

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 13, 2026

Marc Wiener, Director
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Marc Wiener:

RE: City of Redondo Beach 6th Cycle (2021-2029) Draft Amendment to the Housing Element

Thank you for submitting the City of Redondo Beach's (City) draft amendment to the housing element that was received for review on February 20, 2026 along with revisions received on February 27, 2026. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered public comments from Peter Lewis and Leo Pustilnikov pursuant to Government Code section 65585.

On September 1, 2022, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and as of this writing, the City continues to comply with State Housing Element Law. Among other items, this finding of substantial compliance was based on commitments to rezone and accommodate the regional housing need allocation (RHNA) pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). This draft amendment does not impact the September 1, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once rezoning has been completed to meet all statutory requirements and the draft amendment has been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested

notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the Regional Housing Needs Allocation (RHNA).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur or have occurred since prior submittals, any future re-adopted version of the housing element must also submit the electronic version of the sites inventory.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the City's hard work and diligence during the housing element process and looks forward to receiving the re-adopted element. HCD also welcomes the opportunity to provide technical assistance through the rezoning process. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager