REDONDO BEACH

City Clerk's Office
415 Diamond Street
Redondo Beach, CA 90277

Tel: 310.318.0656
Redondo.org

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

62 October 6, 2026

EDWARD YEN
EXECUTIVE OFFICER

August 5, 2026

Mr. Dean C. Logan, Registrar-Recorder/County Clerk
Election Coordination Unit
12400 Imperial Highway, 2nd Floor, Room 2013A
Norwalk, CA 90650

Re: City of Redondo Beach Special Municipal Election November 3, 2026

Dear Mr. Logan:

On August 4, 2026, the Redondo Beach City Council adopted Resolution Number CC-2608-057 which calls and gives notice of a Special Municipal Election for one measure to consolidate with the Statewide General Election to be held on November 3, 2026. Per this resolution section 3, the ballot measure text (Exhibit A) shall be made available by link or as feasible on our City's website.

In addition, Resolution No. CC-2608-058 was also adopted which requests that the Board of Supervisors of the County of Los Angeles to consolidate a Special Municipal Election to be held on November 3, 2026, with the County of LA Statewide General Election. And Resolution No. CC-2608-059 adopted deadlines for the arguments, impartial analysis, and the letter designations.

Attached are copies of Resolution Nos. CC-2608-057, CC-2608-058, CC-2608-059 with the letter designation form for your reference.

Please advise if anything further is required of this office regarding the provision of services by the County of Los Angeles.

Should you have any questions regarding the above, or require anything further, please feel free to contact me at my direct line (310) 697-3737.

Sincerely,

Eleanor Manzano
City Clerk
Enc.

RESOLUTION NO. CC-2608-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CALLING FOR THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE SUBMISSION TO THE VOTERS A CITY MEASURE RELATING TO MAJOR CHANGES IN ALLOWABLE LAND USE PURSUANT TO ARTICLE XXVII OF THE CITY CHARTER

WHEREAS, under the provisions of the laws relating to charter cities in the State of California, a Special Municipal Election shall be held on November 3, 2026, for the election of a Measure; and

WHEREAS, the City Council also desires to submit to the voters at the election a measure regarding Major Changes in Allowable Land Use pursuant to Article XXVII of the City Charter; and

WHEREAS, the City Council passed, approved, and adopted amendments to the Redondo Beach General Plan Land Use Element and Coastal Land Use Plan of the City's Local Coastal Program in Resolution No. CC-2410-106 and Resolution No. CC-2410-107 respectfully on November 5, 2024; and

WHEREAS, the City Council passed, approved, and adopted amendments to and the Zoning Ordinance and the Coastal Land Use Plan Implementing Ordinance in Ordinance No. CC-3282-24 and Ordinance No. CC-3283-24 respectfully on November 12, 2026; and

WHEREAS, the City Council passed, approved, and adopted further amendments to the Redondo Beach General Plan Land Use Element and the Coastal Land Use Plan of the City's Local Coastal Program in Resolution No. CC-2608-067 and Resolution No. CC-2608-068 respectfully on August 4, 2026; and

WHEREAS, the City Council shall consider passing, approving, and adopting further amendments to the Zoning Ordinance and the Coastal Land Use Plan Implementing Ordinance in Ordinance No. CC-3314-26 and Ordinance No. CC-3315-26 respectfully on August 11, 2026; and

WHEREAS, at their duly noticed public hearings on November 5 and November 12, 2024, City Council adopted and certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732) inclusive of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the proposed amendments to the City's General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and the Coastal Land Use Plan Implementing Ordinance; and

WHEREAS, some of the foregoing amendments to the General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and Coastal Land Use Plan Implementing Ordinance have been deemed to constitute a Major Change in

Allowable Land Use which requires the approval of the registered voters of the City to become legally effective under Article XXVII of the City Charter; and

WHEREAS, the City Council now wishes to submit the proposed areas of Major Change in Allowable Land Use to the voters of the City as provided for in Article XXVII of the City Charter; and

WHEREAS, under the provisions of Section 18.1 of the City Charter a Special Municipal Election may be held on November 3, 2026 for the purpose of submitting to the qualified voters of the City of Redondo Beach the measure regarding Major Changes in Allowable Land Use.

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

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to Charter Cities, there is called and ordered to be held in the City of Redondo Beach, California, on Tuesday, November 3, 2026, a Special Municipal Election for the purpose submission to the voters a measure regarding Major Changes in Allowable Land Use pursuant to Article XXVII of the City Charter**.**

SECTION 2. That the City Council, pursuant to its right and authority, does hereby order submitted to the voters at an Election on November 3, 2026, the following question:

MEASURE

Shall the measure be adopted to amend the Redondo Beach General Plan and Zoning Ordinance to support increased commercial activity in key areas of the City, including expanded property development potential (i.e. new floor area ratio caps, height limits, and rooftop dining) along Artesia and Aviation Boulevards, industrial properties north of Manhattan Beach Boulevard, and certain commercial properties along Pacific Coast Highway; and to reduce the allowed housing density for some residential and mixed-use properties in the City?	Yes
	No

SECTION 3. That the text of the proposed amendments to be submitted to the voters is attached to this Resolution as Exhibit “A”, and shall be made available to the Voters separately with the additional ballot materials required by the City Charter Section 27.4 in a form of a “link” or QR code as feasible on the City’s website.

SECTION 4. That the vote requirement for the measure to pass is a majority (50%+1).

SECTION 5. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 6. That the City Clerk is authorized, instructed and directed to coordinate with the County of Los Angeles Registrar-Recorder/County Clerk to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 7. That the vote center locations and hours of operations, ballot drop box locations and hours of operations, vote-by-mail procedures and timing, the election officers, and all other persons and procedures for the Special Municipal Election shall be the same as those utilized by the County of Los Angeles and in compliance with the Elections Code of the State of California. In addition, the polls/vote centers for the election shall be open at 7:00 a.m. of the day of the election and shall remain open continuously from that time until 8:00 p.m. of the same day when the polls shall be closed, pursuant to Election Code § 10242, except as provided in § 14401 of the Elections Code of the State of California.

SECTION 8. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 9. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 10. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this 4th day of August, 2026.

DocuSigned by:
6BC0853B8F644F1...

James A. Light, Mayor
8/5/2026 | 8:37 AM PDT

APPROVED AS TO FORM:

Signed by:
A5A27AAE40834DE...

Joy A. Ford, City Attorney
8/5/2026 | 1:57 PM PDT

ATTEST:

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, CMC, City Clerk
8/5/2026 | 2:16 PM PDT

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2608-057 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 4th day of August, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES: WALLER, CASTLE, OBAGI, JR., BEHRENDT

NOES: NONE

ABSENT: KALUDEROVIC

ABSTAIN: NONE

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, CMC
City Clerk
8/5/2026 | 2:16 PM PDT

Exhibit A: Ballot Measure Text

RESOLUTION NO. CC-2608-057
ORDINANCE NO. CC-3316-26

AN ORDINANCE OF THE PEOPLE OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT, COASTAL LAND USE PLAN OF THE CITY'S COASTAL PROGRAM, ZONING ORDINANCE, AND COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE

WHEREAS, the City Council passed, approved, and adopted amendments to the Redondo Beach General Plan Land Use Element and the Coastal Land Use Plan of the City's Local Coastal Program in Resolution No. CC-2608-067 and Resolution No. CC-2608-068 respectfully on August 4, 2026, to support increased commercial activity in key areas of the City, including expanded property development potential (i.e. new floor area ratio caps, height limits, and rooftop dining) along Artesia and Aviation Boulevards, industrial properties north of Manhattan Beach Boulevard, and certain commercial properties along Pacific Coast Highway; and

WHEREAS, the City Council passed, approved, and adopted further amendments to the Zoning Ordinance and the Coastal Land Use Plan Implementing Ordinance in Ordinance No. CC-3314-26 and Ordinance No. CC-3315-26 respectfully on August 11, 2026, to support increased commercial activity in key areas of the City, including expanded property development potential (i.e. new floor area ratio caps, height limits, and rooftop dining) along Artesia and Aviation Boulevards, industrial properties north of Manhattan Beach Boulevard, and certain commercial properties along Pacific Coast Highway;; and

WHEREAS, the City Council passed, approved, and adopted amendments to the Redondo Beach General Plan Land Use Element, Zoning Ordinance, and Coastal Land Use Plan of the City's Coastal Program on November 5, 2024, that converted some residential property designations to commercial along Pacific Coast Highway, converted mixed-use properties to commercial along Artesia Boulevard, and reduced residential density at some mixed-use properties in the City; and

WHEREAS, at their duly noticed public hearings on November 5th and November 12th, 2024, City Council adopted and certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732) inclusive of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the proposed amendments to the City's General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and the Coastal Land Use Plan Implementing Ordinance covering actions taken by the City Council on November 5 and 12, 2024, and August 4 and 11, 2026; and

WHEREAS, some of the foregoing amendments to the General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance,

and Coastal Land Use Plan Implementing Ordinance have been deemed to constitute a Major Change in Allowable Land Use which requires the approval of the registered voters of the City to become legally effective under Article XXVII of the City Charter; and

WHEREAS, Section 27.4(a) of Article XVII of the City Charter provides that no Major Change in Allowable approved by the City Council after the date specified in Section 27.3(b) of Article XXVII shall become effective unless approved by an affirmative vote of the registered voters of the City at a general municipal election or special election called for that purpose; and

WHEREAS, the qualified registered voters of the City of Redondo Beach by this ordinance approve the foregoing amendments to the City's General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and the Coastal Land Use Plan Implementing Ordinance approved by the City Council in accordance with Section 27.4(a) of Article XXVII of the City Charter, so that these amendments to the City's General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and the Coastal Land Use Plan Implementing Ordinance become legally effective for all purposes in the manner otherwise provided by law, including certification by the California Coastal Commission to the extent required by law; and

WHEREAS, the full text of the amendments to the City's General Plan Land Use Element, Coastal Land Use Plan of the City's Local Coastal Program, Zoning Ordinance, and the Coastal Land Use Plan Implementing Ordinance that constitute a Major Change in Allowable Land Use are set forth in full in this ordinance, and the changes/amendments previously approved by the City Council are indicated in maps that illustrate both the current and proposed General Plan and Zoning designations and in the text that identifies the amendments to the General Plan Land Use Element and Ordinances with bold/italics/underlined text (to show new language) and stricken text (to show language being deleted).

NOW, THEREFORE, THE PEOPLE OF THE CITY OF REDONDO BEACH, CALIFORNIA, DO HEREBY ORDAIN:

SECTION 1. BACKGROUND. The City of Redondo Beach is undertaking a comprehensive update to its General Plan, Zoning Ordinance, Local Coastal Program, and Coastal Land Use Plan Implementing Ordinance to modernize land use policies and comply with State housing law. Due to statutory deadlines, the City Council divided the adoption of these updates into two actions:

City Council Approved Amendments in 2024: On November 5th, and 12th, 2024, the City Council approved amendments to the City's General Plan Land Use Element, Zoning Ordinance, Local Coastal Program, and Coastal Land Use Plan Implementing Ordinance that included state-mandated Housing Element updates that re-zoned specific properties to meet regional housing needs. To offset this increased capacity and comply with State law, the City concurrently adopted "Other Residential Changes" which reduced housing capacity or downzoned certain residential and mixed-use areas (e.g., in the Galleria and

Coastal Mixed-Use areas). These “Other Residential Changes” approved by the City Council in 2024 are analyzed in a separate Article XXVII land use and traffic analysis. Any amendments associated with implementation of the City’s Housing Element that occurred with the City Council actions in November of 2024 are exempt from the provisions of Article XXVII and are not included as text amendments in this Ballot Measure.

City Council Approved Amendments in 2026: On August 4th, and 11th, 2026, the City Council approved additional amendments to the City’s General Plan Land Use Element, Zoning Ordinance, Local Coastal Program, and Coastal Land Use Plan Implementing Ordinance that implement non-residential updates affecting industrial areas north of Manhattan Beach Boulevard and commercial land use categories along Artesia and Aviation Boulevard and Pacific Coast Highway.

Article XXVII Requirements (Measure DD): Under Article XXVII of the City Charter, any "Major Change in Allowable Land Use" must be ratified by a majority vote of the People. A “Major Change” is defined as any amendment that would significantly increase traffic, density, or intensity of use above the existing "as-built" condition (e.g., adding more than 40,000 square feet of non-residential floor area or 25 residential units); change a public use to a private use; or change a non-residential use to a residential or mixed-use resulting in a density greater than 8.8 dwelling units per acre.

SECTION 2. INDEX OF PROPOSED AMENDMENTS. Herein is a brief summary list (Index) of each proposed amendment to the City’s General Plan Land Use Element, Zoning Ordinance, Coastal Land Use Plan, and Coastal Land Use Plan Implementing Ordinance that has been adopted by the City Council and is subject to the provisions of Article XXVII and included in this Ballot Measure. The proposed amendments are separated into two (2) “SECTIONS”. “**SECTION 3**” includes all those amendments adopted by the City Council on November 5th and 12th of 2024 (“2024 Amendments”). The “2024 Amendments” generally reduced housing capacity or down zoned certain residential and mixed-use areas to offset the significant residential upzoning required by State Housing Law that occurred with the City’s Housing Element Update. “**SECTION 4**” includes non-residential amendments adopted by the City Council on August 4th and 11th of 2026. These amendments implement non-residential updates affecting industrial areas north of Manhattan Beach Boulevard and commercial land use categories along the Artesia and Aviation Boulevard and Pacific Coast Highway corridors.

2024 Amendments (SECTION 3)	
Affected Areas	**Amendment Summary**
1. Artesia Boulevard	**Between Blossom Lane and Aviation Way:** MU-1 Zone to C-2 Zone
	Remaining MU-1 Zone Density Reduced from 35 DU/AC to 30 DU/AC

2. Galleria – Kingsdale	R-3 Zone Amended to RH High-Density Zone
2. Galleria – Mall Site	CR Zone Density Reduced from 35 DU/AC to 30 DU/AC
2. Galleria – Industrial Flex	Increased Floor Area Ratio from 0.70 to 1.0
3. Torrance Boulevard	Six Properties from R-1 Zone to C-2 Zone
4. Pacific Coast Highway	**North of Diamond Street:** East side of PCH: Three Properties from R-3 Zone to C-2 Zone West side of PCH: Two Properties from R-3 Zone to C-2 Zone
4. Pacific Coast Highway	**Between Vincent and Garnet Streets:** East side of PCH: Increased the Allowable Density on 20 Existing RH properties from 28 to 30 DU/AC West side of PCH: Increased the Allowable Density on 20 Existing RH properties from 28 to 30 DU/AC
4. Pacific Coast Highway	**Between Ruby Street and Knob Hill:** East side of PCH: 18 Properties from RH Zone to C-2 Zone West side of PCH: Ten Properties from RH Zone to C-2 Zone
4. Pacific Coast Highway	**South of Palos Verdes Boulevard:** MU-3A Zones Density Reduced from 35 to 30 DU/AC
5. Mixed Use Areas (Coastal Zone)	Density Reduced from 35 to 30 DU/AC at Salvation Army (MU-2) and Avenue I (MU-3) Mixed-Use sites
2026 Amendments (SECTION 4)	
Affected Areas	**Amendment Summary**
1. Industrial Areas – North of Manhattan Beach Boulevard	Increased Floor Area Ratio (FAR) from 0.70 to 1.0
2. Artesia and Aviation Boulevards (AACAP)	Increased Floor Area Ratio (FAR) from 0.60 to 1.5 and Roof Top Dining
3. Segments along Pacific Coast Highway	Increased Floor Area Ratio (FAR) from 0.5 to 1.0 (Pacific Coast Highway)

SECTION 3. NOVEMBER 5th, AND 12th, 2024 AMENDMENTS. The "2024 Amendments" to the General Plan Land Use Element, Zoning Ordinance, Coastal Land Use Plan, and Coastal Land Use Plan Implementing Ordinance Described Below are Hereby Approved.

New text amendments are shown with ***bold italics underlined text***; deletions are shown in ~~stricken text~~. Map changes are illustrated as "Current General Plan/Proposed General Plan" and "Current Zoning" and "Proposed Zoning".

The "2024 Amendments" are clustered in 5 general areas of the city: Artesia Boulevard, the Galleria, Torrance Boulevard, Pacific Coast Highway, and some mixed-use areas of the Coastal Zone. Before identifying the specific amendments to various maps and documents a brief identification of each "Affected Area" and a "City Council Summary of Adopted Amendments" is presented.

1. Artesia Boulevard.

Artesia Boulevard | Affected Area

The affected area comprises 8.31 acres and 29 properties fronting the western portion of Artesia Boulevard between Blossom Lane and Aviation Way.

Artesia Boulevard | City Council Summary of Adopted Amendments (November 2024)

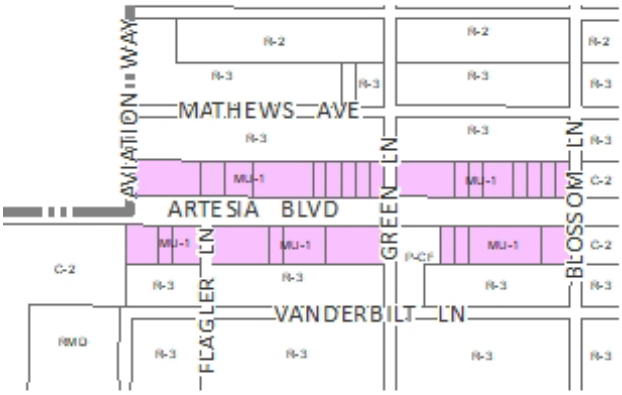
The 2024 Amendments approved by the City Council include changes to the General Plan and Zoning Ordinance:

Properties changing from MU-1 to C-2. The City Council approved a change from mixed-use (MU-1) to Commercial (C-2) on 27 properties where both the General Plan and Zoning designations would change from MU-1 to C-2.

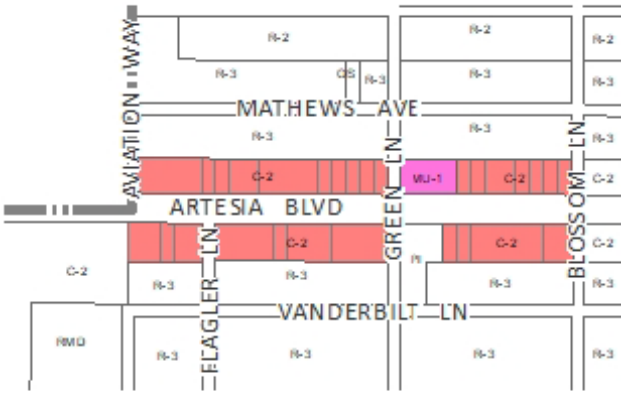
Density reduction on MU-1 property. The City Council approved reducing the maximum density within the mixed-use (MU-1) designation from 35 to 30 dwelling units per acre (du/ac). The change will impact one property along Artesia Boulevard, where the mixed-use designation will remain.

Figure 1.1 Artesia Boulevard | General Plan and Zoning Map Changes

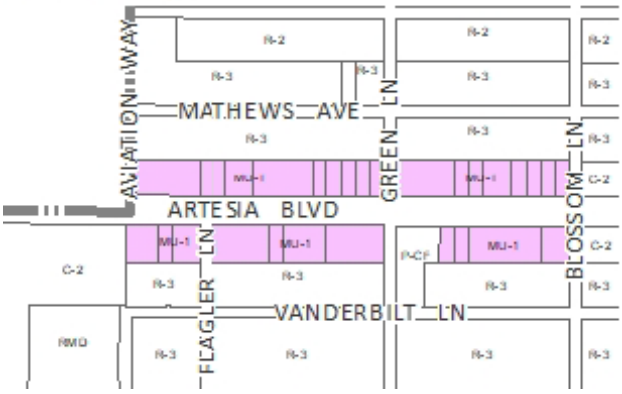
Current General Plan



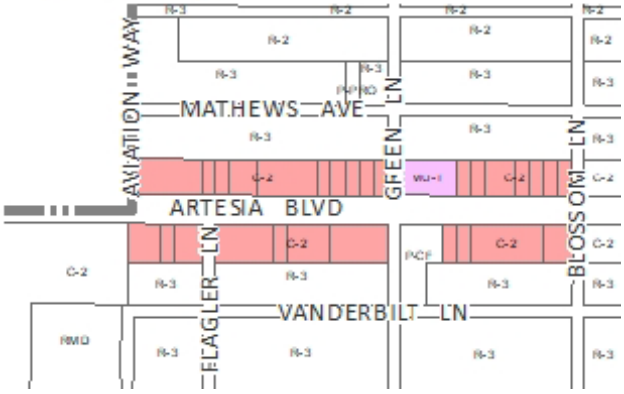
Proposed General Plan



Current Zoning



Proposed Zoning



ARTESIA BOULEVARD – GENERAL PLAN AMENDED TEXT

TABLE 2 Land Use Plan Classifications: MU-1 Mixed-Use Land Use Category shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
MU-1	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 square feet.	Floor area ratio 0.5.
	b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of ~~35~~ ***30*** units per net acre.
	c. Single-family residential, duplexes, townhomes, condominiums, apartments.	~~35~~ ***30*** units per net acre; minimum development site is the entire block face.

ARTESIA BOULEVARD – ZONING ORDINANCE AMENDED TEXT

Section 10-2.913 Development standards: MU-1 mixed-use zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (b) shall be amended to read:

(b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each ~~1,245~~ ***1,452*** square feet of lot area.

2. Galleria.

Galleria | Affected Area
The affected area comprises 61.3 acres and 37 properties east of the rail easement between Artesia Boulevard and 182nd Street.

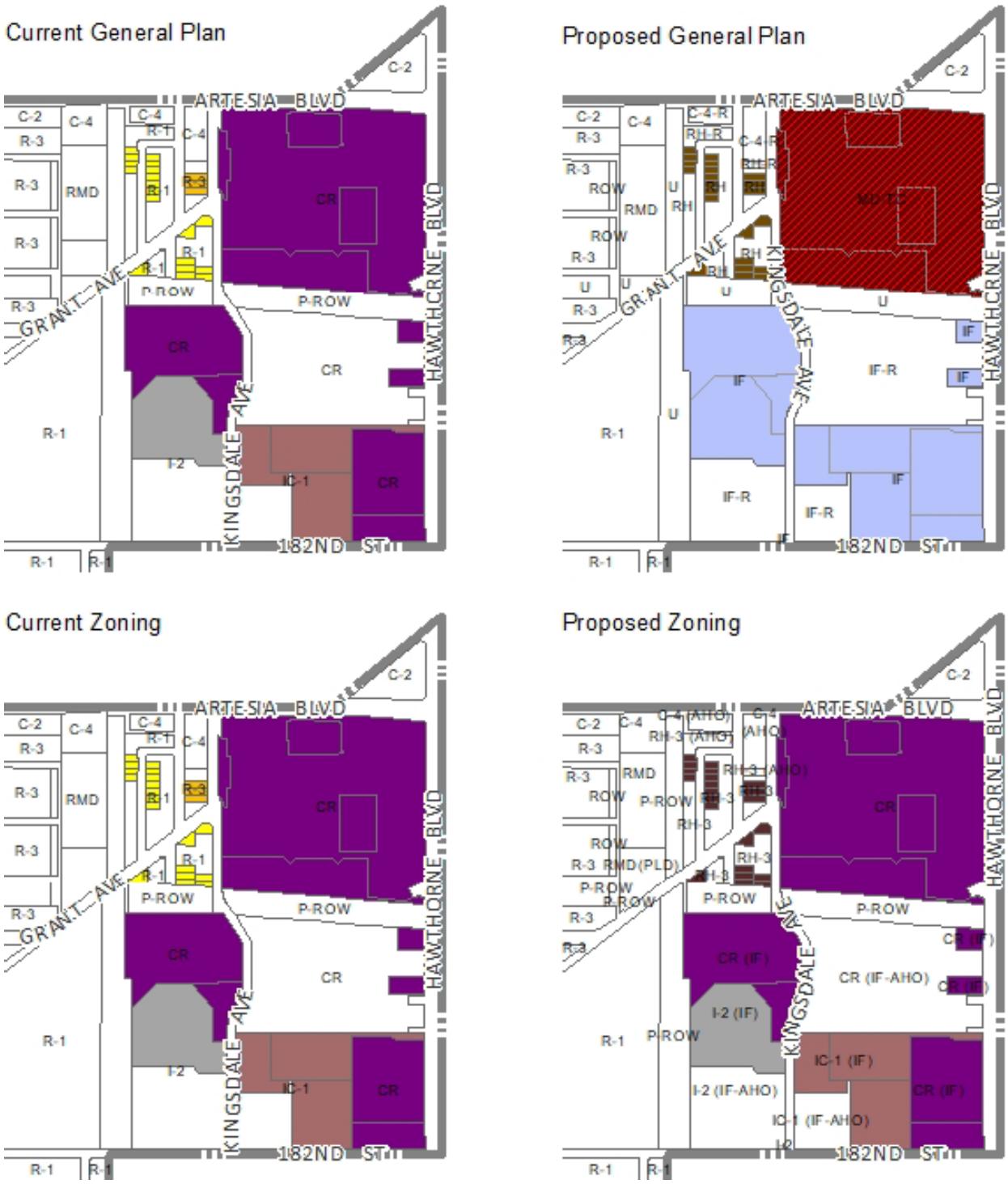
Galleria | City Council Adopted Amendments (November 2024)
The 2024 Amendments approved by the City Council include changes to the General Plan and Zoning Ordinance:

Kingsdale. City Council approved upzoning 22 properties that were not listed in Table B-2 of the Housing Element to allow for higher-density housing consistent with changes on neighboring properties that qualified for inclusion in the City's Housing Element sites inventory. Both the General Plan and Zoning designations on these properties change from R-3 residential to RH high-density residential.

Mall Site. City Council renamed the General Plan designation from Regional Commercial (CR) to mixed-use Transit Center (MU-TC), reducing the permissible housing density allowed from 35 to 30 du/ac. The Zoning designation will remain Regional Commercial (CR), but the development standards were amended to reduce the maximum density allowed from 35 to 30 dwelling units per acre (du/ac). This change impacts five properties.

Industrial Flex. City Council eliminated housing as an allowable use south of the utility right-of-way by redesignating six properties as Industrial Flex (IF). The Industrial Flex designation establishes a maximum floor area ratio (FAR) of 1.00 and permits a mix of commercial and light industrial uses compatible with the affordable housing potential identified in this area in the Housing Element. The General Plan designation will be Industrial Flex (IF), while the Zoning will add a new Industrial Flex Overlay (IFO) as a mandatory overlay zone.

Figure 2.1 Galleria | General Plan and Zoning Map Changes



GALLERIA – GENERAL PLAN AMENDED TEXT

TABLE 2 Land Use Plan Classifications: The RH Land Use Category (Kingsdale) shall be revised to increase density (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
RH	Single-family residential, duplexes, townhomes, condominiums, apartments.	~~28~~ ***30*** units per net acre.

TABLE 2 Land Use Plan Classifications: The CR Land Use Category (Mall Site) shall be replaced with the Mixed-Use Transit Center (MU-TC) Land Use Category (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
~~CR~~	~~a. Regional serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices.~~	~~Floor area ratio: 1.0; provided that impacts are mitigated, architectural and site design amenities, economic benefits to the City, and public review and input.~~
	~~b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.~~	~~Floor area ratio: 1.5; provided that all density exceeding 1.0 is developed for residential units to a maximum density of 35 units per net acre.~~
Mixed-Use Transit Center (MU-TC)	***Provides for an integrated mix of both community and regional serving commercial retail, service, office, entertainment, hotel and residential uses in close proximity to transit stations. Mixed-use transit center development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors or stand-alone commercial, office and residential development. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.***	***Max. FAR 1.50 Up to and including 30 du/ac***

TABLE 2 Land Use Plan Classifications: Establish a new Industrial Flex (IF) Land Use Category (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Industrial Flex (IF)	***Provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses.***	***Max FAR 1.00***

GALLERIA – ZONING ORDINANCE AMENDED TEXT

Increased Density in RH Zones (Inland):

Section 10-2.517 Development standards: RH-1 high density multiple-family residential zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area.

Section 10-2.518 Development standards: RH-2 high density multiple-family residential zone shall be revised (deleted text shown as strike through and new text shown as bold/italics/underlined text) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area.

Section 10-2.519 Development standards: RH-3 high density multiple-family residential zone shall be revised (deleted text shown as strike through and new text shown as bold/italics/underlined text) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit.

(1) The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot that is listed in Table B-2 in the 2021-2029 Housing Element shall be no less than one unit for each 2,179 square feet of lot area.

Decreased Density in CR zones (Inland) (Implements MU-TC on the Mall Site)

Section 10-2.919 Development standards: CR mixed-use zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (b) shall be amended to read:

(b) Residential Density. The maximum number of dwelling units on a lot shall be one unit for each ~~1,245~~ ***1,452*** square feet of lot area.

Establish/Implements Industrial Flex Overlay Zone (IF)

The area boundary for the Industrial Flex (IF) Overlay Zone (and underlying zoning designations) are depicted below.

Section 10-2.1454 Industrial Flex Overlay Zoning Regulations shall be added (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Section 10-2.1454 Relationship to underlying zone, (IF) Industrial Flex overlay zone.

(a) The (IF) Industrial Flex overlay zone may be implemented by the application of one of three zones: CR, I-2 and IC-1 in locations as shown on the map in §10-2.1452.

(b) Where imposed, the (IF) industrial flex overlay zone designation shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters "IF" or (IF).

(c) Where the (IF) Industrial Flex overlay zone has been imposed, the land use regulations and development standards of the existing land use zone (herein referred to as the "underlying" zone) shall remain in full force, except as follows:

(1) A maximum 1.0 FAR shall apply to all commercial and industrial zones within the IF overlay.

Regional Commercial (CR)

(2) Residential uses shall not be permitted in the underlying (CR) Regional Commercial zones, except for projects meeting the requirements of the (AHO) Affordable Housing overlay zone AHO zone located on properties also designated as AHO (see Division 14).

(3) Industrial uses that support smaller, technology and incubator spaces, are permitted.

Industrial (I-2)

(4) "Manufacturing and fabrication" uses with a conditional use permit.

(5) "Construction-related uses" are prohibited.

(6) "Wholesaling/distribution/storage" are prohibited.

(7) "Motor vehicle-related uses" are prohibited

(8) "Recycling facilities" are prohibited.

(9) "Truck terminals" are prohibited.

(10) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail with a conditional use permit.

(11) "Commercial Uses" are prohibited with the exception of the following:

a. Ancillary commercial uses per Section 10-2.1011.

b. Hotels and motels with a Conditional Use Permit.

(12) Industrial uses that support smaller, technology and incubator spaces, are permitted.

Industrial (IC-1)

(13) "Manufacturing and fabrication" uses with a conditional use permit.

(14) "Construction-related uses" are prohibited.

(15) "Wholesaling/distribution/storage" are prohibited.

(16) "Motor vehicle-related uses" are prohibited.

(17) "Recycling facilities" are prohibited.

(18) "Truck terminals" are prohibited.

(19) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail and warehouse retail, specialty with a conditional use permit.

(20) "Vehicle sales and services" uses are prohibited.

(21) Industrial uses that support smaller, technology and incubator spaces, are permitted.

Section 10-2.1456 Development standards: (IF) overlay zone.

Development standards shall be those of the underlying base zone, except as follows:

(a) Development standards contained in the Zoning Ordinance, other than for floor area ratio, may be varied as desirable or essential to accomplish the objectives of this section, pursuant to Planning Commission Design Review (Section 10-2.2502), further provided that such standards are consistent with all applicable requirements of the General Plan.

3. Torrance Boulevard.

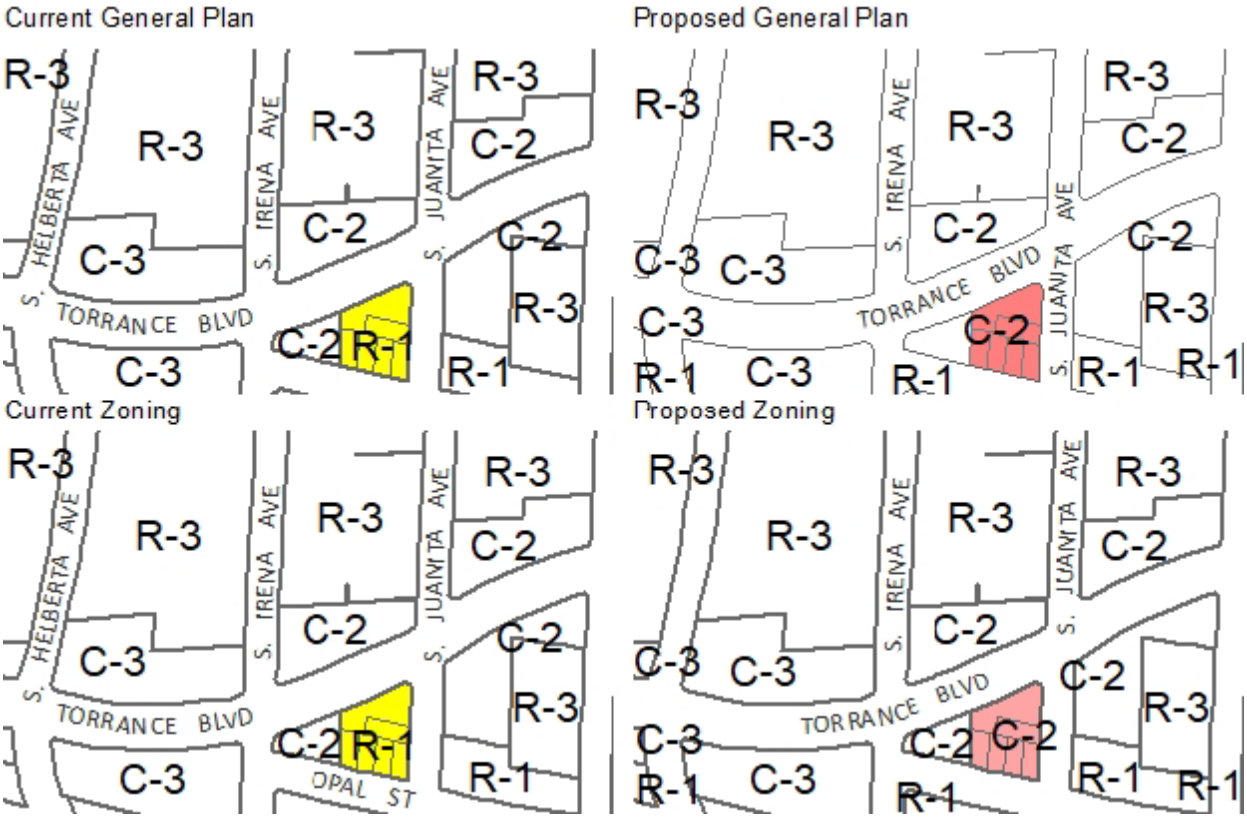
Torrance | Affected Area
The affected area comprises 0.59 acres and six properties along the Torrance Boulevard Corridor between South Irena Avenue and South Juanita Avenue.

Torrance | City Council Adopted Amendments (November 2024)
The 2024 Amendments approved by the City Council include changes to the General Plan and Zoning Ordinance:

City Council changed six properties from residential (R-1) to Commercial (C-2). The General Plan designation was changed from Residential Low (R-1) to Commercial (C-2), while the Zoning was also changed from R-1 to C-2.

City Council–approved map changes are shown on Figure 3.1. No substantive changes to the General Plan text are required, but text amendments will be necessary for consistency with the proposed map changes. Similarly, no changes to the zoning ordinance were proposed as part of this change.

Figure 3.1a PCH and Torrance Boulevard | Current General Plan



4. PCH.

PCH | Affected Area
The affected area comprises 26.04 acres and 78 properties along Pacific Coast Highway. The corridor has been divided into four subsections to describe changes.

PCH | City Council Adopted Amendments (November 2024)
The 2024 Amendments approved by the City Council include changes to the General Plan and Zoning Ordinance:

North of Diamond Street.

East side of PCH. City Council changed three properties from Residential R-3 to Commercial C-2. The General Plan designation was changed from Residential High (RH) to Commercial (C-2), while the Zoning was changed from RH-1 to C-2. This area is outside the coastal zone, so there were no changes to the Coastal Land Use Plan or Coastal Land Use Plan Implementing Ordinance.

West side of PCH. Two properties were changed from Residential Medium (R-3) to Commercial (C-2). The General Plan designation was changed from Residential Medium (R-3) to Commercial (C-2). The Coastal Land Use Map in the Coastal Land Use Plan, was amended to make these properties consistent with the General Plan. The Zoning Code for the Coastal Zone regulates zoning on this property. The Zoning designation was changed from R-3a to C-2a.

Between Diamond and Ruby Streets.

East Side of PCH. City Council increased the allowable density on the 20 existing RH properties between Vincent and Garnet from 28 to 30 du/ac.

West Side of PCH. City Council increased the allowable density on the 20 existing RH properties between Vincent and Garnet from 28 to 30 du/ac. City Council changed one property at the southwest corner of Diamond and PCH from mixed-use (MU-3) to commercial (C-3). The General Plan designation was changed from mixed-use (MU-3) to commercial (C-3). The Coastal Land Use Map in the Coastal Land Use Plan was amended to change these properties from MU to C-3, consistent with the General Plan. The Zoning Code for the Coastal Zone regulates zoning on this property. The Zoning designation was changed from MU-3b to C-3b.

Between Ruby Street and Knob Hill Avenue.

East side of PCH. City Council changed 18 properties from Residential RH to Commercial C-2. The General Plan designation was changed from Residential High (RH) to Commercial (C-2), while the Zoning was changed from RH-1 to C-2. This area is outside the coastal zone, so there were no changes to the Coastal Land Use Plan or Coastal Land Use Plan Implementing Ordinance.

West side of PCH. Ten properties were changed from Residential RH to Commercial C-2. The General Plan designation was changed from Residential High (RH) to Commercial (C-2). Exhibit H, the Coastal Land Use Map in the Coastal Land Use Plan, was amended to change these properties from RH to C-2, consistent with the General Plan. The Zoning Code for the Coastal Zone regulates zoning on this property. The Zoning designation was changed from RH-1 to C-2.

South of Palos Verdes Boulevard. City Council reduced the permissible housing density within the MU-3A zones from 35 to 30 du/ac. The General Plan designation is Mixed-Use (MU-3*), with the asterisk identifying all properties where the reduced density would apply. The development standards for the MU-3A zone were amended to reduce the maximum density allowed from 35 to 30 dwelling units per acre (du/ac). This area is outside of the Coastal Zone, so there were no changes to the Coastal Land Use Plan or Coastal Land Use Plan Implementing Ordinance.

Figure 4.1a PCH - North of Diamond Street | General Plan, Zoning Map, and Coastal Land Use Plan Changes

Figure 4.1b PCH - Between Diamond and Ruby Streets | General Plan, Zoning Map, and Coastal Land Use Plan Changes

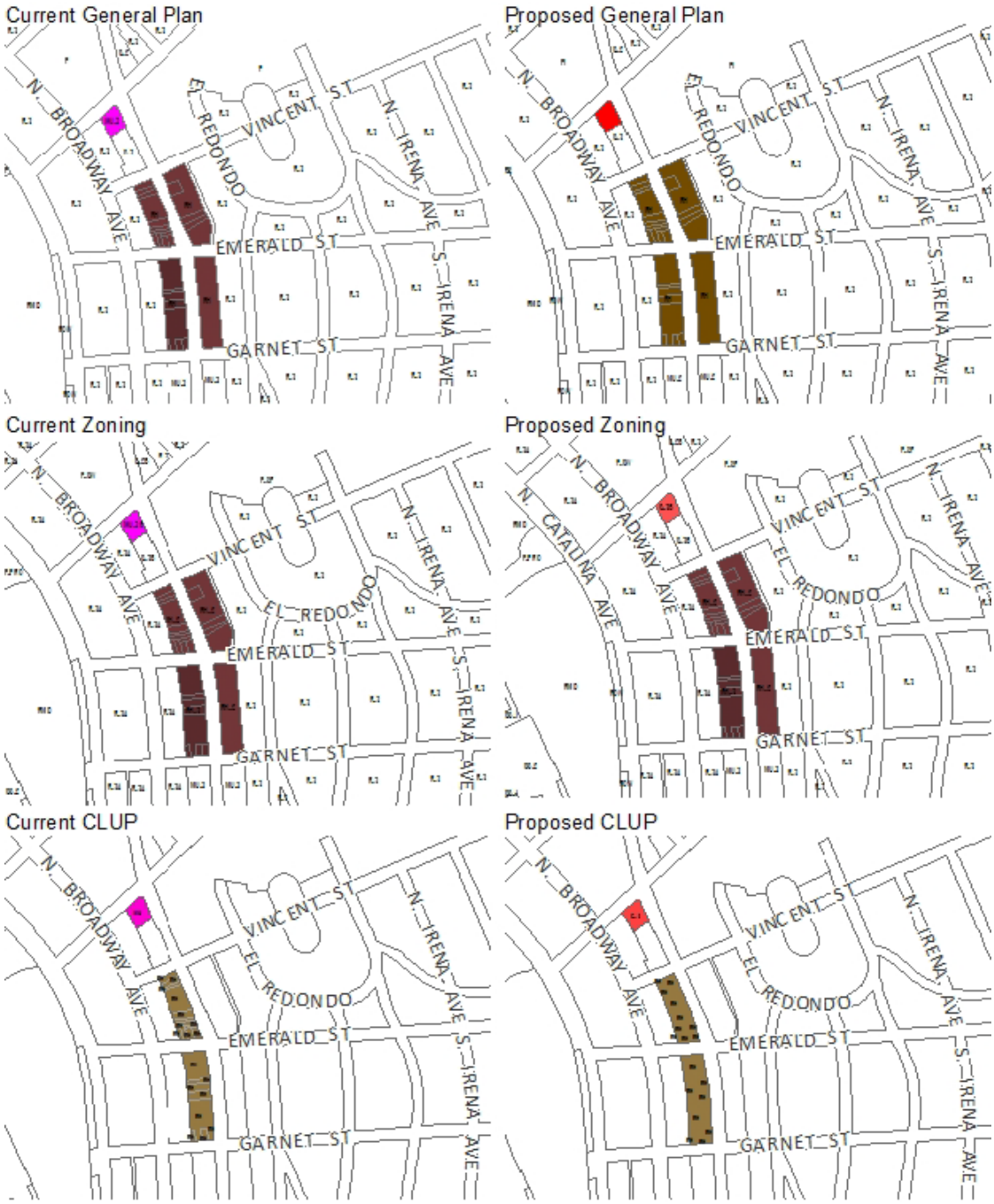
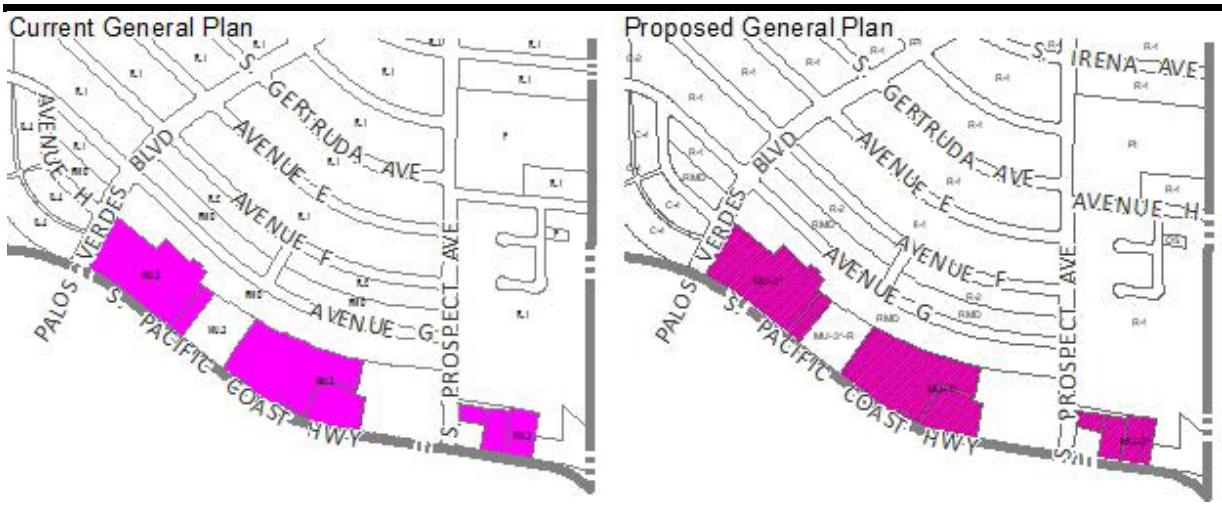


Figure 4.1c PCH - Between Ruby Street and Knob Hill Avenue | General Plan, Zoning Map, and Coastal Land Use Plan Changes

Figure 4.1d PCH - South of Palos Verdes Boulevard | General Plan Map Changes



PACIFIC COAST HIGHWAY (PCH) – GENERAL PLAN AMENDED TEXT

TABLE 2 Land Use Plan Classifications: The RH Land Use Category (PCH – Between Vincent and Garnet – East and West Side) shall be revised to increase density (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
RH	Single-family residential, duplexes, townhomes, condominiums, apartments.	~~28~~ ***30*** units per net acre.

TABLE 2 Land Use Plan Classifications: MU-3 Mixed Use Land Use Category shall be revised to decrease density (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
MU-3	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 square feet.	Floor area ratio: 1.0.
	b. Residential units on the second floor and higher; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 units per net acre ***(30 du/ac for MU-3 not located at Torrance Boulevard and PCH)*** are developed as affordable units.

PACIFIC COAST HIGHWAY – ZONING ORDINANCE AMENDED TEXT

Increased Density in RH Zones (Inland):

Section 10-2.517 Development standards: RH-1 high density multiple-family residential zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area.

Section 10-2.518 Development standards: RH-2 high density multiple-family residential zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area.

Section 10-2.519 Development standards: RH-3 high density multiple-family residential zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit.

(1) The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area.

(2) ***Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot that is listed in Table B-2 in the 2021-2029 Housing Element shall be no less than one unit for each 2,179 square feet of lot area.***

Increased Density in MU-3A Zone (Inland)

Section 10-2.916 Development standards: MU-3A mixed-use zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (b) shall be amended to read:

1. Residential Density.

(1) ***Maximum lot area per dwelling unit.*** The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,245~~ ***1,452*** square feet of lot area.

PACIFIC COAST HIGHWAY – COASTAL ZONING ORDINANCE AMENDED TEXT

Increased Density in RH Zone (Coastal Zone):

Section 10-5.517 Development standards: RH-1 high density multiple-family residential zone shall be amended (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

(a) Lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area, not to exceed ~~28~~ ***30*** dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

Section 10-5.518 Development standards: RH-2 high density multiple-family residential zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (a) shall be amended to read:

(a) Lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area, not to exceed ~~28~~ ***30*** dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

Section 10-5.519 Development standards: RH-3 high density multiple-family residential zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (a) shall be amended to read:

2. Lot area per dwelling unit.

    a. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,556~~ ***1,452*** square feet of lot area, not to exceed ~~28~~ ***30*** dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

PACIFIC COAST HIGHWAY – COASTAL LAND USE PLAN AMENDED TEXT

Increased Density in RH Designation (CLUP)

The land use classification for number 4, High Density Multiple-Family, under the "Residential" category in Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0805-46, page 4 (found on page 166 of the LCP document) shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) to read as follows:

4. High Density Multiple-Family: The primary use in this district (RH) is multiple family residential with a maximum density of ~~28~~ ***30*** units per net acre. The maximum height is limited to ~~30 feet (2 stories) along the west side of Pacific Coast Highway between Ruby Street and Topaz Street and~~ 35 feet (3 stories) along the west side of Pacific Coast Highway between Vincent Street and Garnet Street, ~~except that heights up to 45 feet may be granted between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing~~.

5. Coastal Mixed-Use.

Coastal Mixed-Use | Affected Area
The affected area comprises 29.17 acres and 78 properties along Pacific Coast Highway. The corridor has been divided into four subsections to describe changes.

Coastal Mixed-Use | City Council Adopted Amendments (November 2024)
The 2024 Amendments approved by the City Council include changes to the General Plan and Zoning Ordinance:

Salvation Army Mixed-Use Site. One property reduced the permissible housing density from 35 to 30 du/ac. The General Plan designation remained mixed-use (MU-2). The Coastal Land Use Plan was amended to distinguish the Salvation Army mixed-use site from other mixed-use properties and reduce the density from 35 to 30 du/ac. The Zoning

Code for the Coastal Zone regulates zoning on this property. The Zoning designation remained MU-2, but the maximum density allowed was reduced from 35 to 30 dwelling units per acre (du/ac).

Riviera Village Mixed-Use Site. Seven properties reduced the permissible housing density from 35 to 30 du/ac. The General Plan designation remained mixed-use (MU-3). The Coastal Land Use Plan was amended to distinguish the Riviera Village mixed-use site from other mixed-use properties and reduce the density from 35 to 30 du/ac. The Zoning Code for the Coastal Zone regulates zoning on this property. The Zoning designation remained MU-3c, but the maximum density allowed was reduced from 35 to 30 dwelling units per acre (du/ac).

- No map changes were proposed as part of these changes.
- The City Council-approved changes to the General Plan text are shown in Figure 5.1.
- City Council–approved changes to the zoning ordinances are shown in Figure 5.2.
- City Council–approved changes to the Coastal Land Use Plan are shown in Figure 5.3.

COASTAL MIXED-USE AREAS – GENERAL PLAN AMENDED TEXT

TABLE 2 Land Use Plan Classifications: MU-3* Mixed Use Land Use Category shall be revised to decrease density (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
MU-3	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities "footprints" exceeding 30,000 square feet.	Floor area ratio: 1.0.
	b. Residential units on the second floor and higher; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 units per net acre ***(30 du/ac for MU-3 not located at Torrance Boulevard and PCH)*** are developed as affordable units.

COASTAL MIXED-USE AREAS – COASTAL ZONING ORDINANCE AMENDED TEXT

Reduced Density in MU-2 Zone (Coastal Zone)

Section 10-5.914 Development standards: MU-2 mixed-use zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (b) shall be amended to read:

(b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each ~~1,245~~ ***1,452*** square feet of lot area.

Section 10-5.918 Development standards: MU-3C mixed-use zone shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Subsection (b) shall be amended to read:

(b) Residential Density. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,245~~ ***1,452*** square feet of lot area, not to exceed ~~35~~ ***30*** dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

COASTAL MIXED-USE AREAS – COASTAL LAND USE PLAN AMENDED TEXT

Reduced Density in Mixed Use Commercial/Residential (MU) Designation (CLUP)

The "Mixed Use Commercial/Residential" category under Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0805-46, page 5 (found on page 167 of the LCP document) shall be revised (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) to read as follows:

The Mixed-Use Commercial/Residential (MU) district encourages the development of pedestrian active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels. This district includes the following sites:

1. ***Salvation Army site. At the northwest corner of Beryl Street and Catalina Avenue, the Salvation Army site permits*** ~~In addition,~~ ***community services or non-profit service uses (including religious worship, assembly, and group kitchen/cafeteria facilities) in addition to the uses described above.*** ~~may be permitted on the Salvation Army site.~~ ***This site permits a maximum height of 45 feet (3 stories), a maximum floor area ratio of 0.7 for commercial only***

projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is 30 units per net acre.

2. ***Riviera Village site. Along Avenue I, midblock between Catalina Avenue and Elena Avenue, the Riviera Village site permits the same uses noted above with*** ~~This district permits~~ a maximum height of 45 feet (3 stories), a maximum floor area ratio of 1.00 for commercial only projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is ~~35~~ ***30*** units per net acre.

SECTION 4. AUGUST 4th, AND 11th, 2026 Amendments. The "Major Changes in Allowable Land Use" approved by City Council on August 4th, and August 11th, 2026, consist of updates to the City's General Plan, Zoning Ordinance, Coastal Land Use Plan, and Coastal Land Use Plan Implementing Ordinance (the Implementing Plan (IP) of the City's Local Coastal Program (LCP)) regarding amendments to industrial areas north of Manhattan Beach Boulevard, commercial corridors along Artesia and Aviation Boulevards, and Pacific Coast Highway "2026 Amendments". The 2026 Amendments described below are Hereby Approved.

New text amendments are show with ***bold italics underlined text***; deletions are shown in ~~stricken text~~. Map changes are illustrated as "Current General Plan/Proposed General Plan" and "Current Zoning" and "Proposed Zoning".

The "2026 Amendments" are clustered in 3 general areas of the city: Industrial areas north of Manhattan Beach Boulevard, the Artesia and Aviation Boulevard commercial corridors, and segments along Pacific Coast Highway.

1. Industrial Intensity

Industrial Intensity | Affected Area

The affected area comprises 231.56 acres across 43 properties between Marine Ave to the North, Manhattan Beach Boulevard to the South, Inglewood Avenue to the East, and Aviation Boulevard to the West. None of the affected areas are within the coastal zone.

Industrial Intensity | City Council Adopted Amendments (August 2026)

The 2026 Amendments to these industrial areas include revisions to the General Plan Land Use Designations and Zoning Ordinance:

I-1 Properties. The City Council approved an increase in the maximum FAR for I-1 properties from 0.70 FAR to 1.00 FAR. This is identified in Table 2.1 of the proposed General Plan, and sections 10-2.1012, 10-2.1013, and 10-2.1014 of the Zoning Ordinance. No map changes are proposed; the General Plan land use designation on all 36 properties would remain I-1, while the Zoning designations would remain I-1 (18 properties), I-1A (9 properties), and I-1B (9 properties).

I-3 Properties. The City Council approved an increase in the maximum FAR for I-3 properties from 0.70 FAR to 1.00 FAR. This is identified in Table 2.1 of the proposed General Plan, and section 10-2.1022 of the Zoning Ordinance. No map changes are proposed; the General Plan land use designation on all 7 properties would remain I-3, while the Zoning designation would remain IC-1.

The current and proposed land use and zoning designations shown in Figures 1.1a-1.1d illustrate that no map changes are proposed. Proposed changes to the General Plan text are shown in Figures 1.2a and1.2b, and proposed changes to the zoning ordinance are shown on Figure 1.3. All affected properties are outside of the Coastal Zone, so no edits to the LCP are proposed.

Figure 1.1a Industrial Intensity | Current General Plan

Figure 1.1b Industrial Intensity | Proposed General Plan

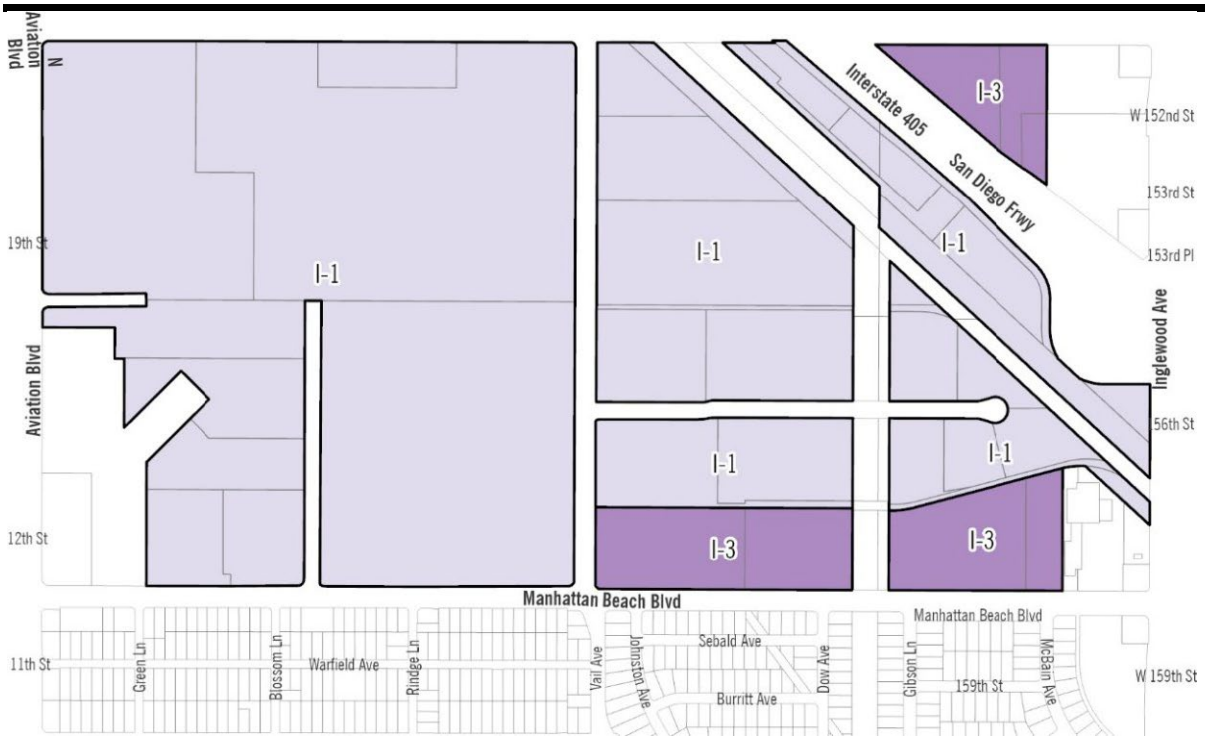


Figure 1.1c Industrial Intensity | Current Zoning Map

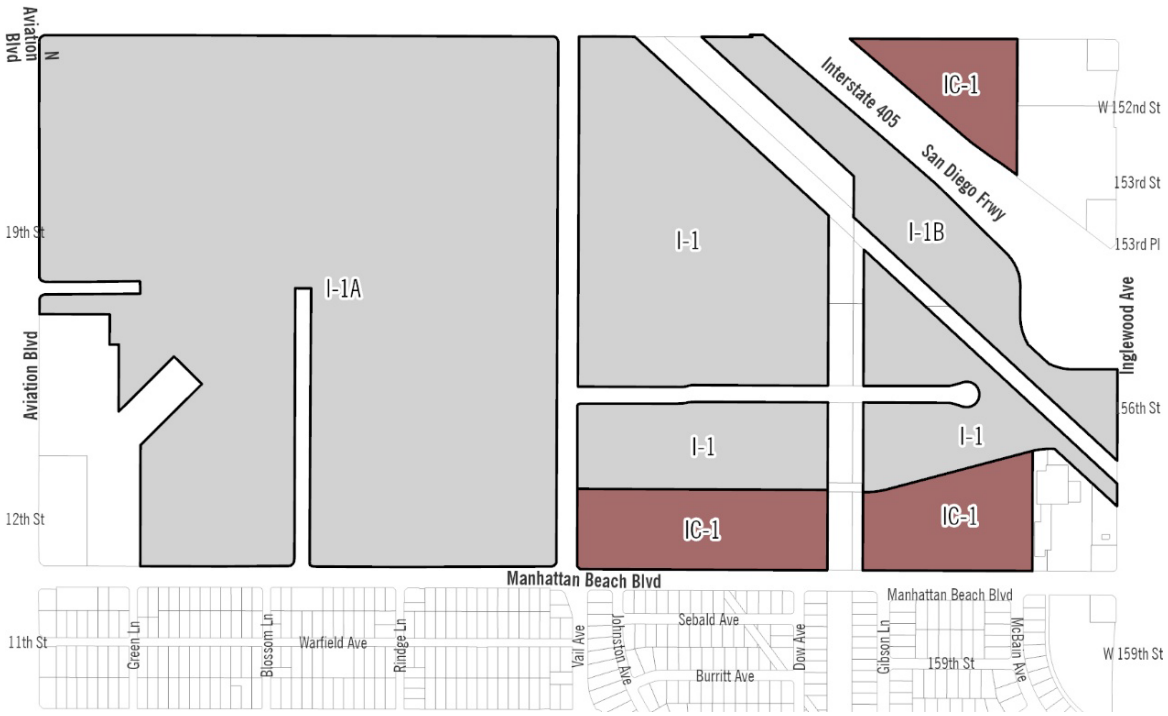
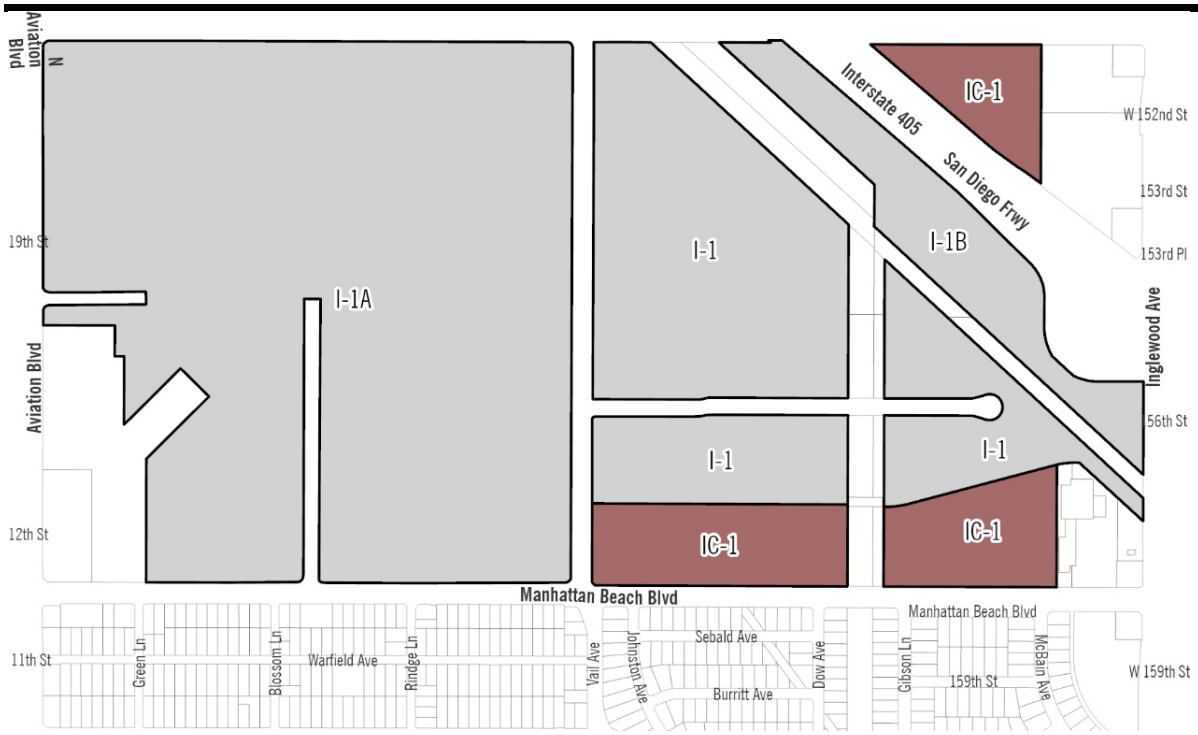


Figure 1.1d Industrial Intensity | Proposed Zoning Map



INDUSTRIAL INTENSITY – GENERAL PLAN AMENDED TEXT

TABLE 2 Land Use Plan Classifications: The Industrial Land Use Categories shall be revised to increase intensity (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
I-1	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers.	Floor area ratio: ~~0.7~~ ***1.0***.
I-2	Uses permitted in I-1.	Floor area ratio: 1.0.
I-3	Uses permitted in I-1, and building material sales, furniture stores, vehicle sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.	Floor area ratio: ~~0.7~~ ***1.0***.

INDUSTRIAL INTENSITY – ZONING ORDINANCE AMENDMENT TEXT

AMENDMENT OF CODE §10-2.1012. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1012 shall be amended as follows (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***):

Section 10-2.1012 Development standards: I-1 industrial zone.

Subsection (a) shall be amended to read:

(a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ **1.0** (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1013. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1013 shall be amended as follows (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***):

Section 10-2.1013 Development standards: I-1A industrial zone.

Subsection (a) shall be amended to read:

(a) The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0 ~~0.7, except that the F.A.R. may be increased to a maximum of 1.0 on individual lots subject to the approval of a development agreement containing provisions limiting the cumulative floor area ratio of all parcels in the zone to a maximum of 0.7~~. (See definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1014. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1014 shall be amended as follows (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***):

Section 10-2.1014 Development standards: I-1B industrial zone.

Subsection (b) shall be amended to read:

*(b) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ **1.0** (see definition of floor area ratio in Section 10-2.402).*

AMENDMENT OF CODE §10-2.1022. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1022 shall be amended as follows (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***):

Section 10-2.1022 Development standards: IC-1 industrial-commercial zone.

Subsection (c) shall be amended to read:

*(c) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ **1.0** (see definition of floor area ratio in Section 10-2.402).*

2. Artesia and Aviation Boulevards.

Artesia and Aviation Boulevards | Affected Area

The affected area comprises 47.38 acres across 188 properties fronting Artesia and Aviation Boulevards within the AACAP Boundary (The AACAP Boundary mirrors the boundaries of Artesia and Aviation Special Policy Areas combined). None of the affected properties are within the coastal zone.

Artesia and Aviation Boulevards | City Council Adopted Amendments (August 2026)

2026 Amendments include changes to the General Plan and Zoning Ordinance:

Properties changing from C-2 to CN (AACAP). 2026 Amendments amended the General Plan designation for all C-2 properties facing Artesia and Aviation Blvds within the AACAP Area to CN (AACAP). This designation allows for the same types of uses as C-2, but increases the maximum FAR from 0.60 to 1.50. This change is identified in Figures 2.1a-2.1d and Table 2.1 of the adopted General Plan. These updates to the zoning ordinance reflect the change in FAR in section 10-2.622 of the Zoning Ordinance, but no updates to the zoning map are needed. The General Plan land use designation for 115 properties (28.2 acres) would change from C-2 to CN (AACAP). These properties are located along three specific corridor segments:

- Artesia Blvd (Between Ruxton Ln and SCE Corridor)
- Artesia Blvd (Between Rindge Ln and Blossom Ln)
- Aviation Blvd (from Artesia Blvd & Aviation Way to Aviation Blvd & Harper Ave/City Boundary).

Properties changing from C-2-PD to CN (AACAP). The 2026 Amendments amended the General Plan land use designation for C-2-PD to CN(AACAP) on properties fronting

Artesia Blvd between the SCE Corridor and Rindge Ln. The CN(AACAP) designation allows for the same types of uses as C-2-PD, but increases the maximum FAR from 0.60 to 1.50. This change is identified in Figures 2.1a-2.1d and Table 2.1 of the adopted General Plan Land Use Element. These updates to the zoning ordinance reflect the change in FAR in section 10-2.625 of the Zoning Ordinance. The General Plan land use designation for 45 properties (11.5 acres) would change from C-2-PD to CN (AACAP), while the Zoning designations would remain C-2-PD (No changes to the zoning map are proposed).

Properties with adopted 2024 Amendments and adopted 2026 Amendments. On November 5, 2024 City Council approved changing 28 properties between Blossom Lane and Aviation Way from mixed use (MU-1) to Commercial (C-2) with a maximum FAR of 0.60. The 2026 Amendments further amended these 28 properties from C-2 to CN(AACAP), which allows the same types of uses as C-2, but increases the maximum FAR from 0.60 to 1.50. This change is identified in Figures 2.1a-2.1d and Table 2.1 of the adopted General Plan Land Use Element. These updates to the zoning ordinance reflect the change in FAR in section 10-2.622 of the Zoning Ordinance. The General Plan land use designation for these 28 properties would change from C-2 to CN (AACAP), while the Zoning designations would remain C-2 consistent with the "2024 Amended" map changes already adopted City Council.

Development Standards. Consistent with City Council's approval (inclusive of some recommendations by the Planning Commission), the 2026 Amendments amended the C-2 and C-2-PD zoning development standards specifically for properties within the AACAP boundary. In addition to the FAR increase to 1.50, the amendments raise the maximum building height to 45 feet and allow up to three stories. To ensure a walkable, visually engaging streetscape, the amendments also introduce rigorous pedestrian-oriented architectural and design standards. These include requiring a minimum 12-foot floor-to-ceiling dimension for first-floor commercial spaces, a minimum of 70 percent transparent materials (such as glass or windows) for ground-floor retail frontages, upper-story step-backs (a minimum average 5-foot setback above the second floor), and specific high-quality facade material and shade structure requirements.

Rooftop Dining. The City Council approved 2026 Amendments introduce a new Rooftop Dining Ordinance that will apply to C-2 and C-2-PD zoned properties along Artesia and Aviation Boulevards. Rooftop dining areas will be permitted subject to an Administrative Use Permit and must be operated as an integral part of an associated restaurant. The ordinance mandates strict operational, design, and noise mitigation standards to ensure compatibility with adjacent uses, including a maximum structure height of 10 feet above the roof surface, downward-facing lighting, and a 20-foot setback from any contiguous residential zone. To incentivize placemaking within the Artesia and Aviation Corridors Area Plan (AACAP) boundary, no additional parking is required for rooftop dining. Additionally, all rooftop dining square footage will count toward the total adopted 1.50 FAR requirement.

The current and adopted land use and zoning designations are shown in Figures 2.1a-2.1d. The current and adopted General Plan text is shown in Figures 2.2a and 2.2b, and changes to the zoning ordinance are shown in Figure 2.3. All affected properties are outside of the Coastal Zone, so no edits to the LCP are required.

Figure 2.1a Artesia and Aviation Boulevards | Current General Plan (Prior to "2024 Amendments")

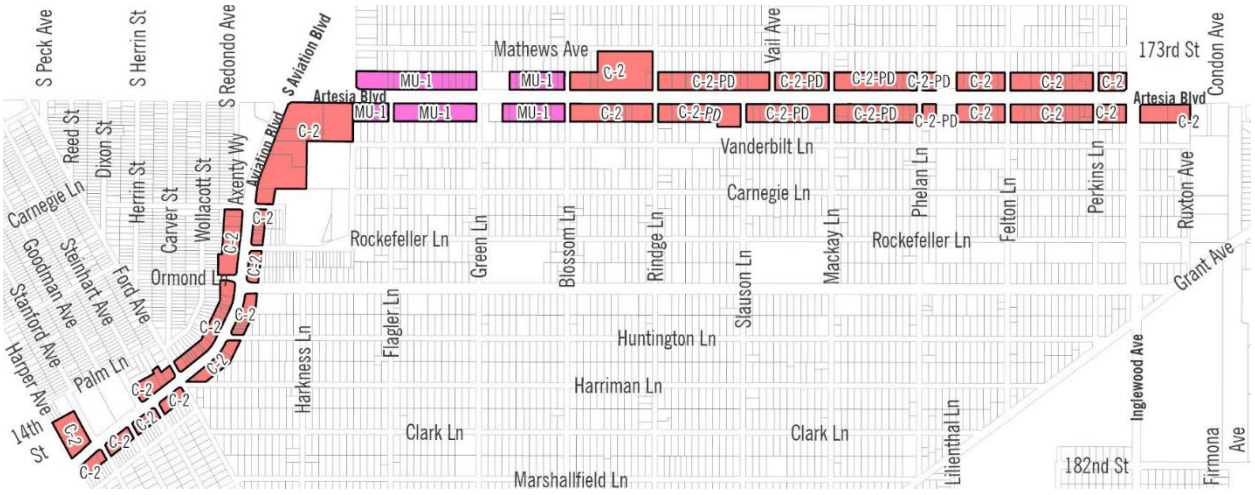


Figure 2.1b Artesia and Aviation Boulevards | Proposed General Plan ("2026 Amendments")

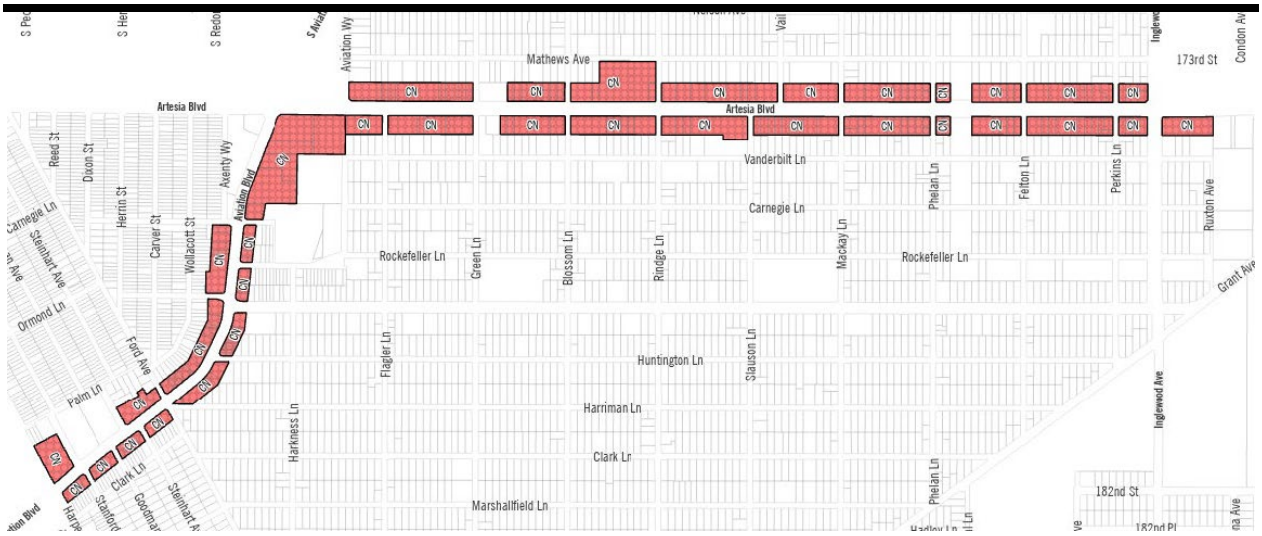


Figure 2.1c Artesia and Aviation Boulevards | Current Zoning Map (Prior to "2024 Amendments")

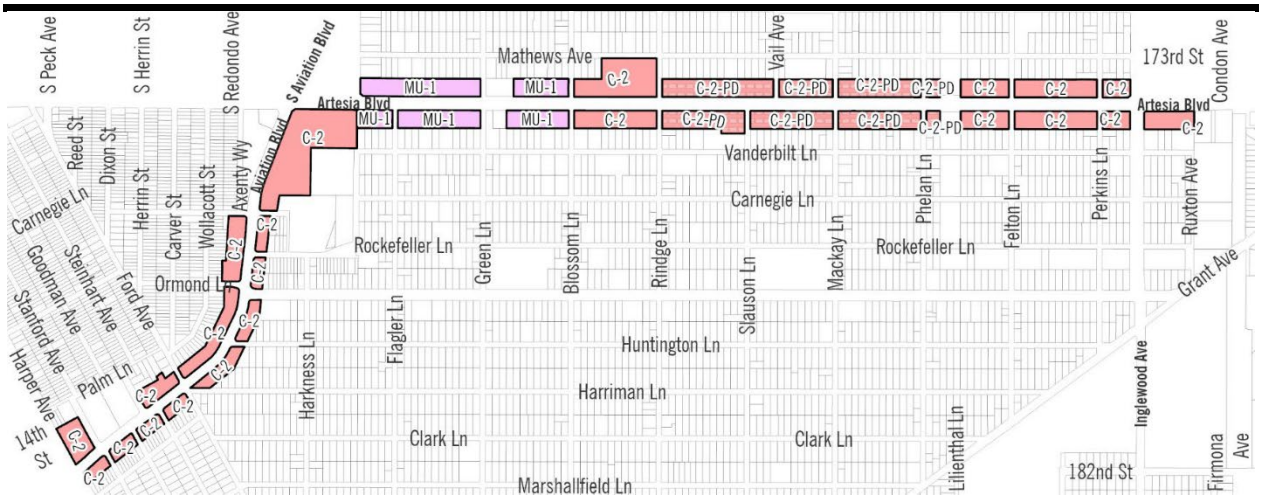
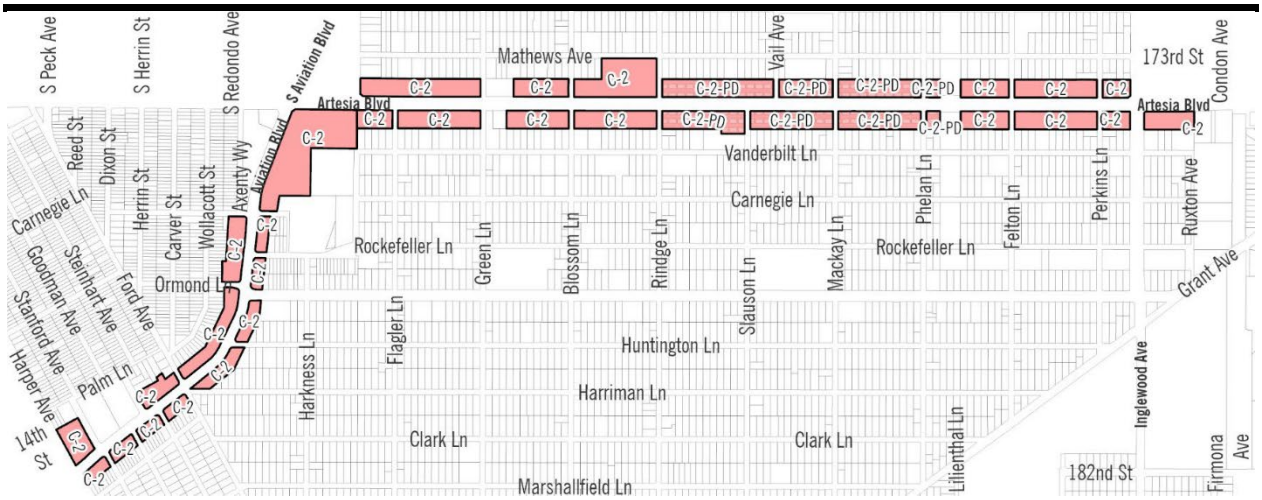


Figure 2.1d Artesia and Aviation Boulevards | Proposed Zoning Map ("2026 Amendments")



ARTESIA AND AVIATION BOULEVARDS – GENERAL PLAN AMENDED TEXT

TABLE 2 Land Use Plan Classifications: The C-2 Land Use Category shall be amended to a Commercial Neighborhood (CN) Land Use Category to better support surrounding adjacent residential neighborhoods and for the C-2 Zones along Artesia and Aviation Boulevards increase the floor area ratio (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
~~C-2~~	~~Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "footprint" exceeding 30,000 square feet is permitted for a single use for food sales, retail goods, or other large volume use.~~	~~Floor area ratio: 0.50~~
Neighborhood Commercial (CN)	***Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel*, and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses Buildings in the CN districts should front the street with rear, alley loaded parking where feasible. Where CN designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted.*** ***Maximum FAR 0.50 (except for the Artesia and Aviation Boulevards Special Policy Areas, where the Maximum FAR is 1.50)*** ****Conditionally permitted subject to zoning code***	***Max. FAR 0.50*** ***Max FAR 1.50 for Artesia and Aviation Boulevards Special Policy Areas***

ARTESIA AND AVIATION BOULEVARDS – ZONING ORDINANCE AMENDED TEXT

AMENDMENT OF CODE §10-2.622. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.622 shall be amended as follows (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***) :

Section 10-2.622 Development Standards, C-2 commercial zone.

(a) These standards shall apply to the C-2 zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.

(b)~~(a)~~ Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402)~~ except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council~~.

~~(1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

(c)~~(b)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

(d)~~(c)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

(e)~~(d)~~ Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of five feet the full width of the lot, except where a lot is contiguous to a residentially zoned lot fronting on the same street, in which case the required front setback shall be the same as required for the contiguous residential lot.

(2) Side setback.

There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

There shall be a minimum side setback of 20 feet the full length of the lot;

The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

(1) Purpose: The purpose of this subsection is to establish development standards specific to C-2 zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

(2) Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.

(3) Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).

b. Building height. No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback

(i) Minimum required. There shall be a minimum front setback of five feet the full width of the lot.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

ii. The placement of off-street parking in the front of the building may be authorized through approval of an Administrative Use Permit (AUP) as determined by the Community Development Director as identified in Municipal Code Section 10-2.1707(b)(2)(b)(1)

Side setback.

There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.

No side setback shall be required along the interior lot lines.

Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

There shall be a minimum rear setback of 20 feet the full width of the lot;

(ii) The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor along Artesia and Aviation Boulevard shall have a minimum average setback of five feet from the second floor building face.

e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.

(4) The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:

a. Architecture and design:

1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.

2. Specific design features and elements that should be incorporated into the projects design include the following:

(i) Storefronts and Entrances:

i. The storefront shall enhance the visual quality and character of the street and reflect the architectural style of the building while maintaining individuality.

ii. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.

iii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.

iv. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevard shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity though transparent, inviting facades.

v. Building entries should be at or near grade and oriented toward the street and clearly defined.

Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.

3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.

4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.

(i) Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.

(ii).The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.

(iii)A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.

(iv) Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two-foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.

5. Lighting: The placement and style of lighting shall highlight architectural features and signage.

(i) Lighting shall be designed and located to not project off-site or onto adjacent uses.

(ii) Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

AMENDMENT OF CODE §10-2.625. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.625 shall be amended as follows (deleted text shown as ~~strike through~~ and new text shown as ***bold italics underlined text***):

Section 10-2.625 Development Standards, C-2-PD commercial zone.

(a) These standards shall apply to the C-2-PD zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.

(b)~~(a)~~ Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402)~~ except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council~~.

~~(1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

(c)~~(b)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

(d)~~(c)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

(e)~~(d)~~ Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of ~~three~~ five feet the full width of the lot~~, except that display windows may project to the front property line, provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade~~. However, where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~*(e)* Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

(1) Purpose: The purpose of this subsection is to establish development standards specific to C-2-PD zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

(2) Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2-PD shall continue to be regulated by subsections (a) through (j) above.

(3) Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor Area Ratio: The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).

b. Building height: No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback

(i) Minimum required. There shall be a minimum front setback of five feet the full width of the lot.

(ii) Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

2. Side setback.

(i) There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.

(ii) No side setback shall be required along the interior lot lines.

Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

There shall be a minimum rear setback of 20 feet the full width of the lot;

(ii) The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.

(4) The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:

a. Architecture and design:

1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.

2. Specific design features and elements that should be incorporated into the projects design include the following:

(i) Storefronts and Entrances:

i. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.

ii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.

iii. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevards shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity though transparent, inviting facades.

iv. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.

3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to

anchor intersections shall be incorporated into the design of the project.

4. ***Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.***
   - ***(i) Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.***
   - ***(ii) The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.***
   - ***(iii) A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.***
   - ***(iv) Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.***
5. ***Lighting: The placement and style of lighting shall highlight architectural features and signage.***
   - ***(i) Lighting shall be designed and located to not project off-site or onto adjacent uses.***
   - ***(ii) Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.***

3. PCH and Torrance Boulevard.

PCH and Torrance Boulevard | Affected Area

The 2026 Amendments change select commercial properties along PCH from C-2 to C-4, which allows for a higher maximum intensity, changing the allowed intensity from 0.50 FAR to 1.00 FAR. The 2026 Amendments also increasing the maximum intensity allowed from 0.50 FAR to 0.75 FAR. The affected properties are divided between the coastal zone and inland areas.

PCH and Torrance Boulevard | City Council Adopted Amendments (August 2026)

The 2026 Amendments adopted changes include revisions to the General Plan, Zoning Ordinance, Coastal Land Use Plan (CLUP), and Zoning Map:

Properties changing from C-2 to C-4. 2026 Amendments amended the General Plan designation for 40 properties (18.4 acres) along Pacific Coast Highway from Commercial (C-2) to Commercial (C-4). This designation allows for commercial uses but increases the

maximum allowable building intensity from 0.50 FAR to 1.00 FAR. This change is identified in Figures 3.1a-3.1f and Table 2.1 of the proposed General Plan Land Use Element. These properties are divided between the Coastal Zone and inland areas across four specific corridor segments:

Coastal Zone (West Side of Pacific Coast Highway). This area includes 31 properties across three segments: between Catalina Avenue and Gertruda Ave (16 properties); between Beryl Street and Carnelian Avenue (3 properties); and between Pearl Street and Ruby Street (12 properties). For these properties the Coastal Land Use Map in the Coastal Land Use Plan, will be amended to change the designation from C-2 to C-4, making these properties consistent with the General Plan. The Zoning Code for the Coastal Zone regulates zoning on these properties, and the Zoning designations will be changed from C-2 and C-2A to C-4.

Inland (East Side of Pacific Coast Highway). This area includes 9 properties along PCH between Pearl Street and Ruby Street. For these properties, the General Plan designation will change from C-2 to C-4, and the Zoning designation will change from C-2 to C-4. This area is outside of the coastal zone, so there are no changes to the Coastal Land Use Plan or Coastal Land Use Plan Implementing Ordinance for this segment.

The current and proposed land use and zoning designations are shown in Figures 3.1a-3.1d. The current and proposed Coastal Land Use Plans are shown in Figures 3.1e and 3.1f. Figures 3.2a and 3.2b note that there are no proposed changes to General Plan land use designations associated with these changes. Figure 3.3 notes that there are no proposed changes to the zoning ordinance.

Figure 3.1a PCH and Torrance Boulevard | Current General Plan

Figure 3.1b PCH and Torrance Boulevard | Proposed General Plan

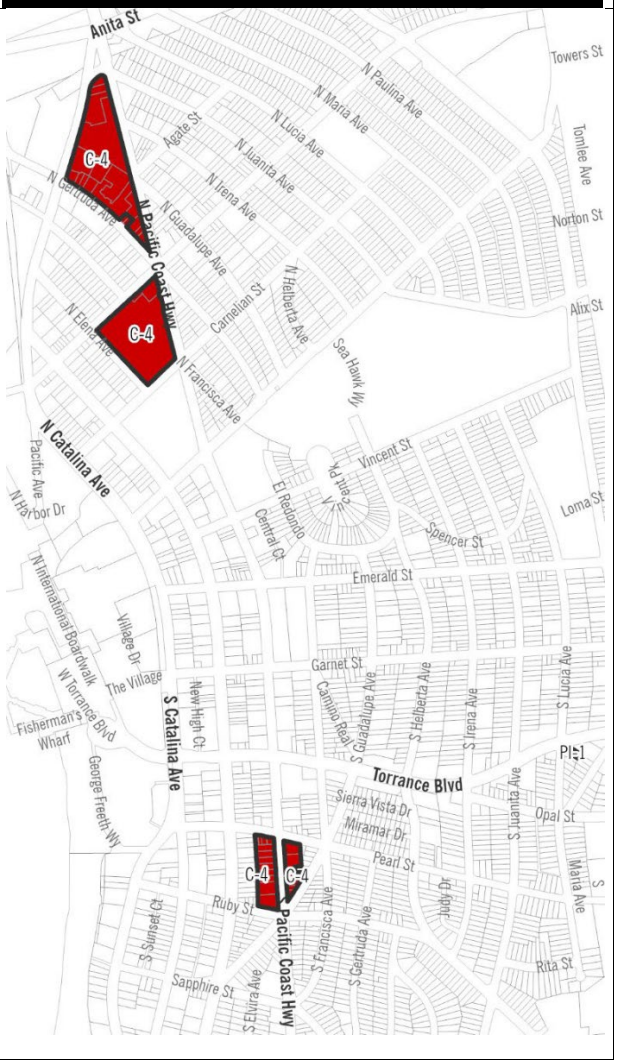


Figure 3.1c PCH and Torrance Boulevard | Current Zoning Map

Figure 3.1d PCH and Torrance Boulevard | Proposed Zoning Map

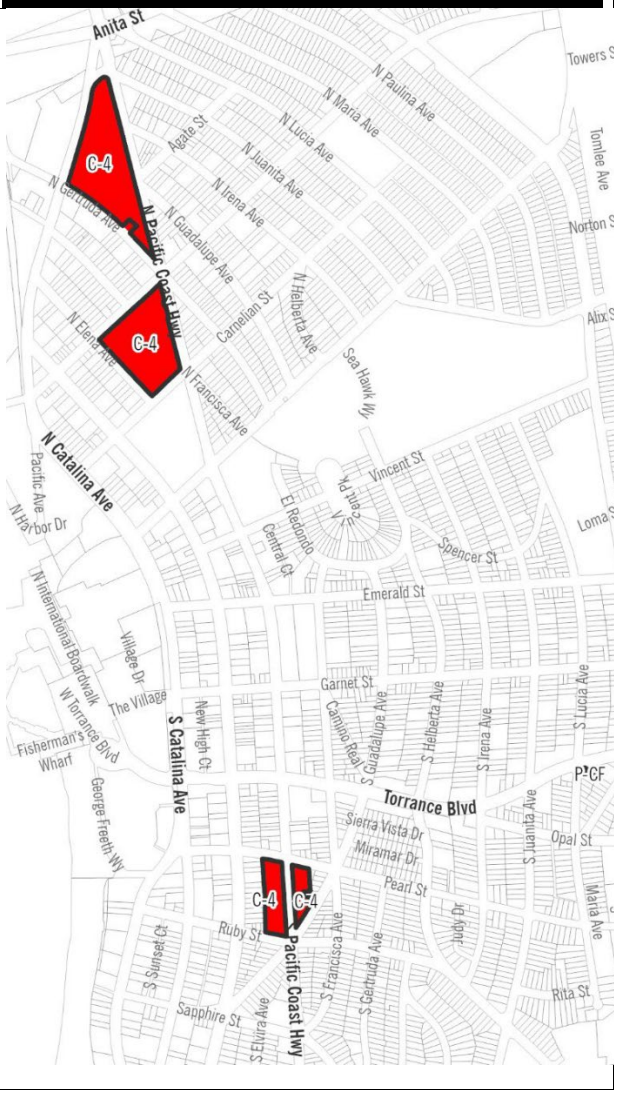


Figure 3.1e PCH and Torrance Boulevard | Current Coastal Land Use Plan

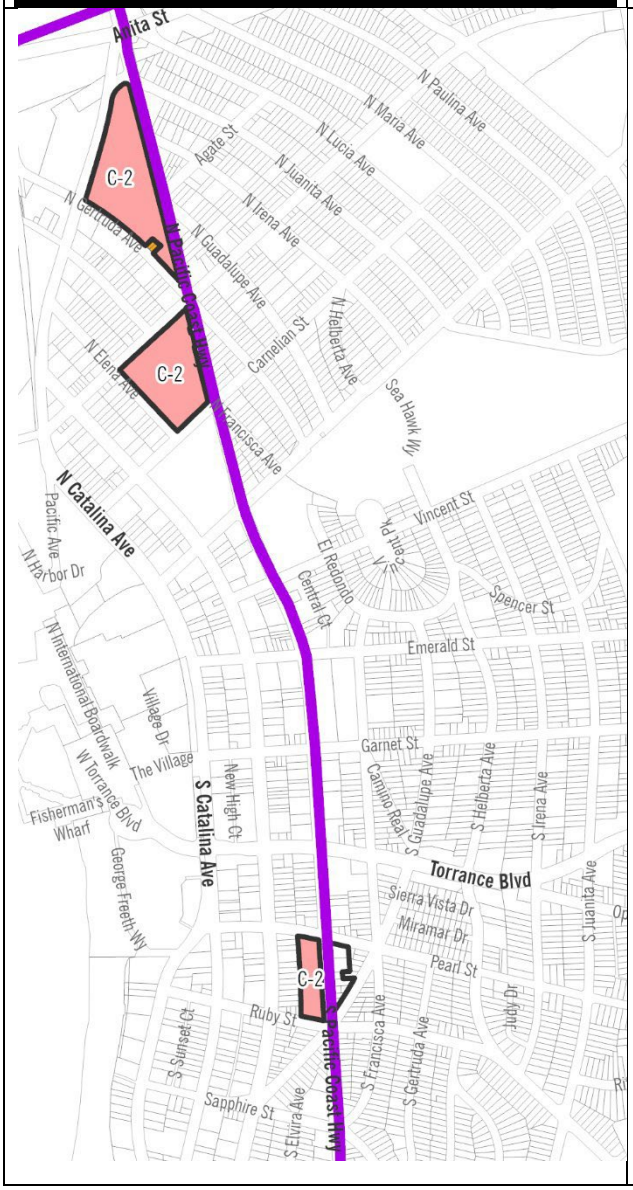


Figure 3.1f PCH and Torrance Boulevard | Proposed Coastal Land Use Plan

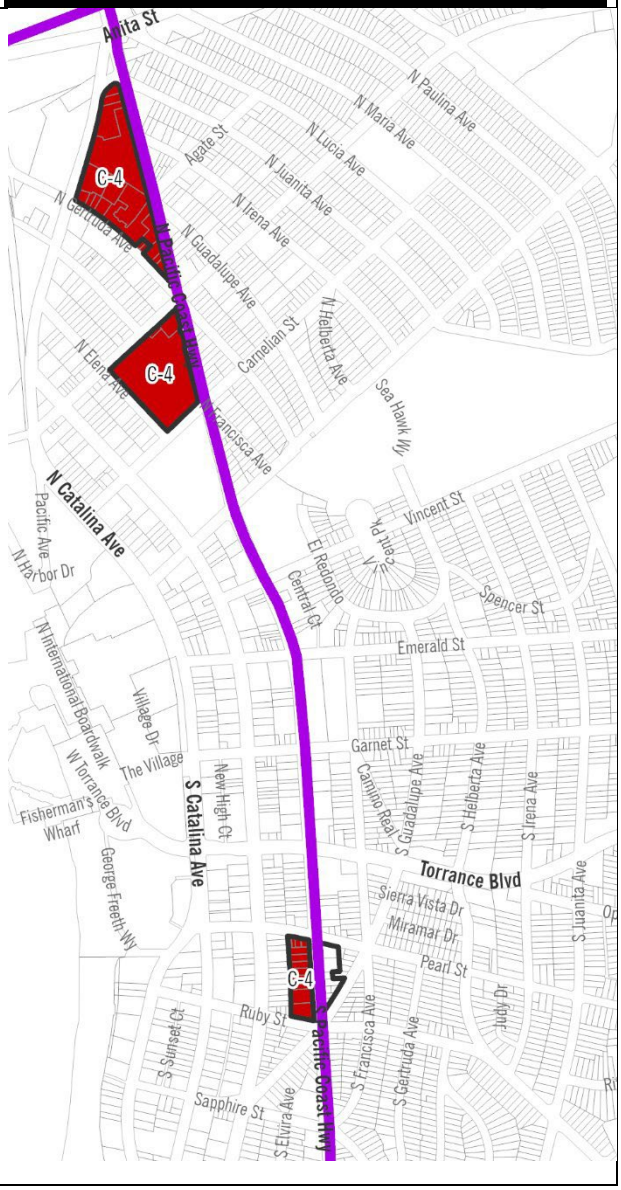


Figure 3.2 PCH and Torrance Boulevard | Current and Proposed General Plan Text

Note: There are no proposed changes to the General Plan Text associated with these changes.

Figure 3.3a PCH and Torrance Boulevard | Zoning Ordinance Amended Text

Note: There are no proposed changes to the General Plan Text associated with these changes.

Figure 3.3b PCH and Torrance Boulevard | Coastal Land Use Plan Implementing Ordinance Amended Text

Note: There are not proposed changes to the General Plan Text associated with these changes.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, unconstitutional or unenforceable by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The people hereby declare that they would have passed this Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid, unconstitutional or unenforceable.

SECTION 6. AMENDMENTS. This Ordinance shall not be construed as having been enacted by initiative and shall therefore be exempt from the subsequent voter approval requirements contained in the third sentence of California Elections Code 9217.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be considered as adopted upon the date that the vote is declared by the City Council, and shall go into effect 10 days after that date. The City Clerk shall certify to the passage and adoption of this Ordinance and enter it into the book of original measure. Certain portions of this Ordinance shall not be effective until Coastal Commission has certified the amendments. In the event that Coastal Commission suggests or requires modifications to the amendments, this requirement can be fulfilled through compliance with Title 14, Cal. Code of Regulations, Section 13544 (or similar acknowledgment from the Coastal Commission that the City has complied with the Coastal Commission's modifications).

SECTION 8. CERTIFICATION BY MAYOR.

The Mayor is hereby authorized to certify the adoption of this measure and the declaration of the vote thereon by the City Council by signing where indicated below.

ADOPTED by the People of the City of Redondo Beach, California, this 3rd day of November, 2026 by the following vote, to wit:

YES: _____

NO: _____

I hereby certify that the foregoing ORDINANCE was PASSED APPROVED AND ADOPTED by a majority vote by the People of the City of Redondo Beach voting on the 3rd day of November, 2026.

_____
James A. Light, Mayor

APPROVED AS TO FORM:

_____
Joy A. Ford, City Attorney

ATTEST:

_____
Eleanor Manzano, CMC, City Clerk

RESOLUTION NO. CC-2608-058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A SPECIAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO § 10403 OF THE CALIFORNIA ELECTIONS CODE FOR A PROPOSED CITY MEASURE

WHEREAS, the City Council of the City of Redondo Beach called a Special Municipal Election to be held on November 3, 2026, for the purpose of submitting to voters a certain measure; and

WHEREAS, it is desirable that the Special Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the city the precincts, polling places and election officers of the two elections be the same, and that the county election department of the County of Los Angeles canvass the returns of the Special Municipal Election and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of § 10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a Special Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of a city measure being placed on the ballot.

SECTION 2. That the measure to appear on the ballot is as follows:

MEASURE

Shall the measure be adopted to amend the Redondo Beach General Plan and Zoning Ordinance to support increased commercial activity in key areas of the City, including expanded property development potential (i.e. new floor area ratio caps, height limits, and rooftop dining) along Artesia and Aviation Boulevards, industrial properties north of Manhattan Beach Boulevard, and certain commercial properties along Pacific Coast Highway; and to reduce the allowed housing density for some residential and mixed-use properties in the City?	**YES** **NO**

SECTION 3. The City Clerk/Elections Official is directed to forward, without delay, to the Board of Supervisors of the County of Los Angeles, and to the Los Angeles County Elections Department, each, a certified copy of the resolutions and the proposed amendments will be attached as the adopted Resolutions with Exhibits as follows:

- Resolution 2608-057 - Calling The Election
- Resolution 2608-059 - Setting Priorities For Filing Written Argument(s)

SECTION 4. That the vote requirement for the measure to pass is a majority (50%+1) of the votes cast.

SECTION 5. That the ballots used at the election shall be in form and content as required by law and conducted in the manner prescribed in Elections Code Section 10418.

SECTION 6. That the County Election Department is authorized to canvass the returns of the Special Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating special election.

SECTION 6. That the Board of Supervisors is requested to issue instructions to the County Election Department to take any and all steps necessary for the holding of the consolidated election.

SECTION 7. That the City of Redondo Beach recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 8. That the City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the county election department of the County of Los Angeles.

SECTION 9. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 4th day of August, 2026.

DocuSigned by:
6BC0853B8F644F1...
James A. Light, Mayor

APPROVED AS TO FORM:

Signed by:
A5A27AAE40834DE...
Joy A. Ford, City Attorney

ATTEST:

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2608-058 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 4th day of August, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES: WALLER, CASTLE, OBAGI, JR., BEHRENDT

NOES: NONE

ABSENT: KALUDEROVIC

ABSTAIN: NONE

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, CMC
City Clerk

RESOLUTION NO. CC- 2608-059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, SETTING PRIORITIES FOR FILING WRITTEN ARGUMENT(S) AND REBUTTAL ARGUMENTS, AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS REGARDING A CITY MEASURE REGARDING MAJOR CHANGES IN ALLOWABLE LAND USE PURSUANT TO ARTICLE XXVII OF THE CITY CHARTER TO BE SUBMITTED AT A SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, AS CALLED BY RESOLUTION NO CC-2608-057.

WHEREAS, a Special Municipal Election is to be held in the City of Redondo Beach, California on November 3, 2026, at which time there will be submitted to the voters the following measure:

MEASURE

Shall the measure be adopted to amend the Redondo Beach General Plan and Zoning Ordinance to support increased commercial activity in key areas of the City, including expanded property development potential (i.e. new floor area ratio caps, height limits, and rooftop dining) along Artesia and Aviation Boulevards, industrial properties north of Manhattan Beach Boulevard, and certain commercial properties along Pacific Coast Highway; and to reduce the allowed housing density for some residential and mixed-use properties in the City?	**YES** **NO**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Pursuant to California Elections Code 9282(b) for measures placed on the ballot by the legislative body may write arguments for or against the above measure.

SECTION 2. That pursuant to the above the City Council does authorize the following member(s) of its body: Councilmember Obagi and Councilmember Behrendt to file written Arguments For **not exceeding 300 words** regarding the City measure as specified above, accompanied by the printed name(s) and signature(s) of the author(s) submitting it. The arguments may be changed or withdrawn until **Tuesday**, **August 18, 2026 by 5:30 p.m.** after which no arguments for or against the City measure may be submitted to the City Clerk.

SECTION 3. No more than five signatures shall appear with any argument submitted. In case any argument is signed by more than five authors, the signatures of the first five shall be printed. The arguments shall be accompanied by the Form of Statement To Be Filed By Author(s) of Argument.

SECTION 4. That the City Clerk/Elections Official is directed to follow the format for ballot arguments provided in subsections (d), (e) and (f) of Section 9282 of the California Elections Code.

SECTION 5. That based on the time reasonably necessary to prepare and print the arguments and sample ballots and to permit the ten-calendar-day public examination period, the City Clerk/Election Official has fixed **Friday, August 28, 2026 by 5:30 p.m.**, as the date after which no arguments for or against City measure may be submitted to the City Clerk/Elections Official for printing and distribution to the voters.

SECTION 6. That if more than one argument for or against the measure is submitted to the City Clerk/Elections Official within the time prescribed, pursuant to Section 9287 of the California Elections Code, she shall select one of the arguments in favor and one of the arguments against the Measure for printing and distribution to the voters.

SECTION 7. That the City Clerk/Elections Official shall give preference and priority, in the order named, to the arguments of the following:

a. The City Council, or member(s) or members of the body authorized by the City Council.

b. The individual voter, or bona fide association of citizens, or combination of voters and associations, who are the bona fide sponsors or proponents of the measure.

c. Bona fide associations of citizens.

d. Individual voters who are eligible to vote on the measure.

SECTION 8. That pursuant to Section 9285(a)(1) of the California Elections Code, after the City Clerk/Elections Official has selected the arguments for and against the measure which will be printed and distributed to the voters, the Election Official shall send a copy of the argument in favor of the measure to the authors of the argument against the measure, and a copy of the argument against the measure to the authors of the argument in favor of the measure.

SECTION 9. That pursuant to Section 9285(a)(2) of the California Elections Code that author or a majority of the authors of an argument relating to a city measure may prepare and submit a rebuttal argument or may authorize in writing any other person or persons to prepare, submit, or sign the rebuttal argument.

SECTION 10. That pursuant to Section 9285(a)(3) of the California Elections Code rebuttal arguments may **not exceed 250 words**.

SECTION 11. That pursuant to Section 9285(a)(4) of the California Elections Code rebuttal arguments relating to a city measure shall be filed with the elections official no later than 10 days after the final filing date for primary arguments, the Election Official has fixed **Friday, August 28, 2026 by 5:30 p.m**. The rebuttal argument shall be accompanied by the Form of Statement To Be Filed By Author(s) of Argument.

SECTION 12. That rebuttal arguments shall be filed with the City Clerk/Elections Official, signed, with the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers.

SECTION 13. That pursuant to Section 9285(a)(5) of the California Elections Code all rebuttals shall not be signed by more than five persons and shall be printed in the same manner as a primary argument and shall immediately follow the primary argument which it seeks to rebut.

SECTION 14. That the City Council directs the City Clerk to transmit a copy of the measure to the City Attorney, unless the organization or salaries of the office of the City Attorney are affected.

a. That the City Attorney shall prepare an impartial analysis of the measure **not exceeding 500 words** each showing the effect of the measure on the existing law and the operation of the measure.

b. The analysis of the measure shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city.

c. In the event the entire text of the measure is not printed on the ballot, nor in the voter information guide, there shall be printed immediately below the impartial analysis, in no less than 10-point type, the following: "The above statement is an impartial analysis of Measure. If you desire a copy of the measure, please call the Elections office at (310) 318-0656 or visit the city's website at redondo.org/elections.

d. The impartial analyses shall be filed with the City Clerk/Elections Official by **Friday, August 28, 2026 at 5:30 p.m.**

SECTION 15. That the City Council approves the letter designations of **ART** as 1st choice, **AR** as 2nd choice, and **AAC** as 3rd choice for identification of the ballot measure.

SECTION 16. That the City Clerk/Elections Official shall certify to the passage and adoption of this Resolution and shall enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this 4th day of August, 2026.

DocuSigned by:
6BC0853B8F644F1...
James A. Light, Mayor
8/5/2026 | 8:54 AM PDT

APPROVED AS TO FORM:

Signed by:
A5A27AAE40834DE...
Joy A. Ford, City Attorney

ATTEST:

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...
Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2608-059 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 4th day of August, 2026, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES: WALLER, CASTLE, OBAGI, JR., BEHRENDT

NOES: NONE

ABSENT: KALUDEROVIC

ABSTAIN: NONE

DocuSigned by:
Eleanor Manzano
72F2AC716C214CF...

Eleanor Manzano, CMC
City Clerk

8/5/2026 | 2:20 PM PDT