

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

651 Bannan Street Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 13, 2026

Marc Wiener, Community Development Director
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Marc Wiener:

**RE: City of Redondo Beach – 401 South Pacific Coast Highway – Letter of
Technical Assistance and Notice of Potential Violation**

This letter provides the City of Redondo Beach (City) with technical assistance regarding the Affordable Housing and High Road Jobs Act (AB 2011),¹ State Density Bonus Law (SDBL),² and the Housing Accountability Act (HAA)³ regarding a mixed-use development located at 401 South Pacific Coast Highway (Project). On December 18, 2025, the Planning Commission voted to deny the Coastal Development Permit (CDP), constituting a denial of the Project. The applicant appealed that denial to the City Council, which will hear the appeal on February 17, 2026. The California Department of Housing and Community Development (HCD) is writing to support the approval of the Project by the City Council and hereby notifies the City that denial of the Project is inconsistent with state housing law.

Background

HCD understands the Project is located on the west side of South Pacific Coast Highway between Pearl Street and Ruby Street and consists of 49 dwelling units, including five very low-income units and three moderate-income units and 17,000 square feet of commercial space. The Project has a General Plan and zoning designation of Commercial (C-2) and is located within the non-appealable area of the Coastal Zone, and the City has an adopted and certified Local Coastal Program (LCP). The Project includes a request for a streamlined ministerial approval process pursuant to AB 2011 and seeks to use the SDBL.

¹ Gov. Code, §§ 65912.100 – 65912.140.

² Gov. Code, § 65915.

³ Gov. Code, § 65589.5.

The staff report for the December 18, 2025 public hearing included a recommendation to approve the Project, including the SDBL concessions and waivers, because the Project was found to be consistent with applicable objective standards except those proposed to be lawfully modified via SDBL concessions and/or waivers. However, the Planning Commission unanimously voted to deny the Project by denying the concession to reduce the commercial parking from 68 spaces to 44 spaces on the basis that consistency with the LCP was necessary to comply with the Coastal Act and that granting the concession would (1) limit access to the coast, (2) create a significant impact to public safety based on impacts to safe ingress and egress for emergency vehicles from a nearby fire station, and (3) create pedestrian and vehicular traffic conflicts as a result of the proposed location and design of the driveway. The Project was appealed on December 22, 2025 and the City Council appeal hearing is tentatively scheduled for February 17, 2026.

Affordable Housing & High Road Jobs Act

AB 2011 was amended by AB 2243 (Chapter 272, Statutes of 2024), which expanded eligibility for streamlining housing development projects on sites zoned for office, retail, or parking into the Coastal Zone if projects are not located in specified coastal areas.⁴

Additionally, AB 2011 explicitly states that it can be combined with the SDBL: “A housing development proposed pursuant to this article shall be eligible for a density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios pursuant to Section 65915....”⁵ Further, a city “shall approve a coastal development permit if it determines that the development is consistent with all objective standards of the local government’s certified local coastal program....”⁶ Any density bonus, including a concession, and parking ratios to which an applicant is entitled to under the SDBL “shall not constitute a basis to find the project inconsistent with the local coastal program....”⁷ Therefore, modification of development standards that are achieved via SDBL concessions or waivers (e.g., parking standards) are, for the purposes of AB 2011, considered consistent with the City’s LCP.

The Planning Commission denied the concession request and, by extension, the CDP, on the basis that a concession to reduce parking would result in a loss of on-street parking, which, the Planning Commission asserted, is inconsistent with the LCP, stating, “Based on the foregoing, the Planning Commission hereby finds that the Project is inconsistent with the Local Coastal Program and thereby denies the requested Coastal Development Permit.”⁸ The Legislature was clear that AB 2011 was to be expanded into qualifying coastal areas, and CDPs and SDBL requests for waivers and concessions shall be approved by a local government. Therefore, the Planning Commission’s actions are inconsistent with AB 2011.

⁴ Gov. Code, § 65912.114, subd. (e).

⁵ Gov. Code, § 65912.124, subd. (f)(1).

⁶ Gov. Code, § 65912.114, subd. (e).

⁷ Gov. Code, § 65912.124, subd. (f)(4).

⁸ Resolution No. 2025-12-PRC-13, Section 6.

AB 712 Enforcement Actions – Fines and Penalties

HCD informs the City that AB 712 (Chapter 496, Statutes of 2025)⁹ went into effect on January 1, 2026. Among other things, the new law will increase penalties that a court may impose on a local government if the local government was advised in writing prior to the commencement of a lawsuit brought by the Attorney General or HCD that the local government's decision, action, or inaction would represent a violation of specified housing laws. This letter serves to inform the City that denial of the Project would violate state housing laws, as specified above.

Conclusion

Under Government Code section 65585, subdivision (j), HCD must notify a local government when that local government takes actions that violate AB 2011 and other laws that HCD enforces and may notify the California Office of Attorney General of these and other violations of state housing laws. HCD will monitor the City Council appeal hearing scheduled for February 17, 2026 to assess actions responsive to the findings in this letter.

HCD appreciates the opportunity to provide technical assistance to ensure proper implementation of the provisions of AB 2011 and other state housing laws over which HCD has enforcement authority. If you have questions or need additional information, please contact Jessica Evans at Jessica.Evans@hcd.ca.gov.

Sincerely,

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

Melinda Coy
Housing Accountability Unit Chief

⁹ Gov. Code, § 65914.2.