



Administrative Report

L.1., File # 26-0920

Meeting Date: 8/4/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT, ZONING ORDINANCE, LOCAL COASTAL PROGRAM, AND COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE AND AN ADDENDUM TO THE CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE FOCUSED GENERAL PLAN UPDATE PERTAINING TO THE PROPOSED AMENDED C-2 AND C-2-PD DEVELOPMENT STANDARDS AND ROOF TOP DINING REGULATIONS

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2608-066 ADOPTING AN ADDENDUM TO THE CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2023050732) FOR THE REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PERTAINING TO THE PROPOSED C-2 AND C-2-PD DEVELOPMENT STANDARD AMENDMENTS AND ROOF TOP DINING REGULATIONS WITHIN THE ARTESIA AND AVIATION CORRIDOR AREA PLAN

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2608-067 UPDATING THE GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT A LAND USE PLAN, GOALS, POLICIES, AND IMPLEMENTATION MEASURES THAT SERVE AS THE FRAMEWORK TO EXPRESS THE COMMUNITY'S DESIRED FUTURE FOR GROWTH AND DEVELOPMENT OVER THE SUBSEQUENT 20-30 YEARS

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2608-068 AMENDING THE COASTAL LAND USE PLAN OF THE CITY'S LOCAL COASTAL PROGRAM TO MAKE CONSISTENT AND IMPLEMENT THE CITY'S UPDATED GENERAL PLAN LAND USE ELEMENT AND DIRECTING STAFF TO SUBMIT THE AMENDED COASTAL LAND USE PLAN TO THE COASTAL COMMISSION

INTRODUCE BY TITLE ONLY ORDINANCE NO. CC-3314-26 AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH AND TO IMPLEMENT THE UPDATE TO THE CITY'S GENERAL PLAN LAND USE ELEMENT INCLUSIVE OF THE LAND USE PLAN, GOALS, POLICIES, AND IMPLEMENTATION MEASURES

INTRODUCE BY TITLE ONLY ORDINANCE NO. CC-3315-26 AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH AND TO IMPLEMENT THE UPDATE TO THE CITY'S GENERAL PLAN LAND USE ELEMENT INCLUSIVE OF THE LAND USE

PLAN, GOALS, POLICIES, AND IMPLEMENTATION MEASURES

PROCEDURES

1. Open the public hearing, take testimony
2. Close the public hearing
3. Adopt Resolution No. CC-2608-066, adopting an Addendum to the Certified Program Environmental Impact Report (State Clearinghouse Number 2023050732) for the Redondo Beach Focused General Plan Update, Zoning Ordinance update and Local Coastal Program Amendment
4. Adopt Resolution No. CC-2608-067, amending the General Plan Land Use Element
5. Adopt Resolution No. CC-2608-068, amending the Coastal Land Use Plan of the City's Local Coastal Program
6. Introduce for first reading Ordinance No. CC-3314-26, amending Title 10, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code
7. Introduce for first reading Ordinance No. CC-3315-26, amending Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Municipal Code

EXECUTIVE SUMMARY

Since 2016, the City has been in the process of updating the Land Use Element (LUE) of the General Plan. Following years of outreach and collaborative efforts to gain feedback from the community, the General Plan Advisory Committee (GPAC), Planning Commission, City Council, and other stakeholders, the Updated LUE and implementing Ordinances are being presented to the City Council for adoption. Over the past year the City Council has met on several occasions to discuss the LUE and has provided policy direction, which has been incorporated into the final documents included as part of this report.

Some of the amendments to the LUE update and associated Zoning Ordinances constitute a "Major Change in Allowable Land Use" which are subject to Article XXVII of the City's Charter and will be voted on as part of the general election on November 3, 2026. The specific changes triggering this requirement include the proposed increases in floor area ratio (FAR) along Artesia and Aviation Boulevards and minor changes to FAR in some of the City's commercial and industrial zones.

Pursuant to Article XXVII, a Traffic Study and Land Use Analysis associated with the major changes in land use have been posted on the City's website (See attached link) 30 days prior to adoption and are available to the public. At the July 27, 2026 meeting, the City Council provided direction to amend the Article XXVII analysis to include the recent Housing Element Updates, adopted on May 5, 2026, as part of the "current plan." The analysis is currently being amended and will be posted within 10 days of plan adoption.

The updated LUE and associated amendments to the City's Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Plan are being presented for City Council consideration to implement and make consistent the City's LUE goals, policies, and Land Use Plan.

BACKGROUND

The LUE provides the primary basis for City decisions on development applications and establishes policies to help guide the general framework for the future pattern of growth, development, and sustainability in Redondo Beach. Some of the important components include the goals and policies, the land use map and designations; the focus areas and special policy areas discussions; and the

implementation measures.

In the fall of 2024, the City Council held a series of public hearings to consider the proposed focused General Plan Update. The project was segmented so that items in the LUE related to implementation of the 6th Cycle Housing Element, along with other non-Housing Element related residential amendments, would be adopted first, which occurred on November 5, 2024. Since then, the City Council has taken the following actions on the General Plan:

- August 5, 2025 - The City Council conducted a focused discussion on LUE policies related to Artesia and Aviation Boulevards, and expressed support for increasing the FAR from 0.6 to 1.5 to incentivize commercial reinvestment and help achieve the vision of the Artesia and Aviation Corridors Area Plan (AACAP). The City Council later reviewed associated amendments to development standards in the Zoning Ordinance that aligned with the higher FAR and included provisions for rooftop dining.
- January 6, 2026 - The City Council conducted a discussion on LUE policies related to historic preservation, and directed staff to maintain policies that continue to value historic properties while promoting a voluntary historic designation process.
- January 20, 2026 - The City Council conducted focused discussions on the allowed building floor area ratio (FARs) for Public Institutional (PI) properties. The City Council supported maintaining FARs and land use designations as originally proposed in the draft updated LUE, with the exception of the Beach Cities Health District campus, which Council supported an increase to the recommended 1.25 FAR to accommodate future services.
- March 3, 2026 - The City Council reviewed and provided policy direction on changes to the land use designations from Public "P" to "OS" (Parks and Open Space) for all, or portions of, three School District owned properties identified as Alta Vista Elementary School Fields; the former Franklin School Site (Friendship Campus); and Lincoln Elementary School Fields. Regarding the three sites, the City Council made separate motions directing the following: 1) that the land use designations at Alta Vista be updated so that "P" and "OS" designations follow the fence line separating Alta Vista School and Alta Vista Park; 2) to maintain a "P" designation for the portion of the property occupied by Friendship Campus and an "OS" for Franklin Park; and 3) that the "OS" designation at Lincoln Elementary be applied to the area above the baseball fields and parking lot.
- May 5, 2026 - The City Council adopted amendments to the 6th Cycle 2021-2029 Housing Element and associated Zoning Ordinance (2nd reading on May 12, 2026). The amendments replaced the Affordable Housing Overlay zones, 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) obligating future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area as residential. The change in designations is reflected in the final LUE update.
- July 7, 2026 - The City Council directed staff to amend the Land Use Table so that the

floor area ratio (FAR) for the Public Institutional designation remains unspecified and subject to Planning Commission Design Review. The City Council provided direction to amend the Article XXVII analysis to include the recent Housing Element Updates, adopted on May 5, 2026, as part of the “current plan.” This amendment has been incorporated into the final version of the LUE. Additionally, the City Council decided to defer action on changes to Public Institutional Properties.

Land Use Element (LUE): As established by the vision statement and guiding principles, the intent of the approach in the development of the LUE and Land Use Plan (map and designations) was to maintain the fundamental pattern of existing land uses in the City, preserve residential neighborhoods and commercial and industrial districts, provide opportunities for enhancement and improvements through intensification or reuse within centers of community activity and identity, and to provide locations and development intensities for accommodating the City’s State-mandated Regional Housing Needs Allocation (RHNA).

As such, changes to the plan aimed to:

- Preserve established residential neighborhoods and principal commercial districts allowing for infill development and recycling of uses that are compatible with adjacent development.
- Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for intensification or reuse of focused areas of the City (Special Policy Areas, for example).
- Focus on reuse or repurpose of underutilized sites (transitioning retail properties), corridors, and areas located adjacent to the freeway and proposed (or planned) Metro station stops such as the North Tech District, Galleria, and South Bay Marketplace.
- Target change in areas essential to satisfy the City’s State-mandated obligation to demonstrate it could meet its RHNA requirements for housing in accordance with the Housing Element that was adopted by the City Council on May 5, 2026 and later certified by State HCD.

In addition to identifying the locations and residential development intensities required in order to satisfy the City’s RHNA obligation and maintain its certified Housing Element, the development of new and innovative goals and policies for environmental sustainability, historic preservation, and the development of Special Policy Areas (SPAs) for enhancing, revitalizing, and, in some cases, preserving the City’s most critical commercial and industrial centers were the most significant new components of the updates to the Land Use Element. The following seven SPAs warrant special policy direction due to the role they play in the City, either as a gateway, corridor, district, or activity center:

- North Redondo Tech District (SPA-1)
- Artesia Boulevard (SPA-2)
- Aviation Boulevard (SPA-3)
- Galleria (SPA-4)
- North PCH (SPA-5a)

- Central PCH (SPA-5b)
- Torrance Boulevard (SPA-5c)
- South PCH (SPA-6)
- Riviera Village (SP-7)

The updated LUE, and associated amendments to the City's Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Plan that would implement and make consistent the City's LUE goals and policies and Land Use Plan are being presented for City Council consideration and adoption.

ENVIRONMENTAL STATUS:

On November 5, 2024, the City Council certified a program Final Environmental Impact Report (FEIR) for the City's focused General Plan Update (State Clearinghouse No. 202305073). Separate addendums were adopted on December 3, 2024 pertaining to the proposed FAR in the Public Institutional designation and May 5, 2026 pertaining to the updated Housing Element. An additional Addendum has been prepared addressing the modifications to Franklin Park, Alta Vista and Lincoln Elementary Schools, and the AACAP, which has been included for City Council consideration and adoption.

COORDINATION

The Administrative Report, Resolutions and Ordinances were coordinated with the City Attorney's Office.

FISCAL IMPACT

The net cost (after deducting State Grant funding) for the services provided by PlaceWorks Inc. and their sub consultants for the General Plan Update is roughly \$2.6M and is largely funded by the City's General Plan Maintenance Fund.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Attachment 1 - EIR Addendum Resolution
- Attachment 2 - EIR Addendum
- Attachment 3 - LUE Resolution
- Attachment 4 - LUE Resolution Exhibit A
- Attachment 5 - LCPA-CLUP Resolution
- Attachment 6 - LCPA-CLUP Resolution Exhibit A
- Attachment 7 - Zoning Ordinance Amendment
- Attachment 8 - Zoning Ordinance Amendment Exhibit A
- Attachment 9 - Zoning Map Exhibit B
- Attachment 10 - Coastal Zoning Ordinance Amendment
- Attachment 11 - Coastal Zoning Ordinance Exhibit A
- Attachment 12 - Zoning Map Exhibit B

