



Administrative Report

J.2., File # PC26-0368

Meeting Date: 3/19/2026

To: **PLANNING COMMISSION**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR AND SEAN SCULLY, PLANNING MANAGER

TITLE

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:
 - Adopt the proposed updates to the City of Redondo Beach **2021-2029 Housing Element**;
 - Adopt amendments to the **Draft Land Use Element** of the General Plan for implementation of and consistency with the Housing Element updates;
 - 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
 - Adopt the associated **CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update)**.

EXECUTIVE SUMMARY

The City of Redondo Beach adopted its 6th Cycle 2021-2029 Housing Element, which identifies policies, programs, and sites to accommodate the City's Regional Housing Needs Allocation (RHNA)

obligations on July 5, 2022. The State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022.

Since adoption/certification, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity. In furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), 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.

As a result of the proposed amendments to the City's Housing Element, additional amendments to the Draft Land Use Element, Zoning Ordinance, and Subdivision Ordinance are required in order to implement and make consistent the replacement of the "overlay" designations/zoning with proposed Housing Element updates.

In summary, the proposed amendments to the Housing Element, Draft Land Use Element, and Zoning/Subdivision Ordinances serve the following purposes:

- Clarify zoning regulations associated with Housing Element sites
 - Replacing the "overlay" zoning standards with high density residential and mixed-use standards that require future development to include 50% of the Floor Area Ratio (FAR) to be residential
 - Removal of the North Tech "housing site" from the City's housing sites inventory reducing the number of "housing sites" from six to five
 - Increase the maximum density from 55 du/ac to 65 du/ac at four out of the five remaining housing site, and 80 du/ac at the South Bay Marketplace.
- Establish development standards for new high-density residential and mixed-use zones
- Update administrative and subdivision procedures for Housing Element projects
- Update Housing Element sites inventory information and project status section of the Housing Element
- Ensure consistency between the Housing Element and the Draft Land Use Element of the General Plan with the City's Zoning and Subdivision Ordinances

Collectively, these amendments are intended to support the City's ability to facilitate housing production, ensure capacity for accommodating the City's RHNA, implement Housing Element programs, and ensure that the General Plan and Municipal Code remain internally consistent.

All the proposed amendments to the Housing Element have been reviewed and conceptually approved by State HCD. A confirmation letter from State HCD is expected soon, but not available as of the time of issuance of this Administrative Report.

The BACKGROUND section of this Administrative Report presents a summary of the proposed amendments to the Housing Element, Draft Land Use Element, and Zoning/Subdivision Ordinances. Attached to this Administrative Report is the proposed Planning Commission Resolution that includes

attached “Exhibits” that detail the proposed amendments to each document shown in “track changes”.

BACKGROUND

Housing Element Update - Summary

The revisions to the Housing Element fall into the following general categories:

Clarification of Housing Sites Zoning Strategy

The most significant revision to the Housing Element involves clarification of the City’s strategy for facilitating housing development on the “Housing Sites” identified to meet the City’s RHNA allocation.

The adopted Housing Element originally included a program that relied on “Residential Overlay” zoning standards applied to these sites to facilitate residential development.

Based on discussions with HCD, the city is proposing to modify this approach by replacing the overlay zoning framework with specific zoning designations that directly permit and require a certain amount of residential development at higher densities on future projects.

These proposed General Plan land use designations include:

- Very High Density Multi-Family Residential (RVH)
 - 20 - 65 du/ac
 - Applies to the southern portion of the “Kingsdale” housing site; the “South of the Transit Center” housing site; and the “190th Street” housing site
- Mixed Use Housing Required (MU-H)
 - Residential only: Max FAR 1.0
 - Commercial and Residential: Max FAR 1.5
 - 50% of total floor area must be for residential use
 - 20 - 65 du/ac
 - Applies to the “FedEx” housing site
- Mixed Use Transit Center Housing Required (MU-TCH)
 - Max FAR 1.5
 - 50% of total floor area must be for residential use
 - 20 - 80 du/ac
 - Applies to the “South Bay Marketplace” housing site

These designations are intended to provide greater certainty regarding allowable development standards and to ensure that housing development remains the primary use of the identified sites, while allowing for compatible commercial uses that support neighborhood services and walkable development patterns. Higher densities are proposed to offset the elimination of the North Tech housing site and provide the city with an additional buffer. Corresponding amendments have been made to the updated Draft Land Use Element and the zoning/subdivision ordinances, which are included as attachments to the Planning Commission Resolution which is attached to this report.

Updates to Housing Development “Pipeline”

The revised Housing Element includes updated information regarding housing projects currently under review, approved, or under construction within the city.

These updates reflect:

- Recently submitted development applications
 - 2819 182nd Street (163 unit proposed with 27 affordable to lower income)
- Projects that have received planning approvals
 - 401 S PCH (AB 2011)
- Projects currently under construction
 - 122 N PCH
- Changes to the number of units expected to be delivered during the Housing Element planning period

These updates ensure that the Housing Element reflects the most current housing development activity within the city.

Technical Edits and Clarifications

Additional minor revisions were made throughout the document to improve clarity and ensure consistency with State Housing Element requirements.

These revisions include:

- Clarification of program implementation timelines
- Minor corrections to tables and site inventories
- Updates to development assumptions for Housing Element sites
- Clarification of zoning descriptions and development standards
- Minor editorial revisions for clarity and readability

These changes are technical in nature and do not change the fundamental policy direction of the adopted Housing Element.

HCD Coordination and Public Review Process

This draft Housing Element Update was initially released for a seven-day public review period from January 6, 2026 to January 13, 2026.

All public comments received during this period were transmitted to HCD along with the draft Housing Element update. All comments received are attached.

Following receipt of HCD’s initial review comments, the city prepared a revised draft Housing Element incorporating minor revisions and clarifications.

To provide additional opportunity for public participation, the city initiated a second seven-day public review period beginning February 13, 2026 and ending February 20, 2026.

All the proposed amendments to the Housing Element have been reviewed and approved by HCD. Attached is HCD's "substantial compliance" letter dated March 13, 2026. Per HCD,

"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."

Zoning and Subdivision Ordinance Amendments - Summary

Zoning Code Amendments (RBMC Title 10 Chapter 2)

As a result of the proposed Housing Element and Land Use Element updates, state law requires that the city's Zoning and Subdivision Ordinances be amended to reflect, implement, and be consistent with the proposed updates of these policy documents.

Below is a summary of each of the proposed zoning designations and their respective development standards which implement and are consistent with the proposed land use designations identified above.

Consistent with the Housing Element and Land Use Element updates, these new zoning designations replace the "Affordable Housing Overlay" zoning category in favor of either high density residential or high-density mixed use. It's important to note that although the density for proposed land use and zoning designations is higher for each of the "housing sites", the development standards such as stories and height are the same or very similar to the development standards for the existing "Affordable Housing Overlay" zones applied to each of the "housing sites".

- **RH-4 (Very High Density Multiple-Family Residential Zone):** Minimum 20 du/ac and up to 65 du/ac
 - Southern portion of the "Kingsdale" housing site
 - "South of the Transit Center" housing site
 - "190th Street" housing site
 - Consistent General Plan land use designation - RVH (Residential Very High)
 - Development Standards:
 - Density: 65 du/ac
 - Height: 45'
 - Stories: 4
 - Setbacks: Front 10'; Side 5' (increases to 15' on lots with greater than 150'); Rear 15'; Second, Third, and Fourth Story (increase setbacks from street)
 - Outdoor Living Space: 200 sf per unit
- **MU-H (Mixed-Use Zone):** Minimum 20 du/ac and up to 65 du/ac and requires 50% of the total floor area to be designated for residential

- Northern portion of the “Kingsdale” housing site
- “FedEx” housing site
- Consistent General Plan land use designation - MU-H (Mixed-Use Housing Required)
- Development Standards
 - Density: 65 du/ac
 - FAR: 1.5
 - Height Residential Only: 45’
 - Height Mixed-Use: 55’
 - Stories Residential Only: 4
 - Stories Mixed-Use: 5
 - Setbacks: Front 10’; Street Side 10’; Interior Side and Rear 0’ (unless adjacent to residential then 20’); Second and Third Story (increase setbacks from street)
 - Outdoor Living Space: 200 sf per unit
 - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR
- **CR-H (Mixed-Use Zone):** Minimum 20 du/ac and up to 80 du/ac and requires 50% of the total floor area to be designated for residential
 - “South Bay Marketplace” housing site
 - Consistent General Plan land use designation - MU-TCH (Mixed-Use Transit Center-Housing Required)
 - Development Standards:
 - Density: 80 du/ac
 - FAR: 1.5
 - Height: 90’
 - Stories: 7
 - Setbacks (May be Modified by Administrative Design Review): Hawthorne Blvd 50’; 182nd Street 25’; Kingsdale Ave 20’; West 177th Street 12’; Internal Roadways 5’; Industrial Areas/Zoning 25’
 - Upper Floor Setbacks: Above three stories 5’ from lower floors above 5 stories and additional 5’
 - Outdoor Living Space: 200 sf per unit
 - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR

Attached to this Administrative Report is an exhibit that shows the existing and proposed General Plan land use and zoning designations at each of the “housing sites”.

Amendments have also been made to the city’s subdivision ordinance (RBMC Title 10, Chapter 1) replacing references to the overlay zone with these new designations.

ENVIRONMENTAL

The Planning Commission will consider recommending that the City Council adopt environmental findings pursuant to the California Environmental Quality Act (CEQA).

An “Addendum” to the certified Final Program EIR for the General Plan Update was completed for the proposed Housing Element updates and the associated amendments to the Land Use Element

and Zoning and Subdivision Ordinances and is attached to this Administrative Report.

As demonstrated in Section 3, Environmental Analysis, of the attached “Addendum”, the modified project (Housing Element update and associated Land Use Element and Zoning and Subdivision ordinance amendments required for consistency and implementation) would not result in physical impacts that differ from the approved project evaluated in the certified PEIR, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163(a). The modified project would not change the assumptions made under the certified PEIR.

CONCLUSION

The proposed amendments to the Housing Element, Draft Land Use Element, Zoning Code, and Subdivision Ordinance are necessary to implement Housing Element programs, ensure compliance with State housing law, ensure the city has housing capacity to accommodate its RNHA, and maintain internal consistency among the City’s planning documents.

The amendments provide updated land use designations and policies, zoning designations and regulations, and administrative procedures that will facilitate housing production while maintaining the City’s planning framework.

Staff recommends that the Planning Commission review the proposed amendments and recommend that the City Council adopt them.

ATTACHMENTS

1. Housing Sites Exhibits - Existing Proposed General Plan and Zoning
2. Planning Commission Resolution 2026-03-PCR-03
3. HCD “Substantial Compliance” Letter dated March 13, 2026
4. PC Resolution Exhibit A - Addendum HEU March 2026
5. PC Resolution Exhibit B - Housing Element Update - Track Changes
6. PC Resolution Exhibit C - Draft Land Use Element Update - Track Changes
7. PC Resolution Exhibit D - Proposed Amendments to Title 10 Chapter 1 (Subdivisions) - Track Changes
8. PC Resolution Exhibit E - Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) - Track Changes