



Administrative Report

H.9., File # 26-0602

Meeting Date: 5/12/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. 3311-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE ZONING DISTRICTS (65 TO 80 DU/AC). FOR SECOND READING AND ADOPTION

ADOPT BY TITLE ONLY ORDINANCE NO. 3312-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE TO IMPLEMENT AMENDMENTS TO THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXEDUSE ZONING DISTRICTS (65 TO 80 DU/AC). FOR SECOND READING AND ADOPTION

EXECUTIVE SUMMARY

The proposed Ordinances were approved for introduction and first reading on May 5, 2026 and are now ready for second reading and adoption.

The City of Redondo Beach adopted its 6th Cycle 2021-2029 Housing Element on July 5, 2022. The State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022. Since adoption/certification, the City has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity.

BACKGROUND

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 adopted an amendment to its Certified Housing Element that serves to replace 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) obligating future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area as residential. The adopted amendment also

eliminated one of the six housing sites, referred to in the Housing Element as the North Tech site.

Additional amendments to the City's Zoning and Subdivision Ordinances are required in order to implement and make consistent the replacement of the "overlay" designations/zoning with the recently adopted Housing Element updates. The Zoning and Subdivision Ordinances under consideration with this item (Ordinance No. 3311-26 and Ordinance No. 3312-26) serve to replace the Affordable Housing Overlay Zoning Districts with High-Density Residential and Mixed-Use Zoning Districts thereby implementing and making consistent the City's Zoning and Subdivision Ordinance with the recently adopted Housing Element updates.

At this time, staff recommends the City Council approve the proposed Ordinances for second reading and adoption.

COORDINATION

The Community Development Department coordinated the preparation of the Ordinances with the City Attorney's Office, along with the City's General Plan and Housing Element Consultants, PlaceWorks, Inc. and Veronica Tam & Associates, Inc. respectively. City staff also consulted with State HCD on the adopted Housing Element amendments and the proposed implementing Zoning and Subdivision Ordinances. Additionally, the Planning Commission unanimously supported the proposed Zoning and Subdivision Ordinances.

FISCAL IMPACT

The costs associated with the proposed Zoning and Subdivision Ordinances and associated environmental services fall within the City's Agreement with PlaceWorks, Inc. for the General Plan Update. The total cost of the Agreement with PlaceWorks is \$2,459,846. Except for the initial General Fund expenditure of \$676,900, the costs to fund the General Plan Update and the proposed implementing Zoning and Subdivision Ordinances work have been paid from the City's General Plan Maintenance Fund and through the Local Early Action Planning (LEAP) Grant awarded to the City by the State of California. With regards to the adopted Housing Element update and the proposed implementing Zoning and Subdivision Ordinances, Veronica Tam and Associates, Inc. provided the required consulting services. The current Agreement with Veronica Tam and Associates, Inc. is \$30,000. The cost to fund this work has also been paid from the General Plan Maintenance Fund.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3311-26 Amending Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use
- Ord - No. 3312-26 Amending Title 10 Planning and Zoning, Chapter 1 Subdivisions