

**CITY OF REDONDO BEACH
CITY COUNCIL AGENDA
Tuesday, August 11, 2026**

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

**THE CITY COUNCIL PUBLIC MEETINGS ARE CONDUCTED IN THE
COUNCIL CHAMBER UNLESS OTHERWISE NOTICED BEFOREHAND.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
eCOMMENT OR EMAIL.**

**4:00 P.M.- CLOSED SESSION- ADJOURNED REGULAR MEETING
6:00 P.M.- OPEN SESSION- REGULAR MEETING**

City Council meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41 and/or rebroadcast on Wednesday at 3 p.m. and Saturday at 3 p.m. following the date of the meeting. Live streams and indexed archives of meetings are available via internet. Visit the City's official website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON THE CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN THE MEETING VIA ZOOM (FOR PUBLIC INTERESTED IN SPEAKING. OTHERWISE, PLEASE SEE ABOVE TO WATCH/LISTEN TO MEETING):

Register in advance for this meeting:

https://redondo.zoomgov.com/webinar/register/WN_t8jPPUm6RbCHd-6sH6nE3A

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON THE WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION, EMAILS MUST BE RECEIVED BEFORE 3:00 P.M. THE DAY OF THE MEETING (EMAILS WILL NOT BE READ OUT LOUD): Written materials pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Public comments may be submitted by email to cityclerk@redondo.org. Emails must be received before 3:00 p.m. on the date of the meeting to ensure Council and staff have the ability to review materials prior to the meeting.

4:00 P.M. - CLOSED SESSION - ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

B. ROLL CALL

C. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

D. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on Closed Session Items or any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Mayor and Council. Each speaker will be permitted to speak only once.

E. RECESS TO CLOSED SESSION

E.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

City of Redondo Beach, a California Charter City; City of Carson, a California Charter City; City of Torrance, a California Charter City; City of Whittier, a California Charter City; City of Del Mar, a California Charter City v. Rob Bonta, in his official capacity as California Attorney General, State of California; and DOES 1 through 50, inclusive
Case Number: 22STCP01143

E.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

David Conroy v. City of Redondo Beach; County of Los Angeles; City of Los Angeles; and DOES 1 through 50, inclusive.
Case Number: 26TRCV01630

E.3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

- AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Waterfront & Community Services Director
Katherine Buck, Waterfront & Economic Development Manager

PROPERTY:
Basin 3 Slips, Redondo Beach, CA 90277
(a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:
Various Tenants

UNDER NEGOTIATION:
Price

- E.4.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Elizabeth Hause, Waterfront & Community Services Director

PROPERTY:
309 Esplanade, Redondo Beach, CA 90277

NEGOTIATING PARTIES:
Made by Meg - Meg Walker

UNDER NEGOTIATION:
Both Price and Terms

- E.5.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Jane Chung, Assistant to the City Manager

PROPERTY:
1799 S Catalina Ave, Redondo Beach, CA 90277
(between APNs: 7511-011-010 and 7511-016-017)

NEGOTIATING PARTIES:
Prospective Tenants

UNDER NEGOTIATION:
Lease Status, Price, and Term

- F. RECONVENE TO OPEN SESSION**
- G. ROLL CALL**
- H. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**
- I. ADJOURN TO REGULAR MEETING**

6:00 PM - OPEN SESSION - REGULAR MEETING

- A. CALL TO ORDER
- B. ROLL CALL
- C. SALUTE TO THE FLAG AND INVOCATION
- D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/
AB 1234 TRAVEL EXPENSE REPORTS
- D.1. [CONGRESSMAN TED LIEU'S CEREMONIAL PRESENTATION OF A \\$250,000 COMMUNITY PROJECT FUNDING CHECK FROM THE FEDERAL GOVERNMENT FOR THE CITY'S AFFORDABLE HOUSING TO LEASE PROJECT](#)
- E. APPROVE ORDER OF AGENDA
- F. AGENCY RECESS
- G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

- G.1. [For Blue Folder Documents Approved at the City Council Meeting](#)

H. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any City Council Member may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Council for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

- H.1. [APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF AUGUST 11, 2026](#)

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.2. [APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA](#)

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.3. [APPROVE THE FOLLOWING CITY COUNCIL MINUTES:](#)
[A. JULY 7, 2026 ADJOURNED AND REGULAR MEETING](#)

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.4. [DECLARE THE FOLLOWING COMMISSION POSITIONS VACANT BASED ON ABSENCES FROM 3 OR MORE MEETINGS SINCE OCTOBER 1, 2025, PURSUANT TO REDONDO BEACH MUNICIPAL CODE SECTION 2-9.107\(7\) AND:](#)

[AUTHORIZE THE CITY CLERK TO POST A NOTICE OF VACANCIES FOR THE](#)

PUBLIC AMENITIES AND YOUTH COMMISSION POSITIONS

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.5.** ADOPT 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. FOR SECOND READING AND ADOPTION

ADOPT 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. FOR SECOND READING AND ADOPTION

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

I. EXCLUDED CONSENT CALENDAR ITEMS

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

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- J.1.** For eComments and Emails Received from the Public

K. EX PARTE COMMUNICATIONS

This section is intended to allow all elected officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings

L. PUBLIC HEARINGS

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

- N.1.** MAYOR AND CITY COUNCIL INTERVIEWS OF COMMISSIONER APPLICANTS FOR APPOINTMENTS TO CITY COMMISSIONS

Procedures:

- A. Conduct applicant interviews; followed by
- B. Councilmembers submitting recommendations for appointments to the Mayor;
- C. The Mayor proposing Commission appointments at the regular City Council meeting on Tuesday, September 1, 2026; and
- D. The City Clerk administering the Oath of Office at the Regular City Council Meeting on September 8, 2026.

CONTACT: ELEANOR MANZANO, CITY CLERK

O. CITY MANAGER ITEMS

P. MAYOR AND COUNCIL ITEMS

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

R. RECESS TO CLOSED SESSION

- R.1.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

City of Redondo Beach, a California Charter City; City of Carson, a California Charter City; City of Torrance, a California Charter City; City of Whittier, a California Charter City; City of Del Mar, a California Charter City v. Rob Bonta, in his official capacity as California Attorney General, State of California; and DOES 1 through 50, inclusive
Case Number: 22STCP01143

- R.2.** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

David Conroy v. City of Redondo Beach; County of Los Angeles; City of Los Angeles; and DOES 1 through 50, inclusive.
Case Number: 26TRCV01630

- R.3.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Waterfront & Community Services Director

Katherine Buck, Waterfront & Economic Development Manager

PROPERTY:

Basin 3 Slips, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:

Various Tenants

UNDER NEGOTIATION:

Price

- R.4.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Waterfront & Community Services Director

PROPERTY:
309 Esplanade, Redondo Beach, CA 90277

NEGOTIATING PARTIES:
Made by Meg - Meg Walker

UNDER NEGOTIATION:
Both Price and Terms

- R.5.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:
Mike Witzansky, City Manager
Jane Chung, Assistant to the City Manager

PROPERTY:
1799 S Catalina Ave, Redondo Beach, CA 90277
(between APNs: 7511-011-010 and 7511-016-017)

NEGOTIATING PARTIES:
Prospective Tenants

UNDER NEGOTIATION:
Lease Status, Price, and Term

- S. RECONVENE TO OPEN SESSION**
- T. ROLL CALL**
- U. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**
- V. ADJOURNMENT**

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:00 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, August 18, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.



Administrative Report

R.1., File # 26-0926

Meeting Date: 8/11/2026

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

City of Redondo Beach, a California Charter City; City of Carson, a California Charter City; City of Torrance, a California Charter City; City of Whittier, a California Charter City; City of Del Mar, a California Charter City v. Rob Bonta, in his official capacity as California Attorney General, State of California; and DOES 1 through 50, inclusive

Case Number: 22STCP01143



Administrative Report

R.2., File # 26-0964

Meeting Date: 8/11/2026

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

David Conroy v. City of Redondo Beach; County of Los Angeles; City of Los Angeles; and DOES 1 through 50, inclusive.

Case Number: 26TRCV01630



Administrative Report

R.3., File # 26-0949

Meeting Date: 8/11/2026

TITLE

CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Waterfront & Community Services Director

Katherine Buck, Waterfront & Economic Development Manager

PROPERTY:

Basin 3 Slips, Redondo Beach, CA 90277

(a portion of APN: 7505-002-932)

NEGOTIATING PARTIES:

Various Tenants

UNDER NEGOTIATION:

Price



Administrative Report

R.4., File # 26-0950

Meeting Date: 8/11/2026

TITLE

CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Waterfront & Community Services Director

PROPERTY:

309 Esplanade, Redondo Beach, CA 90277

NEGOTIATING PARTIES:

Made by Meg - Meg Walker

UNDER NEGOTIATION:

Both Price and Terms



Administrative Report

R.5., File # 26-0963

Meeting Date: 8/11/2026

TITLE

CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Jane Chung, Assistant to the City Manager

PROPERTY:

1799 S Catalina Ave, Redondo Beach, CA 90277

(between APNs: 7511-011-010 and 7511-016-017)

NEGOTIATING PARTIES:

Prospective Tenants

UNDER NEGOTIATION:

Lease Status, Price, and Term



Administrative Report

D.1., File # 26-0921

Meeting Date: 8/11/2026

TITLE

CONGRESSMAN TED LIEU'S CEREMONIAL PRESENTATION OF A \$250,000 COMMUNITY PROJECT FUNDING CHECK FROM THE FEDERAL GOVERNMENT FOR THE CITY'S AFFORDABLE HOUSING TO LEASE PROJECT



Administrative Report

G.1., File # 26-0944

Meeting Date: 8/11/2026

TITLE

For Blue Folder Documents Approved at the City Council Meeting



Administrative Report

H.2., File # 26-0946

Meeting Date: 8/11/2026

TITLE

APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA



Administrative Report

H.3., File # 26-0947

Meeting Date: 8/11/2026

To: MAYOR AND CITY COUNCIL
From: ELEANOR MANZANO, CITY CLERK

TITLE

APPROVE THE FOLLOWING CITY COUNCIL MINUTES:

A. JULY 7, 2026 ADJOURNED AND REGULAR MEETING

EXECUTIVE SUMMARY

Approval of Council Minutes

APPROVED BY:

Eleanor Manzano, City Clerk



Minutes
Redondo Beach City Council
Tuesday, July 7, 2026
Closed Session – Adjourned Regular Meeting 4:00 p.m.
Open Session – Regular Meeting 6:00 p.m.

4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING

A. CALL MEETING TO ORDER

An Adjourned Regular Meeting of the Redondo Beach City Council was called to order at 4:00 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Mike Witzansky, City Manager
Joy Ford, City Attorney
Derek Kalish, Assistant City Clerk
Emily Bodkin, Administrative Specialist/Liaison

C. SALUTE TO THE FLAG AND INVOCATION - None

D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None

E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS

Assistant City Clerk Kalish reported no one on Zoom and no eComments.

F. RECESS TO CLOSED SESSION

F.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

Californians for Homeownership, Inc. v. City of Redondo Beach Case Number: 26STCP02197

F.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The

Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of Case:

Mehta Mechanical Company v. City of Redondo Beach, and DOES 1 through 100, inclusive

Case Number: 25TRCV00677

- F.3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(2).**

One potential case (Letter received from the Law Firm Rand Paster & Nelson LLP dated June 16, 2026, attached as part of the Agenda packet).

- F.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Community Services Director

PROPERTY:

Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)

Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Torrance Boulevard, Knob Hill Avenue, Vista Del Mar, Camino de la Costa, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:

Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:

Price and Terms

Assistant City Clerk Kalish read titles to be discussed for Closed Session.

City Manager Witzansky announced the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Joy Ford, Assistant City Attorney Cheryl Park, Outside Legal Counsel Kiana Amiri-Davani, Outside Legal Counsel Joseph Riley, Outside Legal Counsel Kyle Brochard, Public Works Director Andy Winje, City Engineer Lauren Sablan, and Community Services Director Elizabeth Hause.

Motion by Councilmember Waller, seconded by Councilmember Castle, to recess to Closed Session at 4:03 p.m.

Motion carried 5-0 by voice vote.

G. RECONVENE TO OPEN SESSION

Mayor Light reconvened to Open Session at 6:00 p.m.

H. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Joy Ford, City Attorney
Derek Kalish, Assistant City Clerk

I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Manager Witzansky reported that the City authorized the City Attorney's office to defend the case listed under F.1.

J. ADJOURN TO REGULAR MEETING

Motion by Councilmember Castle, seconded by Councilmember Waller, to adjourn back to the Regular Meeting at 6:01 p.m.

Motion carried 5-0 by voice vote.

6:00 PM – OPEN SESSION – REGULAR MEETING

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach City Council was called to order at 6:01 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk

Mike Witzansky, City Manager
Joy Ford, City Attorney
Derek Kalish, Assistant City Clerk

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light invited veterans and active-duty military to stand and be recognized for their service.

Michael, Junior at RUHS, led in the Pledge of Allegiance.

Mayor Light asked all to remain standing for a moment of silent invocation.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS/AB 1234 TRAVEL

D.1. MAYOR'S COMMENDATION TO THE 2026 REDONDO BEACH SOUTH BAY MEDAL OF VALOR AWARDEES

Mayor Light stated that they were honoring members of the RBPD and RBFD who were recognized by the South Bay Medal of Valor Committee for exceptional service; asked Chief Butler to share some of the stories behind the lifesaving awards, as well as Boat Captain Currie, Engineer Shoda, and Firefighter Paramedic Herbst to come forward.

Chief Butler explained the details of an incident that occurred at the BeachLife event last year, spoke of a woman having a stroke, and that the team of Currie, Shoda, and Herbst (who were working the EMS detail for the event) immediately recognized the signs and acted; he stated that firefighters are trained to observe, orient, decide, and act in various situations; reported that Captain Currie recognized it and got the team going; reported that it took 16 minutes to get the patient from the festival to the stroke center at the hospital and two days later she walked out fully recovered; spoke about the professionalism of the team and also about the support of the community; stated he was proud of the response by the First Responders.

Mayor Light presented, on behalf of the residents, the City Council, and himself, the commendation in order to recognize their service and actions, especially for that incident.

Mayor Light invited Police Chief Sprengel, Detective Patrick Knox, and Officer Kyle Lofstrom to the podium.

Chief Sprengel explained that Detective Knox and Officer Lofstrom were honored at this year's South Bay Police and Fire Memorial Foundation Medal of Valor event; reported that Detective Knox had a couple of significant cases last year, one involved a robbery with a violent, career criminal and the other involved an attempted kidnapping; reported that Officer Lofstrom had been recognized for his incredible community work, notably through his blood drives, Coffee-With-A-Cop, community fairs, and continuous relationship building with the community; reported that both officers were recognized with

the Sustained Superiority Award.

Mayor Light presented, on behalf of the City Council, himself, and the residents of Redondo Beach, commendations for their sustained superior performance.

Mayor Light asked Sergeant Jonathan Keener, Officer Sabrina Selmi, and Officer Jasmine Woods to come to the podium to be recognized for their actions that exemplify outstanding service and dedication to their community.

Chief Sprengel spoke of a house fire where the house was fully engulfed when they arrived; explained the circumstances that they had to navigate to save an elderly couple and their grandson; noted that they were recognized this year with the Distinguished Service Award.

Mayor Light presented the commendations and thanked them for their service.

Mayor Light asked Chief Butler and Harbor Master Curt Mahoney to join him at the podium, noted that the award was the Sustained Superiority Award.

Chief Butler reported that Captain Curt Mahoney retires in August after 30 years of service in the Fire service; spoke of his level of dedication to the community; stated that in September 2024 he asked Captain Mahoney if he would consider being the Harbor Master, which was a position funded through a pilot program by the Council; stated that he accepted the challenge and has brought unbelievable progress to the Waterfront; spoke of their friendship and his leadership and thanked him for all his service.

Mayor Light spoke of how Captain Mahoney restored the Harbor to what the Mayor remembered it to be; stated he was proud of what he accomplished in a short time; presented, on behalf of the City Council, himself, and the residents of Redondo Beach, a commendation for his sustained superior performance.

D.2. CONGRESSMAN TED LIEU'S CEREMONIAL PRESENTATION OF A \$250,000 COMMUNITY PROJECT FUNDING CHECK FROM THE FEDERAL GOVERNMENT FOR THE CITY'S AFFORDABLE HOUSING TO LEASE PROJECT

Mayor Light reported that Congressman Ted Lieu could not make it that evening so they will be rescheduling the item; continued on with announcements and AB1234.

Mayor Light reported attending the Council of Government City Select Committee where they ratified Councilmember Kaluderovic as the City's representative to LACAHS; attended the Pride Paddle at King Harbor Yacht Club; attended the Southern California Association of Governments Regional Council Meeting last week where they reluctantly passed SB79; reported starting the July 4th 5K at the Riviera Village and attending the fireworks in the evening; reported meeting with an artist named Van Hamersveld who contacted the City about doing a mural.

Councilmember Behrendt reported an AB1234 expense for the League of California Cities annual event; announced that this week a Redondo Beach resident named Viola O'Neill will turn 104 years old.

Councilmember Obagi reported that he and Councilmember Behrendt met to recap their budget virtually; commended staff for the fireworks show on the 4th of July and thanked the Harbor Patrol and RBFD for keeping everyone safe.

Councilmember Kaluderovic announced that she would have an expense associated with the League of California annual conference; reported that she has been elected as Chair to the Regional Homelessness Alignment Committee through LA County; announced Shakespeare By the Sea would be back starting Friday, July 24th at 7:00 p.m. at Veterans Park and they are teaming up with Made by Meg for food service; announced that Saturday, July 25th would be the close of the season for Dominguez Park and that picnics could be purchased from Michaels, a non-profit organization, who will donate a portion of the proceeds to Shakespeare By the Sea; noted that the theme this year is MacBeth; announced Officer Lofstrom would be holding a blood drive on July 15th and has a goal of 150 units.

Councilmember Castle reported that he attended the Riviera Village Association SummerFest, the Pride Paddle at the King Harbor Yacht Club, the King Harbor Association monthly meeting, and the July 4th 5K; noted to staff that he received several positive emails regarding the fireworks show.

Councilmember Waller reported attending the South Bay Cities of Governments Board Meeting to honor outgoing Chair Bernadette Suarez; mentioned the Riviera Summer Festival was three days of shopping, eating, and music; reported attending the ARRL and went to Wilderness Park to meet the Hughes Amateur Radio Club, to a park in Torrance to meet the South Bay Amateur Radio Club, and to Palos Verdes at Soleado Elementary School to meet the Palos Verdes Radio Club; reported attending the sixth annual Pride Paddle and lunch and the ribbon cutting for Rocket Fitness; stated that the City School Subcommittee met for updates on bond activities from RBUSD; reported attending the Clean Power Alliance Board of Directors Meeting and the July 4th 5K; announced he would be at the ICA Summer Seminar from Thursday through Sunday; announced the South Bay Greek Festival starts on Friday afternoon through Sunday evening at St. Catherine's on Nob Hill; reported the Women's Club of Redondo Beach opens its historic home at 400 S. Broadway on July 13th from 1:00 p.m. to 3:00 p.m. for an ice cream social and Cruzin' at the Lagoon is every Friday from 3:00 p.m. to 6:00 p.m. in the Harbor parking lot; announced live music at the Pier every Thursday and Saturday during the summer.

Mayor Light reported that he did a ribbon cutting at the Optum located on the north side of Torrance Blvd.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Obagi, seconded by Councilmember Castle, to approve the

order of the agenda as written.

Motion carried 5-0 by voice vote.

F. AGENCY RECESS – 6:32 p.m.

F.1. REGULAR MEETING OF THE COMMUNITY FINANCING AUTHORITY

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to recess to the Regular Meeting of the Community Financing Authority.

Motion carried 5-0 by voice vote.

F.2. PARKING AUTHORITY - REGULAR MEETING – CANCELLED

RECONVENE TO REGULAR MEETING FROM AGENCY RECESS – 6:35 P.M.

ROLL CALL

Councilmembers Present: Waller, Castle, Kaluderovic, Obagi, Behrendt, Mayor Light

Councilmembers Absent: None

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Joy Ford, City Attorney
Derek Kalish, Assistant City Clerk

G. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

G.1. For Blue Folder Documents Approved at the City Council Meeting

City Clerk Manzano reported a Blue Folder item for N.2.

Motion by Councilmember Kaluderovic, seconded by Councilmember Castle, to receive and file the Blue Folder item.

Motion carried 5-0 by voice vote.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF JULY 7, 2026

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.2. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA**

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES:**
A. JUNE 2, 2026 ADJOURNED AND REGULAR MEETINGS
B. JUNE 9, 2026 ADJOURNED AND REGULAR MEETINGS

CONTACT: ELEANOR MANZANO, CITY CLERK

- H.4. PAYROLL DEMANDS**
CHECKS 30650-30682 IN THE AMOUNT OF \$22,651.76, PD. 6/19/26
DIRECT DEPOSIT 313125-313778 IN THE AMOUNT OF \$2,605,257.05, PD. 6/19/26
CHECKS 30683-30683 IN THE AMOUNT OF \$432.19, PD. 6/25/26
DIRECT DEPOSIT 313779-313784 IN THE AMOUNT OF \$5,077.62, PD. 6/25/26
EFT/ACH \$11,120.18, PD. 6/5/26 (PP2612)
EFT/ACH \$495,015.92, PD. 6/29/26 (PP2612)

ACCOUNTS PAYABLE DEMANDS
CHECKS 125275-125450 IN THE AMOUNT OF \$3,163,176.49
EFT CALPERS MEDICAL INSURANCE \$572,428.02
DIRECT DEPOSIT 100010590-100010676 IN THE AMOUNT OF \$106,289.92, PD.7/1/26
REPLACEMENT DEMANDS 125273-125274

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

- H.5. APPROVE CONTRACTS UNDER \$35,000:**
1. APPROVE AN AGREEMENT WITH ZOLL MEDICAL CORPORATION FOR EXTENDED WARRANTY SERVICES FOR AUTOPULSE DEVICES IN AN AMOUNT NOT TO EXCEED \$7,876.13 FOR THE TERM JULY 1, 2026 TO NOVEMBER 30, 2028

CONTACT: PATRICK BUTLER, FIRE CHIEF

2. APPROVE A CONSENT TO ASSIGNMENT OF THE AGREEMENT WITH EXCELSIOR ELEVATOR CORPORATION TO LIFTECH ELEVATOR SERVICES, LLC TO PROVIDE ELEVATOR MAINTENANCE SERVICES FOR THE EXISTING TERM THROUGH FEBRUARY 19, 2027

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

3. APPROVE A THIRD AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE PROVISION OF INMATE FOOD SERVICES BY THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT FOOD SERVICES UNIT AMENDING EXHIBIT A TO INCREASE THE UNIT COST FROM \$3.36 TO \$3.52 PER MEAL FOR FISCAL YEAR 2026-27

CONTACT: STEPHEN SPRENGEL, POLICE CHIEF

4. APPROVE AN AMENDMENT TO THE AGREEMENT WITH MAXIMUS US SERVICES, INC., THE CITY'S INTERNAL SERVICE FUND ALLOCATION CONSULTANT, TO REFLECT FY 2026 REPORTING IN LIEU OF FY 2025 REPORTING IN EXHIBIT B OF THE AGREEMENT AND TO EXTEND THE TERM TO JUNE 30, 2027 WITH NO CHANGE IN COST

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

- H.6. APPROVE AN AGREEMENT WITH KOSMONT TRANSACTIONS SERVICES, INC., DBA KOSMONT FINANCIAL SERVICES, FOR CITY BOND REPORTING ACTIVITIES FOR A COST OF \$18,500 IN YEAR 1 AND A TOTAL AMOUNT NOT TO EXCEED \$62,500, INCLUDING CONTINGENCY, FOR THE TERM JULY 7, 2026 TO JUNE 30, 2031**

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

- H.7. APPROVE FINAL TRACT MAP NO. 84401 (FOR THE 43 UNIT RESIDENTIAL CONDOMINIUM PROJECT, AT 122 AND 126 N PACIFIC COAST HIGHWAY AND 208 CENTRAL COURT) AND AUTHORIZE THE CITY CLERK TO CERTIFY THE MAP'S APPROVAL**

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

- H.8. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2607-048, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, PROCLAIMING SUNDAY, SEPTEMBER 13, 2026 AS "OPEN WATER SWIM DAY" IN THE CITY OF REDONDO BEACH IN SPONSORSHIP AND SUPPORT OF THE EIGHTH ANNUAL SWIM THE AVENUES WATER SPORTS EVENT TO BE HELD IN THE CITY OF REDONDO BEACH COASTAL WATERS AND IN APPRECIATION OF THE COUNTY OF LOS ANGELES' EFFORTS TO PERMIT THE EVENT AND PROVIDE LOGISTICAL SUPPORT**

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

- H.9. APPROVE PLANS AND SPECIFICATIONS FOR THE CITYWIDE CURB RAMP IMPROVEMENTS PROJECT, JOB NO. 40399, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS**

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

- H.10. APPROVE A LICENSE AGREEMENT FOR SPECIAL EVENT SERVICES WITH NIKE, INC. FOR THE NIKE AFTER DARK RUN HALF MARATHON EVENT SCHEDULED FOR OCTOBER 24, 2026**

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

- H.11. INTRODUCE BY TITLE ONLY ORDINANCE NO. 3313-26 AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 3, CHAPTER 6, SECTION 3-6.03 OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO PARKING METER HOURLY RATES. FOR INTRODUCTION AND FIRST READING.**

CONTACT: STEPHEN SPRENGEL, CHIEF OF POLICE

- H.12. ADOPT BY TITLE ONLY RESOLUTION NO. 2607-049, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE CIVIL PENALTIES FOR PARKING VIOLATIONS REGARDING VIOLATIONS OF PARKING RESTRICTIONS DURING VARIOUS HOURS FOR STREET SWEEPING TO INCREASE THE TOTAL PENALTY AMOUNT FROM \$55 TO \$79**

CONTACT: STEPHEN SPRENGEL, CHIEF OF POLICE

- H.13. APPROVE THE INSTALLATION OF SPEED CUSHIONS ON THE 300 BLOCK OF AVENUE F BETWEEN PACIFIC COAST HIGHWAY AND PALOS VERDES BOULEVARD**

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

- H.14. APPROVE THE FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING WITH THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS TO ACCEPT ALLOCATED COUNTY LOCAL SOLUTIONS FUNDS AND LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY FUNDS FOR SINGLE-ROOM OCCUPANCY (SRO) AND MOTEL BEDS IN THE AMOUNT NOT TO EXCEED \$260,000**

ADOPT BY 4/5 VOTE AND BY TITLE ONLY RESOLUTION NO. CC-2607-046, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2026-2027 BUDGET MODIFICATION TO APPROPRIATE \$260,000 FROM THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS COUNTY ALLOCATED LOCAL SOLUTIONS GRANT FUNDS TO THE INTERGOVERNMENTAL GRANT FUND FOR SINGLE-ROOM OCCUPANCY (SRO) AND MOTEL BEDS

CONTACT: JOY A. FORD, CITY ATTORNEY

H.15. APPROVE THE BUSINESS LICENSE TAX WAIVER APPLICATION SUBMITTED BY THE RIVIERA VILLAGE ASSOCIATION REQUESTING AN EXEMPTION FROM COMPLIANCE WITH THE BUSINESS LICENSE TAX RATES ESTABLISHED IN REDONDO BEACH MUNICIPAL CODE SECTION 6-1.22, AS PER SECTION 6-1.08 OF THE REDONDO BEACH MUNICIPAL CODE, FOR THE RIVIERA VILLAGE SUMMER FESTIVAL EVENT OCCURRING JUNE 26-28, 2026

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

H.16. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2607-050, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS BY CREATING THE POSITION OF WATERFRONT AND COMMUNITY SERVICES DIRECTOR

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2607-051, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE OFFICIAL BOOK OF CLASS SPECIFICATIONS FOR THE POSITION OF COMMUNITY DEVELOPMENT DIRECTOR

CONTACT: DIANE STRICKFADEN, DIRECTOR OF HUMAN RESOURCES

Motion by Councilmember Waller, seconded by Councilmember Obagi, to approve the Consent Calendar as written.

Mayor Light invited public comment; explained that the new rules based on the Brown Act were in effect that evening, and they will start with cards first.

Joan Irvine, District 1, voiced excitement for the Nike event and hoped it would come back the following year; referenced item H.13 and voiced support for the traffic calming measures; referenced H.15 and hoped the City would support the Summer Festival event, as well as keep the other community events going, by not pricing them too high.

Darryl Boyd (via Zoom), District 3, thanked the City Manager for meeting with him, Mark Nelson, and Dave Monahan on Wednesday, July 1st at 500 to 600 North Prospect Ave.

Mayor Light informed Darryl Boyd that they were still on Consent Calendar and not on Non-Agenda Items yet.

City Clerk Manzano reported no one else online and an eComment for H.8 that was neutral, H.10 opposed, H.12 in support and one opposed.

Councilmember Obagi recognized and thanked Community Services Director Hause for

her work in coordinating the Nike after dark run.

Motion carried 5-0 by voice vote.

City Clerk Manzano read item H.8 adopt by title only Resolution No. CC-2607-048, H.11 introduction by title only Ordinance No. 3313-26, H.12 adopt by title only Resolution No. 2607-049, H.14 adopt by 4/5ths vote and by title only Resolution No. CC-2607-046, H.16 adopt by title only Resolution No. CC-2607-050 and adopt by title only Resolution No. CC-2607-051.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1. For eComments and Emails Received from the Public

Scott Crowell, District 1, stated he wanted to follow up on the safety issue at Avenue G and Palos Verdes Blvd., which he first reported in 2008 and spoke about at the June 16th Council meeting recently; stated that the conditions have remained the same for 16 years; reported submitting a formal request for an all-ways stop in 2023, in which the City mailed surveys to 101 units but the response was low since a majority of the units are apartments; noted that they were generically addressed to Resident and people often disregard those; reported that the detailed AWS Response Table showed 100% support for those that did respond and the City summary showed 95% support overall; stated that even with the level of support, the request was closed without a safety evaluation, without an engineering study, and without a Public Works Commission hearing and without City Council hearing; stated that the public records act response he received, on June 24th, confirmed that none of the required steps occurred, no radius map exists, that the survey area was expanded beyond the 150 foot standard, and that the request was prematurely closed; reported that in 2025, he sent 14 follow up emails, 13 received no responses, and on May 28th he emailed the City Manager, City Clerk, City Engineer, Traffic Engineer, and his Councilmember; noted that he did not receive a response for 18 days and on June 17th he was contacted via email by Councilmember Waller privately; stated that the email acknowledged that Councilmember Waller dropped the ball, no engineering study was performed, and then instructed him to redo the City's AWS survey himself; stated that direction contradicts City policy and basic municipal liability standards, it would make the data unverified and not legally defensible, and would create personal liability for him; reported that he had another packet to submit to the City Clerk that evening so the record would remain complete; asked that the City Council direct staff to agendize the item for full safety evaluation.

Motion by Councilmember Kaluderovic, seconded by Councilmember Waller, to receive and file Scott Crowell's packet.

Motion carried 5-0 by voice vote.

Darryl Boyd (via Zoom), thanked the City Manager for meeting with him, Mark Nelson, and Dave Monahan on Wednesday, July 1st at 500 to 600 North Prospect Ave.; stated that they walked the North Prospect Ave. median and hoped for landscape corrections and the trees that they were promised to be installed; said they also discussed necessary traffic calming, safety, and noise upgrades and hoped to see action taken on those items; made negative comments towards the City Council and the Mayor and opined that they do not respect the residents and that Mayor Light has not been held accountable for his actions in deleting posts from his City government Facebook page which violates the California Public Records Act and the First Amendment; asked City Attorney Joy Ford if she condones the behavior; spoke of the many stonewall public records requests, the Mayor's side deals for car show contracts to non-residents not offered to him, and the Mayor's undisclosed travels to Japan with the BCHD director; questioned who paid for Mayor Light's travel to Washington DC, who paid for the Mayor's BeachLife tickets, why the Public Safety Commission was disbanded, water polo, and possible medical benefits not reimbursed by a certain (the speaker's time ran out)

Miles Burkart, 14-year resident, stated that the Mayor and others ran on public safety and that the City Manager's pause on code enforcement puts that safety in jeopardy and exposes taxpayers to massive financial liability; presented a summary of the paused code and stated that they were based on national safety standards; reported that 42 inches is how high people sit in cars and a vehicle traveling at 25 miles per hour requires two to three houses in length to stop for a hazard; commented that a person cannot stop for what they cannot see and trimming a hedge to 42 inches is a low bar for public safety; reported that he emailed the City Manager and City Attorney for clarification about the code pause and that they both promised safety cases were unaffected but Code Enforcement emailed him seven times stating they were no longer enforcing the code; stated that if there is an accident where the City has a documented violation for a homeowner, both the homeowner and the City can be held liable; stated that the City has a big list of known hazards and has publicly stated that they are ignoring them; asked what was the decision making process for that and questioned if it was the four residents that came to the City Council meeting on June 2nd to complain about the code; stated that each of them has a City verified sight line violation; questioned whether the City's Risk Manager signed off on the pause, if the City's insurance carrier reviewed the added liability, and if the City considered that school just ended in June; commented that the City Manager paused safety enforcement at the worst time for all the wrong reasons; suggested that the Mayor and City Council direct the City Manager to remove the code pause.

Mark Nelson (via Zoom), Redondo Beach property owner, seconded Darryl Boyd's comments and thanked him for organizing the meeting with the City Manager; stated that if the City needed any more information regarding the 500-600 block of Prospect to email him and he could get them the information; referenced an Easy Reader article that had a comment from a City Councilmember regarding a letter to the City Council from CDC Mental Development and asked if the letter could be entered into the record so residents could find it; noted that CDC is taking some action and the Council is aware of it but no one else has been clued in on it.

Max Steinbrun, sophomore at RUHS, spoke about playing club soccer and wanted to bring to the Council's attention that, due to the expense of club soccer, many kids are not able to play the sport and all the fields are locked up or rented out; noted that there are public facilities in the City for tennis, volleyball, pickleball, basketball, baseball, and water polo but not for soccer; suggested that futsal courts be build, explained that futsal is played on hard court with five vs five, no coaches, referees, or expensive equipment is needed; reported that a futsal court is only 6,000 sq. ft. and offered a few places he felt would be appropriate; noted that Long Beach and Hawthorne have implemented futsal courts already; asked the Council to support local kids and active adults and build futsal courts; submitted a paper for the Council

Motion by Councilmember Waller, seconded by Councilmember Castle, to receive and file.

Motion carried 5-0 by voice vote.

Councilmember Kaluderovic asked if Max Steinbrun had spoken to the Youth Commission before.

Max Steinbrun responded that he did submit an application.

City Clerk Manzano reported no one online.

Ron Maroko, District 3, referenced the Morrell House in District 3; noted that it has been closed to the public since November 2025 and the five-year extension of the lease agreement with the Redondo Beach Historical Society expires on February 28, 2027; stated that the California Secretary of State website shows the Redondo Beach Historical Society was suspended on January 2, 2014, terminated as a corporation on November 2, 2019, and has been administratively dissolved by the Franchise Tax Board; spoke of reasons why it was unlikely for the Morrell House to reopen this year and said the Council will need to evaluate alternative uses of the property; provided some suggestions for alternative uses; encouraged the Council to figure out what they want to do with the property since January 2027 is just around the corner.

Gil Escontrias spoke of the Constitution and the rights it presents for all people and why as a Veteran and First Responder it is important to him; spoke about transparency, accountability, and meaningful public participation; stated that transparency is a two-way process that requires the government to inform the public but to also listen, respond, and engage in dialog; stated that he has a constitutionally protected right to address the Council during public comment and three minutes is not enough; commented that not everyone with concerns appears before the Council and the Council should not interpret that as public approval; stated that residents rely on the California Public Records Act, that the City has already experienced financial consequences for failing to comply with its obligations, and the costs were paid by taxpayers; requested that the Council create more opportunities for dialog with residents and to hold itself accountable for providing timely, professional, and respectful responses to the community; noted that demanding

schedules should not be an excuse to serve the people they serve.

City Clerk Manzano reported no one online.

Jim Mueller, District 5, spoke about the revitalization of the Artesia corridor by developers failing, using the Galleria site and the Grub Haus site as examples; spoke about the success of the NRB Farmers Market and that it indicates what the people of North Redondo want; stated another indication of what people want in North Redondo is shown in every survey given, which is a safe, walkable area where they can go and buy things for their families; stressed that North Redondo is a family neighborhood, families with children spend money, and that the money should be spent in North Redondo on Artesia and not in neighboring cities; stated that currently Artesia is noisy, with lots of traffic, and fast moving cars too near to pedestrian areas, which is a deterrent; stated once the public feels safe, the City can attract people into the space with pop-up fairs along the sidewalk or in parking lots; reported that many artisans have applied for space in the Farmers Market but the focus is on food and there is limited space for non-food vendors; suggested the City provide areas and scheduled times for non-food vendors on weekends; opined it would potentially bring business owners to open a brick and mortar establishment and incentivize current owners to upgrade or redevelop their properties.

Joan Irvine, District 1, thanked Public Works, RBPd, RBFD, City staff, and volunteers for making the July 4th celebration and the Summer Festival a success; stated that she wanted to talk about fiscal responsibility and cannabis; spoke about the budget process and the difficult decisions that were made; stated that the Council has a fiduciary responsibility to evaluate projects based on numbers and facts and, based on projections from cannabis businesses, two dispensaries would generate over \$1 million of annual recurring tax revenue; learned that cities with licensed retail cannabis stores were eligible to apply for Proposition 64 grant for up to \$4.5 million; reported that Redondo residents are already purchasing cannabis through neighboring cities and illegal delivery services; noted that those cities are receiving tax revenue from those sales; urged the Council to begin accepting cannabis dispensary applications to generate sustainable income, make Redondo eligible for future state grants, and help preserve essential City services and public safety in the 27-28 budget.

City Clerk Manzano reported no one online and one eComment for J.1.

Wayne Craig spoke about the NRB Farmers Market belonging to Redondo Beach and since its opening on April 22nd it's continued to grow; spoke of how good the food is at the market; noted it is on Wednesday from 2:00 p.m. to 7:00 p.m.

Nancy Skiba (via Zoom) suggested a community garden for North Redondo.

Jeff Jones spoke positively about the firework show at the Waterfront; reported that he is the President and CEO of Quality Seafood, which has been operating in Redondo Beach for 73 years, and also the President of the King Harbor Association (KHA), which represents about \$100 million in annual revenue; referenced last week's City Council

meeting where there was some question regarding the KHA participation in City projects, such as the Waterfront Amenities Project and others, and stated in the past the KHA operated more as a marketing pass through; noted that, even though the KHA as a collective group has not actively participated in civil discussions or Waterfront discussions in the past, many of its members have; reported that he was on the Waterfront Amenity Project Working Group Committee and the Seaside Lagoon Subcommittee; stated that the KHA plan to be more active in the growth and development of the Waterfront; noted that last week the KHA expressed their position on the Seaside Lagoon project and hoped the Council would invite them into that conversation; spoke of the area needing regeneration and that the KHA could bring good perspectives for the future of the Waterfront; hoped the Council would allow them to be active in those discussions.

Mayor Light reported that the City received an application supported by the KHA for the Harbor Commission; noted it was the first time in over a decade that has happened.

Mayor Light concluded Public Participation on Non-Agenda Items.

K. EX PARTE COMMUNICATIONS

Mayor Light reported having cursory discussions with the Council and the City Manager.

Councilmember Waller reported having a high-level conversation with the Mayor and City Manager.

Councilmember Castle reported having a high-level conversation with the Mayor, City Manager, and staff.

Councilmember Kaluderovic reported speaking with the Mayor and City Manager.

Councilmember Obagi reported speaking with Councilmember Behrendt, the Mayor, and staff.

Councilmember Behrendt reported speaking with the Mayor, Councilmember Obagi, staff, and members of the public.

L. PUBLIC HEARINGS

L.1. PUBLIC HEARING TO CONSIDER USER FEE AMENDMENTS FOR THE POLICE AND FIRE DEPARTMENTS ADOPT BY TITLE ONLY RESOLUTION NO. CC-2607-047, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE POLICE DEPARTMENT USER FEES

PROCEDURES:

- a. Open the Public Hearing and take testimony;**
- b. Close the Public Hearing; and,**

c. Adopt by title only Resolution No. CC-2607-047

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

Motion by Councilmember Waller, seconded by Councilmember Castle, to open the public hearing and take testimony.

Motion carried 5-0 by voice vote.

Finance Director Meyer stated she would be presenting some user fee amendments that the Council directed staff to pursue with budget adoption on June 16th in the Police and Fire Departments; reported that Council directed staff to adjust two fees: the towing fee from \$139 to \$233 and increase the annual parking meter pass to \$220; estimated the annual revenue increase for the towing fee to be approximately \$56,000, which was included in the budget motion; estimated approximately \$20,000 in additional revenue associated with the parking meter pass but that was not included in the budget motion; reported that Council also directed staff, during the budget motion, to consider adding a Boat Storage Fee at a minimum of \$2 per foot per day, staff identified an existing daily fee of \$542 for that purpose, and, since that meets the requirements of Council direction, did not propose any change for that in the fee schedule; noted that two additional fee items were on Consent Calendar that evening: 1) parking meter rate increase (adopted by ordinance and the First Reading) and 2) street sweeping citations (adopted by resolution) but not part of the public hearing; stated that staff's recommendations that evening were: 1) open the public hearing, 2) take public comment, 3) close the public hearing, and 4) adopt the fee resolution (CC-2604-047).

Mayor Light supported the Boat Storage Fee of \$542 per day and noted it would be more of a deterrent.

Councilmember Kaluderovic asked if the Boat Storage Fee was regularly enforced.

City Manager Witzansky responded that it was an unusual circumstance for the City but normally it is a visiting vessel that has an engine fire, the City tows it, and they place the vessel in a slip until the person can sort it out; stated the City would assess the fee for that short term use; agreed with the Mayor that the \$542 is meant to discourage that type of activity.

Councilmember Kaluderovic confirmed that it would be Harbor Patrol that handles the assessment.

Mayor Light invited public comment.

City Clerk Manzano reported no one online and no eComments.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to close the public hearing.

Motion carried 5-0 by voice vote.

Motion by Councilmember Obagi, seconded by Councilmember Castle, to adopt Resolution No. CC-2607-047 by title only.

Motion carried 5-0 by voice vote.

City Clerk Manzano read adopt by title only Resolution CC-2607-047.

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN AGREEMENT WITH SWINERTON BUILDERS FOR PROGRESSIVE DESIGN-BUILD SERVICES FOR PHASE 1 OF THE MEASURE FP FIRE STATIONS 1 AND 2 SUBPROJECT, FOR A CONTRACT AMOUNT NOT TO EXCEED \$1,664,815 AND THE TERM JULY 7, 2026 TO JANUARY 25, 2027

DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF AN AGREEMENT WITH SWINERTON BUILDERS FOR PROGRESSIVE DESIGN-BUILD SERVICES FOR PHASE 1 OF THE MEASURE FP, POLICE FACILITIES SUBPROJECT, FOR A CONTRACT AMOUNT NOT TO EXCEED \$1,906,592 AND THE TERM JULY 7, 2026 TO FEBRUARY 14, 2027

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

Mayor Light introduced the item; noted that he appreciated the priority staff placed on it to move it forward.

City Manager Witzansky thanked the staff that supported the effort in order to move it forward; turned the floor over to Assistant to the City Manager Luke Smude.

Assistant to the City Manager Smude thanked the team; stated that Dustin Alamo with Griffin Structures was there that evening and acted as their owner's representative through the process; noted that N.1 allows them to examine two agreements with Swinerton Builders, which is LPA Design Studios, to serve as the City's progressive design build entity for the public safety facility projects included in Measure FP; announced key members of the Swinerton and LPA team and that they would be giving a short presentation after his; provided an overview of his presentation, noted that the contracts apply specifically to phase 1; recapped that Measure FP was approved with a 71.4% margin on November 5, 2024, which authorized \$93,350,00 in general obligation bonds to replace Fire Stations 1 and 2, the main Police Station, and renovate the City's Police Annex; reported on January 21st staff put out the RFQ/PS out on the market and received a number of high quality proposals; stated that the evaluation process involved

a multi-department group evaluation committee that scored the written proposals based on a number of categories (which he listed); explained what staff was looking for to deliver phase 1 within the budgets and criteria given and get them to the construction phase; stated that the top four of each of the subprojects for both Police and Fire were invited to on-site interviews; reviewed what was asked of the candidates in the interview; stated that the top three from each were invited to provide best and final offers; reported that Swinerton and LPA distinguished themselves as the top performer on both of the subprojects; explained the reasons why staff chose Swinerton Builders and LPA Design Studios, notably that they were strongly integrated, highly experienced in public safety, their fee structure was competitive and transparent, and have a good cost estimation in-house function to allow the City to stay within budget; noted that the City was also able to ask for specific representatives for the projects; stated, if Council approves the contracts that evening, they would go to phase 1 of the PDB process; stated that their PDB phase 1 goals included: early cost certainty, collaborative scope refinement, reduce change orders, accelerate project delivery, budget alignment, and get to a transparent guaranteed maximum price; spoke about timelines for both of the subprojects starting summer 2026 and going through the end of the calendar year and the contract price for phase 1 is \$1.6 million; stated that key milestones have been set: 120 days from commencement of the contract they will have schematic design and 230 days from the approval they will have full design development and a phase 2 proposal that will reflect the guaranteed maximum price; stated that phase 2 will start in 2027 and go through the summer or fall of 2028, specifically for Fire; spoke of possible overlap in the temporary facilities for Fire and Police; explained that Police has more contingencies involved so their timeline will be a bit longer with phase 1, and phase 2 will start in early 2027, and go through summer and fall of 2029; reported that the bond issuance is planned for the fall of 2026, it will be a single issuance for the total amount of \$93,350,000, and staff believes they can deliver the projects within the three-year threshold required of the general obligation bonds; reported that staff authorized the establishment of a Citizens' Oversight Committee consisting of five people to look at expenditure of funds only; hoped that each Councilmember could nominate a representative who would be approved by the whole Council; noted that they would advertise those vacancies through the City Clerk's website and normal channels; reported that a dedicated project website has been created: <https://redondo.org/MeasureFP> and anyone can go to the site for information on the projects; stated, if Council approved the contracts that evening, they would advance to phase 1 of the PDB project; noted that phase 2 is the construction phase and they will collaboratively work with the City's team, LPA, and Griffin to establish a transparent firm guaranteed maximum price; reiterated that they are only looking at phase 1 that evening and not authorizing phase 2; stated if they have a successful phase 1 and elect to continue with Swinerton LPA, staff would return to Council with an amendment to authorize phase 2; stated that staff recommended Council approve both agreements with Swinerton Builders for both Fire and Police subprojects associated with Measure FP; noted that the Swinerton LPA teams were there if Council wanted to hear their presentation.

Mayor Light commented that he appreciated the briefing giving to himself and Council before the session; opined that the source selection was carried out well; asked for

clarification on the percentage savings share if the project came under budget.

Assistant to the City Manager Smude explained that once they determine the guaranteed maximum price based on phase 1, the PDB features a split of 80% going to the City and 20% going to Swinerton LPA on any cost savings as an incentive to provide services quickly and judiciously.

Mayor Light noted that if a firm bid on both contracts there would be savings associated with that, asked what the realized savings would be.

Assistant to the City Manager Smude responded that the savings is about \$800,000 going with a single entity; noted that there is a per project savings and a savings on overhead.

Mayor Light asked what the Council should expect as far as engagement during the process as the projects move forward.

City Manager Witzansky responded that they don't want to commit to a specific schedule, but he would make sure that Council is brought up to date and be able to provide input throughout the design effort.

Mayor Light spoke of his preference for all emergency backup power be solar and battery wherever possible and cost effective; noted that he saw Council comments and hoped those could be addressed later so it would not delay the approval.

City Manager Witzansky stated most of the comments are geared towards the phase 2 amendment and they will incorporate those at the right time.

Mayor Light suggested that the Council ask questions to staff first and then hear the Swinerton pitch after.

Councilmember Waller commented that he hoped the Police and Fire personnel were given the opportunity to provide feedback on their preferences.

City Manager Witzansky replied that representatives from both Police and Fire have participated throughout the process and will continue to.

Councilmember Waller mentioned the need to relocate the Canine Memorial, the MLK Memorial, and the mosaic that are at the current Police facility; agreed with the Mayor regarding solar and battery; advocated that they make Fire Station 2 a drive through.

Councilmember Kaluderovic asked if staff could provide Council with a GANTT chart so that they could see how things are moving without having to ask staff; asked for staff to keep in mind the ability for the facility to grow as needs of the community grow while they are designing the facilities, so they do not have to tear down if they want to expand.

Councilmember Obagi referenced sections 8 and 9 of the Police HQ contract and asked staff if they anticipate change orders to happen during phase 2 that would impact the

timelines and maximum price conceived during phase 1.

Assistant to the City Manager Smude responded that, in phase 1, they do as much as possible to try to eliminate the need for change orders; noted that there is no guarantee but that the PDB process is designed to minimize the likelihood.

City Manager Witzansky added that they will work with Swinerton over the next year to be as efficient as possible; noted that all projects have some expectation that there will be changes; spoke of the obligations of the City's partner regarding the effort to stay within the overall price.

Councilmember Obagi agreed with Councilmember Waller's comment that the Police and Fire be as involved in design as possible to avoid changes needed.

City Manager Witzansky agreed and that functionality and operations of the facilities were the main purpose to focus on.

Mayor Light commented that changes will happen, but they need to have an effective change order management process and make sure they know why the GMP is changing or not.

More discussion followed regarding change orders and how they will be tracked.

City Manager Witzansky stated that the City would continue to follow City Engineer policy, the limitations in place, and any deviation would be addressed through the phase 2 amendment.

More discussion followed regarding the change order process and amount limitations for projects.

Mayor Light invited Swinerton up to the podium.

Michelle Prata, Project Executive with Swinerton, and Charlie Williams, Architect with LPA, provided a presentation which included photos of the team they brought for the interview, noted that Swinerton has been building in Southern California since 1888, and they are committed to PDB; provided background and overview information on their company; noted that they feel the best version of PDB is when the contractor and the designer know each other well, which is why Swinerton and LPA work very well together; highlighted their experience in doing public safety and civic projects together and the added efficiencies it brings to projects; showed past projects they have done with Fire and Police, noted that they recently finished a fire station in Charlotte that is 100% off grid and net zero.

Charlie Williams added that they have worked on different projects that involved multiple stakeholders and multiple buildings, so they understand how to manage and handle those situations.

Michelle Prata discussed the strengths of using PDB method which included the ability to have the right experts making decisions at the right time; noted that their roles were as architect and builder and with PDB they are able to help steer the process; provided a slide showing the first 90 days and that the first 90 days sets up the framework for how they proceed; provided a slide with the bigger schedule from 2026 to 2029; provided some design images of what Fire Station 1, Fire Station 2, and the Police Department may look like.

Councilmember Obagi asked Michelle Prata how many cities they have worked with were able to stick to the GMP through project completion.

Michelle Prata responded that changes will happen, but the goal is after the GMP is defined that they do not experience any surprises; stated that the group will collectively initiate any changes.

Councilmember Obagi asked if they had any recommendations for the owners to minimize the number of costly or inefficient changes once they get to phase 2.

Michelle Prata felt that would be to come up with correct contingencies during the GMP process and referenced the slide with the delivery years from 2026 to 2029; explained the balance between the contingencies and the design, which should stabilize the budget as they move through; stressed that with the PDB the scope of the project and the budget of the project are defined at the same time.

Charlie Williams referred to the slide with the first 90 days and spoke of planning workshops, engagement of stakeholders, and making sure things are thoroughly discussed from the outset to avoid change orders taking place.

Councilmember Obagi confirmed that Charlie Williams meant that the RBPB and RBFD would be involved in the workshops; asked how they would engage the community in terms of the exterior facades of the buildings.

Charlie Williams replied that they would have to coordinate that with City staff; stated they could create moments in the workshops to solicit community feedback on design. More discussion followed regarding community involvement in terms of mass and scale of the buildings.

Councilmember Waller confirmed that Michelle Prata would be the point of contact for staff and City Council during the construction process.

More discussion followed.

Motion by Councilmember Behrendt, seconded by Councilmember Castle, to approve the recommendations provided by staff to approve an agreement with Swinerton Builders for Progressive Design-Build Services for Phase 1 of the Measure FP Fire Stations 1 and 2

subproject for a contract amount not to exceed \$1,664,815 and the term July 7, 2026 to January 25, 2027 and approve an agreement with Swinerton Builders for Progressive Design-Build Services for Phase 1 of the Measure FP, Police facilities subproject for a contract amount not to exceed \$1,906,592 and the term July 7, 2026 to February 14, 2027.

Mayor Light invited public comment.

Georgette Gantner, District 2, suggested that they keep the Library in mind as far as color scheme goes since it is adjacent to the new buildings; asked what would happen to the old Police Station as the construction begins and if it would eventually be eliminated; agreed that the scale of the building needs to be sensitive to the neighborhood.

Mayor Lighted commented that there is a plan regarding the use of the buildings.

Assistant to the City Manager Smude stated that they don't have a plan set in stone yet, but they will be trying to adaptively reuse some of the Police Station space.

Mayor Light confirmed with City Clerk Manzano that no one online wanted to speak; asked anyone else from the audience.

Councilmember Behrendt confirmed with City Clerk Manzano that he did not have to read the recommendations for the motion.

ROLL CALL VOTE:

AYES: Waller, Castle, Kaluderovic, Obagi, Behrendt

NOES: None

ABSTAIN: None

Motion carried 5-0 by roll call vote.

N.2. DISCUSSION AND POSSIBLE ACTION ON THE CITY'S GENERAL PLAN UPDATE DIRECT STAFF TO INCLUDE THE LATEST HOUSING ELEMENT UPDATE IN THE ARTICLE XXVII TRAFFIC ANALYSIS RELATED TO THE PROPOSED GENERAL PLAN MODIFICATIONS PROVIDE DIRECTION ON THE SCOPE OF THE GENERAL PLAN LAND USE ELEMENT AND ZONING ORDINANCE MODIFICATIONS TO BE CONSIDERED FOR ADMINISTRATIVE APPROVAL BY AUGUST 4, 2026 AND THE CORRESPONDING BALLOT MEASURE TO BE SCHEDULED FOR THE NOVEMBER 2026 GENERAL ELECTION

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

Mayor Light recalled that it was in 2016 that this item was brought forward and that it has been a long road.

Community Development Director Wiener provided an overview of his presentation which would include: review of the prior decisions that the Council made on the General Plan, summary of the General Plan and discussions of the Land Use Element, Land Use changes subject to Article 27, staff recommendation to include the Housing Element changes in the Article 27 analysis, and the need for direction on the scope of the ballot measure scheduled for November; provided a slide with the previous City Council decisions from August 5, 2025, January 6, 2026, and January 20, 2026; reported that in the August 5, 2025 meeting direction to increase the FAR from 0.6 to 1.5 along Artesia and Aviation was given along with other changes to incentivize revitalization; reported that on January 6, 2026 historic preservation policies in the Land Use Element was discussed and Council gave direction to continue with the incentives that value the historic properties; reported on January 20, 2026 FAR limits for the PI zones were discussed and under this adopted Land Use Element there would be a cap of 0.75 for most City properties with the exception of the Civic Center and BCHD, which will be 1.25.

Mayor Light clarified that the January 20, 2026, direction was to scope the analysis that would have to be done and they still reserve the right to change the FARs as they go forward.

Community Development Director Wiener stated that they do still reserve the right to change the FAR, the Land Use Element is still pending adoption which is scheduled for August 4th, and to date Council has only provided policy direction but nothing has been codified; reported that on March 3, 2026 Council directed staff on land use designations from Public (P) to Open Space (OS), specifically for three of the school sites; reported on May 5, 2026 the City Council adopted an amended Housing Element that was certified by State HCD; stated that in the draft Land Use Element, included in their packet, they have a version that shows the red line changes that were made to make it consistent with the Housing Element adoption; announced staff is tentatively scheduling the Land Use Element adoption for August 4th and other elements of the General Plan are being updated in the fall; echoed the Mayor and stated that the process of updating the General Plan did start in 2016, a vision was drafted along with guiding principles, and the City Council appointed a General Plan Advisory Committee (GPAC) that met about 30 times; provided a slide with the General Plan vision and guiding principles; provided a slide with the Land Use Element updates along with new policies; provided an example of some of the policies, noted that there are several more; explained why some of the policies are being put in place and why they are vital to the future of the City; stated the Land Use Elements has a table that provides the different land use designations, they are translated to zoning districts in the zoning code, and the table also shows the FAR limits set for the different districts; noted that the FARs are defined in the General Plan Land Use Element and the zoning code; reported that the City Council and the City has an option of maintaining status quo where they cannot specify the FAR limit; spoke of the Special Policy Areas (SPAs), another key component of the Land Use Element, which includes the North Redondo Tech District, Artesia Blvd. and Aviation, the Galleria, PCH North and

PCH South, and Riviera Village; moved onto what land use changes are subject to Article 27, explained that Article 27 is unique to Redondo Beach and requires any major change in land use to be voted on by the people in an election and there needs to be an accompanying traffic study to show the impacts associated with the zoning changes; stated that Article 27 was triggered due to the FAR along the AACAP from 0.6 to 1.5, the change in Industrial Zone North of Manhattan Beach Blvd. from 0.7 to 1.0, and the change in designation from C2 to C4 along parts of PCH; noted that the AACAP is the most substantial aspect subject to Article 27 of all the areas mentioned; stated that staff's recommendations for that evening were: 1) provide direction on the LUE and Zoning Ordinance modifications to consider for administrative approval by August 4, 2026, and 2) to direct staff to update the Article 27 Traffic Analysis to incorporate land use changes associated with the latest amendments to the City's Housing Element as part of the "Current Plan" which would be posted 10 days after Land Use Element and Zoning Ordinance adoptions, spoke of Measure DD and the new version of the Housing Element not being included in the "Current Plan" but the purpose of Article 27 is disclosure and that is why they are recommending it to be included, and 3) provide direction on the scope of the Article 27 related ballot measure to be scheduled for the November 3, 2026 general election; stated that the General Plan update items are broken down into two general categories: 1) the proposed increases in FAR along Artesia and Aviation Blvd. and certain other commercial and industrial zones, and 2) setting a FAR limit in the PI zones; provided Council with some options to consider; noted that Planning Manager Sean Scully was also there and available for questions.

Mayor Light commented that the goals and policies built from the GPAC withstood the test of time and has proven to be durable which is the goal of the General Plan; stated he still would advocate most of the plan; took a firm stance that they include the cumulative impact of the Housing Element zoning changes into future Article 27 votes so voters understand the true impact of the changes; requested that Council include it; asked Community Development Director to confirm that the analysis could be done and make the November election and the publishing timelines for Article 27.

Community Development Director Wiener responded that as long as they notify them by the next day.

Mayor Light questioned whether option B under Recommendations on Director Wiener's presentation was doable.

City Manager Witzansky stated it would be very challenging and would take some creativity in preparing the subsequent Article 27 analysis; noted it would be difficult to prepare dueling ballot measures by August 4th for consideration.

Discussion followed.

City Manager Witzansky said his strong recommendation would be not to decouple them but focus the November election and the administrative action of the Council exclusively on the economic development related items and push the other items to a later election

date.

Mayor Light commented that the only real options are A and C; stated, from an Article 27 perspective, that he and Bill Brand never intended to take each element of every major zoning change and put them as a cafeteria plan to vote on because the analysis to show the independent impacts and then the potential combinations and permutation analysis impacts gets onerous; stated even if the City could produce it, it is doubtful that residents could decipher it enough to understand it; reported that with Measure G there were two major components, putting park land on the AES Power Plant site and the increase in the cap of development for the Harbor; stated that none of the public who was involved in Measure DD and Article 27 said “no” it should be divided out because he and Bill Brand intentionally wrote it so that the impacts would be considered together; hoped that the Council would only consider options A and C from Director Wiener’s recommendations; requested that the Council state where they stand regarding separating the two in order to help direct comments from the public:

Councilmember Waller supported separating it into two separate things as City Manager Witzansky recommended.

Councilmember Castle agreed with City Manager’s recommendation to focus on economic zoning and punt the PI to a later date.

Councilmember Kaluderovic stated the priority should be in economic development and that there has been misinformation given to the community regarding the PI changes; voiced the need to communicate what those changes would be and the impacts of a yes or no vote to the community and leave that for a later date.

Councilmember Obagi showed a slide of Artesia Blvd. where his whole focus has been; noted it has taken five years to fix that street; thanked all those involved from the City and spoke of positive reviews being given by owners of establishments in the area; agreed with excluding the Housing Element from the analysis but understood what the Mayor was saying; stated he would provide a motion after the straw poll.

Councilmember Behrendt agreed with separating them out and taking care of the economic development item.

Councilmember Obagi spoke about moderating a panel that coming Saturday for the ICA regarding rethinking Main Street; noted that AREAS and Ellen Schwartz from the UCLA Center for Parking Policy would also be speaking; stated that the changes on Artesia Blvd. are absolutely needed because it is a product of the Land Use regulations that are there now; stated that originally it was a 0.5 FAR and an excessive amount of parking was required; showed a slide of the area, highlighted the empty parking lot and street parking available; spoke of the need to change the FAR to 1.5 to allow dining decks, to promote the complete redevelopment of some of the old buildings, and make it easier to open up new businesses (noted that the parking regulations were already removed); moved onto speak about the PI zone and wondered what the City would look like in 30

years, how much density would the State force onto the City, and noted that developers have said high rises should be built so that there's affordable housing; questioned whether it would be wise for the Council to put a cap on the City's land; wanted to clear up the misnomer that, by putting a FAR limit on property, Council is conferring rights to anybody; referenced Municipal Code 10-5.2506, explained that it has regulations as far as Conditional Use Permits and if BCHD wants to build on their property they will have to get a CUP; went into further detail regarding the process to obtain a CUP through the City and the requirements, conditions, and guidelines that must be followed, as well as the safe guards in place; clarified that imposing a FAR limit on BCHD does not confer additional rights for them, it actually caps what they can do; said he would prefer not to confuse anyone further on the topic so he would like to separate it out and not mix it with Artesia Blvd.

Motion by Councilmember Obagi, seconded by Councilmember Behrendt, to separate out the Artesia and Aviation Blvd. and other commercial and industrial FAR increases, pursuant to what Director Wiener described for PCH North/South and the industrial uses from the PI zone and defer the decision on the PI zone FAR limits to a later date, include the Housing Element changes in the Article 27 analysis and the Article 27 analysis needs to include: 1) the as-built environment, 2) the maximum build under the current zoning, and 3) the maximum build under the new Land Use Regulations, and direction for staff to prepare corresponding ballot measures.

City Manager Witzansky stated it was effectively option C and described what else the motion by Councilmember Obagi covered while reviewing staff's recommendations.

Mayor Light invited public comment.

City Clerk Manzano stated that on August 4th everything needs to be completed, which included the ballot title, the ordinance, and arguments for all that would be presented since that is the deadline.

Discussion followed regarding the formation of a subcommittee and preparation needed in order to post the updated language consistent with the changes for Article 27 by August 14th.

City Manager Witzansky recommended the formation of a subcommittee to assist with the preparation of the ballot documents but also recommended some additional discussion on it.

Mayor Light suggested a friendly amendment to form a subcommittee for that purpose.

Discussion followed to form a subcommittee with Councilmembers Obagi and Behrendt and to schedule to bring the result to the Council meeting on July 21st so the Council can weigh in.

Councilmember Obagi made a friendly amendment to form the subcommittee and have

a follow-up discussion on July 21st at the City Council meeting.

Councilmember Behrendt seconded the friendly amendment to the motion.
Mayor Light invited public comment.

Emma Ramirez, 17 years old and a member of the Allcove Beach Cities Youth Advisory Group, asked the Council to maintain the 1.25 FAR for the BCHD campus as they discuss and move toward the final approval on August 4th; spoke of mental health not being a policy debate but a lived experience and stressed that is the reason Allcove is so important; stated the growing needs of both the Healthy Living Campus and Allcove need the 1.25 FAR and that it protects the room that the local health infrastructure needs to grow into the future.

Mark Nelson (via Zoom) stated that almost every Coastal city counts parking ramps as part of the FAR, but Redondo Beach does not so 1.25 in Redondo is probably 1.75 in those other cities; opined that the public is more aware than Council thinks; stated that the action up zone only to Beach Cities to a FAR of 1.25, coupled with the record from January 20th, and coupled with Beach Cities' threat to sue clearly establishes spot zoning; reported that is wrong and illegal and said the same goes for 200 PCH; noted that he and Councilmember Obagi are in lawful agreement that either all of it is 0.75 or all of it is 1.25; noted that he is also fine with all the P-SF and P-CF going to 1.25 as a stakeholder and a taxpayer; spoke of BCHD spending 36% of their employee budget on their executives and that it would be ludicrous to reward them for it; voiced concern that the City will have a problem in the future of needing space and needing revenue, as Councilmember Obagi mentioned; stated if that is the case then all of it should go to 1.25 FAR, except the Civic Center since it is separately zoned; voiced more concern that if the City allows Beach Cities to get a free pass for not being able to manage its own money; stated that surrounding properties will lose between \$80 to \$110 million of property value if they allow more tall buildings or any more square footage; asked the City to clamp down on it.

Mayor Light stressed to the public that the motion on the floor was to go forward with the General Plan update related to commercial and industrial spaces and that the PI zone FAR and vote have been pushed to a future date; asked that the public comments focus on the motion at hand.

Eric Jerez, 16 years old and member of the Allcove Beach Cities Youth Advisory Group, spoke of his struggles growing up and finding programs to provide the needed support to get to a healthier place; spoke of the importance of BCHD having the ability and flexibility to serve the future needs of the community; voiced his support to maintain the proposed 1.25 FAR for the BCHD campus.

Darryl Boyd (via Zoom) stated that he is more hopeful that the Council is going in the right direction; commented that the 16- and 17-year-old Allcove employees won't understand until they are taxpayers; spoke of the stress and anxiety the residents of 500-600 North Prospect Ave. go through every day; supported the Council in separating the vote.

Mayor Light asked that the audience maintain decorum and not attack other speakers.

Dr. Holly Osborne, District 5, wanted to discuss BCHD and their proposal to evict Silverado and its dementia care patients to allow Sunrise Inn to build assisted-living and dementia care facilities on public land owned by Manhattan, Hermosa, and Redondo Beach; stated, for the record, that she is originally from back east and has relatives in McLean, VA, which is where Sunrise Inn is headquartered; stated that she wanted to talk about the corporate behavior of Sunrise.

Mayor Light interrupted Holly Osborne to inform her that that was not under their purview, and they were there to talk about zoning; asked her to speak on zoning and said they have no say over who BCHD chooses.

Dr. Holly Osborne stated she would be speaking on zoning; said that, whether in California or Virginia, the Sunrise playbook is the same and explained how they operate; voiced concern that by zoning to 1.25 they would get more property; spoke of Sunrise's actions in forcing out high need or Medicare reliant dementia patients in Virginia leading to legislative action.

Mayor Light reiterated that the Council does not select who BCHD contracts with so she will need to speak about something related to zoning.

Dr. Holly Osborne stated that she is glad they are separating the zoning and does not support the 1.25.

Councilmember Obagi asked Dr. Osborne why she felt imposing a limit of 1.25 would be up zone rather than a limit on what could be built.

Dr. Holly Osborne did not want to debate with Councilmember Obagi.

Nancy Skiba (via Zoom), District 4, stated that she hoped that by Council removing the 1.25 topic for the upcoming election wasn't a means of trying to get people to vote for the General Plan and then sweeping it under the rug; commented that many residents are worked up about BCHD expanding themselves all over the place and not caring about the older people; stated that the residents need to have the opportunity to vote on it in a meaningful way.

Mayor Light commented that they received a lot of comments to split it out and now that they have, they are being chastised for it.

Tom Bakaly, CEO of the BCHD, thanked the Mayor and Council for their January direction to adopt the same FAR for large PI parcels and the General Plan; stated it provides certainty for the community and partners; noted that Sunrise took that into account when they made their proposal and reducing the FAR would most likely cause them to leave and impact BCHD's ability to bring in developers; reported it would also likely impact BCHD's budget in the amount of about \$1.5 million; stated that Sunrise's proposal will be

known to everybody in the fall when they formally apply; hoped that they could move forward and make the voting process simple and easy to understand and that they can ensure public institutions remain able to meet community needs; voiced that BCHD supported the motion made.

Anne Wilson (via Zoom) stated it was good that they are separating out the vote but asked that they listen to the community; stated that the community don't want increased density for public land; questioned why the City Council would be pushing for an oversized 1.25 FAR for BCHD, why would they discard six years of hard work by the GPAC who recommended 0.75, and why the recommendations of the Planning Commission were being ignored; commented that to the public it appears the City Council is somehow beholden to BCHD and granting a preemptive high density FAR for BCHD creates a damaging precedent to the City; stated that BCHD is working on 100% private project again with a developer that could live in a 0.75 FAR and that the larger FAR is not only premature, it is not warranted; noted that if they ever have a viable project that requires more density than the General Plan allows they can follow the procedures everybody else has to; noted that if they granted BCHD a larger FAR they would be giving a blank check for some unknown massive private project in the future; stated that the City Council's duty is to the residents, not a separate government entity and the General Plan is for Redondo Beach, not a BCHD Master Plan; asked the City Council to listen to the community, lose the special treatment for BCHD, and reduce the FAR to 0.05.

Todd Loewenstein, District 2, stated he is supportive of the work BCHD does for the community but did not support a FAR of 1.25; noted that a private enterprise with senior housing does not have the same needs as a fire department with all their equipment, so it would be inappropriate to have a 1.25 FAR there; provided comparisons for what a 1.25 FAR would mean for the City and that a project of on that site with a 1.25 FAR would be the largest in Redondo Beach history; noted that the BCHD site is surrounded by homes both in Redondo Beach and Torrance and the impact on the residents would be significant; voiced concern regarding the impact it would have on the RBFD and reported speaking to the RBFD during the pandemic regarding the amount of calls they were receiving to the senior care facilities and how much of a toll it was taking on them; spoke of the impact it would have during a future pandemic and the strain it would have on the City's Fire Department and on taxpayers; urged Council to reconsider the proposed FAR for that land and consider a FAR of 0.75 or less and separate vote; stated that their constituents must have a say on what goes on in a public site.

Wayne Craig, District 1, spoke in favor of the vote being split; stated that the Planning Commission was told that they had to come up with a FAR for all the City property and for other public property; spoke of the Council, in January, saying it had to be 1.25 FAR and said he had concerns at that time when the Council put BCHD and the School District as being as necessary as Police and Fire; produced notes from the January 20th meeting where he said that in the middle of the night he would not call Tom Bakaly if his neighbor's house is on fire, he would call the Fire Department, and if a crime was happening he would call the Police, and gave other scenarios; supported separating the items and getting Artesia done; questioned why they urgently needed the Planning Commission to

come up with a number when it wasn't urgent.

Mayor Light asked Community Development Director Wiener to repeat what he said in the briefing about the FAR.

Community Development Director Wiener repeated what he said regarding the requirements for the General Plan Land Use Element that are in the California Government Code; explained that there are no statutory requirements that it includes the FAR limit in it.

Bob Pinzler, served on the GPAC, agreed with the decision to separate and move the PI discussion to a later date; questioned, when the General Plan appears on the November ballot, what would be in the box next to PIs on the chart that was shown earlier, noted that he could not read it; stated that whatever is placed in that box would be voted in and they would have to vote off whatever was placed in it; recommended that they leave that box blank to be determined at a later date.

Mayor Light asked Director Wiener to respond to the question.

Community Development Director Wiener responded that they intended to remove the FAR limit and put unspecified for the PI zone.

Bob Pinzler asked if they were putting unspecified or to be determined.

Mayor Light stated he did not want to go back and forth but they would look at it further.

City Clerk Manzano reported no one online.

Jacqueline Sun, BCHD, stated that she doesn't believe the land use discussion is a referendum on the District or an approval of a specific project; agreed with Councilmember Obagi that the City has guardrails in place and the City can approve projects through the CUP process; hoped that the most flexibility for the property would be allowed.

City Clerk Manzano reported that there were 40 eComments: 27 opposed, 11 supported, one neutral, and one with no response.

Mayor Light apologized to Holly Osborne for having to cut her off during her time; reiterated that they do not have purview over the selection of the company and it would be BCHD's Board that selects; summarized the motion on the floor: separating the PI from the rest of the commercial part of the General Plan to be voted on at a later date, that they are targeting a vote in November for the General Plan with the commercial stuff, and that a subcommittee would be formed to help with title and administrative related items on the ballot; called the vote.

ROLL CALL VOTE:

AYES: Waller, Castle, Kaluderovic, Obagi, Behrendt

NOES: None

ABSTAIN: None

Motion carried 5-0 by roll call vote.

O. CITY MANAGER ITEMS

City Manager Witzansky thanked the team for the 4th of July fireworks display; noted that there is a City Council meeting next Tuesday and it will primarily focus on Commissioner interviews, there will be a Closed Session, and a Consent Calendar; planning on having a discussion on the hedge ordinance; noted that there would be no Council meeting on July 28th and the schedule would be the same for August.

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND POSSIBLE ACTION REGARDING THE NAMING OF THE HERONDO OPEN SPACE PARK AREA LOCATED AT HERONDO STREET AND CATALINA AVENUE

CONTACT: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Jane Chung gave a brief overview; reported that Council took recent actions to name similar parkettes or open space which included 2016, the Gateway Parkette, and 2021, the Ito Family Open Space formerly named Flagler Rippler Parkette; stated that both actions were done through resolution and, based on that evening's discussion from Council, she would come back the following week with a formal resolution to codify the name; noted that this was independent of the larger naming policy that was placed in the Strategic Plan, which will be presented by staff late summer or early fall.

Mayor Light explained that, with Council support, he asked for this item with the intent to name the park before the ribbon cutting which would be happening soon; noted that the park is there because of former Mayor Bill Brand and opined that his name should be somehow involved in the naming; deferred to Councilmember Castle first since it is in his district.

Councilmember Castle suggested it be named Bill Brand Gateway Park to honor his memory.

Discussion followed regarding already having the name Gateway Park parkette next to that park, possibility of changing that name or incorporating it, the separation between the park and parkette by a street, and the planned future sculpture (the Wave).

City Manager Witzansky informed the Mayor and Council that the artist informed them earlier that day that he may not be able to deliver the art project.

Councilmember Castle noted that it is at the entrance to the City on PCH and favored Bill Brand Gateway Park but suggested Bill Brand Park was also suitable.

Discussion followed regarding the use of Gateway in the name, the level of urgency to name it due to the tentative ribbon cutting, and that more discussion might be needed.

City Manager Witzansky reported that invitations for the ribbon cutting needed to be sent out, the City is renting fencing until the ribbon cutting which is scheduled for removal at the end of the month, but that it wasn't imperative to do it tonight and could wait till next week.

More discussion followed.

Motion by Councilmember Castle, seconded by Councilmember Obagi, to name the park the Bill Brand Gateway Park, pending any adjustments.

Councilmember Kaluderovic asked whether it met the requirements to be a park.

Discussion followed.

City Manager Witzansky stated that it meets the City's definition of a park but also noted that the City does not own the property, it is licensed land.

Councilmember Behrendt asked if they were discussing the phase A portion or both the A and B portion of the land.

City Manager Witzansky stated they would evaluate the area as the full completed area if and when it was built; noted they are currently only developing the upper portion of the site.

Mayor Light pointed out that staff is writing a grant for the second phase and they are already approved for the second phase by SCE.

Joan Irvine, District 1, did not like having a name attached to the park; suggested it remain Gateway Park or Catalina Herondo Park; noted it is leased land so the City only has it for five years and the parking is limited; commented that it could be called the Homeless Park due to the people that go there.

City Clerk Manzano reported no one online and three eComments: one in support, one neutral, and one with no position.

Motion carried 5-0 by voice vote.

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Mayor Light referenced his announcement at the beginning of the meeting regarding attending the Southern California Association of Governance Meeting, reported that they passed their SB79 Map, with a mandated vote; stated that he spoke to the cities impacted by the vote that had transit stations and that all of them had taken some action; asked the Council to make a referral to staff to come back with a recommendation on what the City's reaction should be to SB79 and assess a deferral plan or an alternate plan.

Motion by Councilmember Waller, seconded by Councilmember Kaluderovic, to direct staff to come back with a recommendation on the City's reaction to SB79 and assess a deferral plan or an alternate plan.

Councilmember Behrendt asked City Manager Witzansky if he had a reaction to it.

City Manager Witzansky responded that staff is familiar with the options available and they are happy to work on it as time permits; noted that they need to follow the right sequence of activities, they have to get through November and the General Plan update first, and that it would effectively be a policy document; stated that there is validity in doing it.

Mayor Light pointed out that the City is currently exposed and other cities suggested Redondo Beach should do something; stated they should pick which properties that the City applies to.

City Manager Witzansky stated that those cities are probably not experiencing what Redondo Beach is experiencing with the land use.

More discussion followed.

Motion by Councilmember Waller, seconded by Councilmember Castle, for a BRR directing staff to look into the cost of refurbishing the Redondo Beach Pier sign; suggested two options: 1) two-tone sea blue on the bottom and sky blue on the top, or 2) a gradient between the two blues.

Discussion followed.

Councilmember Waller agreed that the BRR could include the sign for the Harbor as well.

Councilmember Kaluderovic referenced item H.5 under Consent Calendar regarding the AutoPulse service plans and asked if they could include it in the vehicle replacement discussion coming up; wondered how the City could plan for it since it is a large amount.

City Manager Witzansky stated that staff is happy to incorporate it and no vote was needed.

R. RECESS TO CLOSED SESSION

- R.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

Californians for Homeownership, Inc. v. City of Redondo Beach

Case Number: 26STCP02197

- R.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of Case:

Mehta Mechanical Company v. City of Redondo Beach, and DOES 1 through 100, inclusive

Case Number: 25TRCV00677

- R.3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED POTENTIAL LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(2).**

One potential case (Letter received from the Law Firm Rand Paster & Nelson LLP dated June 16, 2026, attached as part of the Agenda packet).

- R.4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Community Services Director

PROPERTY:

Portions of the Redondo Beach Marina Parking Lot and Seaside Lagoon (portions of APN #s: 7503-029-900 and 7503-029-903)

Portions of Harbor Drive, Pacific Avenue, Catalina Avenue, Torrance Boulevard, Knob Hill Avenue, Vista Del Mar, Camino de la Costa, Gertruda Avenue, Herondo Street, and Esplanade

NEGOTIATING PARTIES:

Kellie Hawkins, Englander Knabe & Allen on Behalf of Nike, Inc.

UNDER NEGOTIATION:

Price and Terms

S. RECONVENE TO OPEN SESSION – None

T. ADJOURNMENT – 9:48 P.M.

Motion by Councilmember Obagi, seconded by Councilmember Kaluderovic, to adjourn the meeting at 9:48 p.m.

Motion carried 5-0 by voice vote.

The next meeting of the City Council of the City of Redondo Beach will be an Adjourned Regular meeting to be held at 4:00 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, July 14, 2026, in the Redondo Beach City Hall Council Chamber, 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk



Administrative Report

H.4., File # 26-0937

Meeting Date: 8/11/2026

To: MAYOR AND CITY COUNCIL

From: ELEANOR MANZANO, CITY CLERK

TITLE

DECLARE THE FOLLOWING COMMISSION POSITIONS VACANT BASED ON ABSENCES FROM 3 OR MORE MEETINGS SINCE OCTOBER 1, 2025, PURSUANT TO REDONDO BEACH MUNICIPAL CODE SECTION 2-9.107(7) AND;

AUTHORIZE THE CITY CLERK TO POST A NOTICE OF VACANCIES FOR THE PUBLIC AMENITIES AND YOUTH COMMISSION POSITIONS

EXECUTIVE SUMMARY

On October 14, 2025, the City Council adopted Ordinance 3298-25, which became effective November 13, 2025, amending our Redondo Beach Municipal Code Section 2-9.107 regarding the Uniform Regulations of Commissions, Vacancies (a) In the following instances a board member of commissioner's position shall automatically become vacant and so declared by the City Council if the board member or commissioner...

"(7) Is absent from three regular meetings of such board or commission during any 12 month period of time after October 1, 2025. For the purposes of determining absences, a board or commission member shall not be deemed absent if a meeting is canceled, unless the board or commission member's absence was the cause of the meeting's cancelation due to lack of quorum..."

Therefore, Commissioners with their ending term date for Public Amenities Commissioner Christopher McCauley (September 30, 2028) and Youth Commissioner Olivia R (September 30, 2027), positions declared vacant and authorize the City Clerk to Post Notice of Vacancies for the above commissions.



Administrative Report

H.5., File # 26-0958

Meeting Date: 8/11/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT 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. FOR SECOND READING AND ADOPTION

ADOPT 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. FOR SECOND READING AND ADOPTION

EXECUTIVE SUMMARY

Ordinance No. CC-3314-26 and Ordinance No. CC-3315-26 were approved for introduction and first reading by the City Council on August 4, 2026 and are now ready for second reading and adoption. The two Zoning Ordinances amend the City's Municipal Code and Local Coastal Program, implementing the Updated General Plan - Land Use Element.

BACKGROUND

In 2016, the City initiated the process of updating its General Plan - Land Use Element (LUE). 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. On August 4, 2026, the City Council adopted the Updated LUE, Zoning Ordinances, and an addendum to the Certified Program Environmental Impact Report. Ordinance No. CC-3314-26 and Ordinance No. CC-3315-26 are now being provided for second reading and adoption.

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. Staff recommends Council approval of both Ordinances.

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

- Ordinance No. CC-3314-26
- Exhibit A - Text Amendments
- Exhibit B - Map Amendments
- Ordinance No. CC-3315-26
- Exhibit A - Text Amendments
- Exhibit B - Map Amendments

ORDINANCE NO. CC-3314-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, 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.

WHEREAS, the City's current General Plan was adopted on May 26, 1992; and

WHEREAS, on March 29, 2016 the City Council approved the City's three-year Strategic Plan goal to "Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs"; and

WHEREAS, on October 4, 2016, the City Council awarded the contract for planning and environmental consulting services to Placeworks, Inc. for updates to the "Land Use Element" and "Conservation, Recreation and Parks, and Open Space Element" of the City's General Plan and preparation of the required environmental documents; and

WHEREAS, on December 13, 2016 the City Council approved Resolution No. CC-1612-122 establishing a 27-member General Plan Advisory Committee (GPAC) to provide direct community stakeholder input to the update of the Land Use and Conservation, Recreation and Parks, and Open Space Elements of the General Plan including analysis and recommendations regarding amendments to the Mixed-Use Zoning and Development Standards, and opportunities for additional recreation, parks, and open space areas; and

WHEREAS, on February 21, 2017 pursuant to Resolution No. CC-1612-122, the Mayor and City Council selected the members of the GPAC and the City Clerk reviewed all selections and confirmed each was a resident of Redondo Beach. Two (2) members were appointed by the Mayor, one (1) of whom served as the Chair, and each Council Member appointed five (5) members, three (3) of whom resided in their District; and

WHEREAS, the GPAC conducted a total of twenty-eight (28) noticed public meetings since April 27, 2017, with their final meeting being held on January 31, 2024. At the final meeting, GPAC completed their discussions and recommendations for the final draft focused General Plan, which includes a consistently formatted, comprehensive General Plan document with a new Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements; and

WHEREAS, on February 29, 2024 the City's Draft General Plan document was released for comment on the City's website, allowing the public and other interested parties to comment directly on the Draft General Plan Document. Additionally, on March 20, 2024 City staff and Placeworks, Inc. conducted an open house meeting to present and take input on the City's Draft General Plan update; and

WHEREAS, on June 20, August 1, and August 15, 2024 the Planning Commission held multiple duly noticed public hearings to take testimony from staff, the public and other interested parties, and to deliberate on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and revisions to the City's Zoning Ordinances and LCP required for consistency and to implement the City's Housing Element and other nonresidential amendments; and

WHEREAS, on September 19, 2024 the Planning Commission held a final duly noticed public hearing and completed its deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, and updates to the City's Zoning Ordinances and LCP, including the Coastal Land Use Plan and Coastal Land Use Plan Implementing Ordinance, required for consistency and to implement the City's Housing Element and Land Use Element and took testimony from staff, the public and other interested parties, and considered the associated Draft Program Environmental Impact Report and recommended that the City Council certify, pursuant to CEQA, the Final Program Environmental Impact Report, adopt the General Plan Update (Land Use, Open Space and Conservation, Noise, and Safety Elements) with certain proposed changes as set forth in Planning Commission Resolution No. 2024-09-PCR-09, adopt amendments to the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program, adopt amendments to the Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance to make consistent and implement the City's General Plan (inclusive of the Land Use and Housing Elements), Coastal Land Use Plan, and Local Coastal Program amendments; and

WHEREAS, pursuant to CEQA, a Draft Program Environmental Impact Report (Draft PEIR) has been prepared and was presented to the Planning Commission at the same time as the final draft of the General Plan Update, Zoning Ordinance Amendments, Zoning Ordinance for the Coastal Zone Amendments, and Local Coastal Program Amendments; and

WHEREAS, the overall purpose of the PEIR is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required for consistency purposes and to implement the City's certified 6th Cycle 2021-2029 Housing Element; and

WHEREAS, the PEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially significant impacts; and

WHEREAS, included as an appendix to the PEIR, Appendix A Buildout Methodology, explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years to the horizon year of the General Plan Update of 2050; and

WHEREAS, on August 1, 2024 an “Amended Notice of Availability of a Draft Environmental Impact Report” was issued to advise the public and interested parties that the City of Redondo Beach Planning Division had released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment (proposed project) for a 47-day review period beginning on August 1, 2024, and ending on September 16, 2024; and

WHEREAS, on August 1, 2024 the City’s Updated Draft General Plan, Draft Zoning Ordinance, and Draft LCP, were again released for comment on the City’s website, allowing the public and other interested parties to comment directly on the Draft General Plan Document; and

WHEREAS, the City received 18 written comments on the Draft PEIR and all comments timely received on the Draft PEIR have been responded to and are included in the Final PEIR, which consists of the Draft EIR, responses to comments timely received on the Draft PEIR, and clarifications/revisions to the Draft EIR; and

WHEREAS, on October 1, October 15, and October 29, 2024, and November 5, 2024, the City Council, at duly noticed public hearings, considered the Project and the Draft and Final PEIR, at which times the City staff presented its reports and interested persons had an opportunity to be heard and to present evidence regarding the General Plan Update (inclusive of amendments to the City’s Zoning Ordinance) and the Final PEIR; and

WHEREAS, at their duly noticed public hearing on October 15, 2024, City Council directed staff to move forward with the Housing Element implementation related General Plan, Zoning Ordinance, and Local Coastal Program Amendments (2024 Amendments) to comply with the statutory deadline of February 12, 2025 and defer other proposed nonresidential amendments for later consideration. Additionally, City Council directed City staff to include other residential amendments not required by the City’s Housing Element that change residential capacity at the same time as the Housing Element related amendments (2024 Amendments); and

WHEREAS, on November 5, 2024, the City Council of the City of Redondo Beach adopted Resolution No. CC-2410-105 certifying the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Program Amendment Final Program

Environmental Impact Report (PEIR) (SCH No. 2023050732) (certified PEIR) pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.); and

WHEREAS, at their duly noticed public meeting on January 6, 2026, 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; and

WHEREAS, at their duly noticed public meeting on January 20, 2026, City Council conducted focused discussions on the allowed building floor area ratio (FARs) for Public Institutional (PI) properties. The City Council generally 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 directed to consider setting at 1.25 FAR to accommodate future services; and

WHEREAS, at their duly noticed public meeting on March 3, 2026, 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 the 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; and

WHEREAS, at their duly noticed public hearing on May 5, 2026, City Council adopted amendments to the 6th Cycle 2021-2029 Housing Element and associated Zoning Ordinances (2nd reading on May 12, 2026). The amendments replaced the Affordable Housing Overlay zones, required to meet the City’s Regional Housing Needs Allocation (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. In their letter dated May 20, 2026, HCD found that “the adopted housing element, its amendments and Zoning Documents continue to meet the requirements of State Housing Element Law” and further cited that “This finding of substantial compliance has remained unchanged since HCD’s September 1, 2022 review.” The change in designations as part of the Housing Element amendments are reflected in the draft LUE update. Additionally, the City Council adopted an Addendum to the Certified Final Environmental Impact Report (SCH#2023050732) for the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Program Amendment confirming no additional environmental impacts or subsequent additional mitigation is required for the amendments to the Housing Element and implementing zoning ordinance amendments as part of the adoption of this project; and

WHEREAS, at their duly noticed public meeting on July 7, 2026, City Council reviewed and provided policy direction on the scope of the Land Use Element and Zoning Ordinance modifications (and as required for implementation and consistency, any modifications to the Coastal Land Use Plan of the City's Certified Local Program and Coastal Land Use Plan Implementing Ordinance), and determined to move forward with the proposed increases in Floor Area Ratio (FAR) along Artesia and Aviation Boulevards and certain commercial and industrial zones for consideration and action on August 4, 2026, and separate and defer taking action on the PI Land Use and Zoning FAR limits to a later unspecified date. Additionally, City Council provided direction on the scope of the Article XXVII related ballot measure to be scheduled for the November 3, 2026 general election by separating and deferring the PI Land Use and Zone FAR limits from the November 3, 2026 Article XXVII Analyses and ballot measure and incorporating the land use changes associated with the latest amendment to the City's Housing Element as part of the "Current Plan" which would be posted 10 days after the Land Use Element and Zoning Ordinance adoption planned for August 4, 2026; and

WHEREAS, agencies and interested members of the public have been afforded ample notice and opportunity to comment on the proposed amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use Ordinance; and

WHEREAS, at their duly noticed public meeting on July 21, 2026, City Council reviewed and provided direction on the scope, organization, and format of the Article XXVII related ballot measure to be scheduled for the November 3, 2026 general election to improve readability and clarity for the electorate; and

WHEREAS, on August 4, 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 to the Land Use Element, Local Coastal Program, and Zoning Ordinances regarding C-2 and C-2-PD development standards and rooftop dining provisions within the Artesia and Aviation Corridor Area Plan (AACAP) with the approval of Resolution No. 2608-067; and

WHEREAS, multiple technical studies, environmental scoping meetings, community surveys, public meetings and workshops with the GPAC, the general public, the Planning Commission, and the City Council since 2016 have all served to engage and inform the general public including residents, business owners/operators, and other interested parties and have shaped the resulting draft General Plan Update and the associated Zoning Ordinance and Local Coastal Program Amendments inclusive of the Coastal Land Use Plan and Coastal Land Use Plan Implementing Ordinance required for consistency with the General Plan, Coastal Act, implementation of the Housing Element, and to express the community's desired future for growth and development over the subsequent 20-30 years.

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

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

SECTION 2. That the City Council hereby adopts amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use to make consistent and implement the City's updated General Plan Land Use Element (inclusive of the land use plan, goals, and policies) that serve as the framework to express the community's desired future for growth and development, in accordance with the proposed changes/edits attached as "Exhibit A" and "Exhibit B" which are incorporated herein by this reference.

SECTION 3. That the amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are consistent with the "Purpose" and procedures pursuant to Redondo Beach Municipal Code Section 10-2.2504 Zoning amendments.

SECTION 4. That the amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use are consistent with and implement the City's General Plan Land Use Element as updated.

SECTION 5. That some of the amendments to the General Plan Land Use Element and the amendments for implementation and consistency to the Zoning Ordinance are considered "Major Changes in Allowable Land Use" and therefore subject to Article XXVII of the City's Charter.

SECTION 6. The amendments to the General Plan Land Use Element and the amendments for implementation and consistency to the Zoning Ordinance that are determined to be a "Major Change in Allowable Land Use" pursuant to the provisions of Article XXVII are not in effect unless and until adopted by an affirmative majority vote approving the Article XXVII Ballot Measure anticipated on the November 3, 2026 Special Election.

SECTION 7. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use 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 2 Zoning and Land Use Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use 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 8. 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 9. PUBLICATION AND EFFECTIVE DATE. This ordinance, or a summary of this ordinance, shall be published at least once in the City's official newspaper within 15 days from and after the date of adoption; or published in conformance with the alternative publication requirements pursuant to the Redondo Beach City Charter Section 9.15 by posting the ordinance in at least three public places in the City as designated by the Council and posted on the City's online website or publicly available City-controlled internet site in lieu of publication if the ordinance solely pertains to the municipal affairs of the city, and same shall go into effect and be in full force from and operation from thirty (30) days after its final passage and adoption except for those changes that are considered Major Changes in Allowable Land Uses pursuant to Article XXVII. Those amendments subject to the provisions of Article XXVII are not in effect unless and until adopted by an affirmative majority vote approving the Article XXVII Ballot Measure anticipated on the November 3, 2026 Special Election.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 11th day of August, 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. CC-3314-26 was introduced at a regular meeting of the City Council held on the 4th day of August, 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 11th day of August, 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: WALLER, CASTLE, OBAGI, JR., BEHRENDT

NOES: NONE

ABSENT: KALUDEROVIC

ABSTAIN: NONE

Eleanor Manzano, CMC
City Clerk

“Exhibit A”: Proposed Amendments to Title 10, Chapter 2 of the Municipal Code.

Amendments to Article 1, General Provisions

AMENDMENT OF CODE §10-2.201. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.201 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items since Planning Commission Review*):

Section 10-2.201, General rules for applicability of zoning regulations:

Subsection (i) will be amended to read:

- (i) References to classes of zones. References to "residential zones" shall include the R-1, R-1-A, R-2, R-3, RMD, RH and R-MHP zones. References to "commercial zones" shall include the C-1, C-2, C-3, C-4, C-5, and the CC coastal commercial zones. References to "commercial" or "mixed use" zones shall include the CR, MU-1, ~~MU-2~~, and MU-3 zones. References to "industrial zones" shall include the I-1, I-2 and IC-1 zones. Reference to "public zones" shall include all P zones.

AMENDMENT OF CODE §10-2.300. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.300 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items since Planning Commission Review*):

Section 10-2.300, Designation of Zones:

Subsection (c):

- (c) Mixed Use.
 - (1) MU-1 Mixed Use Zone.
 - (2) MU-3 Mixed Use Zones: MU-3, and MU-3A, ~~and MU-3C~~.
 - (3) MU-H Mixed Use.
 - (4) CR Regional Commercial Zones: CR and CR-H.

Subsection (e):

- (e) Public and Institutional.
 - (1) P-CIV Civic Center Zone.
 - (2) ~~P-RVP Riviera Village Parking Zone.~~
 - (23) P-ROW Right-of-Way Zone.
 - (34) P-CF Community Facility Zone.

(45) P-PRO Parks, Recreation, and Open Space Zone.

(56) P-SF School Facility Zone.

(7) P-GP Generating Plant Zone.

Amendments to Article 2, Zoning Districts

AMENDMENT OF CODE §10-2.622. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.622 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

Section 10-2.622 Development Standards, C-2 commercial zone.

(a) These standards shall apply to the C-2 zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.

~~(b)(a)~~ Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402) ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.~~

~~(1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

~~(c)(b)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

~~(d)(c)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

~~(e)(d)~~ Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of five feet the full width of the lot, except where a lot is contiguous to a residentially zoned lot fronting on the same street, in which case the required front setback shall be the same as required for the contiguous residential lot.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such~~

Exhibit A: ORDINANCE NO. CC-XXXX-XX
AMENDMENTS TO RBMC CHAPTER 2 ZONING AND LAND USE TO IMPLEMENT THE REDONDO BEACH
GENERAL PLAN LAND USE ELEMENT UPDATE

~~as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

(1) Purpose: The purpose of this subsection is to establish development standards specific to C-2 zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

(2) Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.

(3) Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).

b. Building height. No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback

(i) Minimum required. There shall be a minimum front setback of five feet the full width of the lot.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

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- ii. The placement of off-street parking in the front of the building may be authorized through approval of an Administrative Use Permit (AUP) as determined by the Community Development Director as identified in Municipal Code Section 10-2.1707(b)(2)(b)(1)
- 3. Side setback.
 - (i) There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.
 - (ii) No side setback shall be required along the interior lot lines.
- 4. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - (i) There shall be a minimum rear setback of 20 feet the full width of the lot;
 - (ii) The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
- 4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor along Artesia and Aviation Boulevard shall have a minimum average setback of five feet from the second floor building face.
- e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.
- (4) The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:
 - a. Architecture and design:
 - 1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.
 - 2. Specific design features and elements that should be incorporated into the projects design include the following:
 - (i) Storefronts and Entrances:
 - i. The storefront shall enhance the visual quality and character of the street and reflect the architectural style of the building while maintaining individuality.
 - ii. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.
 - iii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.
 - iv. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevard shall consist of transparent materials

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- such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity through transparent, inviting facades.
- v. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.
3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.
4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.
- (i) Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.
- (ii). The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.
- (iii) A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.
- (iv) Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two-foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.
5. Lighting: The placement and style of lighting shall highlight architectural features and signage.
- (i) Lighting shall be designed and located to not project off-site or onto adjacent uses.
- (ii) Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

AMENDMENT OF CODE §10-2.625. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.625 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.625 Development Standards, C-2-PD commercial zone.

- (a) These standards shall apply to the C-2-PD zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.
- (b)(a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402) except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.
- (1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).

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- ~~(c)(b)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).
- ~~(d)(c)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).
- ~~(e)(d)~~ Setbacks. The minimum setback requirements shall be as follows:
- (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback of ~~three~~ five feet the full width of the lot, ~~except that display windows may project to the front property line, provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.~~ However, where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot;
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
- ~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided:~~
- ~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~
 - ~~(2) Public open space shall be contiguous to the maximum extent feasible.~~
 - ~~(3) Areas less than 10 feet in width may not count as public open space.~~
 - ~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~
- (f) General regulations. See Article 3 of this chapter.
- (g) Parking regulations. See Article 5 of this chapter.
- (h) Sign regulations. See Article 6 of this chapter.

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- (i) Landscaping regulations. See Article 7 of this chapter.
- (j) Procedures. See Article 12 of this chapter.
- (k) Development Standards within the Artesia and Aviation Corridors Area Plan.
 - (1) Purpose: The purpose of this subsection is to establish development standards specific to C-2-PD zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.
 - (2) Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2-PD shall continue to be regulated by subsections (a) through (j) above.
 - (3) Development Standards for the Artesia and Aviation Corridors Area Plan:
 - a. Floor Area Ratio: The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).
 - b. Building height: No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).
 - c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).
 - d. Setbacks.
 - 1. Front setback
 - (i) Minimum required. There shall be a minimum front setback of five feet the full width of the lot.
 - (ii) Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.
 - 2. Side setback.
 - (i) There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.
 - (ii) No side setback shall be required along the interior lot lines.
 - 5. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - (i) There shall be a minimum rear setback of 20 feet the full width of the lot;

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- (ii) The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.
- (4) The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:
- a. Architecture and design:
1. Facade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.
2. Specific design features and elements that should be incorporated into the projects design include the following:
- (i) Storefronts and Entrances:
- i. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.
- ii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.
- iii. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevards shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity through transparent, inviting facades.
- iv. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street facades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.
3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.
4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.

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- (i) Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.
 - (ii) The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.
 - (iii) A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.
 - (iv) Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.
5. Lighting: The placement and style of lighting shall highlight architectural features and signage.
- (i) Lighting shall be designed and located to not project off-site or onto adjacent uses.
 - (ii) Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

AMENDMENT OF CODE §10-2.913. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.913 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes since the Planning Commission review are shown in purple*):

Section 10-2.913 Development standards: MU-1 mixed-use zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. See definition of floor area ratio in Section 10-2.402.
- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5, ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.~~
 - a. ~~The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~
- (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35-0.3.

AMENDMENT OF CODE §10-2.916. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.916 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes since the Planning Commission review are shown in purple*):

Section 10-2.916 Development standards: MU-3A mixed-use zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)
- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not ~~be less than 0.35 or~~ exceed ~~1.0~~ 0.5.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of ~~0.35~~ 0.3 multiplied by the lot area within 130 feet of the property line abutting Pacific Coast Highway.

AMENDMENT OF CODE §10-2.918. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.918 shall be removed. *(Change is shown in purple because it is a new clean-up item since Planning Commission Review).*

Section 10-2.918 Development standards: MU-3C mixed-use zone.

There are no instances of this zoning designation outside of the Coastal Zone, so it will be removed from Title 10, Chapter 2 of the municipal code. These properties are subject to Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the municipal code.

AMENDMENT OF CODE §10-2.1012. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1012 shall be amended as follows *(proposed deletions shown as strike through text and proposed additions shown as underlined text)*:

Section 10-2.1012 Development standards: I-1 industrial zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ 1.0 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1013. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1013 shall be amended as follows *(proposed deletions shown as strike through text and proposed additions shown as underlined text)*:

Section 10-2.1013 Development standards: I-1A industrial zone.

Subsection (a) will be amended to read:

- (a) The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~1.0~~ 0.7, ~~except that the F.A.R. may be increased to a maximum of 1.0 on individual lots subject to the approval of a development agreement containing provisions limiting the cumulative floor area ratio of all parcels in the zone to a maximum of 0.7.~~ (See definition of floor area ratio in Section 10-2.402).

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AMENDMENT OF CODE §10-2.1014. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1014 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as underlined text):

Section 10-2.1014 Development standards: I-1B industrial zone.

Subsection (b) will be amended to read:

- (b) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~1.0 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1022. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1022 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as underlined text):

Section 10-2.1022 Development standards: IC-1 industrial-commercial zone.

Subsection (c) will be amended to read:

- (c) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~1.0 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1110. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1110 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in **purple** because they are new clean-up items since Planning Commission Review):

Section 10-2.1110 Land use regulations: P-CIV Civic Center zone, ~~P-RVP Riviera Village parking zone, P-GP generating plant zone, P-ROW right-of-way zone, P-CF community facility zone, P-PRO parks, recreation, and open space zone, and P-SF school facility zone.~~

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	P-SF	Additional Regulations See Section:
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AMENDMENT OF CODE §10-2.2113. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2113 shall be removed.

Section 10-2.1113 Development standards: P-RVP Riviera Village parking zone.

There are no instances of this zoning designation outside of the Coastal Zone, so it will be removed from Title 10, Chapter 2 of the municipal code. These properties are subject to Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the municipal code.

AMENDMENT OF CODE §10-2.2116. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2116 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as

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underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review):

Section 10-2.1116 Development standards: P-CF community facility zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed the maximum floor area ratio established by the General Plan. Compliance with the applicable General Plan floor area ratio standard shall not create an entitlement to the maximum floor area ratio. The appropriateness of the proposed floor area ratio shall be determined subject to Planning Commission Design Review based on site design, building massing, compatibility with surrounding development, and consistency with the objectives of this district.

AMENDMENT OF CODE §10-2.2117. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2117 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Subsection (a) will be amended to read:

- (ci) (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.2118. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2118 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Section 10-2.1118 Development standards: P-SF school facility zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed the maximum floor area ratio established by the General Plan. Compliance with the applicable General Plan floor area ratio standard shall not create an entitlement to the maximum floor area ratio. The appropriateness of the proposed floor area ratio shall be determined subject to Planning Commission Design Review based on site design, building massing, compatibility with surrounding development, and consistency with the objectives of this district.

AMENDMENT OF CODE §10-2.2117. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2117 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-2.402).

Amendments to Article 4, Special Use Regulations

AMENDMENT OF CODE §10-2.1642. Title 10, Chapter 2 (Zoning and Land Use) Article 4 Section 10-2.1642 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as underlined text):

Section 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.
 - a. Capacity and Design
 1. The roof top dining area shall be included and assessed as part of the structure's Floor Area Ratio.
 2. The rooftop dining area shall be designed, managed, operated, and maintained as an integral part of an associated permitted restaurant.
 3. 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.
 4. 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.
 5. Rooftop furniture and décor shall be weather-resistant and be maintained in good condition.
 6. 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.

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- (iii) Rooftop dining operations shall be setback 20 feet from a property line that is contiguous to a residential zone.

b. 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.

c. 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).

d. Lighting

1. Rooftop lighting shall be downward-facing, shielded, and designed not to spill or direct glare 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.

e. Screening and Privacy

1. Landscaping, screening walls, or other features may be required to protect the privacy of adjacent uses.

Exhibit A: ORDINANCE NO. CC-XXXX-XX
AMENDMENTS TO RBMC CHAPTER 2 ZONING AND LAND USE TO IMPLEMENT THE REDONDO BEACH
GENERAL PLAN LAND USE ELEMENT UPDATE

2. Mechanical equipment shall be screened in compliance with Municipal Code Section 10-2.1530.
- f. Smoking
1. Smoking is prohibited on rooftop dining areas.
- g. 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).
- h. 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.
- i. Standard Conditions
1. 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:
 - (i) 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.
 - (ii) 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.
 - (iii) Lighting: All lighting for the rooftop dining shall be directed downward and shall not spill or direct glair onto adjacent properties.

Exhibit A: ORDINANCE NO. CC-XXXX-XX

AMENDMENTS TO RBMC CHAPTER 2 ZONING AND LAND USE TO IMPLEMENT THE REDONDO BEACH
GENERAL PLAN LAND USE ELEMENT UPDATE

- (iv) 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.
 - (v) 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.

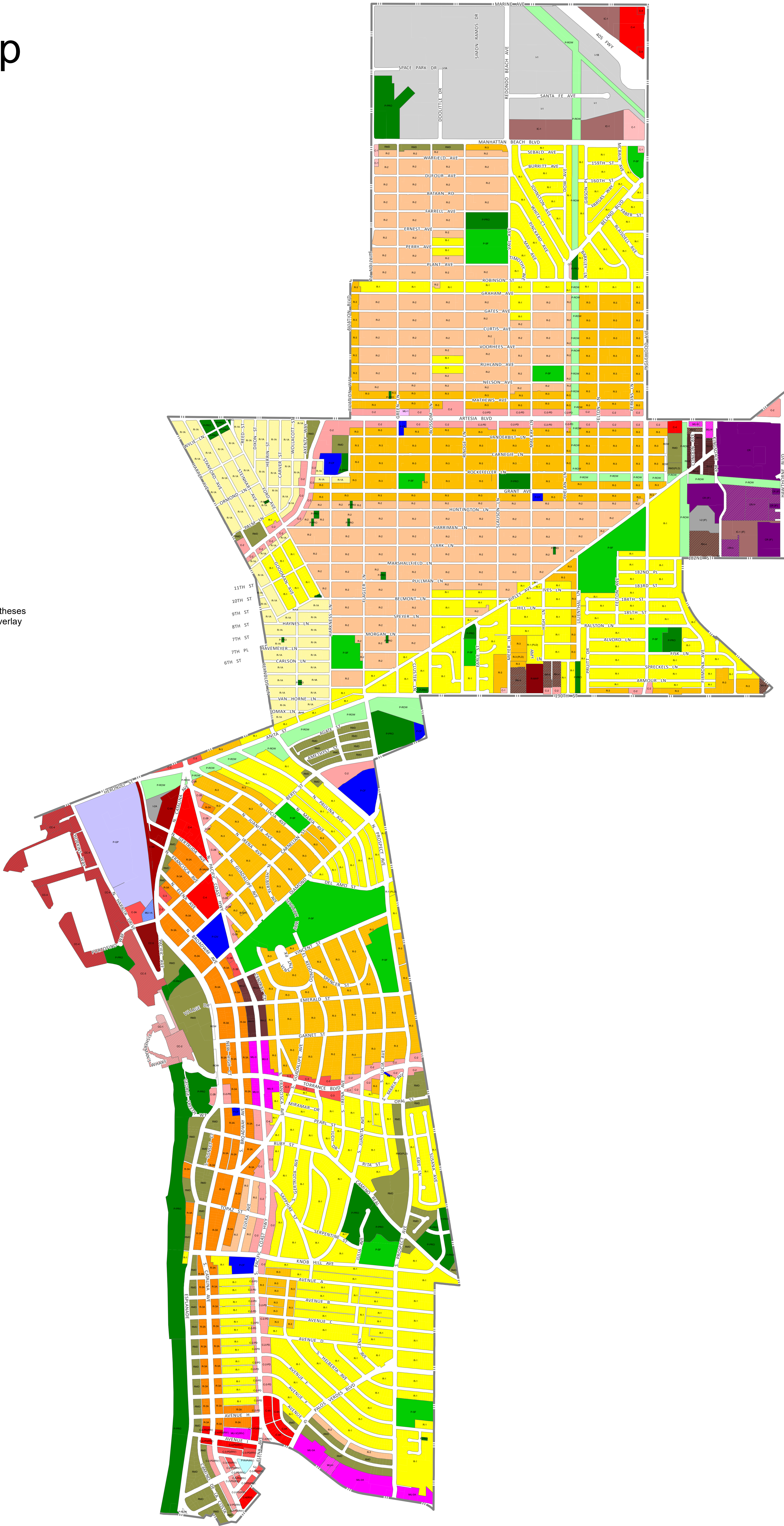
Exhibit B
Zoning Map
August 2026

- R-1
- R-1A
- R-2
- R-3
- R-3A
- RMD
- RH-2
- RH-3
- RH-4
- R-MHP
- C-1
- C-2
- C-2-PD
- C-2B
- C-3
- C-3-PD
- C-3A
- C-3B
- C-4
- C-4-PD
- C-4A
- C-5A
- CC-1
- CC-2
- CC-3
- CC-4
- CC-5
- MU-1
- MU-1A
- MU-3
- MU-3A
- MU-3C
- MU-H
- CR
- CR-H
- I-1
- I-1A
- I-1B
- I-2
- I-2A
- IC-1
- P-CIV
- P-RVP
- P-GP
- P-ROW
- P-CF
- P-PRO
- P-SF

Overlay zones, where applied are denoted in parentheses following the base zone designations. Where two overlay zones are applied, they are separated by a hyphen.

Overlay zones include:

- (PLD) Planned development overlay zone
- (Riv) Riviera Village overlay zone
- (H) Historic overlay zone
- (IF) Industrial flex overlay zone



ORDINANCE NO. CC-3315-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, 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.

WHEREAS, the City's current General Plan was adopted on May 26, 1992; and

WHEREAS, on March 29, 2016 the City Council approved the City's three-year Strategic Plan goal to "Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs"; and

WHEREAS, on October 4, 2016, the City Council awarded the contract for planning and environmental consulting services to Placeworks, Inc. for updates to the "Land Use Element" and "Conservation, Recreation and Parks, and Open Space Element" of the City's General Plan and preparation of the required environmental documents; and

WHEREAS, on December 13, 2016 the City Council approved Resolution No. CC-1612-122 establishing a 27-member General Plan Advisory Committee (GPAC) to provide direct community stakeholder input to the update of the Land Use and Conservation, Recreation and Parks, and Open Space Elements of the General Plan including analysis and recommendations regarding amendments to the Mixed-Use Zoning and Development Standards, and opportunities for additional recreation, parks, and open space areas; and

WHEREAS, on February 21, 2017 pursuant to Resolution No. CC-1612-122, the Mayor and City Council selected the members of the GPAC and the City Clerk reviewed all selections and confirmed each was a resident of Redondo Beach. Two (2) members were appointed by the Mayor, one (1) of whom served as the Chair, and each Council Member appointed five (5) members, three (3) of whom resided in their District; and

WHEREAS, the GPAC conducted a total of twenty-eight (28) noticed public meetings since April 27, 2017, with their final meeting being held on January 31, 2024. At the final meeting, GPAC completed their discussions and recommendations for the final draft focused General Plan, which includes a consistently formatted, comprehensive General Plan document with a new Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements; and

WHEREAS, on February 29, 2024 the City's Draft General Plan document was

released for comment on the City's website, allowing the public and other interested parties to comment directly on the Draft General Plan Document. Additionally, on March 20, 2024 City staff and Placeworks, Inc. conducted an open house meeting to present and take input on the City's Draft General Plan update; and

WHEREAS, on June 20, August 1, and August 15, 2024 the Planning Commission held multiple duly noticed public hearings to take testimony from staff, the public and other interested parties, and to deliberate on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and revisions to the City's Zoning Ordinances and LCP required for consistency and to implement the City's Housing Element and other nonresidential amendments; and

WHEREAS, on September 19, 2024 the Planning Commission held a final duly noticed public hearing and completed its deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, and updates to the City's Zoning Ordinances and LCP, including the Coastal Land Use Plan and Coastal Land Use Plan Implementing Ordinance, required for consistency and to implement the City's Housing Element and Land Use Element and took testimony from staff, the public and other interested parties, and considered the associated Draft Program Environmental Impact Report and recommended that the City Council certify, pursuant to CEQA, the Final Program Environmental Impact Report, adopt the General Plan Update (Land Use, Open Space and Conservation, Noise, and Safety Elements) with certain proposed changes as set forth in Planning Commission Resolution No. 2024-09-PCR-09, adopt amendments to the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program, adopt amendments to the Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance to make consistent and implement the City's General Plan (inclusive of the Land Use and Housing Elements), Coastal Land Use Plan, and Local Coastal Program amendments; and

WHEREAS, pursuant to CEQA, a Draft Program Environmental Impact Report (Draft PEIR) has been prepared and was presented to the Planning Commission at the same time as the final draft of the General Plan Update, Zoning Ordinance Amendments, Zoning Ordinance for the Coastal Zone Amendments, and Local Coastal Program Amendments; and

WHEREAS, the overall purpose of the PEIR is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required for consistency purposes and to implement the City's certified 6th Cycle 2021-2029 Housing Element; and

WHEREAS, the PEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially significant impacts; and

WHEREAS, included as an appendix to the PEIR, Appendix A Buildout Methodology, explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years to the horizon year of the General Plan Update of 2050; and

WHEREAS, on August 1, 2024 an “Amended Notice of Availability of a Draft Environmental Impact Report” was issued to advise the public and interested parties that the City of Redondo Beach Planning Division had released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment (proposed project) for a 47-day review period beginning on August 1, 2024, and ending on September 16, 2024; and

WHEREAS, on August 1, 2024 the City’s Updated Draft General Plan, Draft Zoning Ordinance, and Draft LCP, were again released for comment on the City’s website, allowing the public and other interested parties to comment directly on the Draft General Plan Document; and

WHEREAS, the City timely received 18 written comments on the Draft PEIR and all comments timely received on the Draft PEIR have been responded to and are included in the Final PEIR, which consists of the Draft EIR, responses to comments timely received on the Draft PEIR, and clarifications/revisions to the Draft EIR; and

WHEREAS, on October 1, 15, and 29, 2024, and November 5, 2024, the City Council, at duly noticed public hearings, considered the Project and the Draft and Final PEIR, at which times the City staff presented its reports and interested persons had an opportunity to be heard and to present evidence regarding the General Plan Update (inclusive of amendments to the City’s Coastal Land Use Plan Implementing Ordinance) and the Final PEIR; and

WHEREAS, at their duly noticed public hearing on October 15, 2024, City Council directed staff to move forward with the Housing Element implementation related General Plan, Zoning Ordinance, and Local Coastal Program Amendments (2024 Amendments) to comply with the statutory deadline of February 12, 2025 and defer other proposed nonresidential amendments for later consideration. Additionally, City Council directed City staff to include other residential amendments not required by the City’s Housing Element that change residential capacity at the same time as the Housing Element related amendments (2024 Amendments); and

WHEREAS, on November 5, 2024, the City Council of the City of Redondo Beach adopted Resolution No. CC-2410-105 certifying the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Program Amendment Final Program Environmental Impact Report (PEIR) (SCH No. 2023050732) (certified PEIR) pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.); and

WHEREAS, at their duly noticed public meeting on January 6, 2026, 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; and

WHEREAS, at their duly noticed public meeting on January 20, 2026, City Council conducted focused discussions on the allowed building floor area ratio (FARs) for Public Institutional (PI) properties. The City Council generally 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 directed to consider setting at 1.25 FAR to accommodate future services; and

WHEREAS, at their duly noticed public meeting on March 3, 2026, 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 the 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; and

WHEREAS, at their duly noticed public hearing on May 5, 2026, City Council adopted amendments to the 6th Cycle 2021-2029 Housing Element and associated Zoning Ordinances (2nd reading on May 12, 2026). The amendments replaced the Affordable Housing Overlay zones, required to meet the City’s Regional Housing Needs Allocation (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. In their letter dated May 20, 2026, HCD found that “the adopted housing element, its amendments and Zoning Documents continue to meet the requirements of State Housing Element Law” and further cited that “This finding of substantial compliance has remained unchanged since HCD’s September 1, 2022 review.” The change in designations as part of the Housing Element amendments are reflected in the draft LUE update. Additionally, the City Council adopted an Addendum to the Certified Final Environmental Impact Report (SCH#2023050732) for the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Program Amendment confirming no additional environmental impacts or subsequent additional mitigation is required for the amendments to the Housing Element and implementing zoning ordinance amendments as part of the adoption of this project; and

WHEREAS, at their duly noticed public meeting on July 7, 2026, City Council reviewed and provided policy direction on the scope of the Land Use Element and Zoning

Ordinance modifications (and as required for implementation and consistency, any modifications to the Coastal Land Use Plan of the City's Certified Local Program and Coastal Land Use Plan Implementing Ordinance), and determined to move forward with the proposed increases in Floor Area Ratio (FAR) along Artesia and Aviation Boulevards and certain commercial and industrial zones for consideration and action on August 4, 2026, and separate and defer taking action on the PI Land Use and Zoning FAR limits to a later unspecified date. Additionally, City Council provided direction on the scope of the Article XXVII related ballot measure to be scheduled for the November 3, 2026 general election by separating and deferring the PI Land Use and Zone FAR limits from the November 3, 2026 Article XXVII Analyses and ballot measure and incorporating the land use changes associated with the latest amendment to the City's Housing Element as part of the "Current Plan" which would be posted 10 days after the Land Use Element and Zoning Ordinance adoption planned for August 4, 2026; and

WHEREAS, agencies and interested members of the public have been afforded ample notice and opportunity to comment on the proposed amendments to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance; and

WHEREAS, at their duly noticed public meeting on July 21, 2026, City Council reviewed and provided direction on the scope, organization, and format of the Article XXVII related ballot measure to be scheduled for the November 3, 2026 general election to improve readability and clarity for the electorate; and

WHEREAS, on August 4, 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 to the Land Use Element, Local Coastal Program, and Zoning Ordinances regarding C-2 and C-2-PD development standards and rooftop dining provisions within the Artesia and Aviation Corridor Area Plan (AACAP) with the approval of Resolution No. 2608-068; and

WHEREAS, multiple technical studies, environmental scoping meetings, community surveys, public meetings and workshops with the GPAC, the general public, the Planning Commission, and the City Council since 2016 have all served to engage and inform the general public including residents, business owners/operators, and other interested parties and have shaped the resulting draft General Plan Update and the associated Zoning Ordinance and Local Coastal Program Amendments inclusive of the Coastal Land Use Plan and Coastal Land Use Plan Implementing Ordinance required for consistency with the General Plan, Coastal Act, implementation the Housing Element, and to express the community's desired future for growth and development over the subsequent 20-30 years.

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

SECTION 1. That the above recitals are true and correct, and are incorporated herein by

reference as if set forth in full.

SECTION 2. That the City Council hereby adopts amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance to make consistent and implement the City's updated General Plan Land Use Element (inclusive of the land use plan, goals, and policies) and Local Coastal Program (inclusive of the Coastal Land Use Plan) that serve as the framework to express the community's desired future for growth and development, in accordance with the proposed changes/edits attached as "Exhibit A" and "Exhibit B" which are incorporated herein by this reference.

SECTION 3. That the amendments to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance are consistent with the "Purpose" and procedures pursuant to Redondo Beach Municipal Code Section 10-5.2504 Zoning amendments.

SECTION 4. That the amendments to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance are consistent with and implement the City's General Plan Land Use Element as updated, Local Coastal Program as updated, and the Coastal Act.

SECTION 5. That some of the amendments to the Coastal Land Use Plan of the City's Certified Local Program and Coastal Land Use Plan Implementing Ordinance are considered "Major Changes in Allowable Land Use" and therefore subject to Article XXVII of the City's Charter.

SECTION 6. The amendments to the General Plan Land Use Element and the Coastal Land Use Plan of the City's Certified Local Program and Coastal Land Use Plan Implementing Ordinance that are determined to be a "Major Change in Allowable Land Use" pursuant to the provisions of Article XXVII are not in effect unless and until adopted by an affirmative majority vote approving the Article XXVII Ballot Measure anticipated on the November 3, 2026 Special Election; and subsequently approved by the California Coastal Commission.

SECTION 7. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing 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 5 Coastal Land Use Plan Implementing Ordinance. The City Council declares that it would have passed this amendment to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing 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 8. 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 9. PUBLICATION AND EFFECTIVE DATE. This ordinance, or a summary of this ordinance, shall be published at least once in the City's official newspaper within 15 days from and after the date of approval by the California Coastal Commission; or published in conformance with the alternative publication requirements pursuant to the Redondo Beach City Charter Section 9.15 by posting the ordinance in at least three public places in the City as designated by the Council and posted on the City's online website or publicly available City-controlled internet site in lieu of publication if the ordinance solely pertains to the municipal affairs of the city, and same shall go into effect and be in full force from and operation from thirty (30) days after its final passage and adoption except for those changes that are considered Major Changes in Allowable Land Uses pursuant to Article XXVII. Those amendments subject to the provisions of Article XXVII are not in effect unless and until adopted by an affirmative majority vote approving the Article XXVII Ballot Measure anticipated on the November 3, 2026 Special Election and then approved by the California Coastal Commission.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 11th day of August, 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. 3315-26 was introduced at a regular meeting of the City Council held on the 4th day of August, 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 11th day of August, 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: WALLER, CASTLE, OBAGI, JR., BEHRENDT

NOES: NONE

ABSENT: KALUDEROVIC

ABSTAIN: NONE

Eleanor Manzano, CMC
City Clerk

“Exhibit A”:

Proposed Amendments to Title 10, Chapter 5 of the Municipal Code.

Amendments to Article 1, General Provisions

AMENDMENT OF CODE §10-5.201. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 1 Section 10-5.201 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for since Planning Commission Review*):

Section 10-5.201, General rules for applicability of zoning regulations.

Subsection (i) will be amended to read:

- (i) References to classes of zones. References to "residential zones" shall include the R-1, R-2, R-3A, RMD, and RH zones. References to "commercial zones" shall include the C-2, C-3, C-4, C-5 and the CC coastal commercial zones. References to "commercial" or "mixed use" zones shall include the ~~MU-2~~ MU-1A and MU-3 zones. Reference to "public zones" shall include all P zones.

AMENDMENT OF CODE §10-5.300. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 1 Section 10-5.300 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

Section 10-5.300, Designation of Zones

Subsection (c) will be amended to read:

- (c) Mixed Use.
 - (1) ~~MU-2~~ MU-1A Mixed Use Zone: MU-1A.

Amendments to Article 2, Zoning Districts

AMENDMENT OF CODE §10-5.815. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 52 Section 10-5.812 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-5.815 Development standards: CC-4 coastal commercial zone.

Subsection (a) paragraph (2) will be amended to read:

- (2) Sub-area 2. On Mole B and on portions of leaseholds in sub-area 2 as shown in the illustration in subsection (c) of this section, FAR shall not exceed ~~0.25~~ 0.20.

Exhibit A: ORDINANCE NO. CC-XXXX-XXX
AMENDMENTS TO RBMC CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE TO IMPLEMENT THE REDONDO BEACH GENERAL PLAN LAND USE ELEMENT UPDATE AND LOCAL COASTAL PROGRAM AMENDMENTS

AMENDMENT OF CODE §10-5.900. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.900 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-5.900. Specific purposes: ~~MU-2~~ MU-1A and MU-3 mixed-use zones.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the ~~MU-2~~ MU-1A and MU-3 mixed use zones are to...

AMENDMENT OF CODE §10-5.910. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.910 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-5.910. Land use regulations: ~~MU-2~~ MU-1A, MU-3, and MU-3C mixed-use zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-5.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	MU-2 <u>MU-1A</u>	MU-3	MU-3C	Additional Regulations See Section:
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....

AMENDMENT OF CODE §10-5.911. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.911 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Section 10-5.911. Additional land use regulations: ~~MU-2~~ MU-1A and MU-3 mixed-use zones.

Subsection (b) will be amended to read:

- (b) Residential uses. Residential dwelling units may only be located on the second floor and higher of structures developed with commercial uses on the lower levels, with the following exception:
 - (1) ~~MU-2~~ MU-1A zone. In the ~~MU-2~~ MU-1A zone lots may be developed exclusively for residential use.

AMENDMENT OF CODE §10-5.912. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.912 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Exhibit A: ORDINANCE NO. CC-XXXX-XXX

AMENDMENTS TO RBMC CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE TO IMPLEMENT THE REDONDO BEACH GENERAL PLAN LAND USE ELEMENT UPDATE AND LOCAL COASTAL PROGRAM AMENDMENTS

Section 10-5.912 Performance standards: ~~MU-2~~MU-1A and MU-3 mixed-use zones.

AMENDMENT OF CODE §10-5.914. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.914 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes since the Planning Commission Hearing in September 2024 are shown in purple*):

Section 10-5.914 Development standards: MU-21a mixed-use zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. See definition of floor area ratio in Section 10-5.402.
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not ~~be less than 0.35 or~~ exceed 0.5 ~~0.7~~.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of ~~0.35~~ 0.3.

AMENDMENT OF CODE §10-5.918. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.918 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

Section 10-2.918 Development standards: MU-3C mixed-use zone.

Subsection (b) will be amended to read:

- (b) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not ~~be less than 0.35 or~~ exceed 1.0 ~~0.5~~.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of ~~0.35~~ 0.3.

AMENDMENT OF CODE §10-5.2113. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 2 Section 10-5.2113 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

Section 10-5.1113 Development standards: P-RVP Riviera Village parking zone.

Subsection (a) will be amended to read:

Exhibit A: ORDINANCE NO. CC-XXXX-XXX

AMENDMENTS TO RBMC CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE TO IMPLEMENT THE REDONDO BEACH GENERAL PLAN LAND USE ELEMENT UPDATE AND LOCAL COASTAL PROGRAM AMENDMENTS

- (a) Floor area ratio. The floor area ratio shall not exceed 0.75~~1.0~~. (See definition of "floor area ratio" in Section 10-5.402.)

AMENDMENT OF CODE §10-5.2116. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 2 Section 10-5.2116 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Section 10-5.1116 Development standards: P-CF community facility zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed the maximum floor area ratio established by the General Plan. Compliance with the applicable General Plan floor area ratio standard shall not create an entitlement to the maximum floor area ratio. The appropriateness of the proposed floor area ratio shall be determined subject to Planning Commission Design Review based on site design, building massing, compatibility with surrounding development, and consistency with the objectives of this district.

AMENDMENT OF CODE §10-5.2117. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 2 Section 10-5.2117 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-5.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-2.402).

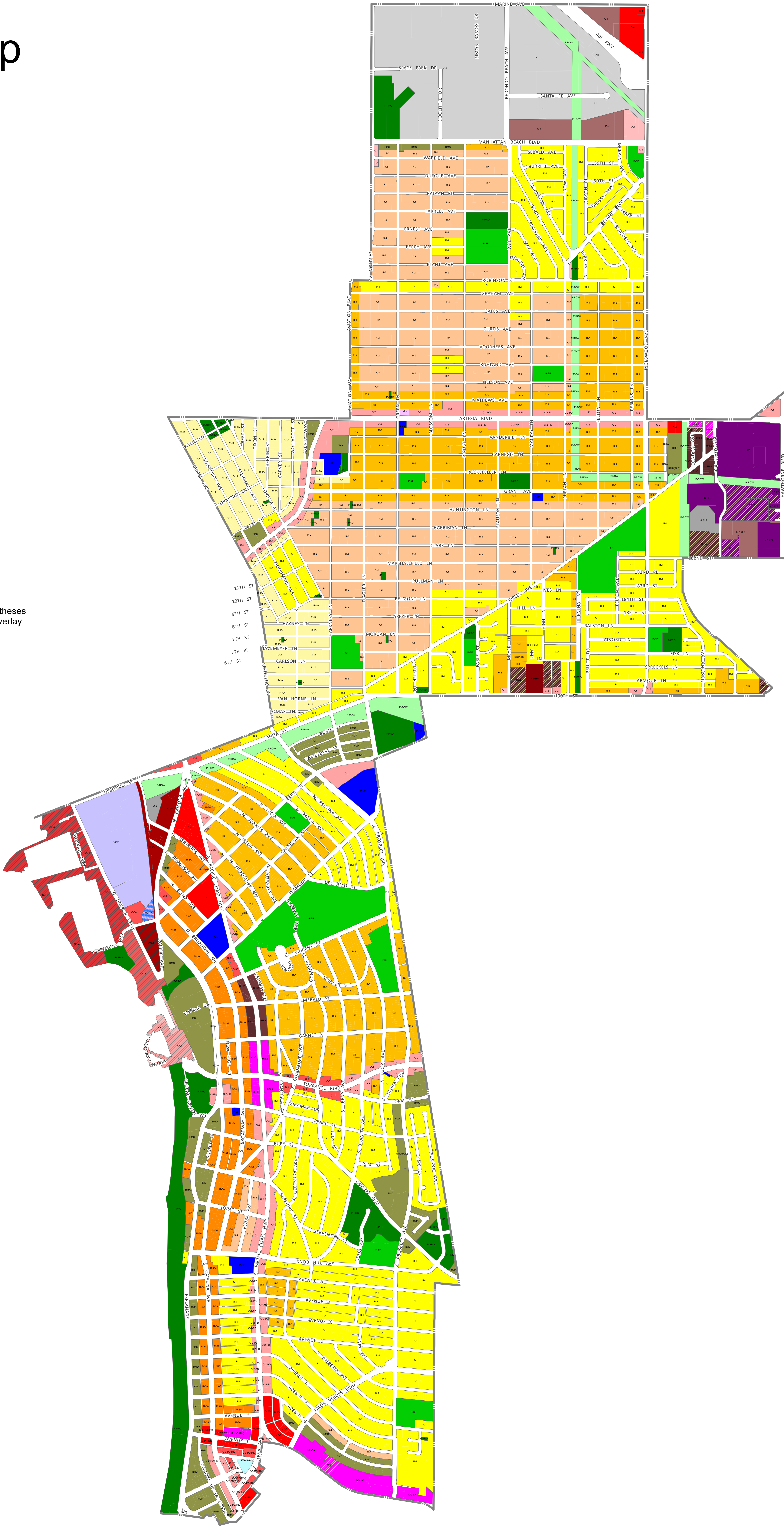
Exhibit B
Zoning Map
August 2026

R-1	CC-3
R-1A	CC-4
R-2	CC-5
R-3	MU-1
R-3A	MU-1A
RMD	MU-3
RH-2	MU-3A
RH-3	MU-3C
RH-4	MU-H
R-MHP	CR
C-1	CR-H
C-2	I-1
C-2-PD	I-1A
C-2B	I-1B
C-3	I-2
C-3-PD	I-2A
C-3A	IC-1
C-3B	P-CIV
C-4	P-RVP
C-4-PD	P-GP
C-4A	P-ROW
C-5A	P-CF
CC-1	P-PRO
CC-2	P-SF

Overlay zones, where applied are denoted in parentheses following the base zone designations. Where two overlay zones are applied, they are separated by a hyphen.

Overlay zones include:

- (PLD) Planned development overlay zone
- (Riv) Riviera Village overlay zone
- (H) Historic overlay zone
- (IF) Industrial flex overlay zone





Administrative Report

J.1., File # 26-0948

Meeting Date: 8/11/2026

TITLE

For eComments and Emails Received from the Public



Administrative Report

N.1., File # 26-0936

Meeting Date: 8/11/2026

To: MAYOR AND CITY COUNCIL
From: ELEANOR MANZANO, CITY CLERK

TITLE

MAYOR AND CITY COUNCIL INTERVIEWS OF COMMISSIONER APPLICANTS FOR APPOINTMENTS TO CITY COMMISSIONS

Procedures:

- A. Conduct applicant interviews; followed by
- B. Councilmembers submitting recommendations for appointments to the Mayor;
- C. The Mayor proposing Commission appointments at the regular City Council meeting on Tuesday, September 1, 2026; and
- D. The City Clerk administering the Oath of Office at the Regular City Council Meeting on September 8, 2026.

EXECUTIVE SUMMARY

A second commission application recruitment has been initiated and a follow up opportunity for interviews has been scheduled to help identify prospective commissioners to fill the City's 20 open, or soon to be open, commission seats (including the seats that require term reappointment). The recruitment has been marketed via newspaper publication, postings, social media, and web site announcements. The City has received 14 applications through the follow up recruitment effort, as of the writing of this report.

BACKGROUND

On October 14, 2025, the City Council adopted Ordinance 3298-25, effective November 13, 2025, updating Redondo Beach Municipal Code Section 2-9.107 pertaining to Uniform Regulations of Commissions, Vacancies. As a result, any Commissioner that is absent from three regular commission meetings within a 12-month period, automatically vacates their position. Vacated seats resulting from this policy have made additional Commission applicant interviews necessary at this time.

All commissioners (new and reappointed) will be invited to attend a comprehensive City orientation hosted on September 29, 2026 that will 1) outline the expectations of each member during their service as a volunteer and the powers and duties prescribed to the specific Board or Commission; 2) provide information on how to conduct a meeting, the role of commissioners in the City's Council-Manager form of government, and how commissioners contribute to the City's Strategic Plan; and 3) review Commissioner Rules of Conduct, City Workplace Rules, and other related topics.

FISCAL IMPACT

There is no fiscal impact associated with this item.

APPROVED BY:

Eleanor Manzano, City Clerk

ATTACHMENTS

- Commission Application Preference
- Terms, Vacancies and Qualifications worksheet
- Board and Commissions Qualifications

Commission Applications - Due to personal information contained in the applications, applications are not included in the online agenda packet. Applications are on file with the City Clerk's Office.

Commission Application Preferences 2026

RSVP	Last	First	Current Commission	District	Boards Applied To	First Choice	Second Choice	Third Choice
Yes	Allen	Christopher		District 4	Harbor Commission* Public Works, Safety and Sustainability Commission*	Public Works	Harbor	
Yes (Zoom)	Bowman	Marissa		District 4	Housing Authority** Public Works, Safety and Sustainability Commission*	Public Works, Safety and Sustainability	Housing Authority	
Yes	Breidenbach	Andrew		District 4	Budget & Finance Commission Planning Commission Public Works, Safety and Sustainability Commission*	Public Works, Safety and Sustainability	Planning	Budget and Finance
Yes	Dominguez	Alexandra		District 1	Cultural Arts Commission* Budget and Finance Commission Housing	Cultural Arts	Budget and Finance	Housing
Yes	Egan	Brianna		District 1	Cultural Arts Commission* Public Amenities Commission* Public Works, Safety and Sustainability Commission*	Public Works, Safety and Sustainability	Public Amenities Commission	Cultural Arts
Yes	Fahmy	Michael		District 1	Budget & Finance Commission Harbor Commission* Housing Authority** Planning Commission Public Works, Safety and Sustainability Commission*	BUDGET AND FINANCE	HARBOR	HOUSING
Yes	Greene	Haley		District 3	Cultural Arts Commission* Youth Commission (Youth Application see below page for link.)	Youth Commission (Has been advised is not applicable)	Cultural Arts Commission	
Yes	Luce, Jr.	Richard		District 5	Planning Commission Cultural Arts Commission* Public Amenities Commission*	Planning	Public Amenities	Cultural Arts
Yes	Moses	Paul	Former Public Art Commission	District 2	Harbor Commission* Planning Commission Cultural Arts Commission* Public Amenities Commission*	Planning Commission	Cultural Arts Commission	Public Amenities Commission
Yes	Ockelmann	Philip		District 3	Budget & Finance Commission Planning Commission Public Works, Safety and Sustainability Commission*	Public Works Safety and Sustainability	Budget and Finance	Planning
Yes	Smith	Jeffrey		District 1	Budget & Finance Commission Planning Commission Cultural Arts Commission*	Cultural Arts	Planning	Budget & Finance
No Response	Suminski	Tamara		District 2	Budget & Finance Commission Cultural Arts Commission* Public Works, Safety and Sustainability Commission* Public Amenities	Public Works, Safety and Sustainability Commission	Budget & Finance Commission	Cultural Arts
Yes	Tran	Hai		District 4	Budget & Finance Commission Planning Commission	Budget & Finance Commission	Planning Commission	
Yes	Wakisaka	Steve		District 4	Public Amenities Commission*	Public Amenities Commission		

Terms, Vacancies and Qualifications 2026

COMMISSION	INCUMBENT	TERM EXPIRATION	DISTRICT	APPLICABLE QUALIFICATIONS	APPOINTEE
Budget & Finance Commission	Vijay V Jeste - NotRA	Sep 30, 2026	4	Commissioner	
Budget & Finance Commission	Vacant	Sep 30, 2026	At Large	Commissioner	
Budget & Finance Commission	Vacant	Sep 30, 2029	At Large	Commissioner	
Budget & Finance Commission	Jasmine Allen	Sep 30, 2027	4	Commissioner	
Budget & Finance Commission	Damien Marin	Sep 30, 2028	5	Commissioner	
Budget & Finance Commission	Nick Sherbin	Sep 30, 2028	2	Commissioner	
Budget & Finance Commission	Jerry Woodham	Sep 30, 2029	1	Commissioner	
Cultural Arts Commission*	Juan Melendez	Sep 30, 2026	4	Commissioner-Cultural and Arts Disciplines	
Cultural Arts Commission*	Kristina M Christian-Kelly	Sep 30, 2026	2	Commissioner-At Large	
Cultural Arts Commission*	Vacant	Sep 30, 2028	1	Commissioner - TBD	
Cultural Arts Commission*	Michelle A O'Brien-Herrera	Sep 30, 2028	3	Commissioner - At Large	
Cultural Arts Commission*	Orhan Taner	Sep 30, 2028	5	Commissioner - Arts Organization	
Cultural Arts Commission*	Victoria Pitzele	Sep 30, 2028	2	Commissioner - At Large	
Cultural Arts Commission*	Michelle Gold	Sep 30, 2028	3	Commissioner - Arts Organization	
Harbor Commission*	Roger Carlson T/O	Sep 30, 2026	3	Commissioner - TBD	
Harbor Commission*	Ryan Abelman	Sep 30, 2027	4	Commissioner-State Bar Member	
Harbor Commission*	Tom Bauer	Sep 30, 2027	1	Commissioner-Business Owner	
Harbor Commission*	Lee D Collier	Sep 30, 2028	3	Commissioner - At Large	
Harbor Commission*	Leslie P Chrzan	Sep 30, 2028	2	Commissioner-Boat Owner	
Harbor Commission*	Jamie I Waryck	Sep 30, 2029	1	Commissioner-Licensed Realtor	
Harbor Commission*	Lisa R Falk	Sep 30, 2029	2	Commissioner-Local Government	
Housing Authority**	Jason Newton	Sep 30, 2026	2	Tenant - Commissioner	
Housing Authority**	Debby Price	Sep 30, 2026	2	Tenant - Commissioner	
Planning Commission	Gale S Hazeltine - NotRA	Sep 30, 2026	1	Commissioner - At Large	
Planning Commission	Jason J. Conroy	Sep 30, 2027	3	Commissioner	
Planning Commission	Wayne Craig	Sep 30, 2027	1	Commissioner	
Planning Commission	Douglas G Boswell	Sep 30, 2028	3	Commissioner	
Planning Commission	Roger K Light	Sep 30, 2028	5	Commissioner	
Planning Commission	Robert Gaddis	Sep 30, 2029	2	Commissioner - At Large	
Planning Commission	Julie A Young	Sep 30, 2029	4	Commissioner	
Public Amenities Commission*	Ron Maroko	Sep 30, 2026	3	Commissioner - Historical Society	
Public Amenities Commission*	Desiree M Galassi	Sep 30, 2026	4	Commissioner - Preservation Experience	
Public Amenities Commission*	Vacant	Sep 30, 2026	4	Commissioner - TBD	
Public Amenities Commission*	Vacant	Sep 30, 2028	1	Commissioner - TBD	
Public Amenities Commission*	Anthony Roy	Sep 30, 2028	2	Commissioner	
Public Amenities Commission*	Alex Spjute	Sep 30, 2028	5	Commissioner	
Public Amenities Commission*	Mara Lang	Sep 30, 2028	1	Commissioner - Architect Experience	
Public Works, Safety and Sustainability Commission*	Candace Allen Nafissi - NotRA	Sep 30, 2026	3	Commissioner - At Large	
Public Works, Safety and Sustainability Commission*	John M. Simpson - T/O	Sep 30, 2026	4	Commissioner	
Public Works, Safety and Sustainability Commission*	Vacant	Sep 30, 2027	2	Commissioner	
Public Works, Safety and Sustainability Commission*	Andrew C Beell	Sep 30, 2027	5	Commissioner	
Public Works, Safety and Sustainability Commission*	Steven Anderson	Sep 30, 2028	5	Commissioner	
Public Works, Safety and Sustainability Commission*	Bhuvan Bajaj	Sep 30, 2028	3	Commissioner	
Public Works, Safety and Sustainability Commission*	Cindi Ann Arrata	Sep 30, 2029	1	Commissioner	
Youth Commission	Vacant	Sep 30, 2027	At Large	Commissioner	
Youth Commission	Vacant	Sep 30, 2027	4	Commissioner	
Youth Commission	Vacant	Sep 30, 2027	At Large	Commissioner	
Youth Commission	Ziva C.	Sep 30, 2027	4	Commissioner	
Youth Commission	Damian E G.	Sep 30, 2027	3	Commissioner	
Youth Commission	Amara L.	Sep 30, 2027	5	Commissioner	
Youth Commission	Selim O.	Sep 30, 2027	2	Commissioner	
Youth Commission	Grant S.	Sep 30, 2027	3	Commissioner	
Youth Commission	Vincent H.	Sep 30, 2027	5	Commissioner	
Youth Commission	Charlotte E.	Sep 30, 2027	1	Commissioner	
Youth Commission	Luke C.	Sep 30, 2027	3	Commissioner	
Youth Commission	Kylie C.	Sep 30, 2027	3	Commissioner	
Youth Commission	Natalie H.	Sep 30, 2027	2	Commissioner	
Youth Commission	Joshua M.	Sep 30, 2027	5	Commissioner	
Youth Commission	Priya R.	Sep 30, 2027	2	Commissioner	
Youth Commission	Raymur E F.	Sep 30, 2028	4	School Board Representative	

T/O = Termed Out
NotRA = Not Re-Applying

BOARDS AND COMMISSIONS QUALIFICATIONS

BOARD OF APPEALS/UNIFORM CODE

The Board shall consist of three (3) members, one of which shall be a California State licensed architect, one a California State licensed civil or structural engineer, and one a California State licensed general contractor, who are qualified by experience and training to pass upon matters pertaining to building construction, who are not employees of the City, and who are electors of the City.

The Alternate members shall have the same qualifications as the members and shall be appointed for the same term as the members. In the event of the absence or unavailability of a member for any meeting, the alternate member with the same qualifications shall serve in his or her place at the meeting.

CULTURAL ARTS COMMISSION:

The Commission shall consist of seven members. To the extent practical, the members of the Commission shall be composed of: two members appointed from among professionals in the disciplines of architecture, landscape architecture, urban planning, engineering, design or other related cultural and arts disciplines, to the extent such professionals are available in the City; two members appointed from a recognized arts or artists organization; and the remaining three members shall be appointed at-large.

HARBOR COMMISSION:

Unless otherwise authorized by the City Council, appointments to the Commission shall be in accordance with the following criteria:

(a) One member shall be a sailboat or powerboat owner who regularly uses the boating facilities in King Harbor. The boating representative is intended to represent and further the interests of the boaters and vessel operators in King Harbor.

(b) One member may be selected from a list of names submitted by any commercial harbor/pier association. Any list of names submitted by a harbor/pier association shall be submitted to the City Clerk's Department no later than 5 days prior to the close of the deadline for Commissioner applications. The Mayor may select a member from one of these lists of names, or alternatively, select a member at-large.

(c) One member shall be a person who lives adjacent to, but at least 500 feet outside of, the jurisdiction of the Commission. This person shall not be a sailboat or powerboat owner, or a member of any commercial harbor/pier association. The intent of this representative is to further the interests of residents who live in close proximity to, and may be most regularly and directly impacted by, and benefited from, operations and development in the harbor.

1. (d) Each of the remaining members of the Commission shall have training and experience in one or more of the following disciplines or designations:\An engineer with a degree in engineering and at least three years of engineering experience. The intent of the engineering representative is to add engineering insight into the Commission's deliberations;
2. A member of the Bar of the State with at least three years of legal experience as an attorney. The intent of the legal experience is to add practical legal insight, experience, and considerations, as well as additional critical and analytical thought, into the Commission's deliberations, which may include contracts, complex issues, and other relevant matters.
3. A person with at least three years of experience in leasing or managing rental property. The intent of the property management representative is to add property management insight into the Commission's deliberations.
4. A person with at least three years of experience managing a retail, restaurant, or marine-related business. The intent of the business management representative is to add business management and operations insight into the Commission's deliberations.
5. A person with at least three years of experience in a marine and/or watercraft education related profession or practice. The intent of this representative is to add marine and/or watercraft educational representation into the Commission's deliberations.
6. A person with at least three years of experience in construction management or development. The intent of the construction representative is to add construction insight into the Commission's deliberations.
7. A person who is a recreational user of the harbor and surrounding waters, and is not a sailboat or powerboat owner or member of any commercial harbor/pier association. The recreational user representative is intended to represent and further the interests of additional recreational uses of the harbor area by a category of persons who may not otherwise be represented on the Commission.
8. Any of the following:
 - a. A certified public accountant, or an officer of a financial institution, with at least three years of experience;
 - b. An oceanographer or marine engineer with at least three years of experience;

- c. A State-licensed real estate broker with at least three years of experience;
 - d. A State-licensed general contractor with at least three years of experience;
 - e. A practicing economic or financial consultant with at least three years of experience;
 - f. A commercial developer with at least three years of experience;
 - g. An executive or owner/operator of a business with at least three years of experience;
 - h. A management level employee with at least three years of experience with a public or governmental entity;
 - i. A management level employee with at least three years of experience in harbor recreational development.
 - j. A member of the Commission who qualifies for appointment under more than one criteria, discipline, or designation, may, over the duration of that member's term, have that criteria, discipline, or designation changed when a vacancy of the Commission is filled.
 - k. No more than three Commissioners may be members of the same public or private club, association, or organization, that exists within the Harbor Commission's geographic jurisdiction.
- (§ 3, Ord. 2351 c.s., eff. November 1, 1982, as amended by § 1, Ord. 2427 c.s., eff. October 16, 1985, and § 1, Ord. 2509 c.s., eff. September 1, 1988, as renumbered by § 1, Ord. 2705 c.s., eff. October 21, 1993, eff. May 9, 2024, Ord. 3268, Ord. 3300-25 eff. November 14, 2025)

HOUSING AUTHORITY

Must be a tenant of the Section 8 Housing Program and requires a special application.
Section 34290, Health & Safety Code and Housing Authority Resolution No. 12.

PUBLIC AMENITIES COMMISSION:

To the extent practicable, three members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, urban planning, archeology, or other historic preservation or related disciplines, such as American Studies, American Civilization, cultural geography, or anthropology. All members of the Public Amenities Commission shall have a demonstrated interest, competence, experience, or knowledge in historic preservation, art and literature, and the cultural heritage of the City.

PUBLIC WORKS, SAFETY AND SUSTAINABILITY COMMISSION:

Except in cases of practical difficulty, unnecessary hardship, or extreme differences, two (2) members shall be persons experienced in construction, two (2) members shall be physically handicapped persons, and one (1) person shall be a public member.