

RESOLUTION NO. 2026-02-PCR-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING ESTABLISH REGULATIONS PERMITTING ROOFTOP DINING ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN.

WHEREAS, the City Council of the City of Redondo Beach at their duly noticed public hearing on December 8, 2020, adopted the “Artesia & Aviation Corridors Area Plan” (AACAP); and

WHEREAS, the purpose of the Artesia and Aviation Corridor Area Plan (AACAP) is to identify policy approaches and explicit actions that can be used by City staff or property owners to activate, energize, and revitalize the Artesia and Aviation Corridors in a coordinated and consistent manner; and

WHEREAS, the purpose and intention of the “Placemaking” within the Artesia and Aviation Corridor Area Plan are to encourage reinvestment and better serve community needs, ensure the continued stability of nearby residential neighborhoods, and provide a social anchor for North Redondo; and

WHEREAS, on August 5, 2025, the City Council held a meeting to discuss the City’s General Plan – Land Use Element update with a specific focus on policies related to the “revitalization of the Artesia and Aviation Corridor”. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR) for properties within the AACAP area from 0.6 to 1.5, potential mixed-use development within AACAP, development “caps” with increased FAR’s as incentives for early revitalization projects, reduced or eliminated open space requirements, allowance of rooftop dining, and various additional future parking strategies. At the conclusion of all discussions and public comments, the City Council directed staff to move forward, as a priority item, with an amendment to the City’s Zoning Ordinance eliminating required parking for non-residential uses; and

WHEREAS, on January 6, 2026, staff presented a draft Zoning Ordinance for amendments to allow rooftop dining within the AACAP area for the City Council’s review and direction. City Council took public testimony, discussed the proposed ordinance, and provided the following direction to city staff:

1. Permit rooftop dining through an Administrative Use Permit (AUP) process.
2. Limit rooftop dining to the AACAP to avoid delays and consider applying these regulations to other commercial zones at a later date.
3. Clarify that increased height would also be allowed for elevators.

4. Establish privacy protections for adjacent residential properties with additional setbacks, buffers, and design treatments.
5. Ensure there are measures to mitigate potential lighting and noise impacts to adjacent properties.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA DOES HEREBY FIND AS FOLLOWS:

SECTION 1. FINDINGS

1. A Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City's focused General Plan Update was prepared to address intensified development within the AACAP area. Staff is evaluating whether proposed zoning regulations pertaining to rooftop dining were adequately addressed in the EIR or whether an addendum will need to be prepared prior to adoption. Furthermore, future rooftop dining projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.
2. The proposed amendments to the Zoning ordinance are consistent with the General Plan.
 - a. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
 - b. Land Use Element Objective 1.17: Provide for the development of uses which predominantly serve and are accessible to local residents, create a distinctive pedestrian activity area of the City, and are compatible with adjacent residential neighborhoods.
 - c. Land Use Element Policy 1.17.1: Accommodate a mix of commercial uses which provide for the needs of nearby residents (as defined by Policy 1.16.1) and enhance pedestrian activity on parcels designated as "C-2-PD".
 - d. Land Use Element Policy 1.17.3: Encourage the development of outdoor dining and other similar uses which do not impede pedestrian circulation on the sidewalks.
 - e. Land Use Element Policy 1.19: Provide for the development of uses which predominantly serve and are accessible to local residents and compatible with adjacent residential neighborhoods.
3. These amendments require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

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

1. SECTION 1. Pursuant to Section 10-2.2504(e)(1) and (3) Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to establish regulations permitting rooftop dining located on properties within the AACAP area as identified in SECTION 2.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 2 (Zoning and Land Use) amending Section 10-2.1642 as follows:

§ 10-2.1642. Rooftop Dining Use and Regulations.

- a) Purpose. The purpose of this section is to manage the development and operation of rooftop dining in order to enhance placemaking opportunities in commercial districts and simultaneously prevent adverse impacts; ensure compatibility with surrounding land uses; protect nearby businesses and residential neighborhoods from noise, lighting, and operational impacts; and maintain a healthy and balanced mix of commercial uses.
- b) An Administrative Use Permit is required. Rooftop Dining shall be subject to the approval of an Administrative Use Permit pursuant to Section 10-2.2506.
- c) Criteria: Rooftop Dining shall be permitted only in the following zones, subject to approval of an Administrative Use Permit:
 - (1) The C-2 and C-2-PD zones, for properties located within the boundaries of the AACAP.
 - b. Capacity and Design
 1. The rooftop dining area shall be designed, managed, operated, and maintained as an integral part of an associated permitted restaurant.
 2. The rooftop dining area and structures (railing, shade structures, etc.) shall be architecturally compatible with and integrated into the structure. Additional temporary accessory structures including arbors and sunshades are permitted with the approval of the Community Development Director or designee.
 3. The maximum number of occupants shall be determined based on the square footage, exits, facilities, and available parking (with the

exception of the AACAP for parking standards), as evaluated through the Administrative Use Permit and the Building Official.

4. Rooftop furniture and décor shall be weather-resistant, and be maintained in good condition.
5. Standards for the rooftop dining structures (non-furniture) include the following:
 - i. Ancillary rooftop structures shall not exceed a height of 10 feet above the roof surface, and zoning height limit, with approval from the Community Development Director. Elevators are exempt from this height limit and shall be at the minimum height necessary to comply with the Building Code.
 - ii. Structures shall maintain a minimum setback of five feet from all roof edges or parapets.
 - iii. Rooftop dining operations shall be setback 20 feet from a property line that is contiguous to a residential zone.

c. Noise

1. An acoustical analysis may be required to address potential impacts on adjacent residential or sensitive uses, subject to the determination by the Community Development Director.
2. The Administrative Use Permit application for a rooftop dining shall include a noise mitigation plan that details the rooftop dining improvements, layout, and operations to ensure compliance with the Noise Ordinance. The noise mitigation plan shall include, but not be limited to, the following information and shall be incorporated in to the Administrative Use Permit conditions of approval:
 - i. A detailed layout of the rooftop dining and entertainment areas (if applicable), including seating arrangements, mechanical equipment, speaker locations, and any “back of house” (kitchen/staffing areas);
 - ii. Proposed hours of operation for the rooftop dining and any outdoor music or entertainment;
 - iii. Identification of any proposed amplified sound sources, including specifications and speaker location and direction;
 - iv. Description of proposed physical or operational noise control measures such as barriers, enclosures, sound-absorptive materials, or sound limiting systems; and
 - v. Procedures for ongoing noise monitoring, and response protocol to address noise complaints.

d. Operation

1. Rooftop dining hours of operation shall not exceed those authorized under the Administrative Use Permit.
 2. No rooftop dining area shall serve alcoholic beverages unless such rooftop dining area provides full food service.
 3. A Temporary Use Permit shall be obtained for any special events utilizing the use of the roof top restaurant per Municipal Code Section 10-2.2520(a).
- e. Lighting
1. Rooftop lighting shall be downward-facing, shielded, and designed to not spill or direct glair onto adjacent properties while also providing a sufficient level of illumination for safety, access, and security purposes.
 2. Lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness.
 3. The rooftop dining plans shall include a lighting plan that identifies the location, intensity, shielding, and direction of rooftop lighting.
- f. Screening and Privacy
1. Landscaping, screening walls, or other features may be required to protect the privacy of adjacent uses.
 2. Mechanical equipment shall be screened in compliance with Municipal Code Section 10-2.1530.
- g. Smoking
1. Smoking is prohibited on rooftop dining areas.
- h. Parking
1. The required parking for rooftop dining is regulated by Municipal Code Section 10-2.1706(a)(3), stating no additional parking is required for the first 12 seats or a number of outdoor seats equivalent to 25 percent of the number of indoor seats, whichever is greater. Thereafter, one parking space shall be provided for every six seats. No parking is required for rooftop dining areas located within the Artesia and Aviation Corridors Area Plan (AACAP) boundary as identified in Municipal Code Section 10-21707(b).
- i. Additional Administrative Use Permit Criteria.
1. In addition to the standard criteria to evaluate Administrative Use Permits, as identified in Municipal Code Section 10-2.2507(b), the additional criteria listed below shall be used in determining a project's consistency with the intent and purpose of this section:

- i. The proposed rooftop dining area supports and enhances the vibrancy and economic activity of the surrounding area.
 - ii. The proposed design, location, and operation of the rooftop dining area minimizes potential noise, privacy, and light spillover impacts on adjacent properties.
 - iii. The proposed rooftop dining is compatible with surrounding properties and uses.
 - j. Standard Conditions
 - a. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to ensure the rooftop dining use is compatible with adjacent uses and protects the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
 - 1. Hours of operation: Rooftop dining hours of operation shall be established in the Administrative Use Permit and shall consider adjacent uses and sensitive noise receptors when establishing the hours of operation.
 - 2. Noise Mitigation Plan: The noise mitigation plan shall ensure that noise associated with rooftop dining does not impact adjacent uses. The noise mitigation plan may include specifics like the days and hours for the rooftop dining area, music and/or entertainment, noise regulating/monitoring systems, speaker locations, etc. The noise mitigation plan shall be incorporated into the conditions of approval for the Administrative Use Permit. The Community Development Director may require a noise study be completed by a licensed Acoustical Engineer, if determined necessary.
 - 3. Lighting: All lighting for the rooftop dining shall be directed downward and shall not spill or direct glare onto adjacent properties.
 - 4. Capacity and Layout: The occupancy and seating for the rooftop dining shall be set by the Building Division and the available parking for the property, if applicable.
 - 5. Safety and Access: Rooftop access shall be limited to customers and staff through controlled interior access points. The use shall comply with California Building Code requirements for guardrails, fire separation, and occupancy loads.
 - d) Administrative Review and Enforcement
 - 1) The Community Development Director, or designee, may require the operator to conduct a noise study and/or amend the noise mitigation plan if noise impacts are identified during the ongoing operation of the business.

- 2) The City may revoke or modify an Administrative Use Permit for rooftop dining if it is determined that the use creates a public nuisance, violates the Administrative Use Permit conditions, or impacts surrounding uses.
- 3) Regular compliance inspections may be conducted.

SECTION 3. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this 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 the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this 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.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 19th day of February, 2026.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-02-PCR-02 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office