



Administrative Report

H.10., File # 25-1715

Meeting Date: 12/16/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. 3309-25 AMENDING TITLE 10, CHAPTER 5, ARTICLE 1, SECTION 10-5.402(a) OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES AND DETERMINING SUCH AMENDMENT AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. FOR SECOND READING AND ADOPTION

EXECUTIVE SUMMARY

Ordinance No. 3309-25 was approved for introduction and first reading by the City Council on November 18, 2025, and is now ready for second reading and adoption. The second reading and adoption for the "Inland" version of the Ordinance, Ordinance No. 3308-25, occurred on December 2, 2025. The Coastal Zone version trails due to additional time and notification requirements.

BACKGROUND

The California Department of Housing and Community Development (HCD) recently requested that the City adopt a zoning ordinance amendment providing a definition for "permitted by right/use by right" consistent with Government Code Section 65583.2, subdivision (i) in order to clarify the City's implementation of "Program 9: By-Right Approval for Projects with 20 Percent Affordable Units" of the City's 6th Cycle 2021-2029 Housing Element. The City adopted an ordinance implementing Program 9 (Ordinance No. CC-3282-24 and CC-3283-24) on November 12, 2024. This proposed coastal zoning ordinance amendment, similar to what was adopted on December 2nd for inland areas of the City, clarifies how a "use" or "project" that qualifies as "permitted by right" is defined and processed.

COORDINATION

The Community Development Department coordinated the preparation of the Ordinance with the City Attorney's Office. A copy of the proposed definition of "permitted by right - (P)" was transmitted to HCD on October 10 and November 3, 2025.

FISCAL IMPACT

Funding for the preparation of this report and the Ordinance is available in the Annual Operating Budget for the Community Development Department.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - No. 3309-25 Permitted-By-Right Definition, Coastal