



Administrative Report

H.5., File # 26-0958

Meeting Date: 8/11/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. CC-3314-26 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. FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE NO. CC-3315-26 AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE 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. FOR SECOND READING AND ADOPTION

EXECUTIVE SUMMARY

Ordinance No. CC-3314-26 and Ordinance No. CC-3315-26 were approved for introduction and first reading by the City Council on August 4, 2026 and are now ready for second reading and adoption. The two Zoning Ordinances amend the City's Municipal Code and Local Coastal Program, implementing the Updated General Plan - Land Use Element.

BACKGROUND

In 2016, the City initiated the process of updating its General Plan - Land Use Element (LUE). The LUE provides the primary basis for City decisions on development applications and establishes policies to help guide the general framework for the future pattern of growth, development, and sustainability in Redondo Beach. On August 4, 2026, the City Council adopted the Updated LUE, Zoning Ordinances, and an addendum to the Certified Program Environmental Impact Report. Ordinance No. CC-3314-26 and Ordinance No. CC-3315-26 are now being provided for second reading and adoption.

Some of the amendments to the LUE update and associated Zoning Ordinances constitute a "Major Change in Allowable Land Use" which are subject to Article XXVII of the City's Charter and will be voted on as part of the general election on November 3, 2026. The specific changes triggering this requirement include the proposed increases in floor area ratio (FAR) along Artesia and Aviation Boulevards and minor changes to FAR in some of the City's commercial and industrial zones. Staff recommends Council approval of both Ordinances.

COORDINATION

The Administrative Report, Resolutions, and Ordinances were coordinated with the City Attorney's Office.

FISCAL IMPACT

The net cost (after deducting State Grant funding) for the services provided by PlaceWorks Inc., and their sub consultants, for the General Plan Update is roughly \$2.6M and is largely funded by the City's General Plan Maintenance Fund.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ordinance No. CC-3314-26
- Exhibit A - Text Amendments
- Exhibit B - Map Amendments
- Ordinance No. CC-3315-26
- Exhibit A - Text Amendments
- Exhibit B - Map Amendments