

The General Plan Update | Article XXVII Summary

Article XXVII Requirements

Article XXVII of the Redondo Beach City Charter ("Article XXVII"), adopted by the voters in 2008 and subsequently amended by the voters in November 2024, requires voter approval of certain "major changes in allowable land use." Under Article XXVII, a major change in allowable land use includes amendments to the General Plan, Zoning Ordinance, Local Coastal Program, or related implementing regulations that would significantly increase traffic, density, or intensity of use above existing as-built conditions, convert public uses to private uses, or convert non-residential land to residential or mixed-use development above specified thresholds.

For those "amendments" to the City's planning documents and zoning ordinances that trigger Article XXVII, two (2) separate analyses are required, one (1) that addresses potential land use compatibility issues with existing surrounding neighborhoods and another that analyzes potential traffic related impacts at specific intersections and roadways throughout the City.

Since initiation of the General Plan Update back in 2017, the City has considered a broad range of land use amendments, some of which were necessary to implement the City's Housing Element and comply with State housing law, and others that were intended to update the City's broader land use framework to align it with the City's updated vision for the future.

In November 2024, Redondo Beach voters approved amendments to Article XXVII exempting Housing Element updates and actions necessary to implement Housing Element programs, including actions required to maintain adequate capacity to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation. As a result, amendments adopted by the City to implement the Housing Element are exempt from the voter approval requirements of Article XXVII.

Accordingly, the General Plan Update has been divided into three (3) categories of land use changes:

1. Housing Element Implementation Changes (Exempt from Article XXVII) (November 2024 & March 2026)

These amendments include the land use and zoning changes adopted to implement the City's Housing Element and maintain compliance with State housing law,

including amendments adopted in 2024 and subsequent amendments adopted in 2026. In summary, the 2024 Housing Element implementation amendments identified “housing sites” in the City where affordable housing “overlay zones” prescribe specific standards to encourage affordable housing development. Additionally in 2024 numerous “programs” in the Housing Element were also implemented that focused on housing streamlining the housing development review and approval timelines and procedures. The 2026 Housing Element amendments focused on replacing the “overlay zones” on the City identified housing sites with new zoning designations for either high density residential which allow up to 60 dwelling units per acre or mixed use zoning designations that permit up to 80 dwelling units per acre. These prior 2024 and 2026 Housing Element implementation actions are exempt from Article XXVII and are not proposed for voter consideration.

2. Phase I Other Residential Changes(Subject to Article XXVII) (November 2024)

Concurrent with adoption of the Housing Element implementation actions in November 2024, the City approved a series of residential land use changes that were not required to implement the Housing Element. These 2024 amendments to the General Plan, Zoning Ordinance, Coastal Land Use Plan, and Coastal Zoning Ordinance focused on residential and mixed-use modifications along Pacific Coast Hwy and Artesia Blvd (commercial corridors) and included reduced mixed-use densities, conversion of selected residential and mixed use zoned properties to a commercial zone, and increased residential densities of some high density residentially zoned properties from 28 dwelling units per acre to 30 dwelling units per acre. Because these 2024 amendments are not exempt under Article XXVII, they remain subject to voter approval.

3. Phase II Non-Residential General Plan Update Changes (Subject to Article XXVII) (June 2026)

The second phase of the General Plan Update includes amendments affecting industrial, commercial, public, and institutional land use categories. These amendments increase allowable development intensity in the industrial areas north of Manhattan Beach Blvd and implement commercial corridor revitalization strategies along Pacific Coast Hwy, and the Artesia and Aviation corridors also inclusive of increased development intensity standards. Additionally, this second phase establishes increased development intensity standards for public and institutional properties owned by the City and Redondo Beach Unified School

District. These “Phase II” amendments constitute major changes in allowable land use under Article XXVII and are therefore subject to voter approval.

To support public review and compliance with Article XXVII requirements, the City has prepared “land use” and “traffic” analyses evaluating the proposed changes. These analyses assess potential changes in allowable development intensity, land use compatibility, and traffic impacts associated with the subject amendments.

The following “Links” provide the supporting Article XXVII land use and traffic analyses required for public review for both the Phase I – 2024 “Other Residential Changes” and the Phase II – 2026 “Non-Residential General Plan Update Changes”:

- Article XXVII Phase II Land Use Analysis (June 2026)
- Article XXVII Phase I Land Use Analysis (November 2024)
- Article XXVII Phase II Traffic Analysis (June 2026)
- Article XXVII Phase I Traffic Analysis (November 2024)

Path Forward

Following City Council consideration of the Phase II General Plan Update amendments, staff will prepare one or more ballot measures for voter consideration consistent with Article XXVII of the City Charter.

The ballot measure(s) will include the land use changes approved as part of the Phase I Other Residential Changes in November 2024 and the Phase II non-residential General Plan, Zoning Ordinance, and Local Coastal Program amendments considered by the City Council in 2026. The final structure of the ballot measure(s) will be determined by the City Council in consultation with the City Attorney and based on the nature of the proposed amendments, voter clarity, administrative considerations, and the desire to allow voters to consider distinct categories of land use changes separately, where appropriate.

Housing Element implementation actions are not included because they are exempt from Article XXVII pursuant to the voter-approved amendments adopted in November 2024.

Consistent with Article XXVII, the ballot materials will describe the proposed land use changes, identify the affected properties and land use designations, disclose the maximum allowable development potential associated with the proposed amendments, and summarize the corresponding land use and traffic analyses. The land use and traffic analyses included in the four (4) links above provide the factual basis for evaluating whether the proposed amendments constitute major changes in allowable land use and for informing the public about the potential impacts of those changes.

If approved by the voters, the applicable General Plan and Zoning Ordinance amendments would become effective in accordance with Article XXVII and applicable State law.

Amendments to the Coastal Land Use Plan and Coastal Land Use Plan Implementing Ordinance that are approved by the voters would remain subject to review and certification by the California Coastal Commission. Such amendments would not become effective within the Coastal Zone unless and until the California Coastal Commission certifies the corresponding amendments to the City's Local Coastal Program.