



# Administrative Report

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L.2., File # 26-0635

Meeting Date: 5/19/2026

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**To:** MAYOR AND CITY COUNCIL

**From:** MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

## **TITLE**

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND COASTAL DEVELOPMENT PERMIT TO EXTEND THE EXISTING OUTDOOR DINING DECK PROGRAM WITHIN THE RIVIERA VILLAGE OVERLAY AREA FOR A PERIOD OF FIVE YEARS. THE PROGRAM WOULD ALLOW PARTICIPATING BUSINESSES TO CONTINUE USING DESIGNATED PORTIONS OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ON-STREET PARKING AREAS, FOR OUTDOOR DINING AND RELATED TEMPORARY IMPROVEMENTS, SUBJECT TO APPLICABLE CITY STANDARDS, PERMIT REQUIREMENTS, AND CONDITIONS OF APPROVAL.

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2605-033, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A CEQA EXEMPTION DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT TO EXTEND THE EXISTING RIVIERA VILLAGE OUTDOOR DINING DECK PROGRAM FOR A PERIOD OF FIVE YEARS, ALLOWING PARTICIPATING BUSINESSES TO CONTINUE USING DESIGNATED PORTIONS OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ON-STREET PARKING AREAS, FOR OUTDOOR DINING AND RELATED TEMPORARY IMPROVEMENTS, SUBJECT TO APPLICABLE CITY STANDARDS, PERMIT REQUIREMENTS, AND CONDITIONS OF APPROVAL (CASE NO. 2026-0374)

## **PROCEDURES:**

1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Adopt the attached Resolution.

## **EXECUTIVE SUMMARY**

The City Council is being asked to consider a Coastal Development Permit (CDP) to extend the existing Riviera Village outdoor dining deck program for five additional years, ending on May 19, 2031. The project would retain the currently installed outdoor dining decks that were established via a Special Event Permit during the COVID-19 pandemic to assist local restaurants during restrictions on indoor dining. The existing decks are located in the public right-of-way and occupy a total of 47 public parking spaces. No new dining decks, enlargement of deck footprints, or expansion beyond the existing program is proposed as part of this CDP.

The outdoor dining decks have become a successful element of the Riviera Village commercial district which have enhanced the vibrancy of the area by supporting local businesses, activating the

pedestrian environment, and providing visitor-serving dining opportunities. The outdoor dining use was originally authorized through the City's temporary special event/parklet process during the COVID-19 pandemic. As that original authorization approached expiration, the City Council granted a series of extensions including Amendment No. 11, which extended the authorization to December 31, 2023 and implemented City Council-adopted right-of-way use fees, and Amendment No. 12, which conditionally extended the existing parklets to July 1, 2026 based on Assembly Bill 1217. Because the Riviera Village is located in the Coastal Zone, staff has consulted with the Coastal Commission and determined that a CDP is the appropriate entitlement to continue allowing the outdoor dining decks beyond July 1, 2026.

The requested CDP would provide a local coastal authorization for continued use of the existing facilities beyond the current temporary authorization. The project is consistent with the City's Certified Local Coastal Program (LCP) because it preserves the existing developed commercial character of Riviera Village, supports visitor-serving commercial uses, maintains the existing public right-of-way configuration subject to City conditions, and does not create new impacts to coastal access, coastal resources, or public recreation. The 5-year extension provides time for the City to study and pursue permanent changes to the sidewalk widths in the area and make other pedestrian and parking improvements to better accommodate all business uses in the Village. The City has received a multi-million dollar grant through Measure M to study and eventually implement these improvements.

### **BACKGROUND**

The Riviera Village outdoor dining deck program originated during the COVID-19 pandemic. The City has allowed outdoor dining decks in the public right-of-way under a Special Event Permit authorization administered in partnership with the Riviera Village Association/Riviera Village Business Improvement District.

The existing outdoor dining decks occupy a total of 47 parking spaces and have remained in use through a series of time extensions. Amendment No. 11 to the Riviera Village Association Special Event Application extended the authorization to December 31, 2023, consistent with a conditional waiver from the Coastal Commission applicable to the existing parklets. Amendment No. 11 also noted that the City Council adopted Resolution No. 2206-043 on June 21, 2022, establishing a \$2.00 per square foot monthly fee for parklets occupying public right-of-way, effective July 1, 2022.

Amendment No. 12, dated December 7, 2023 and signed December 11, 2023, further extended the subject Special Event use of the existing parklets to July 1, 2026, consistent with Assembly Bill 1217 and information received from Coastal Commission staff. Amendment No. 12 expressly applied to existing parklets only, preserved the City's right to rescind the permit, incorporated prior conditions of approval, and required continued compliance with local, State, and Federal requirements, including accessibility requirements.

Assembly Bill 1217 extended certain pandemic-era outdoor dining regulatory flexibility, including relief related to expanded licensed premises and required parking for expanded outdoor dining, to July 1, 2026. Notwithstanding that State framework, local CDP approval is required for continued authorization of the existing outdoor dining decks within the Coastal Zone.

The CDP is limited to a five-year extension of the existing outdoor dining decks. The project would not authorize new decks, increase the number of parking spaces displaced, expand the existing deck

footprints, or alter the shoreline or coastal resources. The City would retain authority to enforce applicable conditions, require compliance with accessibility and life-safety standards, and modify or revoke the authorization if necessary. The City also retains the right to reduce the total dining deck space if later appropriate. A new Special Event Permit will be issued following approval of the CDP.

Figure 1. Dining Deck on S. Elena Avenue.

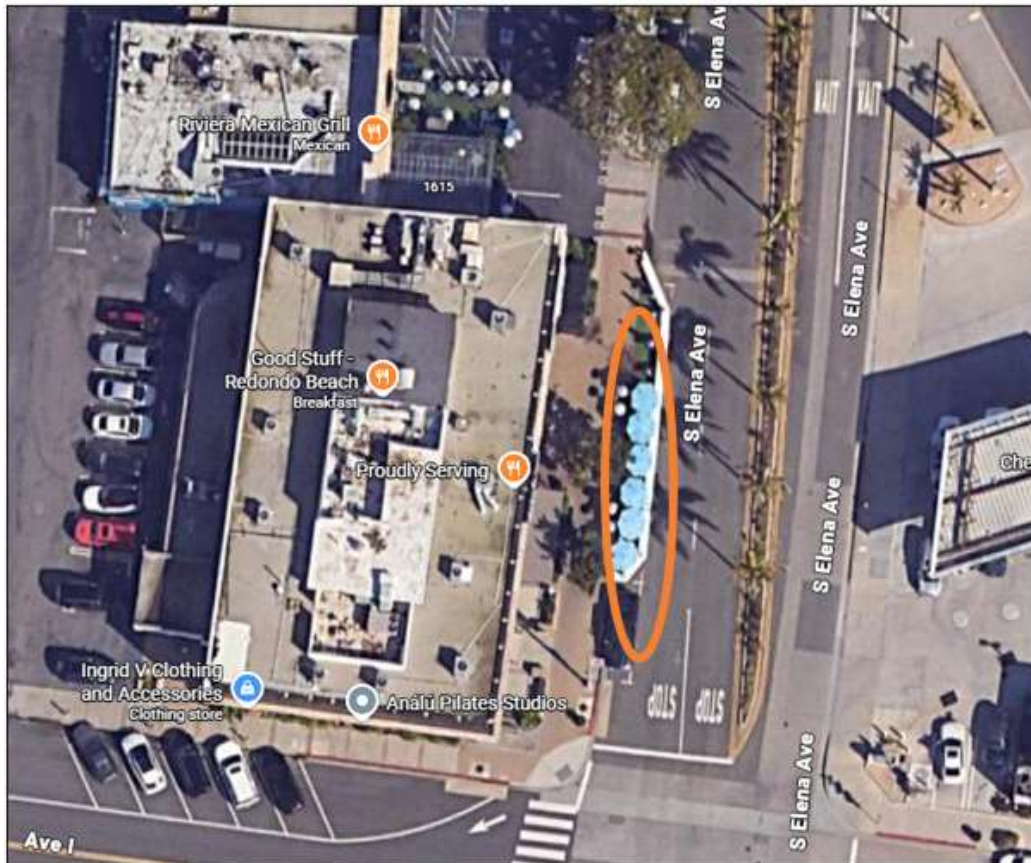
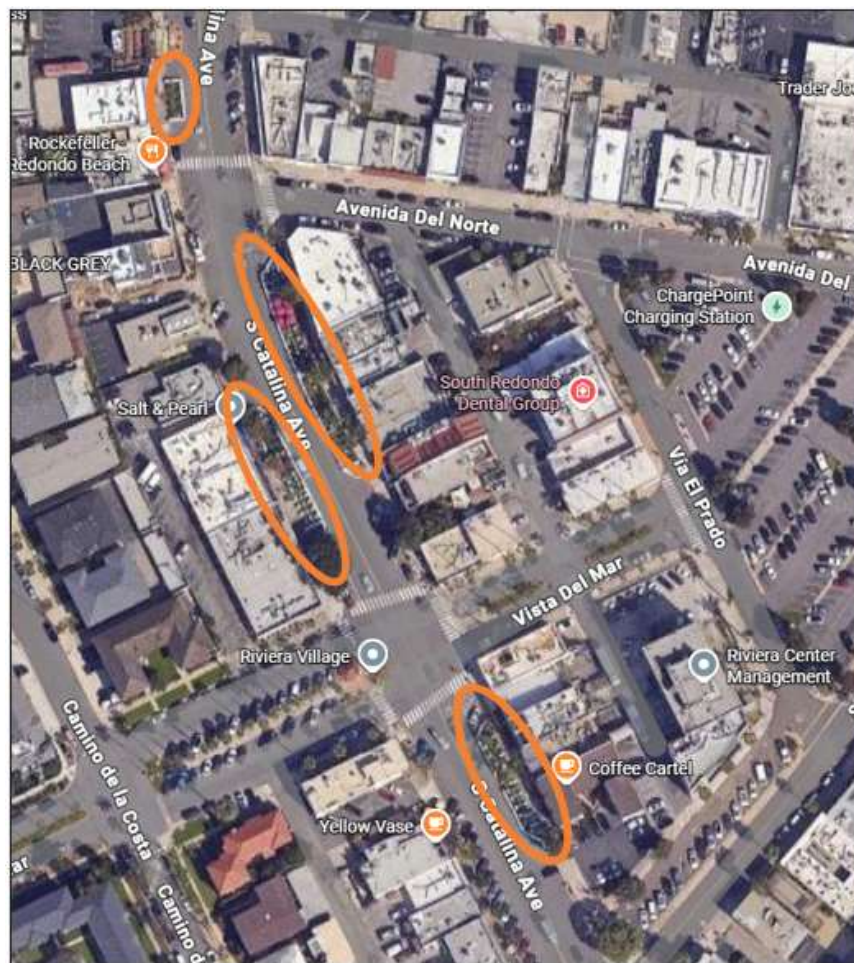


Figure 2. Dining Decks on Avenue I (total of 2)



Figure 3. Dining Decks on S. Catalina Avenue (total of 4)



**ANALYSIS**

### **Coastal Development Permit Findings**

#### **Finding 1: The proposed development is in conformity with the City of Redondo Beach Certified Local Coastal Program (LCP)**

The proposed project is in conformity with the City's Certified LCP because it continues an existing outdoor dining program within an already developed commercial district and does not authorize new development that would adversely affect coastal resources, shoreline access, public recreation, or the character of the coastal area. The decks have been in place since the pandemic-era program and would remain subject to City conditions governing right-of-way use, accessibility, safety, maintenance, and operational compliance.

The continued use supports visitor-serving commercial activity and enhances the pedestrian-oriented character of Riviera Village by providing outdoor dining opportunities for residents, visitors, and coastal users. The project does not involve grading, construction in sensitive coastal resource areas, changes to coastal landforms, shoreline protective devices, or impacts to beaches, bluffs, wetlands, or marine resources. Because the project would retain the existing configuration and would not increase the number of displaced parking spaces beyond the existing 47-space condition, it does not create a significant new parking impact beyond the condition that has been in place during prior City-authorized extensions. The existing decks would continue to be managed through the City's right-of-way authorization, fee, and enforcement processes, which are performed in partnership with the Riviera Village Business Improvement District (RVBID).

The project therefore maintains consistency with the LCP's coastal planning objectives by preserving public access and recreation opportunities, supporting a coastal-serving commercial district, and avoiding new adverse impacts to coastal resources. As conditioned and limited to the existing dining decks, the outdoor dining program is consistent with the Certified LCP.

#### **Finding 2: That the proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).**

This finding is not applicable because the project site is not located between the shoreline and the first public road paralleling the sea.

#### **Finding 3: That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.**

The City has complied with its CEQA responsibilities for the project. The proposed project qualifies for a Class 1 categorical exemption under CEQA Guidelines section 15301 (Existing Facilities) because it consists of the continued permitting, licensing, operation, and minor use of existing public facilities and existing outdoor dining deck improvements with negligible or no expansion of use. The CDP would authorize continuation of the existing dining decks and would not add new decks, expand the footprint of existing decks, increase the number of displaced parking spaces, or create new physical impacts.

The project would not result in a significant impact on the environment, and no exception to the Class 1 categorical exemption is anticipated. The project is located within an existing developed urban commercial area, does not involve sensitive environmental resources, does not affect scenic highways, does not involve hazardous waste sites, and does not affect historical resources. The City Council may therefore adopt the CEQA exemption declaration and approve the CDP without violating any CEQA prohibition. Because the project is exempt and would not result in significant environmental impacts, no less environmentally damaging alternative or feasible mitigation measure is required as a condition of approval under CEQA.

### **ENVIRONMENTAL STATUS**

The project qualifies for a Class 1 (Existing Facilities) categorical exemption under CEQA Guidelines § 15301, because it involves the continued operation, permitting, and minor use of existing public facilities with negligible or no expansion of existing use.

### **COORDINATION**

The Community Development Department coordinated the project with the Public Works Department and City Attorney's Office.

### **FISCAL IMPACT**

Participating businesses in the dining deck program pay a monthly rate of \$2.00 per square feet of use of the parklets, which is collected by the RVBID and remitted to the City. The RVBID pays for ongoing maintenance and repairs of the parklets.

### **APPROVED BY:**

*Mike Witzansky, City Manager*

### **ATTACHMENTS**

- Reso - No. XXXX-XXX Approving a Coastal Development Permit Extending the Existing Riviera Village Outdoor Dining Deck Program
- Declaration - CEQA Exemption Declaration