



# Administrative Report

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J.2., File # PC26-0226

Meeting Date: 2/19/2026

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**To:** PLANNING COMMISSION

**From:** Marc Wiener, Community Development Director  
Sean Scully, Planning Manager

## **TITLE**

A public hearing to consider an Ordinance amending Title 10 Chapter 2 Zoning and Land Use of the Redondo Beach Municipal Code pertaining to amendments to establish regulations permitting rooftop dining within the Artesia and Aviation Corridors Area Plan (AACAP).

## **RECOMMENDATION**

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff and public and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO ESTABLISH REGULATIONS PERMITTING ROOFTOP DINING LOCATED ON PROPERTIES WITHIN THE ARTESIA AND AVIATION CORRIDORS AREA PLAN

## **EXECUTIVE SUMMARY**

The City has been evaluating regulatory strategies to encourage reinvestment and activation of commercial areas along the Artesia and Aviation corridors, while maintaining compatibility with adjacent uses. On August 5, 2025, the City Council held a meeting to discuss the City's General Plan update with a specific focus on policies related to the AACAP. The City Council discussed, took public testimony, and considered numerous revitalization strategies, including but not limited to, increasing the Floor Area Ratio (FAR), reduced or eliminated open space requirements, and regulations for rooftop dining.

On January 6, 2026, staff presented a draft Zoning Ordinance amendment that reflected the City Council's guidance to establish regulations to allow rooftop dining with standards designed to balance economic activation with neighborhood compatibility. City Council supported the draft amendments with the following direction:

1. Permit rooftop dining through an Administrative Use Permit (AUP) process.
2. Limit rooftop dining to the AACAP to avoid delays and consider applying these regulations to other commercial zones at a later date.
3. Clarify that increased height would also be allowed for elevators.

4. Establish privacy protections for adjacent residential properties with additional setbacks, buffers, and design treatments.
5. Ensure there are measures to mitigate potential lighting and noise impacts to adjacent properties.

The Council directives have now been incorporated into the draft Ordinance. Pursuant to Government Code § 65854, staff is requesting that the Planning Commission review and provide recommendations to the City Council on the draft Zoning Ordinance prior to adoption.

## **BACKGROUND**

At the City Council's public meeting on January 6, 2026, City staff presented a draft Zoning Ordinance amendment to allow rooftop dining and establish development and operational standards for properties located within the AACAP. A summary of the proposed zoning regulations are as follows:

- Permitting of rooftop dining through a discretionary AUP process.
- Limit rooftop structures (e.g., pergolas, trellises, shading elements) with defined height and setbacks to minimize visual and neighborhood impacts.
- Operation and performance standards including hour limits, alcohol service, limit amplified sound, noise mitigation measures, and seating capacity and configuration requirements.
- Seating areas are required to be set back from adjacent residential uses.
- Screening is required to reduce visibility from adjacent properties.
- Design requirements are included to ensure architectural compatibility and integration with the existing structure.
- Lighting regulations are included to avoid glare and light spillover.

The Council directives have now been incorporated into the draft Ordinance. Attached to this Administrative Report is the proposed Planning Commission Resolution that includes the specific amendments to RBMC "Section 10-2.1642 Rooftop Dining Use and Regulations within the Artesia and Aviation Corridors Area" and all the required findings for amending the City's Zoning Ordinance.

## **ENVIRONMENTAL**

A Certified program Final Environmental Impact Report (FEIR) (State Clearinghouse No. 202305073) for the City's focused General Plan Update was prepared to address intensified development within the AACAP area. Staff is evaluating whether proposed zoning regulations pertaining to rooftop dining were adequately addressed in the EIR or whether an addendum will need to be prepared prior to adoption. Furthermore, future rooftop dining projects proposed pursuant to the amended development standards will be subject to project-level review in accordance with CEQA.

## **ATTACHMENTS**

1. PC Resolution