

Public Hearing to Consider Amendments to the City's 6th Cycle Housing Element

OVERVIEW

1. Reasons to update the City's 6th Cycle Housing Element
2. Summary of Updates
3. Housing Sights Overview
4. Additional Amendments
5. Environmental Review
6. Recommendations

6th Cycle 2021-2029 Housing Element

Why are Updates Needed?

- In furtherance of the City's strategy for meeting RHNA
- In response to a recent court decision

6th Cycle 2021-2029 Housing Element

Summary of Updates

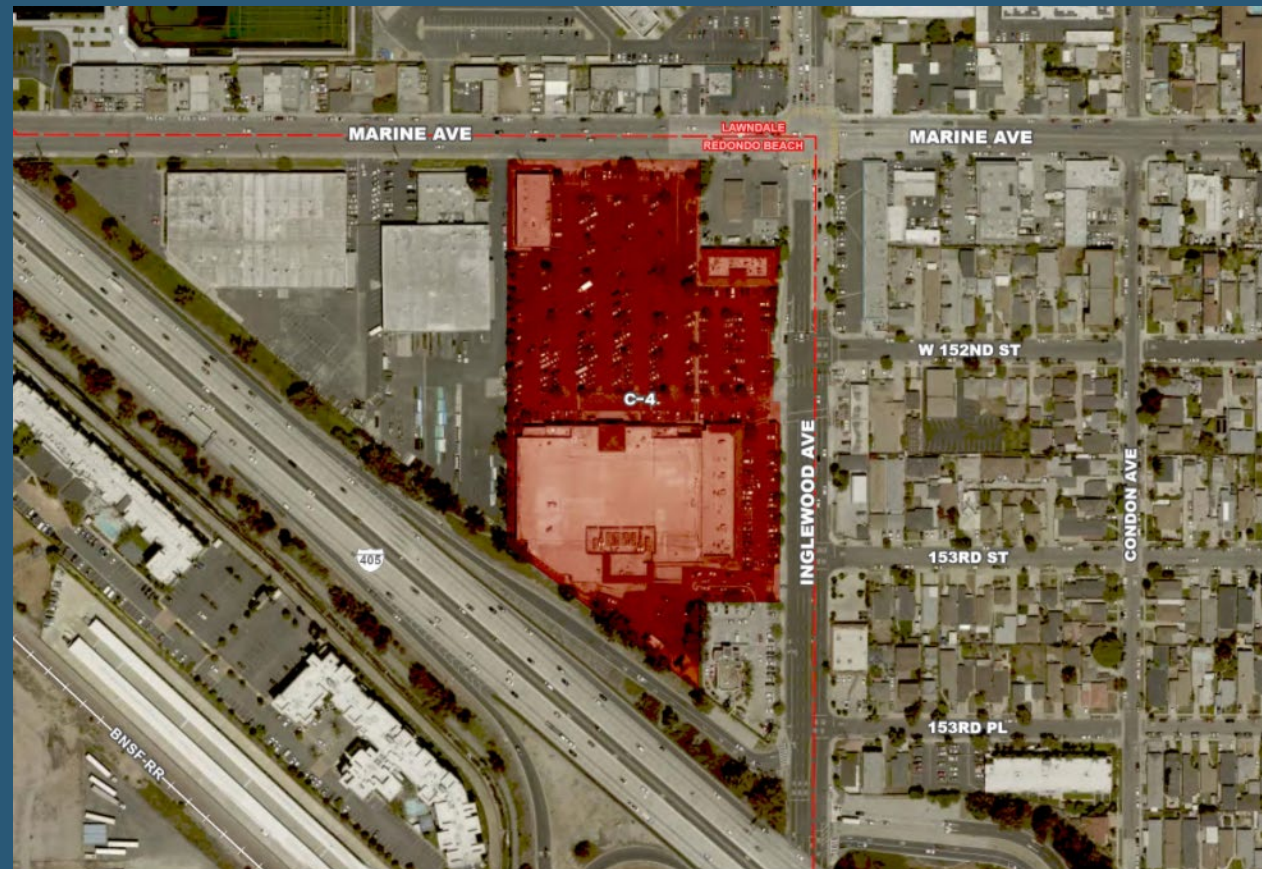
- Replace “residential overlay” zoning program on “housing sites” with High Density Multi-Family Residential and Mixed Use Housing zoning designations with a requirement for 50% residential
- Removal of the North Tech “housing site” from the City’s housing sites inventory
 - Reduce number of “housing sites” from six to five
 - Increase max density from 55 du/ac to 65 du/ac at 4 of the 5 housing sites and 80 du/ac at South Bay Marketplace
- Establish development standards for new high-density residential and mixed-use zones
 - New development standards are largely the same as the prior “Affordable Housing Overlay” development standards
- Ensure consistency between the Housing Element and the Draft Land Use Element of the General Plan (future CC meeting) with the City’s Zoning and Subdivision Ordinances

North Tech "Housing Site" – Remove "AHO" Zone AND Revert to original C-4 Zone



A. North Tech
Existing Zoning (55 du/ac)

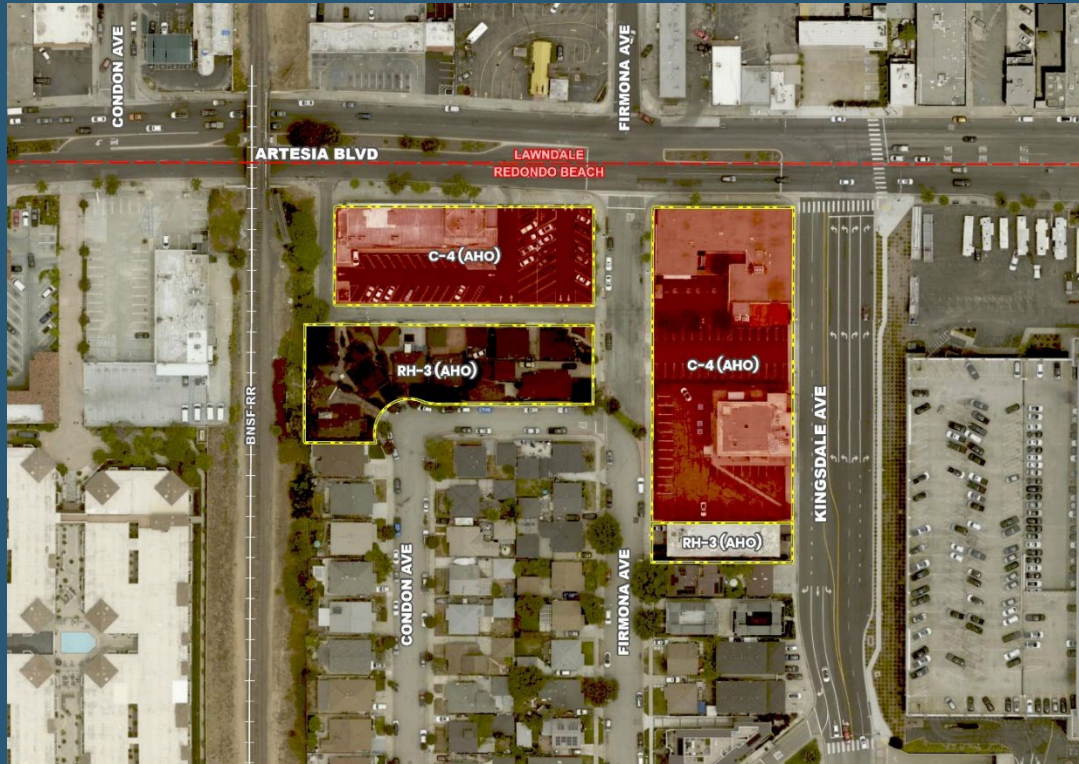
■ C-4 ■ Affordable Housing Overlay (AHO)



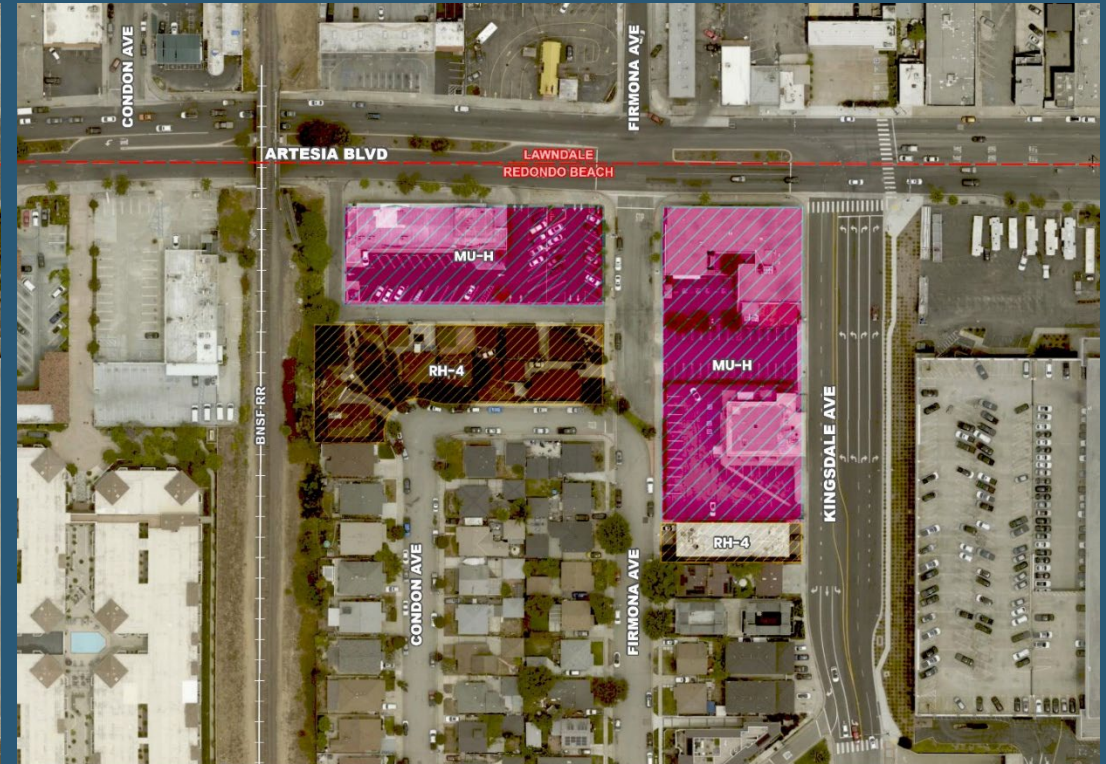
A. North Tech
Proposed Zoning

■ C-4

Kingsdale "Housing Site"



B. Kingsdale
Existing Zoning (55 du/ac)

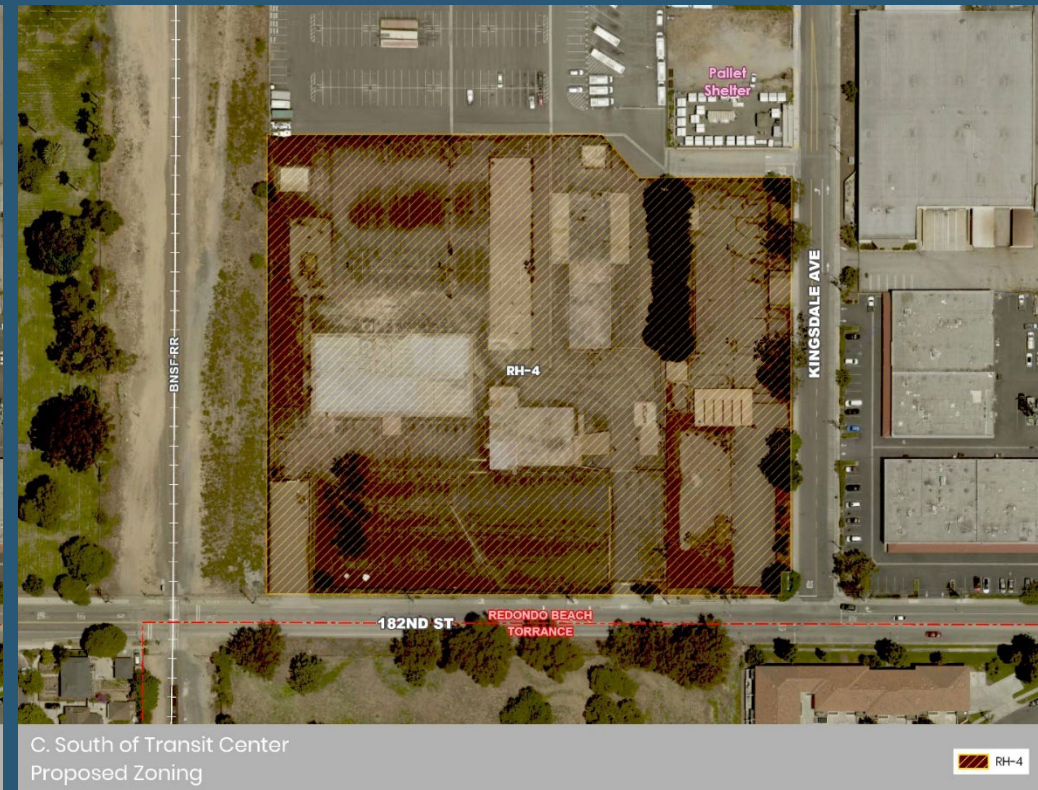
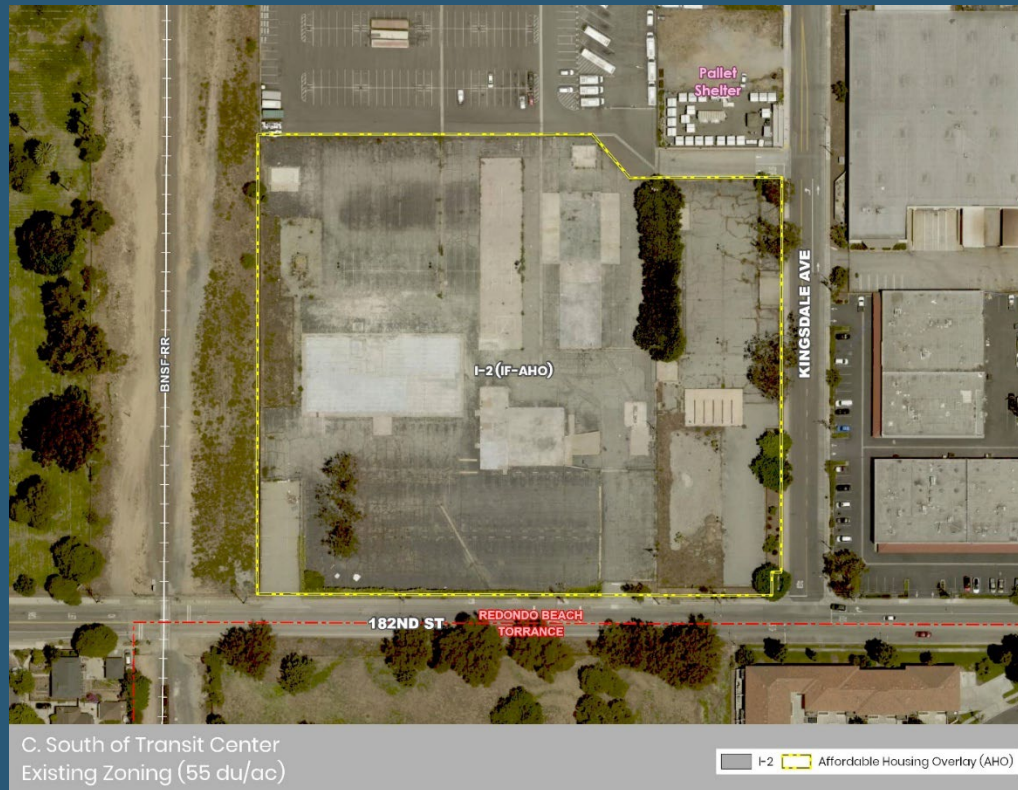


B. Kingsdale
Proposed Zoning



- Remove "AHO" Zone AND Replace with MU-H and RH-4
- Increase in density from 55 du/ac to 65 du/ac
- Height: 55' (Originally proposed 45' – HCD recommended 55')
- Stories: 5 (Originally proposed 4 – HCD recommended 5)

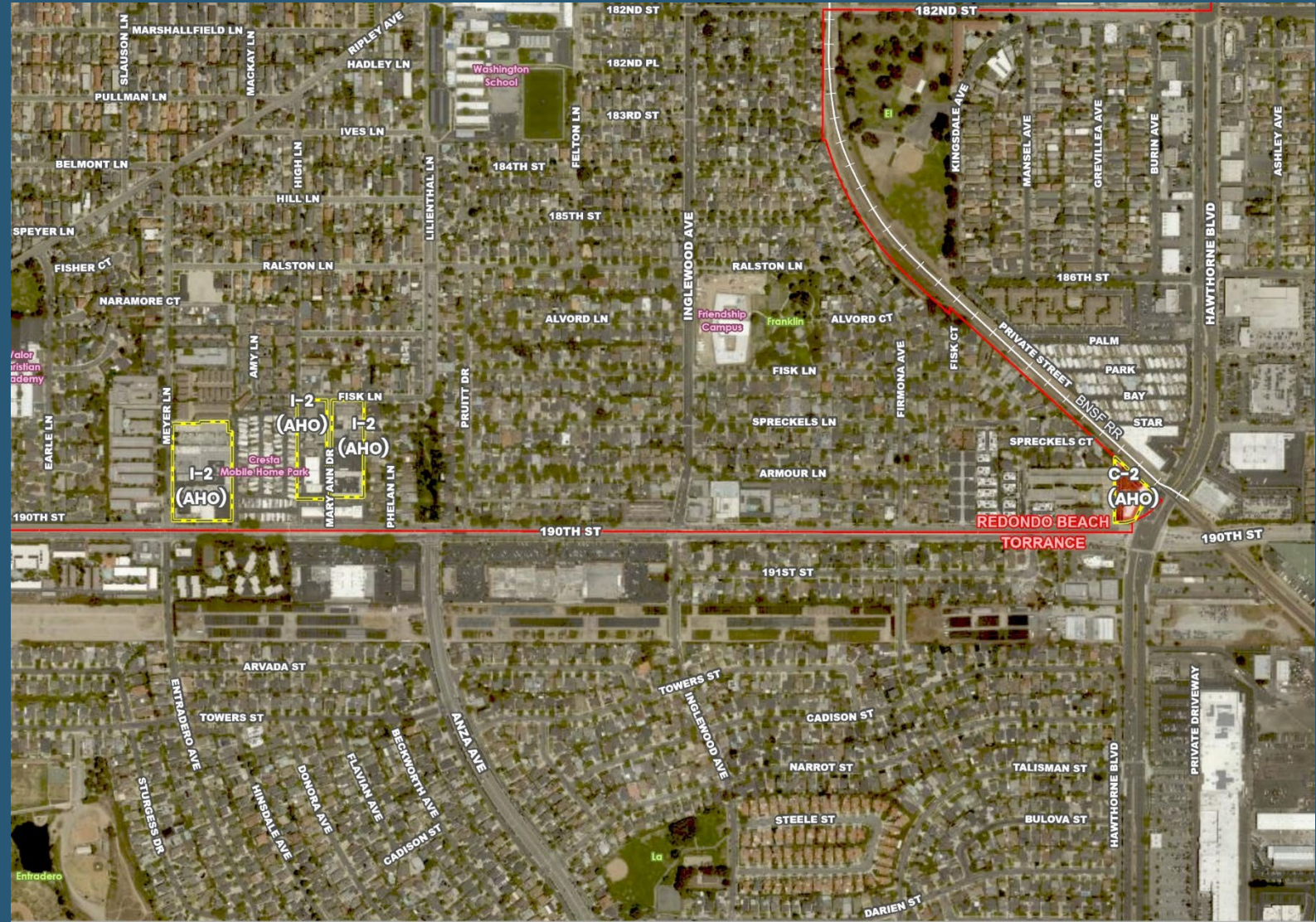
South of Transit Center "Housing Site"



- Remove "AHO" Zone AND Replace with RH-4
- Increase in density from 55 du/ac to 65 du ac
- Height: 55' (Originally proposed 45' – HCD recommended 55')
- Stories: 5 (Originally proposed 4 – HCD recommended 5)

190th Street "Housing Site"

- Remove "AHO" Zone Replace with RH-4 Zone
- Increase in density from 55 du/ac to 65 du/ac
- Height: 55' (Originally proposed 45' – HCD recommended 55')
- Stories: 5 (Originally proposed 4 – HCD recommended 5)



D. 190th Street
Existing Zoning (55 du/ac)

 C-2	 Affordable Housing Overlay (AHO)
 I-2	

South Bay Marketplace "Housing Site"



- Remove "AHO" Zone AND Replace with CR-H Zone
- Increase in density from 55 du/ac to 80 du/ac
- Height: 90' (Original height maintained)
- Stories: 7 (Original number of stories maintained)

FedEx "Housing Site"



F. FedEx
Existing Zoning (55 du/ac)

MU-3A Affordable Housing Overlay (AHO)



F. FedEx
Proposed Zoning

MU-H

- Remove "AHO" Zone AND Replace with MU-H Zone
- Increase in density from 55 du/ac to 65 du/ac
- Height: 55' (Original height maintained)
- Stories: 5 (Original number of stories maintained)

Additional Housing Element Amendments

- **Updated information regarding housing projects within the city – “Pipeline Projects”**
 - Ensures HE includes most current housing development activity
 - Projects that have received planning approvals
 - 401 S PCH (AB 2011)
 - Projects currently under construction
 - 122 N PCH
- **“Technical Edits” – Improve Clarity/Ensure Consistency with State HE Requirements**
 - 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

6th Cycle 2021–2029 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
- City received comments from HCD
- Revised HEU was again released for public comment from February 13, 2026 to February 20, 2026
- Reviewed by Planning Commission

All Proposed Amendments to the HE have been reviewed and approved by HCD – HCD’s “Substantial Compliance” (March 13, 2026)

- **“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.”**

Environmental Review

- An “**Addendum**” to the certified Final Program EIR for the General Plan Update was completed for the proposed HEU and associated amendments to the LUE/Zoning and Subdivision Ordinances
- 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
 - Would not trigger the need for preparation of a subsequent or supplemental EIR
 - The modified project would not change the assumptions made under the certified PEIR

Recommendations

1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments from staff and the public and deliberate on the proposed amendments;
2. Close the public hearing; and
3. Adopt Resolution No. CC-2605-027, approving the Addendum to the certified General Plan Update Final Program EIR and amending the City's Certified 6th Cycle 2021-2029 Housing Element
4. Introduce for first reading Ordinance No. CC-3311-26, amending Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code
5. Introduce for first reading Ordinance No. CC-3312-26, amending Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code