

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400  
Sacramento, CA 95811  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 27, 2025

Mike Witzansky, City Manager  
City of Redondo Beach  
415 Diamond Street  
Redondo Beach, CA 90277

**RE: City of Redondo Beach Rezone Implementation – Letter of Technical Assistance**

Dear Mike Witzansky:

The purpose of this letter is to provide technical assistance regarding the implementation of Program 9 (By-Right Approval for Projects with 20 Percent Affordable Units) to rezone sites to accommodate the regional housing needs allocation (RHNA) and to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c).

On May 8, 2024, the California Department of Housing and Community Development (HCD) sent a Letter of Inquiry to the City of Redondo Beach (City) regarding the completion of Program 9. HCD received a written response from the City on June 7, 2024, stating that the City did intend to adopt the required program prior to February 12, 2025, three years and 120 days after the statutory deadline. Following this, City staff provided an update on January 7, 2025, including copies of adopted ordinances 3281-24, 3282-24, and 3283-24, as well as Resolutions 2410-105 and 2410-106. HCD performed a preliminary review of the documentation provided and requested a meeting, which took place on May 12, 2025. Among HCD's concerns that were addressed during that meeting, was the absence of a definition for "use by right" consistent with Government Code section 65583.2, subdivision (i). HCD took the discussion notes and findings from this meeting under consideration and determined that while the adopted ordinances and resolutions meet many requirements of state law, the City must demonstrate those rezonings meet all requirements in Government Code section 65583.2, subdivisions (c), (h) and (i).

Specifically, the land-use tables and definitions provided within the municipal code use a "P" symbol to designate a "permitted use" and while the amended zoning code does state that certain uses, such as supportive housing and low barrier navigation centers as "permitted by right," these terms are not specifically defined. The City must adopt a zoning code amendment by ordinance or resolution providing that sites are zoned to permit owner-occupied and rental multifamily residential use by right for developments

in which at least 20 percent of the units are affordable to lower income households during the planning period. In addition, the resolution should also clarify that “by-right” means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval that that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

HCD requests that the City revise its zoning code by ordinance, resolution or provide written documentation clearly demonstrating the rezones meet these statutory requirements. If needed, a copy of the revised ordinance or resolution should be transmitted to HCD. HCD will review the documentation and issue correspondence before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). Such action may include issuance of written findings (Corrective Action Letter) and revoking HCD’s finding that the City’s housing element is in substantial compliance with Housing Element Law and/or referral to the California Office of the Attorney General.

HCD provides the City until September 26, 2025 to provide a written response to these findings. If you have questions or need additional information, please contact Tyler Galli at [Tyler.Galli@hcd.ca.gov](mailto:Tyler.Galli@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy  
Housing Accountability Unit Chief