

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. XXXX-XXX; 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:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk