boulevard, and certain commercial properties along Pacific Coast Highway; and to reduce the allowed housing density for some residential and mixed-use properties in the City?	Yes
	No

SECTION 2. That the text of the proposed Amendments to be submitted to the voters is attached to this Resolution as Exhibit “A”, and shall be made available to the Voters in a separate “Supplemental Voter Information Document” with the additional ballot materials required by the City Charter Section 27.4 in a form of a “link” on the City’s website.

SECTION 3. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in the time, form, and manner required by law.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 4th day of August, 2026.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Joy A. Ford, City Attorney

Eleanor Manzano, CMC, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-XXXX-XXX was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 4th day of August, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk

From: [Bryan Stone](#)
To: [CityClerk](#)
Cc: [James Light](#); [Paige Kaluderovic](#); [Brad Waller](#); [Chadwick B. Castle](#); [Zein Obagi](#); [Scott Behrendt](#)
Subject: Public Comment – Request to Improve Clarity of Ballot Language for Article XXVII Measure (July 21 Council Meeting)
Date: Monday, July 20, 2026 1:01:11 PM

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CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Mayor Light and Members of the Redondo Beach City Council,

I'm asking you to fix the proposed ballot question language before sending it to voters. As currently written, it is confusing, overly legalistic, and not readable by the average resident.

The question is one long, dense sentence filled with technical terms. Most voters will not understand what they're actually being asked to approve or reject.

Specifically:

- It fails to clearly list or map the affected areas (Galleria, Coastal Mixed-Use zones, industrial land north of Manhattan Beach Blvd, Aviation, Artesia, and PCH corridors).
- It buries the real trade-off between downzoning some areas and upzoning others.

I respectfully request that you direct staff to rewrite the ballot question in clear, plain English. Voters deserve transparency so they can make an informed decision in November.

Thank you.

Sincerely,

Bryan Stone

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Redondo Beach California

bryankstone@gmail.com