

RESOLUTION NO. 2025-09-PCR-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE REGULATION OF GROUND-FLOOR PROFESSIONAL OFFICE USES WITHIN THE C-2-PD (RIV) ZONE.

WHEREAS, the purpose of the Riviera Village overlay zone (“RIV”) is to ensure that development within Riviera Village establishes and maintains a primarily local-serving commercial zone with a distinct “village-like” environment characterized by a high degree of pedestrian activity; and

WHEREAS, the majority of South Catalina Avenue northerly of Palos Verdes Boulevard and southerly of Avenue I represents the core of the Riviera Village commercial zone, and is zoned C-2-PD (RIV) (Pedestrian-Oriented Commercial Zone, Riviera Village Overlay Zone); and

WHEREAS, Section 10.5-620 of the Redondo Beach Municipal Code permits offices, including government, professional, and medical offices, within C-2-PD zones and Section 10-5.621(a)(1) “Additional land use regulations” further restricts “Offices” and states that “Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted”; and

WHEREAS, staff has identified that professional offices have been previously permitted to locate on the ground floor within the C-2-PD (RIV) zone because previously permitted offices provided a commercial service use such as notary at or near the front, street-facing portion of the office; and

WHEREAS, on January 21, 2025, the City Council held a meeting to discuss potential updates to the Redondo Beach Municipal Code that would modify the land use regulations and business permitting standards pertaining to ground-floor professional office uses within the C-2-PD (RIV) zone and directed staff to return with a draft ordinance; and

WHEREAS, on September 18, 2025, staff presented a draft zoning ordinance amendment to the Planning Commission that updates the additional land use regulations in Section 10-5.621 specifying that professional office uses would be prohibited on ground-floor street-facing tenant spaces, as either a primary or ancillary use, within C-2-PD (RIV) zones; and

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

SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and State and local guidelines adopted pursuant thereto, the zoning amendment is Categorically Exempt from further environmental review, pursuant to Section 15061(b)(3) of the Guidelines of the California Environmental Quality Act

(CEQA) that refers to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment ("common-sense exemption"), therefore, the action is not subject to CEQA.

2. The amendment to the Zoning ordinance is consistent with the General Plan.
 - a. Land Use Element Goal 1H: Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.
 - b. Land Use Element Objective 1.32: Provide for the maintenance of the Riviera Village as a low-density, local-serving commercial district of the City, which is identifiable as a distinct "village-like" environment characterized by a high level of pedestrian activity.
 - c. Land Use Element Objective 1.33: Maintain the Catalina Avenue frontage as the primary pedestrian-oriented "core" of Riviera Village.
3. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. RECITALS. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

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

SECTION 1. Pursuant to Section 10-5.2504(f)(1) Zoning amendments, the Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to prohibiting the location of ground-floor, street-facing professional offices within the C-2-PD (RIV) zone.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) amending Section 10-5.621(a) as follows:

(1) Offices. Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted. "Offices, professional" uses, as defined in Section 10-5-402, are prohibited on ground-floor street-facing tenant spaces, as either a primary or ancillary use.

(2) Uses exceeding 30,000 square feet. Uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-5.2506).

SECTION 3. 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 4. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance 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 of the ordinance. The Planning Commission recommends that the City Council shall declare that it would have passed this ordinance 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 18th day of September, 2025.

Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Sean Scully of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2025-09-PCR-08 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office