

PUBLIC HEARING TO CONSIDER AN ORDINANCE ADDING A
"DEFINITION" of "P" (PERMITTED BY RIGHT) IN THE CITY'S
VARIOUS SPECIFIED ZONES AND PROCEDURES

CITY COUNCIL

City of Redondo Beach's 6th Cycle 2021-2029 Housing Element (HE)

- **July 5, 2022** City Council Adopted the City's HE
- **July 11, 2022** City Submitted HE to HCD
- **September 1, 2022** HCD "Certified" the City's HE
 - All rezoning actions and "program" implementation prescribed in the HE must be completed by **February 12, 2025.**

Housing Element Implementation – RB

City Council Public Hearings on November 5 and 12, 2024

- Adopted amendments to the City's General Plan LUE, LCP, and ZO/CZO Updates to **implement the City's HE "Housing Sites" and "Housing Programs"**

Housing Element Implementation – HCD

January 7, 2025

- City transmitted to HCD all the City's General Plan LUE, LCP, and ZO/CZO Updates to implement the City's HE "Housing Sites" and "Housing Programs"

August 27, 2025

- HCD issued a "Letter of Technical Assistance"
 - Requested the City adopt a definition for "Permitted By Right" consistent with State Law
 - HCD did not raise any other issues/concerns with the City's HE Implementation Ordinances

Proposed Definition – “Permitted By Right”

Section 10-2.402(a)(135.5)

“Permitted by right” is a use classification designated by the letter “P” in land use tables for the specified zones. “Permitted by right” is equivalent to “use by right” as defined by Government Code Section 65583.2, Subdivision (i) and shall mean a development project that satisfies all of the following conditions:

- (1) The development is required to be approved administratively if it meets pre-defined objective standards.
- (2) The development project does not require a conditional use permit, planned unit development permit, or any other discretionary review.
- (3) The development project is not a “project” for purposes of the California Environmental Quality Act (CEQA) (Division 13 commencing with Section 21000 of the Public Resources Code) and is generally exempt from the CEQA review process.

RECOMMENDATION

1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Introduce the following ordinances by title only; and
4. Adopt by title only the resolution submitting ordinance to the CA Coastal Commission.

INTRODUCE BY TITLE ONLY ORDINANCE NO. XXXX-25 AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 2, ARTICLE 1, SECTION 10-2.402(a)(135.5) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

INTRODUCE BY TITLE ONLY ORDINANCE NO. XXXX-25 AN ORDINANCE OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(a) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING SUCH AMENDMENT AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ADOPT BY TITLE ONLY RESOLUTION NO. CC-XXXX-25, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, FORWARDING TO AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION OF AMENDMENTS TO TITLE 10, CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE), ARTICLE 1, SECTION 10-5.402(a) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES, WHICH IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO PUBLIC RESOURCES CODE SECTION 30514 AND TITLE 14, SECTION 13551 OF THE CALIFORNIA CODE OF REGULATIONS