

RESOLUTION NO. 2026-03-PCR-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, CONCERNING THE UPDATE OF THE CITY’S HOUSING ELEMENT (MARCH 2026 – “EXHIBIT A”), AND ADOPT PROPOSED AMENDMENTS TO THE CITY’S CERTIFIED 2021–2029 (6TH CYCLE) HOUSING ELEMENT (“EXHIBIT B”) AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT (“EXHIBIT C”) AND SUBDIVISION (“EXHIBIT D”) AND ZONING (“EXHIBIT E”) ORDINANCES REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY’S IDENTIFIED “HOUSING SITES” WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) on July 5, 2022, which identified policies, programs, and “housing sites” intended to accommodate the City’s Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City’s Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the city has continued to work with the California Department of Housing and Community Development (HCD) to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City’s implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City’s Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for “overlay” zoning standards on the City’s identified “housing sites,” required to meet the City’s RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac

to 80 du/ac) that require future redevelopment of the identified “housing sites” to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and approved by State HCD and a “substantial compliance” letter from State HCD dated March 13, 2026 was received by the City of Redondo Beach; and

WHEREAS, proposed amendments to the city’s Land Use Element, and Zoning and Subdivision Ordinances are also required in order to implement and be consistent with the Housing Element updates; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an “Addendum” to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, Land Use Element and Zoning Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and continued the public hearing to a Special Meeting of the Planning Commission on March 31, 2026, to fulfill broadcast and virtual Zoom participation options included in the public notice for the March 19, 2026 public hearing that due to technical reasons were not available at the public hearing on March 19, 2026; and

WHEREAS, at their Special Meeting on March 31, 2026, the Planning Commission held a continued public hearing to again consider the “Addendum” to the certified program Final Environmental Impact Report noted above and the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, took testimony from staff, the public and other interested parties, deliberated, and closed the public hearing.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, approve the “Addendum” to the certified “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, concerning the amendments to the Housing Element, Land Use Element and Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026 – “Exhibit A”). The “Addendum” is attached as “Exhibit A”.

SECTION 3. CITY OF REDONDO BEACH HOUSING ELEMENT UPDATE. The Planning Commission recommends that the City Council adopt an Update the City’s Housing Element with proposed changes/edits attached as “Exhibit B”.

SECTION 4. CITY OF REDONDO BEACH DRAFT LAND USE ELEMENT AMENDMENT. The Planning Commission recommends that the City Council adopt amendments to the City’s Draft Land Use Element with proposed changes/edits attached as “Exhibit C”.

SECTION 5. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions attached as “Exhibit D”.

SECTION 6. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use attached as “Exhibit E”.

SECTION 7. 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 8. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this Housing Element Update and associated amendments to the City’s Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update 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. The City Council shall declare that it would have passed this Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update 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.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 31st day of March, 2026.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-03-PCR-03 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a special meeting of said Planning Commission held on the 31st day of March, 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office