

ORDINANCE NO. 3312-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) ("Housing Element") on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the City has continued to work with HCD to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its RHNA allocation, and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to HCD for review. The

City timely received a total of 5 written comments during the public review periods; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by HCD and a “substantial compliance” letter from HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city’s Zoning and Subdivision Ordinances are also required in order to implement and be consistent with this proposed Housing Element amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an “Addendum” to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Draft Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the “Addendum” to the certified program Final Environmental Impact Report and the proposed updates to the Housing Element and associated updates to the city’s Draft Land Use Element, and Zoning and Subdivision Ordinances noted above, took testimony from staff, the public and other interested parties, deliberated, closed the public hearing and recommended 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, and adopt proposed amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code (“Exhibit A”) to implement amendments to the city’s certified 6th Cycle 2021-2029 Housing Element that replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac); and

WHEREAS, following the Special Meeting of the Planning Commission on March 31,

2026, city staff and the city's housing consultant Veronica Tam & Associates, Inc. conferenced with HCD concerning the proposed amendments to the city's Zoning and Subdivision Ordinances required in order to implement and be consistent with the proposed Housing Element amendment and the city has since incorporated HCD's recommended edits and clarifications into the proposed Zoning and Subdivision Ordinances. HCD requested an increase in height and stories from the proposed 45' and 4 stories to 55' and 5 stories for the high-density residential (65 DU/AC) "Housing Sites" along 190th street and clarifying language concerning the requirement for 50% of any future development at the identified "Housing Sites" must be residential. HCD did not provide any comments concerning the proposed amendments to the Subdivision Ordinance; and

WHEREAS, on May 5, 2026 the City Council, at their duly noticed public hearing and pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), approved an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) (March 2026) with the approval of Resolution No. 2605-027.

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

1. That the amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element as amended.
2. The amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
3. That the City Council pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), considered the information and determinations contained in an "Addendum" to the certified program Final Environmental Impact Report for the General Plan Update (State Clearinghouse Number 2023050732) which was prepared concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac) prepared in March 2026.
4. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the "Addendum" to the certified program Final Environmental Impact Report, the proposed amendments to the City's certified 6th Cycle 2021-2029 Housing Element, and the associated proposed amendments to the City's Zoning and Subdivision Ordinances, required to implement and be consistent with the Housing Element amendments.

5. That the City Council, in the exercise of its independent judgment and pursuant to CEQA, approved the “Addendum” to the certified “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, concerning the amendments to the Housing Element, and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use zoning districts (65 to 80 du/ac), with their approval of Resolution No. 2605-027 and as part of that approval directed staff to file a “Notice of Determination” as set forth in Public Resources Code Section 21152.
6. That the amendments to the City’s certified 6th Cycle 2021-2029 Housing Element, and Zoning and Subdivision Ordinances are exempt from the requirements and procedures pursuant to Article XXVII of the City’s Charter.

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

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions to make consistent with and implement the City’s certified 6th Cycle 2021-2029 Housing Element Amendments in accordance with the proposed changes/edits attached as “Exhibit A”.

SECTION 3. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 1 Subdivisions Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 4. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 12th day of May, 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 Ordinance No. 3312-26 was introduced at a regular meeting of the City Council held on the 5th day of May, 2026 and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 12th day of May, 2026, and there after signed and approved by the Mayor and attested by the City Clerk, and that said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC).

"Exhibit A"

Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

Amendments to Chapter 1, Subdivisions

Amendments to Article 5, Tentative Maps

Section 10-1.504 Decisions and reports

Section 10-1.504, Decisions and reports will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned, shall approve a map of the subdivision within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the map does not meet the requirements of this chapter or the Map Act, the Community Development Director, or his/her assigned, shall disapprove or conditionally approve the map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director, or his/her assigned, as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

Subsection (b) will be amended to read:

- (b) Subdivisions of four or more parcels or creating 16 condominium units or more on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. In the case of subdivisions of four or more parcels or creating 16 or more condominium units on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”, the Commission shall review the recommendations and, if it finds that the map meets the requirements of this chapter and the Map Act, the Commission shall approve the map of the subdivision within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, the Commission shall disapprove or conditionally approve the map within such time.

Section 10-1.1010 Community Development Director or Commission decisions

Section 10-1.1010, Community Development Director or Commission decisions will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of lots or any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. If the Community Development Director, or his/her assigned, finds that the parcel map for a subdivision of not more than three parcels or 15 condominium units on any lot or any combination of lots or any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element” meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned shall approve the parcel map within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the parcel map does not meet the requirements of this chapter or the Map Act, the Community Development Director shall disapprove or conditionally approve the parcel map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.
- (1) Appeals to the Commission. The decision of the Community Development Director may be appealed to the Commission in the manner as provided in Section 10-1.504(a)(1)10-1.504(a)(1) of this chapter.

Subsection (b) will be amended to read:

- (b) Subdivision of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. In the case of subdivisions of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”, the Commission shall review the recommendations and testimony and, if the Commission finds that the parcel map meets the requirements of this chapter and the Map Act, it shall approve the parcel map within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, it shall disapprove or conditionally approve the parcel map within such time.