

CITY OF REDONDO BEACH

Objective Residential Standards

Adopted

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SECTION I

Introduction

A. Background and Goals

In 2017, the State of California adopted a series of housing bills to address the housing shortage across the state. The bills encourage housing affordability and streamlined processes for residential projects. State requirements push the approval process toward more "objective" standards, with compliance easily measured and verified by City staff, and away from discretionary language prone to multiple interpretations that can lead to disagreements and delay. Then in 2019, the Redondo Beach City Council crafted a Strategic Plan identifying a need to update the City's Residential Design Guidelines (adopted in 2003) to better serve residents and stakeholders.

The City's response to these evolving state mandates for residential projects proposes an approach that:

- Achieves locally compatible design through objective design standards
- Eliminates uncertainties for residential applicants by removing subjectivity
- Encourages better outcomes by providing illustrative design examples in compliance with the standards

The new Objective Residential Standards (Standards) also address topics that were not included in the former Residential Design Guidelines where clearer guidance would be beneficial to applicants, including standards for the R-1A zones, multi-family zones and an explanation of the City's Accessory Dwelling Unit (ADU) requirements. One important goal is to provide straight-forward criteria that reflect the community's interest in maintaining neighborhood character, so new or renovated residential buildings are compatible with established development. Architectural character differs from street to street, with some areas having a higher degree of consistent architectural design, while other areas have evolved into an eclectic mix of architectural styles. The Standards therefore, are also varied in response.

Appendix 1 of this document supplements the Standards with Guidelines that aim to support architectural design that is compatible and harmonious with the surrounding neighborhood. These guidelines are not enforceable when projects are reviewed, but are intended to inspire homeowners and developers as they consider options for their home additions or new developments.

Standards and Guidelines Goals

The standards and guidelines in this document support the following six goals:

1. Streamlining the planning review process for residential projects
2. Encouraging housing that fits into its surroundings
3. Capturing opportunities for new/updated housing in single-family and multi-family neighborhoods
4. Defining design priorities for the R-1A
5. Maintaining the scale of neighborhoods, and the character of those that retain a prevailing architectural style that unifies them
6. Providing a summary of ADU requirements in the City's inland and coastal areas

What is the goal of the Standards?

The main goal is to provide straightforward criteria that reflect the community's interest in maintaining neighborhood character, so new or renovated residential buildings are compatible with established development. By establishing clear and objective direction on what is required of a project, the planning review process is streamlined for residential projects.

Who will use the Standards and Guidelines?

The Objective Residential Standards will be used by:

- **Homeowners** who wish to remodel or add-on to an existing home, or build a new structure
- **Architects** hired to remodel, add-on or build a new home for a client
- **Contractors** hired by a property owner to remodel, add-on or build new residences
- **Developers** proposing to design and build new single- or multi-family residential projects

How will the Standards and Guidelines be used?

Objective Standards use "shall" or "must", indicating that they are required. The existing 2003 Residential Design Guidelines, on the other hand, are subjective and use words like "should", "may", "encourage", and "discourage", implying that they are just recommended.

The Objective Residential Standards are in addition to Zoning Code provisions. Some Zoning Code provisions and definitions that are relevant to the Objective Residential Standards are included and, in some cases, clarified. However, not all Zoning Code provisions are included. ***A project must comply with all applicable Zoning Code provisions and all applicable Objective Residential Standards.***

How do Standards Differ from Design Guidelines?

"Objective Residential Standards" (referred to herein as "Standards") means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant or development proponent and the public official prior to submittal, and includes only such standards as are published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application.

"Design guidelines" encourage specific outcomes for residential projects. Guidelines are suggestions, but not required for projects to be compliant with design review standards. Design guidelines are commonly identified by the use of "should" rather than "shall" when encouraging an architectural element or feature.

"Ministerial approval" of a development involves little or no personal judgment by the public official, who merely ensures that the proposed development complies with all Standards in effect at the time that the application is submitted to the local government and deemed complete.

Note: The Administrative Design Review process under RBMC 10-2.2500 and 10-5.2500 includes discretionary criteria and as such is not considered to be ministerial approval.

B. Implementation

The Community Development Department will review residential applications to determine that the proposed project plans comply with the Zoning Code and objective residential standards. Developments that comply shall receive Planning Division approval through the Administrative Design Review process (Section 10-2.2500 of the Zoning Ordinance). A decision denying the application may be appealed (only by the applicant and/or property owner in the case of single-family application) and set for public hearing before the Planning Commission.

Decisions on multi-family developments greater than 3 units and additions of 1,000 square feet or more to multiple-family developments with more than 3 units are made by the Planning Commission at a public hearing, pursuant to Planning Commission Design Review procedures (Section 10-2.2502 and 10-5.2502 of the Zoning Ordinance and Coastal Zoning Ordinance respectively). Pursuant to the City's adopted 6th Cycle Housing Element the threshold of 4 or more units will be amended to multiple-family projects greater than 15 units. The decision of the Planning Commission is appealable to the City Council.

C. Organization of Objective Residential Standards and Guidelines

The Objective Residential Standards are organized into five sections (II. through VI.) based on zoning district.

Appendix contains R-1 design guidelines (not required standards) and is included for information only.

Section VII. contains ADU standards.

Each section is concisely written and illustrated with diagrams or photo examples to be user-friendly for architects, residential designers and property owners.

Section I. Introduction provides a general overview including background information, goals, and the fundamental purpose of the new Standards.

Section II. Standards Applicable to All Residential Districts Includes key Zoning Code definitions and regulations and clarifies their intent relative to the Objective Residential Standards.

Section III. R-1 Single-Family Zoning District Standards addresses objective residential standards for residences in Redondo Beach's single-family residential neighborhoods. Topics include neighborhood character, building height, mezzanines, roof decks and landscaping. This section also contains additional standards for defined "Character Areas."

Section IV. R-1A Zoning District Standards addresses similar topics as Section III with objective residential standards tailored to Redondo Beach's single-family neighborhoods with narrow lots.

Section V. R-2 and R-3 Multi-Family Zoning District Standards addresses objective residential standards for low-density multi-family residential development, and introduces a point-based matrix for landscape requirements.

Section VI. RMD and RH Multi-Family Zoning District Standards addresses objective residential standards for medium- and high-density multi-family residential development, and introduces a point-based matrix for landscape requirements.

Section VII. Accessory Dwelling Units (ADUs) provides an overview of the city's ordinance, processes, and application requirements.

Appendix 1 R-1 Design Guidelines is included for homeowners and developers interested in retaining neighborhood character and who may benefit from guidance. The guidelines are not required to be followed.

Appendix 2 summarizes the community process for the development of these Objective Residential Standards and Guidelines and provides a list of definitions and a description of the approval process.

D. Guide to Reading the Standards

The standards are presented in a series of tables on the left side of the page. For each residential zoning district, the standards are grouped into sections, for example, Site Planning.

A. Site Planning

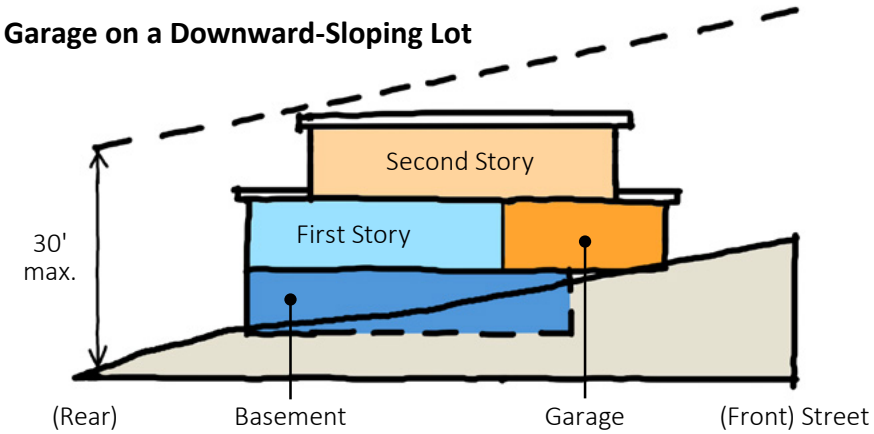
TOPIC	STANDARD
Intent. *To site buildings to be compatible with their neighbors and maintain neighborhood character.*	
1. Setbacks for Neighborhood Compatibility	The front setback of a new development shall be the average of the existing setbacks on the same block face.

Existing RBMC Definitions and Standards

"Deck" shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

Garage on a Downward-Sloping Lot



Intent. Each section begins with a short statement that clarifies the intent of the standards that follow.

Topic and Standard. Each standard is numbered and identified by its topic in the left column. The standard is defined in the right column. Clarifications and reference to Redondo Beach Municipal Code (RBMC) sections are included as appropriate.

Definitions. Some standards begin with a definition of a building element to which the standards apply.

Feature Boxes. Blue feature boxes provide additional information, such as existing Redondo Beach Municipal Code definitions and requirements, or to highlight a related ORS section that relates to the one being discussed.

Illustrations. There are diagrams and photographs, most often on the right side of the page, that illustrate the standards.

SECTION II

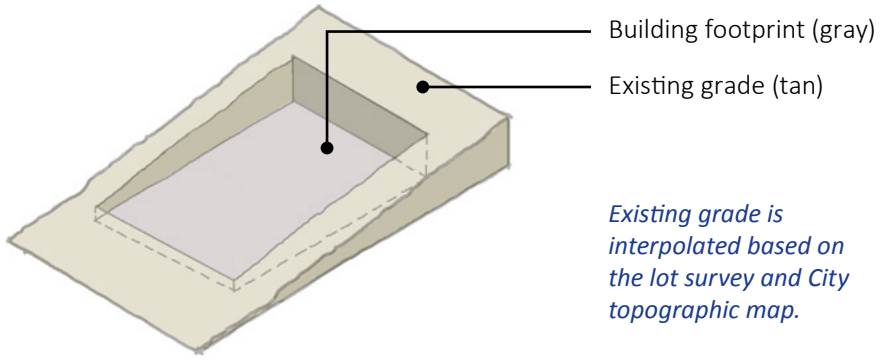
Standards Applicable to All Residential Districts

A. Basement/Gross Floor Area Definitions

These are definitions in the Zoning Code for both inland (RBMC 10-2) and coastal (RBMC 10-5). The Objective Residential Standards illustrate these definitions.

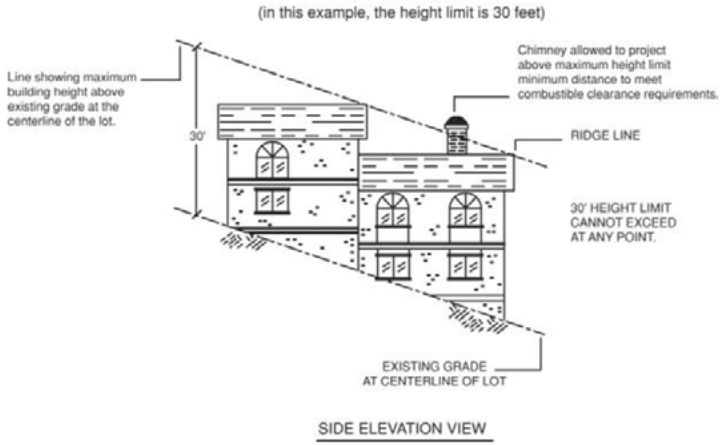
TOPIC	STANDARD
Intent. *To summarize relevant Zoning Code definitions (RBMC 10-2.402(a)/10-5.402(a) and to clarify their intent relative to the Objective Standards.*	
1. Existing Grade	**"Grade, existing"** shall mean the surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a construction project. Where the existing grade has been disturbed by a prior development, the Community Development Director or decision-making body may interpolate existing grade based on the surrounding undisturbed existing grade on other portions of the site or adjacent to the site.
2. Finished Grade	**"Grade, finished"** shall mean the finished surface elevation of the ground or pavement at a stated location after the completion of a construction project.
3. Height	**"Building height"** or **"height"** shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter (see illustration that follows).

Existing Grade



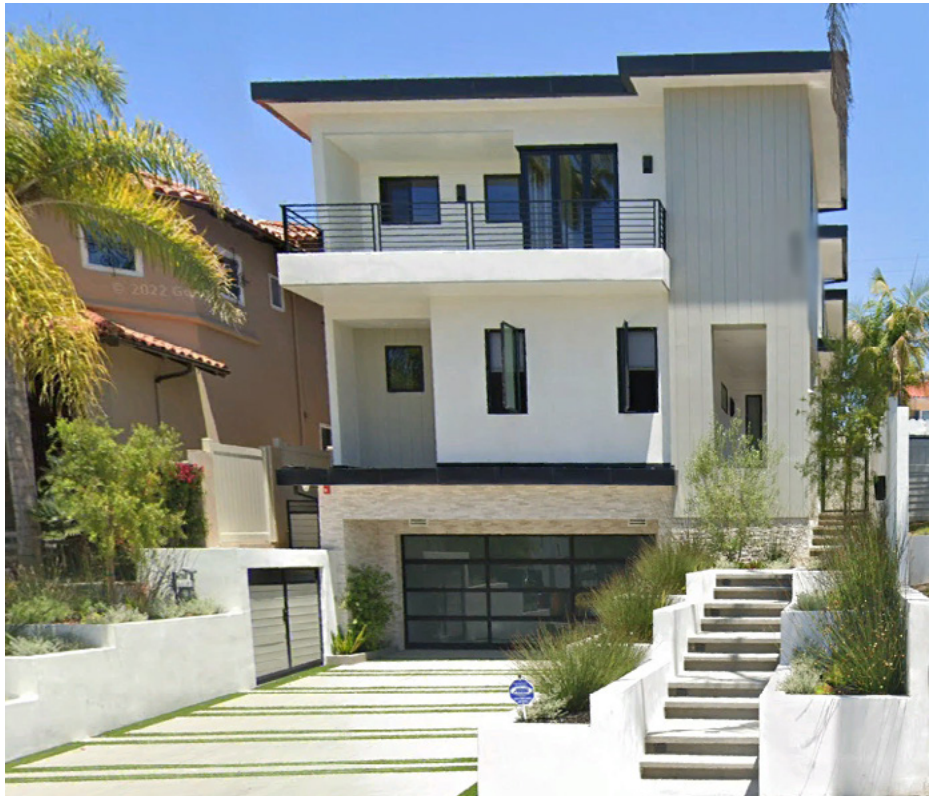
Existing grade is interpolated based on the lot survey and City topographic map.

Building Height per RBMC 10-2.402/10-5.402



A. Basement/Gross Floor Area Definitions (continued)

TOPIC	STANDARD
4. Basement	**"Basement"** shall mean any floor level below the first story in a building (see definition of "story").
5. Story	**"Story"** shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than four (4) feet above existing grade for more than fifty (50%) percent of the total perimeter or is more than ten (10) feet above existing grade at any point, such usable or unused under-floor space shall be considered as a story. Note: This definition differs from the Building Code. Projects shall comply with both Zoning and Building Code requirements.



The under-floor space in this house is a basement. It is set back into the slope so that the finished floor of the first story is less than 4 feet above existing grade for less than 50% of its perimeter.

A. Basement/Gross Floor Area Definitions (continued)

TOPIC	STANDARD
6. Gross Floor Area in R Zones	**"Floor area, gross."** In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures. **Residential uses in "R" residential zones.** Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, lofts, and garages. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two (2) feet above the existing grade or finished grade, whichever is lower, within the front forty (40) feet of the lot, or basements not located within the front forty (40) feet of the lot.

Existing RBMC Standards

10-2.1504/10-5.1504 Establishing finished grade in residential zones.

(a) Street-facing building elevations. Except where permitted garages, driveways, and walkways occur, the finished grade shall be no less than existing grade or two (2) feet below the level of the finished first floor, whichever is lower, in the setback along all building elevations facing a public street.

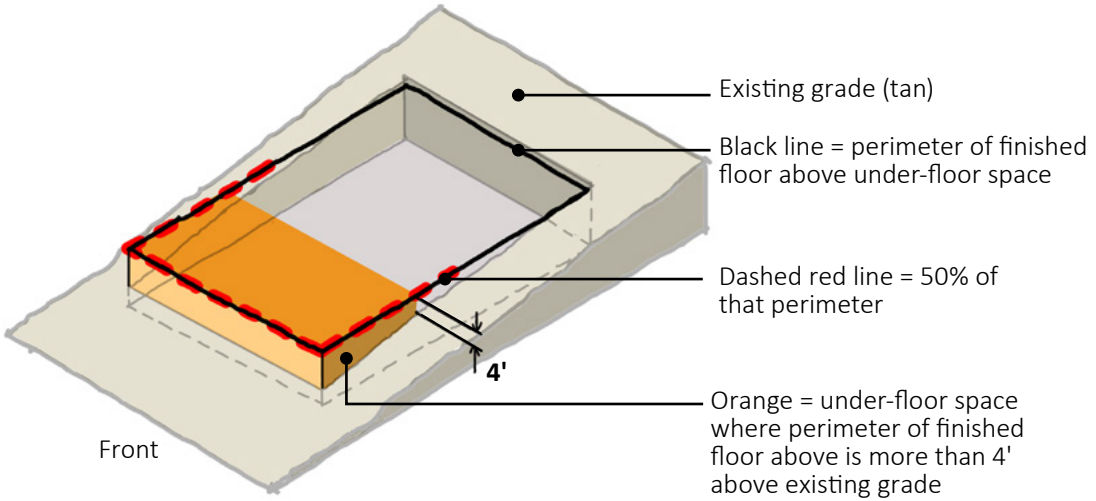
(b) Side and rear elevations. The finished grade shall be no more than thirty (30) inches above existing grade in side setbacks and rear setbacks.

A. Basement/Gross Floor Area Definitions (continued)

Is Under-Floor Space a Basement or a Story?

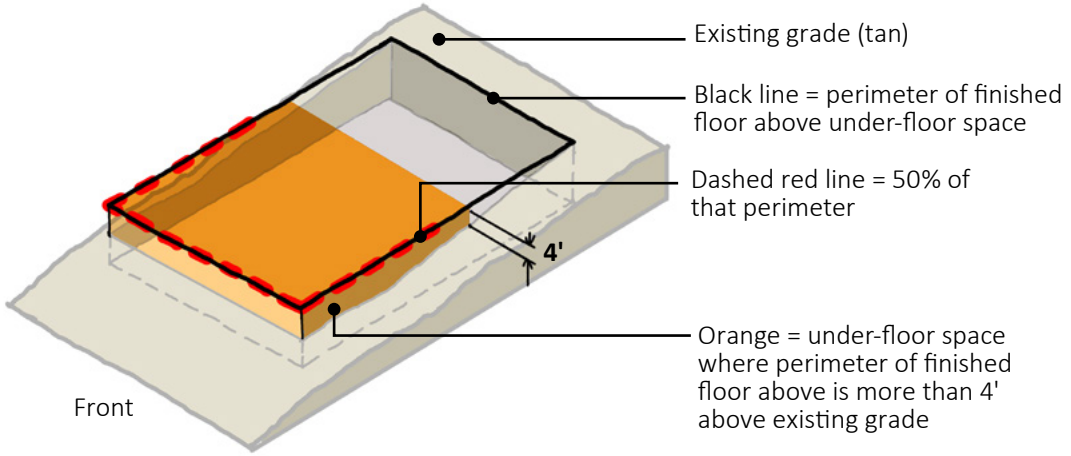
Basement (Not a Story)

Less than 50% of the perimeter of the finished floor above the under-story space is more than 4' above existing grade



Story (Not a Basement)

More than 50% of the perimeter of the finished floor above the under-story space is more than 4' above existing grade

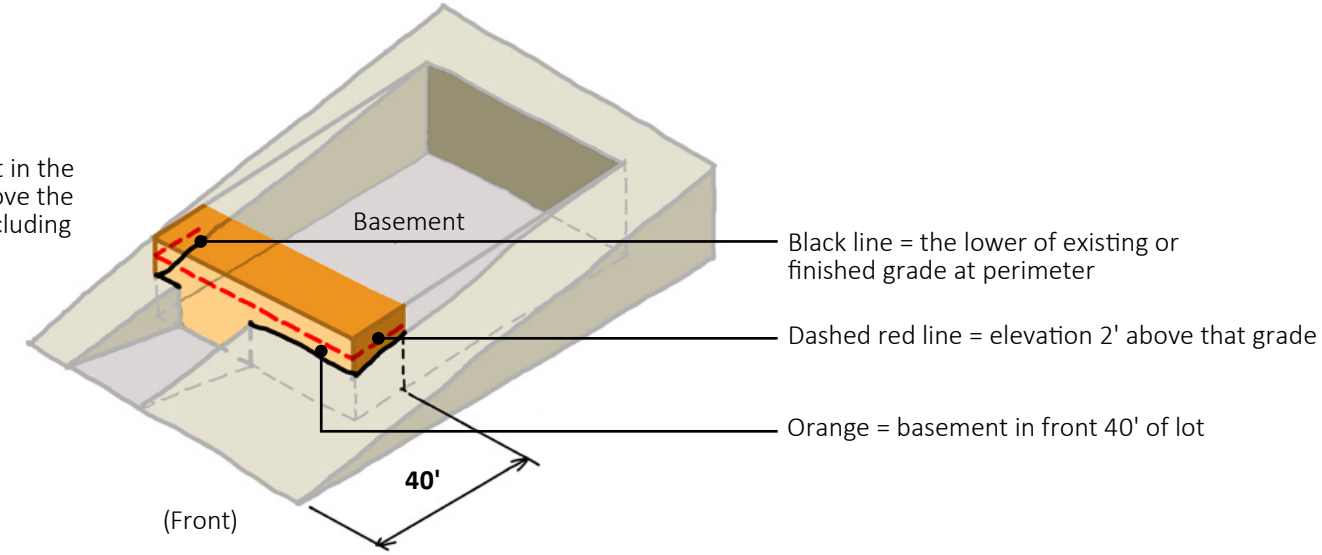


A. Basement/Gross Floor Area Definitions (continued)

Does All or a Portion of the Basement in the Front 40' of the Lot Count as GFA?

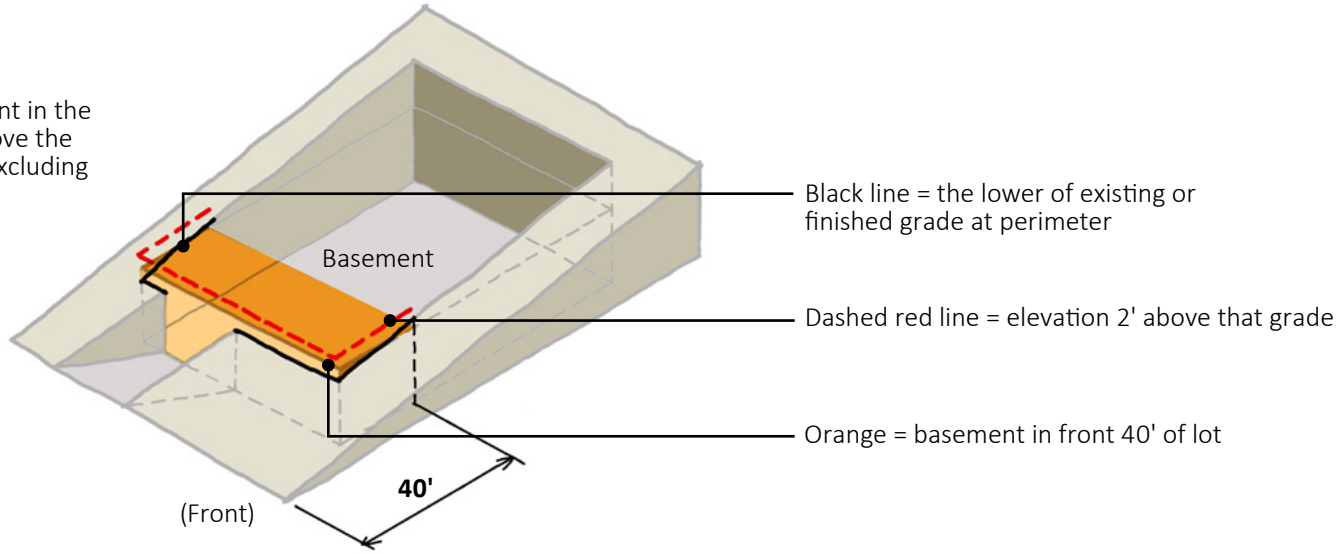
Yes

The finished floor above the basement in the front 40' of the lot is **more than** 2' above the lower of existing or finished grade (excluding grade at driveway/garage door).



No

The finished floor above the basement in the front 40' of the lot is **less than** 2' above the lower of existing or finished grade (excluding grade at driveway/garage door).



B. Basements

TOPIC	STANDARD
Intent. *To ensure that homes have an appearance that is compatible with the overall character of single-family neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definition	A basement garage is a garage located in a basement (see II.A.4. for basement definition).
2. Where Allowed	A residential building may have a basement, including a basement garage, provided that the basement meets the definition of basement and the dwelling does not exceed the maximum allowable building height.
3. When is Basement Floor Area Not Included in Gross Floor Area?	Any portion of a basement, including a basement garage, located within the front 40 feet of a lot is not included in gross floor area if the finished first floor above it (or the roof above where there is no first floor above) is no more than two (2) feet above the existing grade or finished grade, whichever is lower (see II.A.5. for complete definition of gross floor area). Basement area located more than 40 feet from the front property lines is not included in gross floor area.



Examples of basements on upward-sloping lots with second story setbacks.



Example of a basement on a side-sloping lot.

Existing RBMC Standard

Excavation sites must comply with the Building Code regarding noticing and protection measures to prevent impacts to adjacent properties.

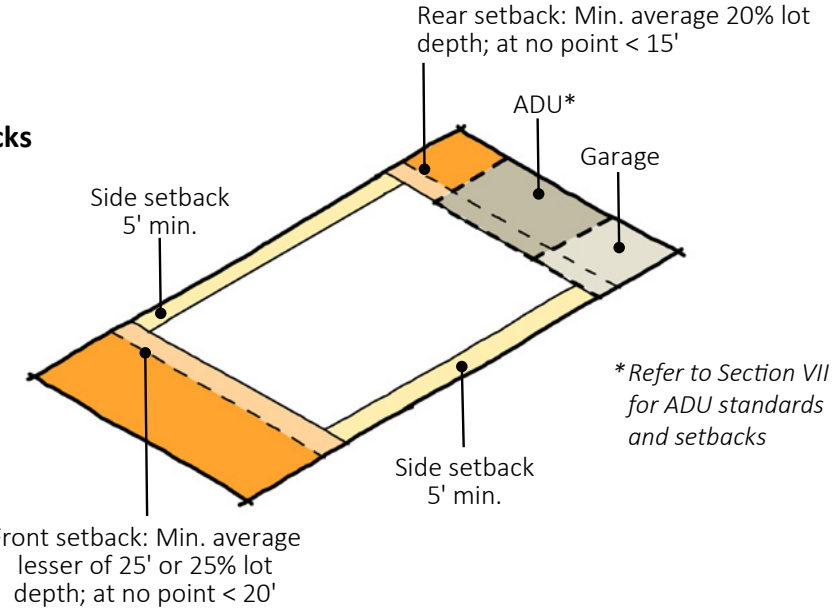
SECTION III

R-1 Single-Family Zoning District Standards

A. Key Zoning Code Development Standards (R-1)

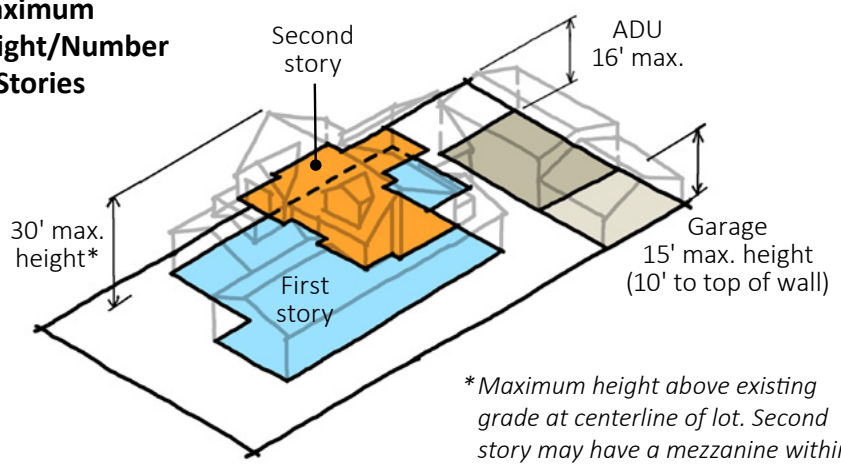
TOPIC	STANDARD
Intent. *To summarize and illustrate basic Zoning Code development standards (RBMC 10-2.503/10-5.503) and State Law regarding Accessory Dwelling Units (ADUs) and second units.*	
1. Number of Units	1 primary dwelling unit (DU) + 1 accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU); or 2 DUs as permitted by State law (Senate Bill 9).
2. Maximum Height/ Number of Stories	2 stories/30 feet maximum to the highest point of the building. For example, the highest roof ridge for a sloped roof or the top of parapet or any structure, including access stairwells, for a flat roof, except as allowed by RBMC 10-2.1522 and 10-5.1522.
3. Floor Area Ratio (FAR)	.65 with up to .15 additional with bonuses.
4. Front Setback	Minimum average is the lesser of 25% of lot depth or 25 feet; at no point less than 20 feet.
5. Side Setback	Minimum 5 feet, except additions on lots less than 50 feet may match existing side setbacks, but not less than 10% of lot width.
6. Rear Setback	Minimum average is 20% of lot depth; at no point less than 15 feet.
7. Second Story Front Setback	Average 10 feet more than the required average front setback.

Setbacks



** Refer to Section VII for ADU standards and setbacks*

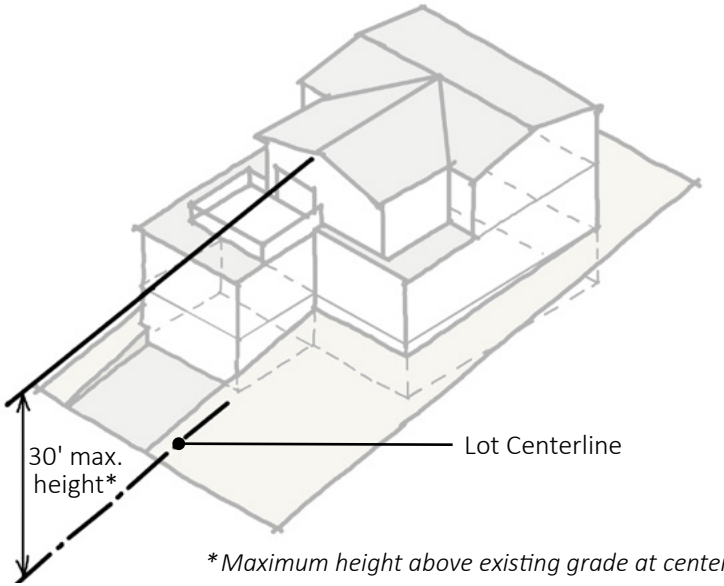
Maximum Height/Number of Stories



** Maximum height above existing grade at centerline of lot. Second story may have a mezzanine within the 30' height limit (not shown).*

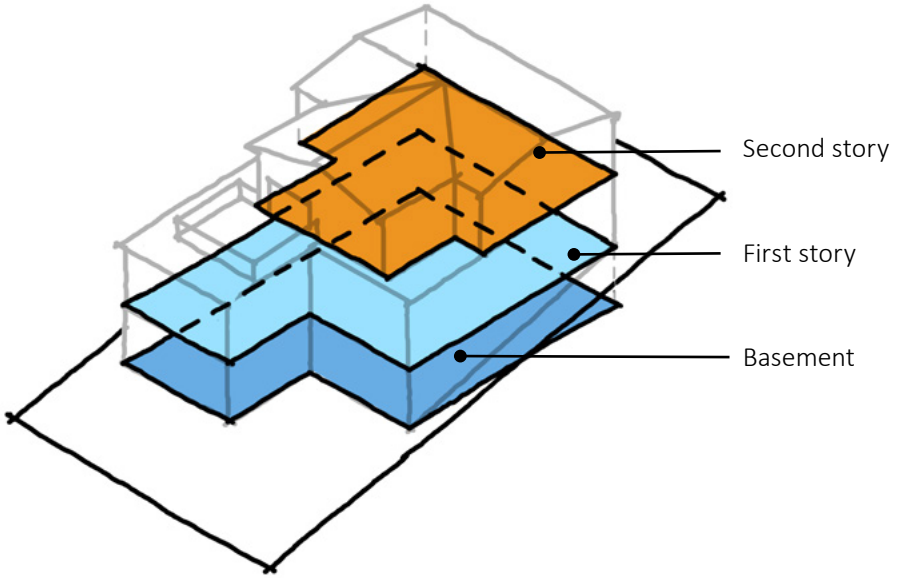
A. Key Zoning Code Development Standards (R-1) (continued)

Maximum Height on A Sloping Lot



**Maximum height above existing grade at centerline of lot*

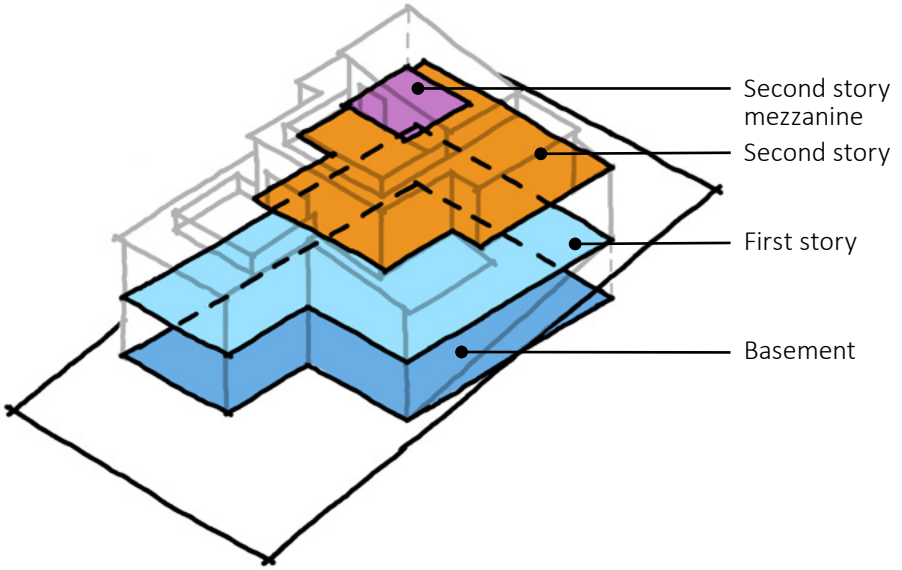
Maximum Number of Stories on A Sloping Lot







Examples of homes on upward-sloping lots with setbacks; mezzanine/roof decks above second story are set back and not visible from the street.



B. Garages on Sloping Lots

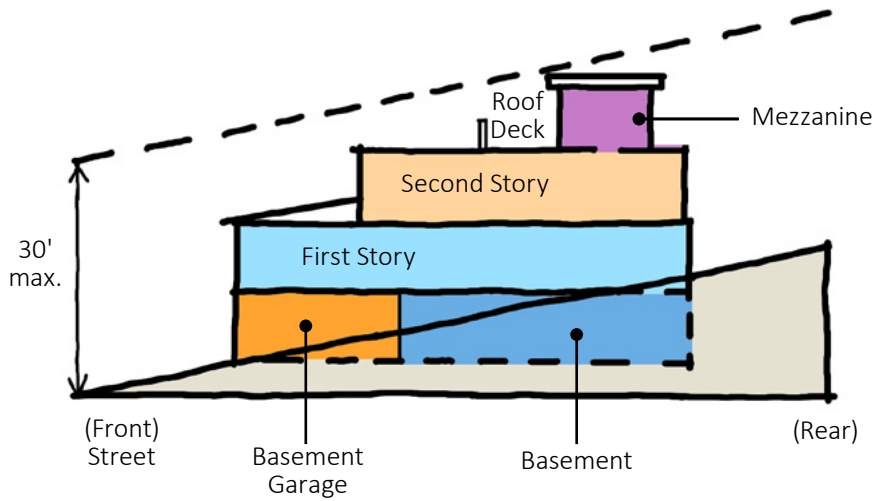
TOPIC	STANDARD
Intent. *To ensure that homes have an appearance that is compatible with the overall character of single-family neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definitions	A **basement garage** is a garage located in a basement (as defined in RBMC 10.2-402/10.5-402). A **sloping lot** is a lot with an average slope of more than 13.33% from front to back or side-to-side. An **upward-sloping lot** is a sloping lot on which the front property line is lower than back property line. A **downward-sloping lot** is a sloping lot on which the front property line is higher than back property line. A **side-sloping lot** is a sloping lot on which the slope is greater from side-to-side than from front-to-back.
2. Garage in Front Setback	A sloping lot may have a one-story garage in the front setback as allowed by RBMC 10-2.500/ 10-5.500. If the garage is attached, the front façade of the garage shall be located within seven feet of the front door or the front of a covered porch that leads to the front door.

Existing RBMC Standard

10-2.1500/10-5.1500 Accessory structures in residential zones.

(d) One story garage occupying a required front setback. A private garage in a residential zone, whether attached or detached, which is accessory to a single-family dwelling may be permitted to occupy the required front setback of a lot when such lot has an elevation of four (4) feet or more above or below the street elevation within thirty (30) feet of the street-abutting property line **[a 13.33% or greater slope]**, and only if a Modification is obtained pursuant to Section 10-2.2508 and the project conforms to [a series of] development standards.

Basement Garage On An Upward-Sloping Lot



Upward-sloping lot



Examples of one-story garages located in the front setback on upward-sloping lots.

B. Garages on Sloping Lots (continued)

TOPIC	STANDARD
3. Basement Garages on Upward-Sloping Lots	An upward-sloping lot may have a front-facing basement garage. A corner upward-sloping lot may have a basement garage with access from the side street. An upward sloping lot may excavate to provide a front-facing basement garage provided that the front façade of the garage is located within 7 feet of the front door or the front of a covered porch that leads to the front door.
4. Basement Garages on Downward-Sloping Lots	A downward-sloping lot may not have a front-facing basement garage. A corner downward sloping lot may have a basement garage with access from the side street or side alley. A downward-sloping lot may excavate to provide a garage on the first story. A corner downward sloping lot may have a basement garage with access from the side street or side alley.
5. Basement Garages on Side-Sloping Lots	A side-sloping lot may have a basement garage on the downslope side of the lot. A corner side-sloping lot may have a basement garage with access from the side street.

Existing RBMC Standard

10-2.1704/10-5.1704 Residential parking standards.

(b) Residential: driveway approaches, driveways, and parking pads.

(2) Maximum grade. No driveway providing access to off-street parking shall have a grade greater than fifteen (15%) percent.

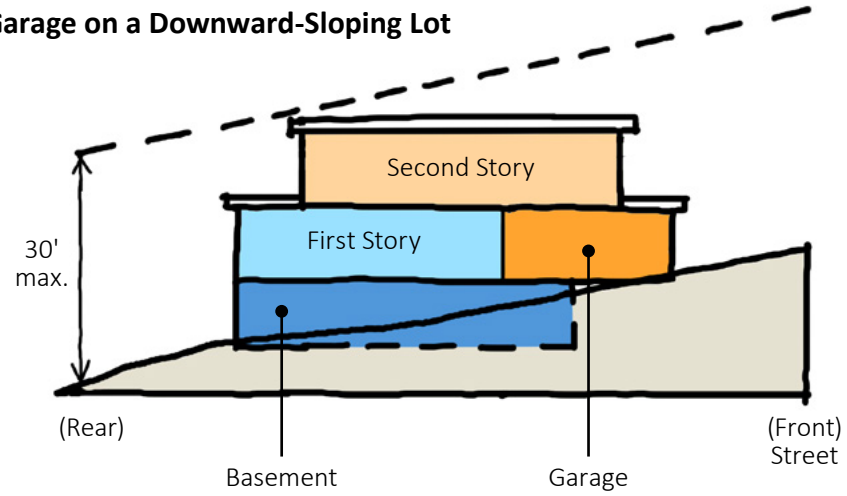


Example of upward-sloping lot with a basement garage.



Example of side-sloping lot with a basement garage on the downslope side.

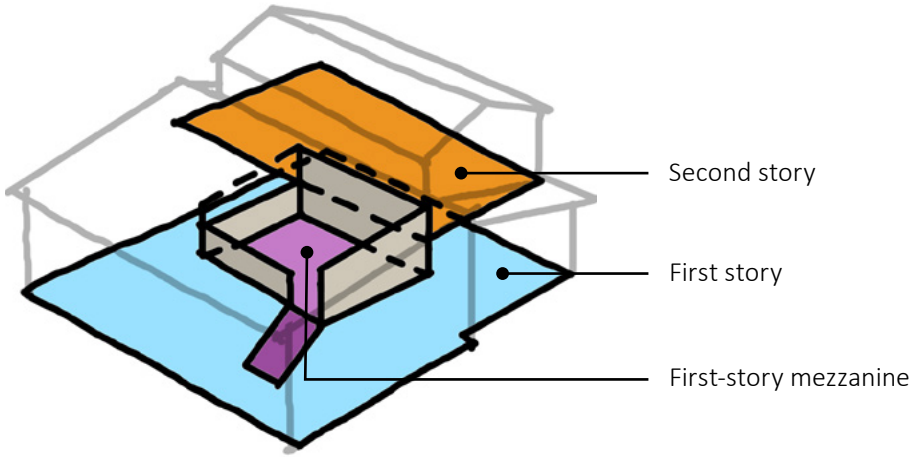
Garage on a Downward-Sloping Lot

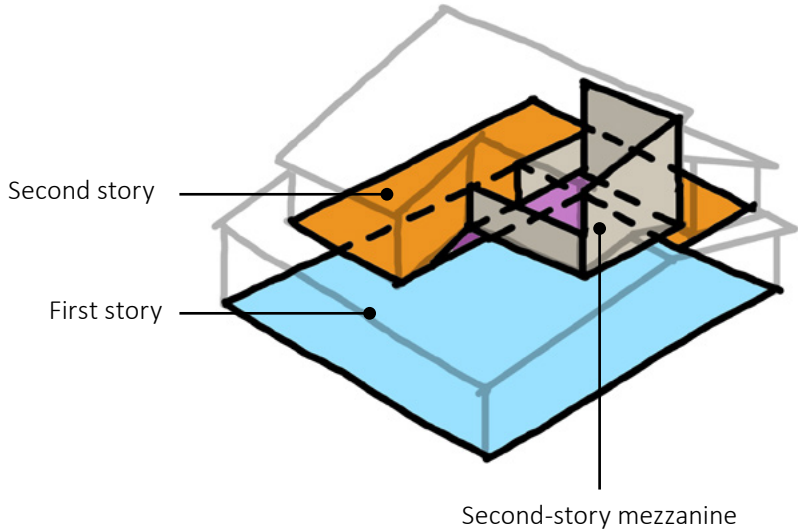


C. Mezzanines

TOPIC	STANDARD
Intent. *To ensure that homes have an appearance that is compatible with the overall character of single-family neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definitions	A **mezzanine** is an intermediate floor within a building interior that is open to the floor below and has a floor area that is no greater than one-third of the total area of the overlooked room below. When the total floor area of a mezzanine exceeds one-third of the total area of the overlooked room below it constitutes an additional story and is no longer defined as a mezzanine.
2. Location	A mezzanine open to the first floor shall be concealed within the building, and its enclosing walls and ceiling shall remain within the primary roof form so as not to appear as an additional story on the exterior.

Mezzanines





Existing RBMC Standard

10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

D. Roof Decks, Decks and Balconies

TOPIC	STANDARD
Intent. *To allow rooftop open space that is compatible and respectful of adjacent residential uses in terms of visual privacy and noise.*	
1. Definitions	A ***roof deck*** is a deck, as defined by RBMC 10-2.402 (a)/10-5.402 (a), located on a building's second story roof that is used for outdoor living space and is separated from other portions of the roof.
2. Maximum Height of Roof Deck	The highest point of any structure associated with the roof deck, including stairs, elevators and their enclosures, shall not exceed the height limit of 30 feet.

Existing RBMC Definitions and Standards

"Balcony" shall mean a platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

"Deck" shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

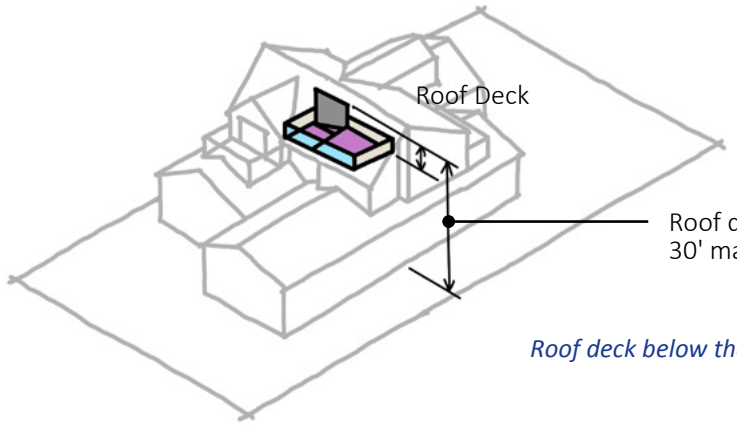
10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

10-2.1510.c (2)/ 10-5.1510.c (2) Private and public roof decks.

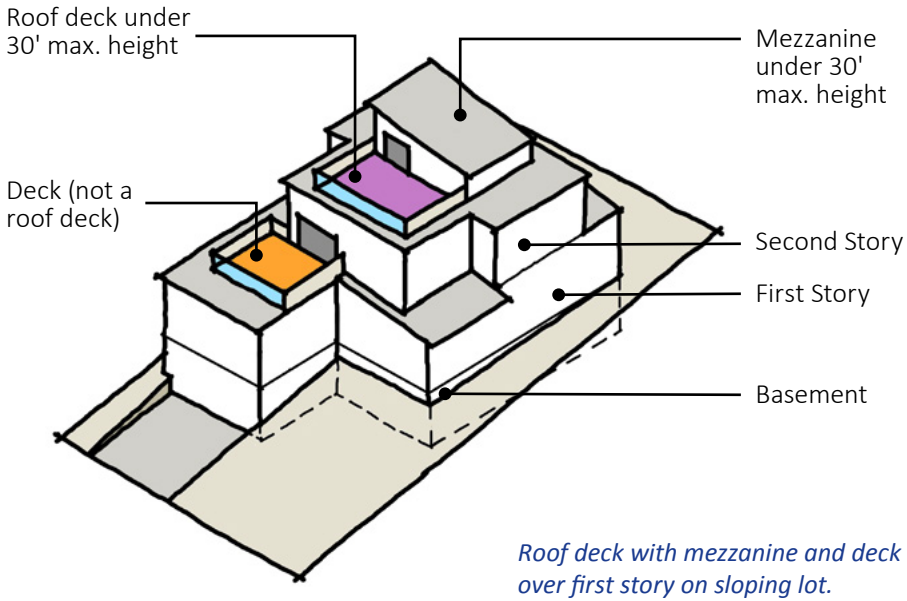
a. **Location, dimensions and design.** Private and public roof decks shall qualify [as required outdoor living space] if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

b. **Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.

Balconies, Decks, and Roof Decks



Roof deck below the height limit.

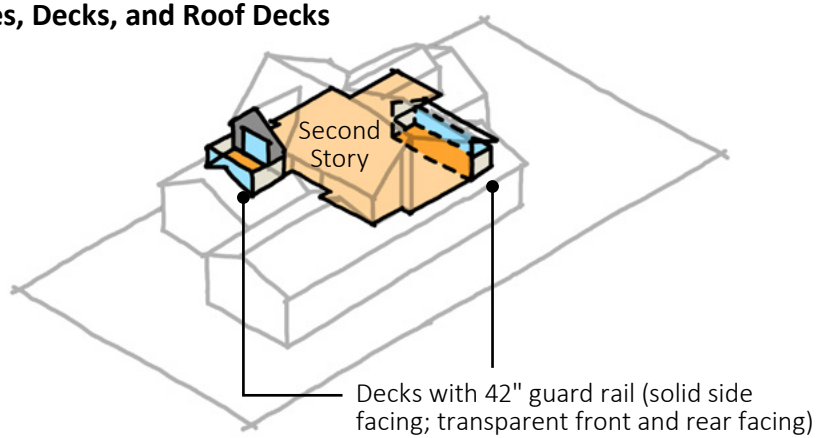


Roof deck with mezzanine and deck over first story on sloping lot.

D. Roof Decks, Decks and Balconies (continued)

TOPIC	STANDARD
3. Guard Rails	The sides of balconies, decks and roof decks facing a neighboring residential use shall be enclosed with a minimum 42-inch high, non-transparent, solid barrier that is constructed of the same façade materials as the main building. The sides of balconies, decks and roof decks facing a street (front or corner side) shall have a 42-inch barrier that may be transparent or non-transparent.
4. No Permanent Covered Structures on Roof Decks	No permanent covered structures shall be permitted on a roof deck.

Balconies, Decks, and Roof Decks



E. Parking and Garage Location/Design

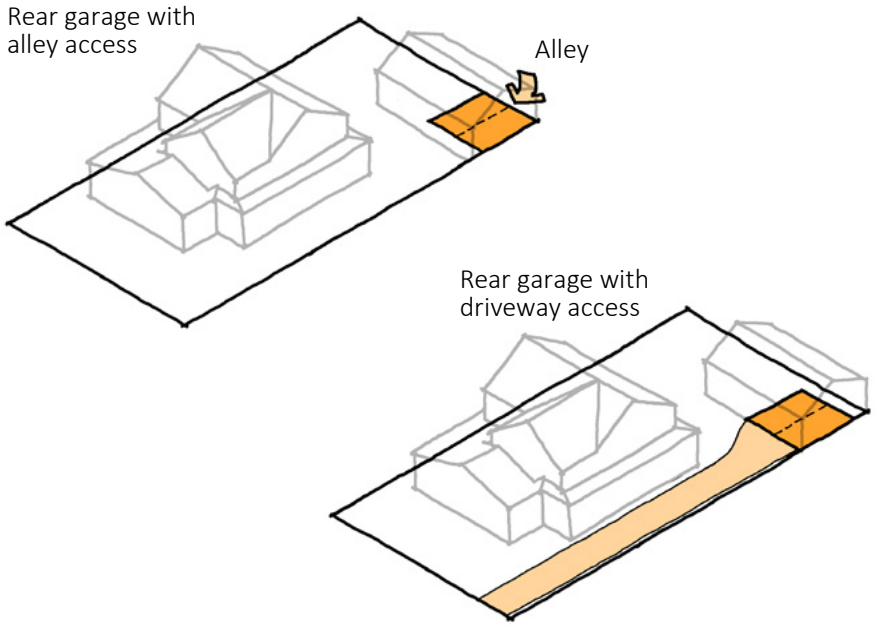
TOPIC	STANDARD
Intent. *To ensure that adequate parking is provided, required on-site parking does not dominate the front elevation, and driveway area is balanced with landscaping and other permeable surfaces.*	
1. Tandem Parking	Tandem parking shall not be utilized to meet parking requirements.
2. Carports	Carports are prohibited.
3. Garage Location Where There is Rear Alley	A sloping lot (see definition in II. B. 1) with a rear alley may have a front-facing or side-facing garage. A lot that is not a sloping lot with a rear alley shall have a garage in the rear of the lot.
4. Garage Access Where There is Rear Alley	Access to a garage in the rear of the lot shall be provided directly from the alley, except that access may be provided by a driveway accessed from the front of the property if either of the following conditions are present: a. The rear alley is less than 20 feet wide (this exception is not applicable to properties in the Character Areas Beryl Heights and The Lower Avenues). b. Existing power poles or other utility structures would obstruct parking access, as determined by the Director.

Current RBMC Parking Requirements

Requirements in RBMC 10-2.1704/10-5.1704 include:

- Two-car garage requirement
- Curb cut restrictions
- Front-facing 3-car garage standards
- Concrete driveways; exception for permeable with Admin. review
- Width between 9 and 20 feet
- No new driveways in Beryl Heights

Rear Garage Access



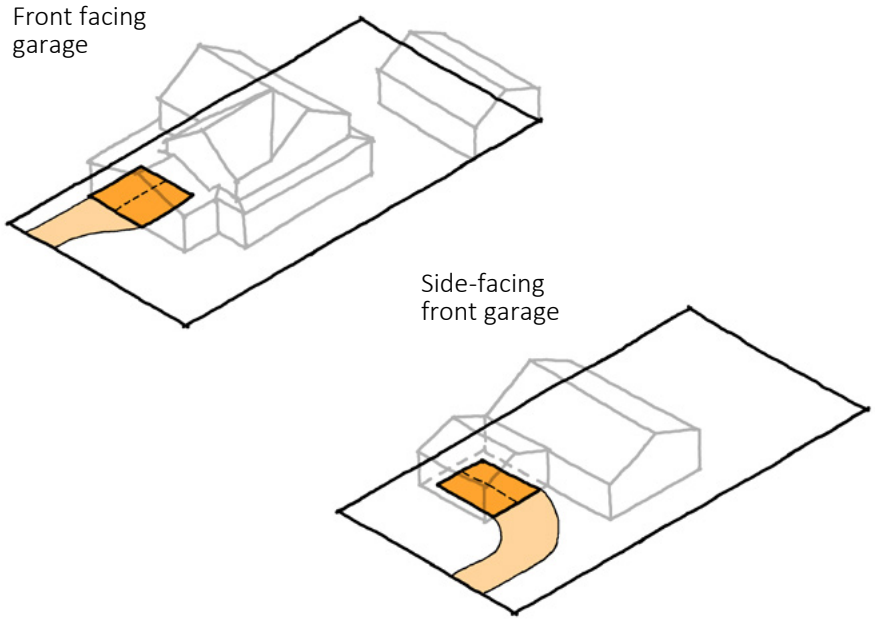


Example of garage in rear with driveway.

E. Parking and Garage Location/Design (continued)

TOPIC	STANDARD
5. Front-Facing Garages	A front-facing garage in the front half of the property shall not contain garage doors for more than two cars. The front entry or front of a covered porch shall be located within 3'- 6" of the front façade of a front-facing garage, except front-facing basement garages on upward sloping lots as specified in II.B.3 of these Standards). A front-facing garage in the front half of the property shall include one of the following to avoid a blank façade and provide visual interest: a. Windows or translucent glass b. Divided entrance (separate garage doors) c. As an alternative, an applicant may propose a design with another element(s) for architectural integration to provide visual interest. The Director shall determine whether the proposed design meets the intent of this section. The applicant may appeal denial of such a request to the Planning Commission.
6. Side-Facing Front Garages	A side-facing front garage in the front half of the property shall be allowed provided that the paved area to allow ingress and egress is minimized to the extent possible and the proposed project complies with the front yard landscaping requirements.
7. Garage Access on Corner Lots	On corner lots, the garage shall be accessed from the side street and no curb cut shall be allowed on the front street, unless there are physical barriers to this placement and except when an existing front curb cut may continue to be used for access to the required parking.

Front Garage Access





Example of front facing garage with windows.

F. Front Yard Landscaping

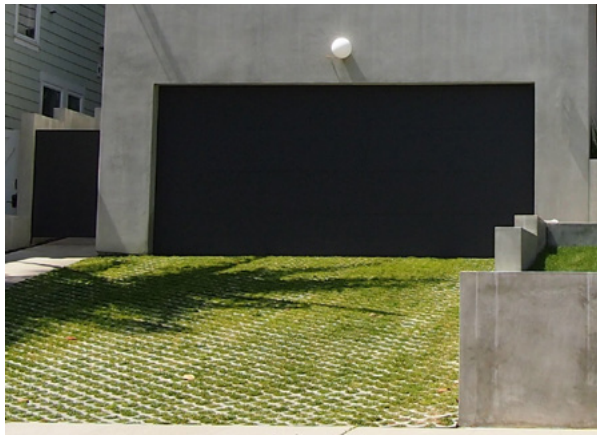
Applicability. These standards apply to new construction, additions of more than 500 square feet, re-landscaping front yards (except driveway planting strip/grasscrete requirement in 1. does not apply), and installing new driveways (only driveway planting strip/grasscrete requirement in 1. applies).

TOPIC	STANDARD
Intent. *To reduce water use, provide shade and adequate soil volume for plants, and be compatible with neighbors.*	
1. Required Landscaping	Required front and street-facing side setbacks, excluding driveways, walkways, stairs, walls, and structures, shall be landscaped. At least 75% of the landscaped area shall consist of live plants. At least 33% of the driveway area shall consist of planted strips or grasscrete, the open portions of which shall contain live plants, decomposed granite or gravel. Artificial turf/plants shall not be allowed.
2. Trees	At least one 24-inch box tree selected from the City's approved tree species list shall be shown on the landscape plan and planted in-ground in the front yard area. This requirement shall be waived if the project retains an existing mature tree in the front yard that meets or exceeds this criterion or if the Director determines that a mature tree located on the adjacent parkway precludes the feasibility of planting a tree in the front yard.
3. Drought-tolerant Landscaping	75% of required live plants shall be drought tolerant as defined by the City's List of Recommended Trees and Water Conserving Plants or WUCOLS Very Low and Low water use plants for Region 3 (https://ccuh.ucdavis.edu/wucols).
4. Landscaped Area Size	Required landscaped areas shall have minimum horizontal dimensions of 2 feet in all directions.
5. Path to Entrance	A walkway shall be provided from the sidewalk to the front door.



Example of a permeable front yard with drought-tolerant landscaping.





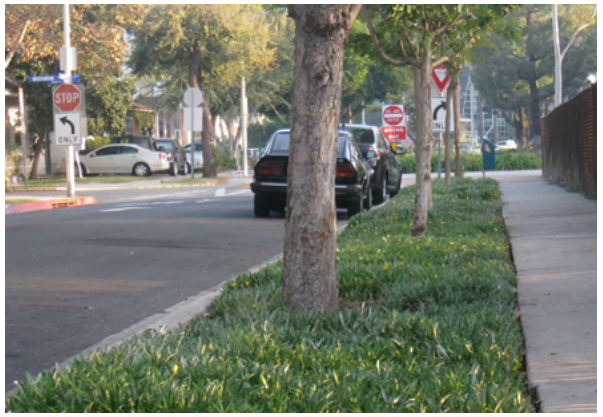
Examples of semi-permeable driveway surface that counts towards front yard landscape requirements. Each is compatible with the unique style of home it serves, evident by its design and material selection.

G. Curb Cuts, Parkways, and Street-Adjacent Elements

TOPIC	STANDARD
Intent. *To provide permeable, landscaped parkways and ensure that unattractive elements are screened.*	
1. Curb Cut / Driveway Apron Width	The driveway curb cut and apron shall meet the requirements of the Code and the Department of Public Works
2. Parkway	*The following shall apply to any project that has a parkway and includes installation of a new or expanded curb cut/driveway apron or re-landscaping of 50% or more of the parkway area.* A minimum of 80% of the parkway, excluding the driveway, shall be comprised of permeable surfaces. At least 75% of permeable surfaces shall consist of live plants and no more than 25% shall consist of gravel, rock, decomposed granite (DG) or similar materials. All parkway planting shall be drought-tolerant. Plants with spikes and artificial turf/plants shall not be allowed. Existing trees shall be preserved and protected during construction, including steps to avoid root damage. Where no trees exist, at least one street tree of minimum 24-inch box size shall be planted in compliance with City standards.
3. Trash Receptacle Area	A screened area shall be provided to enclose trash cans so they are not visible from the public right-of-way. If trash receptacle area is in rear of property, where alley collections occurs, an open area within the property shall also be provided to avoid trash can placement within the alley.



This low water use parkway planting extends the front-yard landscape to the street.



Gazania is a low water use groundcover near the coast and can tolerate some foot traffic.



Most groundcover Lantana cultivars are a low water users near the coast. It typically needs to be pruned to keep the walkway clear.

H. Modular Construction

TOPIC	STANDARD
Intent. *To encourage modular homes to be compatible with their neighborhoods.*	
1. Compliance with R-1 Standards	A project utilizing modular construction technologies (prefabricated) shall comply with all R-1 standards.
2. Façade Variation	The project shall comply with one of the following: a. Set the entire building back 6 feet beyond the minimum front setback and provide balconies or other projecting features. b. Limit the amount of corrugated metal panel to 2/3 of front façade area and utilize a secondary material that has a different form and pattern for 1/3 of the area. c. As an alternative, an applicant may propose a design with another element(s) to provide façade variation. The Director shall determine whether the proposed design meets the intent of this section. The applicant may appeal denial of such a request to the Planning Commission.



Example of modular construction with variation of façade materials and projecting features.

I. R-1 Character Areas Defined

Character Areas are neighborhoods that have retained a majority of their original structures, with fewer new developments or remodels, and share common architectural forms and scale as analyzed using GIS data and visual surveys. The four-character areas are:

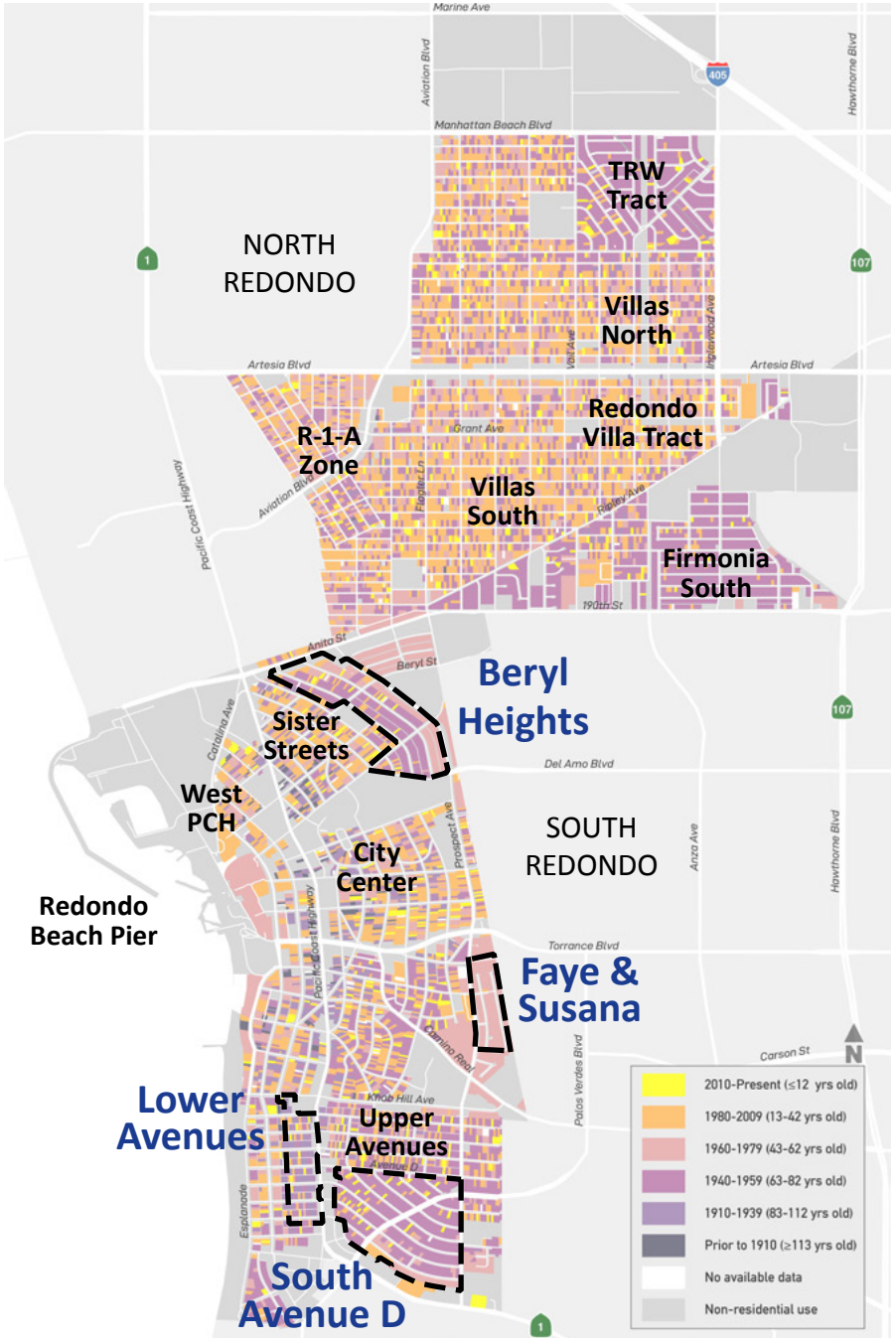
- Beryl Heights
- Faye & Susana
- Lower Avenues
- South Avenue D

The 2003 Residential Design Guidelines identified Beryl Heights and The Avenues as having "…the majority of their existing neighborhood character intact where it is appropriate for new development to respect and contribute to the existing character of the neighborhood."

The Objective Residential Standards team utilized GIS public record layers to analyze the city's R-1 and R-1A neighborhoods in order to understand when the current structures were built or remodeled. Additional "character areas" were identified as having fewer new developments or remodels and more remaining original structures. A visual survey confirmed that a majority of properties in these areas maintained much of their original architectural style and scale, thereby "respecting and contributing" to the existing character of the neighborhood. The identified character areas contain notably fewer structures that are inconsistent with the original homes on the street. The adjacent map uses color to illustrated eras of development, which correspond to the periods described in Appendix 1. The map reveals multi-colored areas that are quite varied, and monochrome areas that are more consistent in character.

Many of the early Redondo Beach homes, including those built after WWII, were designed as "starter homes" that could be expanded to accommodate growing families. While these homes were not intended to remain small, neither was there an expectation that they would one day become so large, either by demolition and rebuild or addition, as to overshadow neighboring properties and compromise their privacy.

(Right) Map of Redondo Beach character areas: Beryl Heights, Faye & Susana, Lower Avenues and South Avenue D. In addition to compliance with the Objective Standards, some character areas have Character Area Standards (see Section III.J.). Properties that are not specified within a "Character Area" shall be subject to the Objective Standards only.



Base Map Source: Los Angeles GeoHub

J. R-1 Character Area Standards

Objective standards applying to two character areas are listed in the table below and are required for any new development or alteration to an existing structure.

Design guidelines for the four character areas are included in Appendix 1 as guidance for homeowners, architects and designers interested in incorporating neighborhood consistency into the design of their projects.

R-1 Character Area Design Guidelines

To maintain neighborhood consistency through compatible expansion or demolition and rebuilds, the Character Area Design Guidelines described in Appendix 1 serve as recommendations in addition to the required Standards in this section.

For each character area, Design Guidelines encourage new or expanded structures to reflect the predominant architectural styles of the neighborhoods in which they are located.

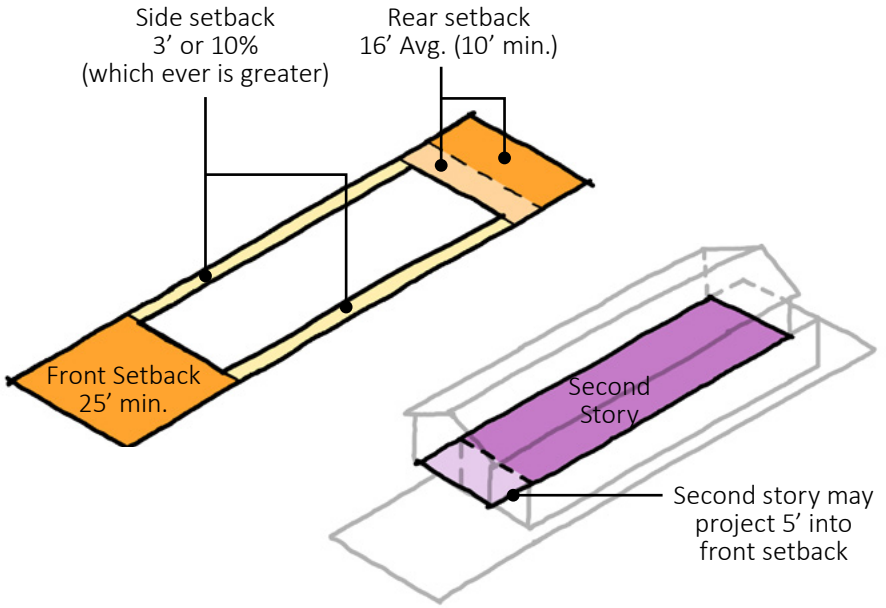
CHARACTER AREA	DESIGN ELEMENT	CHARACTER AREA STANDARD
Beryl Heights	**Parking**	Parking access shall be provided from the rear alley for all new and remodeled structures. No new curb cuts shall be permitted.
	Garage	On Paulina Avenue, between Diamond Street and Del Amo Street, an additional setback of 10 feet shall be required for garages on the east side of the street.
Lower Avenues	**Garage Location**	Garages shall be located on the rear of the lot.
	Parking	Parking access shall be provided from the rear alley for all new and remodeled structures and no new curb cuts shall be permitted, except that access may be provided by a driveway accessed from the front of the property if existing power poles or other utility structures would obstruct parking access, as determined by the Director.
	Roof Deck	Roof Decks shall not be permitted above the second story.
	Mezzanine	Only mezzanines open to the first floor shall only be permitted. Mezzanines open to the second floor are not permitted.
	Fences / Walls	Front Yard Fences and Walls shall not be permitted.
	Parkways	Parkways shall be planted with live plants: either turf or very low ground cover that is drought-tolerant and can be walked over. Artificial turf/plants are not permitted. Paths across the parkway shall not exceed a width of 36 inches.

R-1A Single-Family Zoning District Standards

A. Key Zoning Code Development Standards (R-1A)

TOPIC	STANDARD
Intent. *To summarize and illustrate basic Zoning Code development standards (RBMC 10-2.504/10-5.504) and State Law regarding Accessory Dwelling Units (ADUs) and second units.*	
1. Number of Dwelling Units Allowed	1 primary dwelling unit (DU) + 1 accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU); or 2 DUs as permitted by State law (Senate Bill 9).
2. Maximum Height / Number of Stories	2 stories/30 feet maximum to top of pitch Flat roof: 30 feet maximum to top of parapet or any rooftop structure including access stairwells.
3. Front Setback	25 feet; second story may project 5 feet into setback.
4. Side Setback	3 feet or 10%, whichever is greater.
5. Rear Setback	16 feet average; at no point less than 10 feet

Setbacks

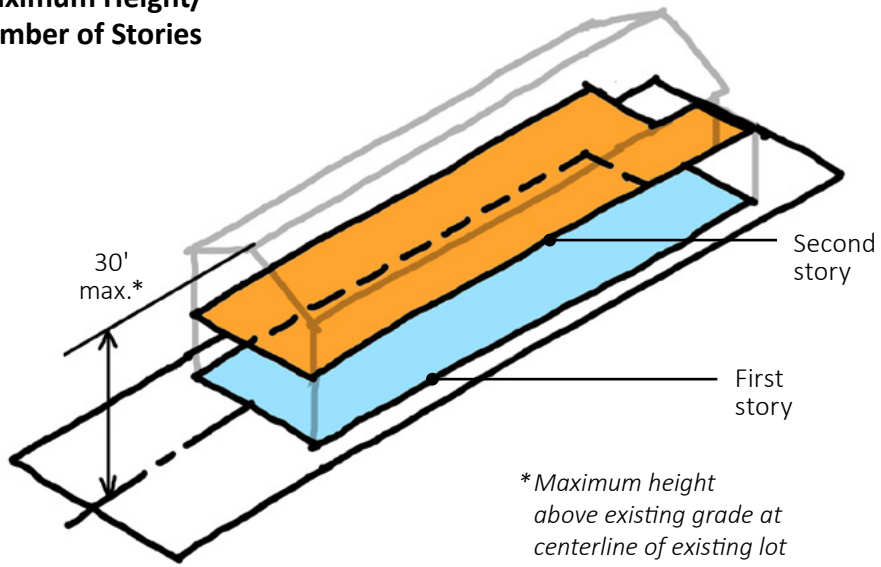




R-1A lots are narrow in relation to their depth. Side setbacks and window placement have the greatest effect on privacy between units. (Source: ©2023 Google.)

A. Key Zoning Code Development Standards (R-1A) (continued)

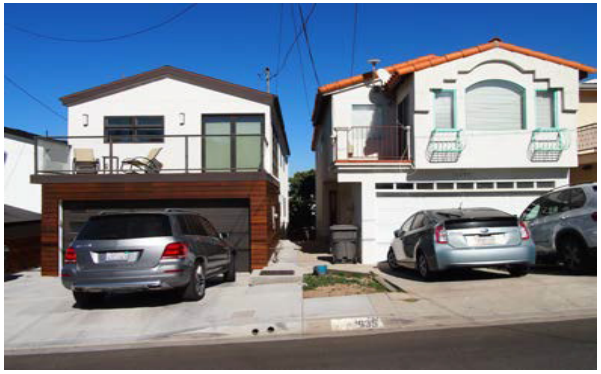
Maximum Height/ Number of Stories



** Maximum height above existing grade at centerline of existing lot*







Examples of homes in the R-1A zone.

B. Garages on Sloping Lots

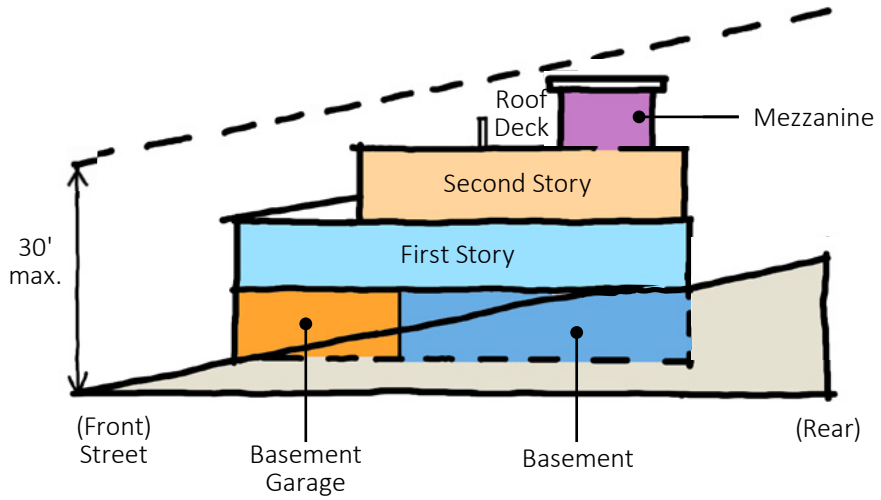
TOPIC	STANDARD
Intent. *To ensure that homes have an appearance that is compatible with the overall character of single-family neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definitions	A **basement garage** is a garage located in a basement (as defined in RBMC 10.2-402). A **sloping lot** is a lot with an average slope of more than 13.33% from front to back or side-to-side. An **upward-sloping lot** is a sloping lot on which the front property line is lower than back property line. A **downward-sloping lot** is a sloping lot on which the front property line is higher than back property line. A **side-sloping lot** is a sloping lot on which the slope is greater from side-to-side than from front-to-back.
2. Garage in Front Setback	A sloping lot may have a one-story garage in the front setback as allowed by RBMC 10-2.500/10-5.500. If the garage is attached, the front façade of the garage shall be located within seven feet of the front door or the front of a covered porch that leads to the front door.

Existing RBMC Standard

10-2.1500/10-5.1500 Accessory structures in residential zones.

(d) One story garage occupying a required front setback. A private garage in a residential zone, whether attached or detached, which is accessory to a single-family dwelling may be permitted to occupy the required front setback of a lot when such lot has an elevation of four (4) feet [13.33%] or more above or below the street elevation within thirty (30) feet of the street-abutting property line, and only if a Modification is obtained pursuant to Section 10-2.2508 and the project conforms to [a series of] development standards.

Basement Garage On An Upward-Sloping Lot





Examples of basement garages on upward-sloping lots.

B. Garages on Sloping Lots (continued)

TOPIC	STANDARD
3. Basement Garages on Upward-Sloping Lots	An upward-sloping lot may have a front-facing basement garage. A corner upward-sloping lot may have a basement garage with access from the side street. An upward sloping lot may excavate to provide a front-facing basement garage provided that the front façade of the garage is located within 7 feet of the front door or the front of a covered porch that leads to the front door.
4. Basement Garages on Downward-Sloping Lots	A downward-sloping lot may not have a front-facing basement garage. A corner downward sloping lot may have a basement garage with access from the side street or side alley. A downward-sloping lot may excavate to provide a garage on the first story. A corner downward sloping lot may have a basement garage with access from the side street or side alley.
5. Basement Garages on Side-Sloping Lots	A side-sloping lot may have a basement garage on the downslope side of the lot. A corner side-sloping lot may have a basement garage with access from the side street.

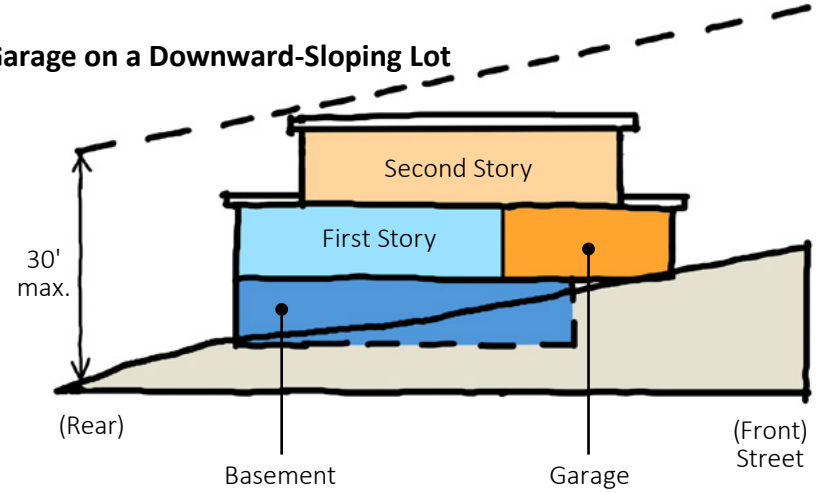
Existing RBMC Standard

10-2.1704/10-5.1704 Residential parking standards.

(b) Residential: driveway approaches, driveways, and parking pads.

(2) Maximum grade. No driveway providing access to off-street parking shall have a grade greater than fifteen (15%) percent.

Garage on a Downward-Sloping Lot





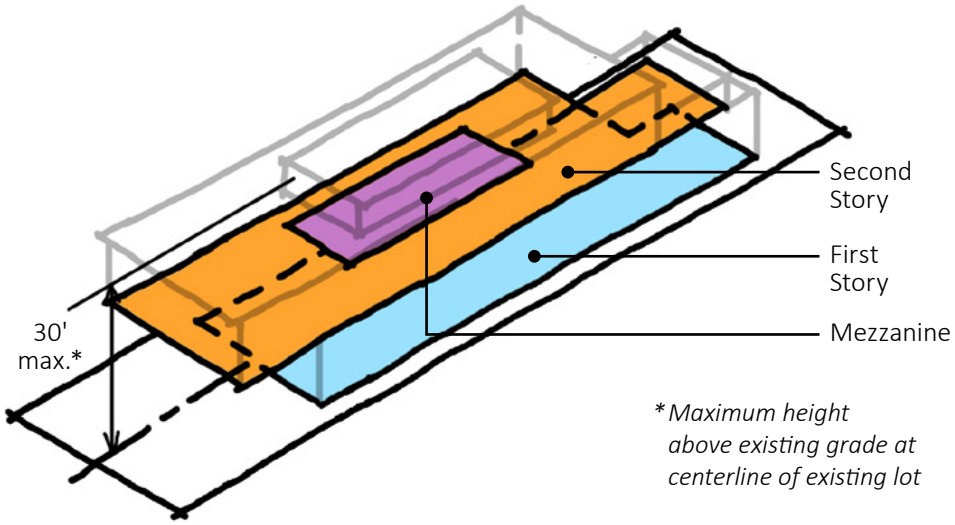


Examples of downward-sloping lots with first-story garages.

C. Mezzanines

TOPIC	STANDARD
Intent. *To ensure that homes have an appearance that is compatible with the overall character of single-family neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definition	A ***mezzanine*** is an intermediate floor within a building interior that is open to the floor below and has a floor area that is no greater than one-third of the total area of the overlooked room below. When the total floor area of a mezzanine exceeds one-third of the total area of the overlooked room below it constitutes an additional story and is no longer defined as a mezzanine.
2. Location	A mezzanine open to the first floor shall be concealed within the building, and its enclosing walls and ceiling shall remain within the primary roof form so as not to appear as an additional story on the exterior.

Maximum Height/Number of Stories with Mezzanine



**Maximum height above existing grade at centerline of existing lot*



Examples of mezzanines in the R-1A zone.

Existing RBMC Standard

10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

D. Roof Decks, Decks and Balconies

TOPIC	STANDARD
Intent. *To allow rooftop open space that is compatible and respectful of adjacent residential uses in terms of visual privacy and noise.*	
1. Definition	A ***roof deck*** is a deck, as defined by RBMC 10-2.402 (a)/10-5.402 (a), located on a building's second story roof that is used for outdoor living space and is separated from other portions of the roof.
2. Balcony Location	A front extended balcony on the second story may extend an additional 5 feet into the front setback, but must have a 5-foot setback from side property lines.

Existing RBMC Definitions and Standards

"Balcony" shall mean a platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

"Deck" shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

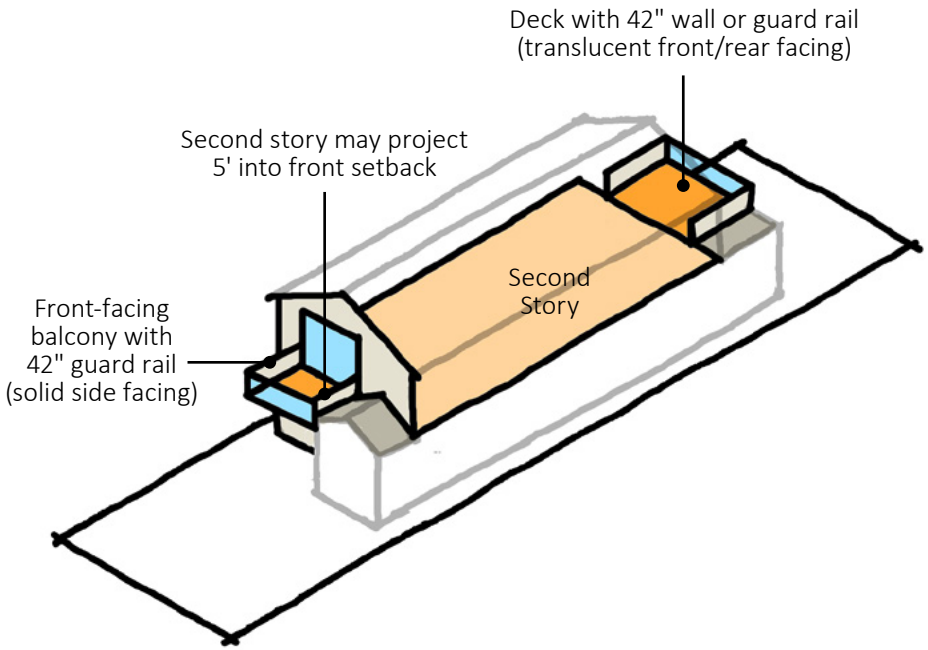
10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

10-2.1510.c (2)/ 10-5.1510.c (2) Private and public roof decks.

a. **Location, dimensions and design.** Private and public roof decks shall qualify [as required outdoor living space] if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

b. **Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.

Balcony and Roof Deck





Example of front extended balcony.

D. Roof Decks, Decks and Balconies (continued)

TOPIC	STANDARD
3. Roof Deck Maximum Height	The highest point of any structure associated with the roof deck, including stairs, elevators and their enclosures, shall not exceed the height limit of 30 feet.
4. Guard Rails	The sides of balconies, decks and roof decks facing a neighboring residential use shall be enclosed with a minimum 42-inch high, non-transparent, solid barrier that is constructed of the same façade materials as the main building. The sides of balconies, decks and roof decks facing a street (front or corner side) shall have a 42-inch barrier that may be transparent or non-transparent.
5. No Permanent Covered Structures On Roof Decks	No permanent covered structures shall be permitted on a roof deck.



Example of front-facing balcony with solid sides (house on left) and second story projection with balcony (house on right).

E. Parking

TOPIC	STANDARD
Intent. *To ensure that adequate parking is provided and required on-site parking does not dominate the front elevation.*	
1. Tandem Parking	Tandem parking shall not be utilized to meet parking requirements.
2. Carports	Carports are prohibited.

F. Front Yard Landscaping

Applicability. These standards apply to the following projects: new construction, additions of more than 500 square feet and re-landscaping the front yard (1. - 5.) and installing a new driveway (1. only).

TOPIC	STANDARD
Intent. *To reduce water use, provide shade and adequate soil volume for plants, and be compatible with the neighborhood.*	
1. Required Landscaping	Driveways shall be no wider than 16 feet and at least 33% of the driveway area shall consist of planted strips or grasscrete, the open portions of which shall contain live plants, decomposed granite or gravel. All non-driveway and non-walkway areas in required front setbacks and street-facing side setbacks shall be landscaped with live plants. Artificial turf/plants shall not be allowed.
2. Trees	At least one 24-inch box tree selected from the City's approved tree species list shall be shown on the landscape plan and shall be planted in-ground in the front yard area. As an alternative, applicant may provide a tree in a nearby public location with manner and location subject to approval of the Director of Public Works.
3. Drought-tolerant Landscaping	75% of required live plants shall be drought tolerant as defined by the City's List of Recommended Trees and Water Conserving Plants or WUCOLS Very Low and Low water use plants for Region 3 (https://ccuh.ucdavis.edu/wucols).
4. Landscaped Area Size	Required landscaped areas shall have minimum horizontal dimensions of 2 feet in all directions.
5. Path to Entrance	A walkway with a maximum width of 4 feet shall be provided from the sidewalk to the front door.



Example of adjacent R-1A lots with shared landscaped areas in front.



Example of an interior R-1A lot (on the right) with landscaping on both sides of the garage and a corner R-1A lot (on the left) with garage facing the side street, so the entire front yard is permeable and landscaped.

G. Curb Cuts, Parkways, and Street-Adjacent Elements

TOPIC	STANDARD
Intent. *To provide permeable, landscaped parkways and ensure that unattractive elements are screened.*	
1. Curb Cut / Driveway Apron Width	The driveway curb cut and apron shall meet the requirements of the Code and the Department of Public Works
2. Parkways	*The following shall apply to any project that has a parkway and includes installation of a new or expanded curb cut/driveway apron or re-landscaping of 50% or more of the parkway area.* A minimum of 80% of the parkway, excluding the driveway, shall be comprised of permeable surfaces. At least 75% of permeable surface shall consist of live plants and no more than 25% shall consist of gravel, rock, decomposed granite (DG) or similar materials. All parkway planting shall be drought tolerant. Plants with spikes and shall not be allowed. Existing trees shall be preserved and protected during construction, including steps to avoid root damage. Where no trees exist, at least one street tree of minimum 15-gallon size shall be planted in compliance with City standards. As an alternative, applicant may provide a tree in a nearby public location with manner and location subject to approval of the Director of Public Works.
3. Trash Receptacle Area	A screened area shall be provided to enclose trash cans so they are not visible from the public right-of-way. If trash receptacle area is in rear of property, where alley collections occurs, an open area within the property shall also be provided to avoid trash can placement within the alley.



This low water use parkway planting extends the front-yard landscape to the street.



Dymondia (Dymondia margaritae) is a low water use groundcover near the coast and can tolerate some foot traffic.



Most groundcover Lantana cultivars are a low water users near the coast. Lantana typically needs to be pruned to keep the walkway clear.

H. Modular Construction

TOPIC	STANDARD
Intent. *To encourage modular homes to be compatible with their neighborhoods.*	
1. Compliance with R-1A Standards	A project utilizing modular construction technologies (prefabricated) shall comply with all R-1A standards.
2. Façade Variation	The project shall comply with one of the following: a. Set the entire building back 6 feet beyond the minimum front setback and provide balconies or other projecting features. b. Limit the amount of corrugated metal panel to 2/3 of front façade area and utilize a secondary material that has a different form and pattern for 1/3 of the area. c. As an alternative, an applicant may propose a design with another element(s) to provide façade variation. The Director shall determine whether the proposed design meets the intent of this section. The applicant may appeal denial of such a request to the Planning Commission.



Example of modular construction with second-story setback on a 40-foot wide lot in Venice, CA. (Source: OMD Corp. A Jennifer Siegal company)



Example of a 25-foot wide modular home with variation of materials on a 40-foot wide lot in Santa Monica, CA. (Source: OMD Corp. A Jennifer Siegal company)

SECTION V

R-2 and R-3 Multi-Family Zoning District Standards

The following tables list the Objective Residential Standards for the R-2 and R-3 Zoning Districts.

The R-2 zone allows development at up to 14.6 units per net acre (2,984 square feet of lot area per unit), for example, 2 units on a 50 foot x 150 foot lot. The R-3 zones allows development at up to 17.5 units per net acre (2,490 square feet of lot area per unit), for example, 3 units on a 50 foot x 150 foot lot. Duplexes, triplexes and townhouses are common building types in these zones.

Single-family development in multi-family districts is subject to the same Standards as the R-1 District, with the exception of setbacks, which are the same as required for other developments in the district.



Example of 2-unit development in R-2 zone.



Example of 3-unit development in R-3 zone.

A. Site Planning

TOPIC	STANDARD
Intent. *To site buildings to be compatible with their neighbors and maintain neighborhood character.*	
1. Preserve Existing Mature Trees	Mature trees with greater than 12-inch diameter 4.5 feet above ground shall be preserved and incorporated into new development and additions. The tree may be relocated or replaced with a 36-inch box tree if the approval body determines that maintaining the tree in its current location will reduce the number of units for the project.
2. Massing and Building Orientation	Projects located on a site larger than 10,000 square feet shall include more than one primary building, which may be attached.



Example of a multi-family development on a large lot comprised of more than one primary building so as to appear as a set of smaller-scaled structures.

B. Parking and Access

TOPIC	STANDARD
Intent. *To design parking to minimize conflicts with pedestrians and to retain curbside parking.*	
1. Alley Access	Where there is an alley, parking shall be accessed from the alley and curb cuts on the front or side streets are not permitted, except that access may be provided by a driveway accessed from the front of the property if either of the following conditions are present: a. The rear alley is less than 20 feet wide. b. Existing power poles or other utility structures would obstruct parking access, as determined by the Director.
2. Curb Cuts / Driveway Aprons	For properties less than 50 feet wide, only a single curb cut and driveway apron of the minimum width allowed by Code and the Department of Public Works shall be permitted across the parkway and sidewalk in order to retain on-street parking spaces and reduce pedestrian conflicts.
3. Curb Cuts on Corner Lots	On corner lots, parking shall be accessed from the side street unless an alternative results in less impact to on-street parking and pedestrian activity as determined by City staff.
4. Vehicular / Pedestrian Path Intersections	Where pedestrian and automobile circulation paths intersect, the pedestrian path shall consist of decorative paving that is different from the paving of the automobile path.



This 3-unit building on a side-sloping lot has alley access and, therefore, no curb cut in front.



Typical driveway and garage layout in R-2 and R-3 zones.



C. Architecture

TOPIC	STANDARD
Intent. *To encourage well-designed buildings that are compatible with and contribute to the quality of their neighborhoods.*	
1. Varied Heights	A building may, in part, exceed the height limit by a maximum of five feet provided that the overall average building height shall not exceed the height limit.
2. Building Entries	Buildings in the front half of the property shall have at least one primary unit entry (front door) facing the street.
3. Architectural Features	Elevations facing public streets, courtyards, adjacent residential projects and public open spaces shall have 30% of the façade articulated with projections or recesses, for example, Juliet balconies, recessed patios, recessed public or private entrances, covered public or private entrances, bay or boxed windows, window or door awnings, or features that provide variation.







Examples of different architectural styles (Craftsman, Mission Revival, Industrial Loft) were applied to new residential projects in Southern California where developers deemed neighborhood compatibility a high priority.

D. Mezzanines

TOPIC	STANDARD
Intent. *To ensure that residences have an appearance that is compatible with the overall character of their neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definitions	A ***mezzanine*** is an intermediate floor within a building interior that is open to the floor below and has a floor area that is no greater than one-third of the total area of the overlooked room below. When the total floor area of a mezzanine exceeds one-third of the total area of the overlooked room below it constitutes an additional story and is no longer defined as a mezzanine.
2. Location	A mezzanine open to the first floor shall be concealed within the building, and its enclosing walls and ceiling shall remain within the primary roof form so as not to appear as an additional story on the exterior.







Examples of buildings in R-2/R-3 zones with mezzanines.

Existing RBMC Definitions and Standards

10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

E. Roof Decks, Decks and Balconies

TOPIC	STANDARD
Intent. *To allow rooftop open space that is compatible and respectful of adjacent residential uses in terms of visual privacy and noise.*	
1. Definitions	A **roof deck** is a deck, as defined by RBMC 10-2.402 (a)/10-5.402 (a), located on a building's second story roof that is used for outdoor living space and is separated from other portions of the roof.





Examples of front-facing balconies in R-2 and R-3 zones.

Existing RBMC Definitions and Standards

"Balcony" shall mean a platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

"Deck" shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

10-2.1510.c (2)/ 10-5.1510.c (2) Private and public roof decks.

a. **Location, dimensions and design.** Private and public roof decks shall qualify [as required outdoor living space] if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

b. **Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.

E. Roof Decks, Decks and Balconies (continued)

TOPIC	STANDARD
2. Roof Decks	A roof decks shall be constructed with the same materials as the building on which it is located and in compliance with the following: • Maximum 30 feet to highest point of any structure on the roof deck. • Minimum 42-inch high deck barrier, which must be non-transparent on sides facing neighboring residential uses. • No permanent structures over 42 inches.
3. Balconies	Balconies shall not include any structures over 42 inches in height. Spas, hot tubs and similar equipment are not permitted on balconies within 10 feet of a property line.



Examples of roof decks accessed from second story balconies. In both examples, the roof deck is not visible from the street.



Example of roof decks with solid side walls. (Source: Zillow)

F. Roofs, Carports and Gutters/Downspouts

TOPIC	STANDARD
Intent. *To encourage roof design that is compatible with building design and its neighborhood.*	
1. Roof Type	Mansard roofs shall not be permitted.
2. Carport Roofs	Carport roofs shall be designed with the same materials as the primary residential structure. Flat carport roofs shall be permitted.
3. Carport Materials	Carports serving multi-family structures shall not be made of fabric or prefabricated metal.
4. Gutter/ Downspout Color	Exposed gutters and downspouts shall be colored to match one of the colors of the main structure.



Example of downspouts the same color as the building wall.

G. Single-Family (SF) Structures in Multi-Family (MF) Zones

TOPIC	STANDARD
Intent. *To ensure that single-family homes are appropriate in scale and consistent with other single-family homes in Redondo Beach.*	
1. Setbacks	Any new or modified single family structure shall comply with the setbacks of the multi-family district in which it is located.

H. Lighting

TOPIC	STANDARD
Intent. *To provide adequate site lighting, while minimizing spill light and glare into homes.*	
1. Parking Areas	All lighting sources in parking areas shall be placed below the top of perimeter walls and directed downward toward parking areas to avoid glare on adjacent uses.
2. Pedestrian Path Lighting	Light fixtures no higher than two feet above ground level shall be installed along pathways to ensure visibility and safety.
3. Avoid Glare on Neighboring Properties	Security lighting on or around buildings shall face downward and utilize motion detectors in order to reduce unnecessary, continuous lighting into units and adjacent uses.
4. Dark Sky Requirements	Exterior site lighting shall comply with applicable dark sky requirements.



Low-level lighting illuminates pedestrian paths. (Source: Landscape Forms)



Dark-sky approved pole lights illuminate parking and walkways, but do not contribute to light pollution. (Source: Landscape Forms)

I. Landscaping

TOPIC	STANDARD
Intent. *To reduce water use, provide shade and adequate soil volume for plants, be compatible with the neighborhood, and avoid utility/ access conflicts.*	
1. Required Landscape	Required front setbacks and street-facing side setbacks, excluding driveways, walkways, stairs, walls, and structures, shall be landscaped. At least 75% of the landscaped area shall consist of live plants. Portions of a driveway that contain live plants may be counted toward the live plant requirement. Artificial turf/plants shall not be allowed.
2. Water Efficiency	For new development and additions of more than 50 percent of the existing structures, the front and rear setback areas shall be landscaped in accordance with the City's landscape regulations, including compliance with the Redondo Beach Water Efficient Landscape Ordinance (MWELO).
3. Landscaped Area Size	Landscaped areas shall have minimum horizontal dimensions of 2 feet in all directions.
4. Landscape in Front of Perimeter Walls	A minimum 18-inch wide landscaped area shall be provided between the sidewalk and project perimeter walls. Plants may be at sidewalk level or in a raised planter.
5. Drought-Tolerant Plants	Landscaped areas shall include drought tolerant live plants in 75% of the area.



Example of drought tolerant front yard landscaping.



Example of trees in the front yard.

Front yard landscaping with permeable surfaces and shade trees.

I. Landscaping (continued)

TOPIC	STANDARD
6. Tree Planting	Any transplanted tree from a box or any field grown tree shall be securely staked with double stakes. Root barriers or other means approved by the Director are required for any tree placed in paved or other situations where roots could disrupt adjacent paving/curb surfaces.
7. Utility / Access Conflicts	Project landscape plans shall demonstrate that: • Access is not blocked to any on-site fire emergency apparatus. • Trees and shrubs located near overhead power lines will not conflict with those lines when they are mature.
8. Irrigation	For existing sprinkler systems, automatic sprinkler controllers shall be installed to control water use. Backflow preventers and anti-siphon valves shall be provided in accordance with current codes. The installation of new sprinkler irrigation systems is prohibited. However, micro-sprays not exceeding thirty gallons per hour (30 gph) may be used on areas solely dedicated to edible plants. Landscape plans shall specify details for installation of an irrigation system designed to prevent run-off and overspray. Irrigation system controls shall be enclosed in a closet or room that is kept secure at all times.

J. Landscaping Matrix - Multi-Family Residential

Applicability

In addition to compliance with the landscaping standards above, multi-family projects that are subject to the City's Model Water Efficient Landscape Ordinance must comply with those RBMC requirements. As well, multi-family projects must achieve a minimum number of points based on the following table if the project is a:

- New development and re-landscaping of more than 500 square feet of site's landscaped area.
- Modification that results in:
  - One or more additional units (not applicable for ADUs or JADUs),
  - Additional Gross Floor Area of more than 50% of existing square footage,
  - Re-landscaping of more than 50% of site's landscaped area.

Landscaping Matrix

FEATURE	POINTS	PROJECT CHECKLIST	
		Qty. Provided	Total Points
Trees - Minimum points required: New - 8 points/7,500 Square Feet of Lot Area1; Addition/Modification - 5 points/7,500 Square Feet of Lot Area[1]			
Maintain existing tree with a minimum 12-inch diameter trunk 4.5 feet above the ground	**6**		
36-inch box tree	**4**		
24-inch box tree	**3**		
15-gallon tree	**1**		
Landscape Areas - Minimum points required: New - 4 points; Addition/Modification - 2 points			
Flowering vines on building or perimeter walls	**1**		
Flowering vines on trellises, arbors or pergolas	**1**		
At least 90% drought tolerant plants	**3**		
California natives for at least 25% of plants	**1**		
California natives for at least 50% of plants	**2**		
California natives for at least 75% of plants	**3**		
California natives for 100% of plants	**4**		
Green roof(s) covering at least 50% of total roof area	**2**		
Irrigation - Minimum points required: New and Add/Mod - 5 points			
Graywater irrigation system in conformance with Chapter 16 of the California Plumbing Code.	**5**		
Smart irrigation controller(s)[2] for all landscaped areas	**3**		
Below-surface drip irrigation or bubblers for at least 75% of landscape area	**3**		
Bioswale(s) to collect and infiltrate runoff	**2**		
Paving and Pathways - Minimum points required: New and Add/Mod - 2 points			
Vehicular entry zone with greater than 50% permeability	**2**		
Textured paving or interlocking pavers at site entries	**2**		
At least 75% of the combined front, side and rear yards comprised of permeable surfaces	**2**		
Use of curvilinear paths	**1**		

1 If lot is less than 7,500 square feet, then required points are per lot.

2 Smart controllers are irrigation controllers that reduce outdoor water use by monitoring and using information about site conditions, such as soil moisture, rain, wind, slope, soil, plant type, and applying the right amount of water based on those factor, including the use of rain sensors.

SECTION VI

RMD and RH Multi-Family Zoning District Standards

The following tables list the Objective Residential Standards for higher density multi-family zoning districts.

The RMD zone allows development at up to 23.3 units per net acre (1,870 square feet of lot area per unit), for example, 8 units on a 100 foot x 150 foot lot. The RH zones allow development at up to 30 units per net acre (1,560 square feet of lot area per unit), for example, 10 units on a 100 foot x 150 foot lot.

Single-family development in multi-family districts is subject to the same Standards as the R-1 District, with the exception of setbacks, which are the same as required for other developments in the district.



Example of RMD multi-family development.

A. Site Planning

TOPIC	STANDARD
Intent. *To site buildings to be compatible with their neighbors and maintain neighborhood character.*	
1. Preserve Existing Mature Trees	Mature trees with greater than 12-inch diameter 4.5 feet above ground shall be preserved and incorporated into new development and additions. The tree may be relocated or replaced with a 36-inch box tree if the approval body determines that maintaining the tree in its current location will reduce the number of units for the project.
2. Massing and Building Orientation	Projects located on a site larger than 20,000 square feet shall include more than one primary building. Buildings shall be arranged so as to create a common open space that complies with all requirements.



Multi-family developments on large lots shall be comprised of more than one primary building so as to appear as a set of smaller-scaled structures.

B. Open Space and Pedestrian Circulation

TOPIC	STANDARD
Intent. *To ensure that Code-required outdoor living space is usable and accessible.*	
1. Common Open Space	Where the outdoor living space required by RBMC 10-2.517 to 10-2.519 and 10-5.517 to 10-5.519 is for the use of all residents ("common open space"), that open space shall include at least two of the following usable features: tables and benches, a play area, a pool and poolside area, other active recreation, barbecues. The site plan shall include notes that demonstrate how the common open space provides sunlight and shade. Pathways shall connect all units to the common open space and children's play areas shall be located so as to be visible from units and/or other common areas to ensure safety.
2. Private Open Space	Where common open space and private open space are contiguous, clearly defined boundaries shall be provided by elements including walls, fences and/or landscaping.
3. Pedestrian Paths	Where pedestrian and automobile circulation paths intersect, the pedestrian path shall consist of decorative paving that is different from the paving of the automobile path. For projects located adjacent to pedestrian-oriented zones, gates and pathways to shorten the walking distance for residents to access these uses shall be required.



Common open space with usable features (benches) and shade.



Pedestrian path utilizing decorative paving and connecting units to open space in a large development.



A pedestrian pathway that meet ORS standards and integrate ADA standards for universal access.

C. Parking and Access

TOPIC	STANDARD
Intent. *To design parking to minimize conflicts with pedestrians and to retain curbside parking.*	
1. Alley Access	Where there is an alley, parking shall be accessed from the alley and curb cuts on the front or side streets are not permitted, except that access may be provided by a driveway accessed from the front of the property if either of the following conditions are present: a. The rear alley is less than 20 feet wide. b. Existing power poles or other utility structures would obstruct parking access, as determined by the Director.
3. Curb Cuts / Driveway Aprons	For properties less than 50 feet wide, only one curb cut and driveway apron of the minimum width allowed by Code and the Department of Public Works shall be permitted across the parkway and sidewalk in order to retain on-street parking spaces and reduce pedestrian conflicts.
4. Curb Cuts on Corner Lots	On corner lots, parking shall be accessed from the side street unless an alternative results in less impact to on-street parking and pedestrian activity as determined by City staff.
5. Garage Location and Access	Front-loaded garages are not permitted in the front half of the lot.
6. Vehicular / Pedestrian Path Intersections	Where pedestrian and automobile circulation paths intersect, the pedestrian path shall consist of decorative paving that is different from the paving of the automobile path.



Multi-family project on a corner lot with its garage access from side street.

D. Architecture

TOPIC	STANDARD
Intent. *To encourage well-designed buildings that are compatible with and contribute to the quality of their neighborhoods.*	
1. Variations and Upper Story Setbacks	Each elevation shall have variation in its design with a break in the wall plane of at least 5 feet deep at least every 25 linear feet of wall surface. An additional setback of at least 5 feet shall be provided along 30% of the second story façade that faces another residence. For multi-family projects of more than three stories, a setback of 15 feet shall be integrated above the second story.
2. Varied Heights	A building may, in part, exceed the height limit by a maximum of five feet provided that the overall average building height shall not exceed the height limit.
3. Durable Materials on the Ground Floor	Long-lived (higher quality) materials shall be integrated into the first floor elevations. Acceptable materials are stone, brick veneer, architectural tile, or board formed concrete.
4. Building Entries	Buildings in the front half of the property shall have at least one primary building or unit entry (lobby or unit front door) facing the street. Primary building entrances or individual unit entrances shall appear distinct in form and materials from the rest of the primary building façade by introducing at least two of these elements: an entry canopy, a material or exterior color not used elsewhere on building, architectural lighting fixtures not used elsewhere in project.



Examples of façade variation created with bay windows, planters, covered entries and material changes.

D. Architecture (continued)

TOPIC	STANDARD
5. Architectural Features	Elevations facing public streets, courtyards, adjacent residential projects and public open spaces shall have 30% of the façade articulated with projections or recesses, for example, Juliet balconies, recessed patios, recessed public or private entrances, covered public or private entrances, bay or boxed windows, window or door awnings, or features that provide variation.
6. Accessory Structures	Accessory structures to the primary residential building(s) on the site shall be constructed with the same materials as the primary building(s).





Example of multi-family residence utilizing high-quality materials (stone, custom precast panels, steel bay windows) designed consistently on all façades (top), including a paseo designed as a shady garden for respite (bottom).

E. Mezzanines

TOPIC	STANDARD
Intent. *To ensure that residences have an appearance that is compatible with the overall character of their neighborhoods, especially in terms of height, mass and relationship to the street.*	
1. Definitions	A ***mezzanine*** is an intermediate floor within a building interior that is open to the floor below and has a floor area that is no greater than one-third of the total area of the overlooked room below. When the total floor area of a mezzanine exceeds one-third of the total area of the overlooked room below it constitutes an additional story and is no longer defined as a mezzanine.
2. Location	A mezzanine open to the first floor shall be concealed within the building, and its enclosing walls and ceiling shall remain within the primary roof form so as not to appear as an additional story on the exterior.

Existing RBMC Definitions and Standards
10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

F. Roof Decks, Decks and Balconies

TOPIC	STANDARD
1. Definitions	A ***roof deck*** is a deck, as defined by RBMC 10-2.402 (a)/10-5.402 (a), located on a building's second story roof that is used for outdoor living space and is separated from other portions of the roof.
2. Roof Decks	A roof decks shall be constructed with the same materials as the building on which it is located and in compliance with the following: • The highest point of any structure on the roof deck shall not exceed the maximum allowable height in the zoning district. • Minimum 42-inch high deck barrier, which must be non-transparent on sides facing neighboring residential uses. • No permanent structures over 42 inches.
3. Balconies	Balconies shall not include any structures over 42 inches in height. Spas, hot tubs and similar equipment shall not be permitted on balconies within 10 feet of a property line.

Existing RBMC Definitions and Standards

"Balcony" shall mean a platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

"Deck" shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

10-2.1508/10-5.1508 Roof decks and mezzanines. The combined total maximum area of all roof decks and mezzanines serving an individual unit shall be limited to five hundred (500) square feet.

10-2.1510.c (2)/ 10-5.1510.c (2) Private and public roof decks.

a. **Location, dimensions and design.** Private and public roof decks shall qualify [as required outdoor living space] if they have a minimum dimension of fifteen (15) feet by fifteen (15) feet. Accessibility, surfacing, screening, and architectural treatment shall be compatible with the architectural design of the dwelling.

b. **Calculating outdoor living space.** Roof decks shall be counted at fifteen (15%) percent of their actual area.



Example of minimum 42" balcony railings.

G. Roofs, Carports and Gutters/Downspouts

TOPIC	STANDARD
Intent. *To encourage roof design that is compatible with building design and its neighborhood.*	
1. Roof Type	Mansard roofs shall not be permitted.
2. Carport Roofs	Carport roofs shall be designed with the same materials as the primary residential structure. Flat carport roofs shall be permitted.
3. Carport Materials	Carports serving multi-family structures shall not be made of fabric or prefabricated metal.
4. Gutter/ Downspout	Exposed gutters and downspouts shall be colored to match one of the colors of the main structure.



Example of downspouts the same color as the building wall.

H. Single-family (SF) Structures in Multi-family (MF)

TOPIC	STANDARD
Intent. *To ensure that single-family homes are appropriate in scale and consistent with other single-family homes in Redondo Beach.*	
1. Setbacks	Any new or modified single family structure shall comply with the setbacks of the multi-family district in which it is located.

I. Lighting

TOPIC	STANDARD
Intent. *Provide adequate site lighting, while minimizing spill light and glare into homes.*	
1. Parking Areas	All lighting sources in parking areas shall be placed below the top of perimeter walls and directed downward parking areas to avoid glare on adjacent uses.
2. Pedestrian Path Lighting	Light fixtures no higher than two feet above ground level shall be installed along pathways to ensure visibility and safety.
3. Avoid Glare on Neighboring Properties	Security lighting on or around buildings shall face downward and utilize motion detectors in order to reduce unnecessary, continuous lighting into units and adjacent uses.
4. Dark Sky Requirements	Exterior site lighting shall comply with applicable dark sky requirements.



Low-level lighting illuminates pedestrian paths. (Source: Landscape Forms)



Dark-sky approved pole lights illuminate parking and walkways, but do not contribute to light pollution. (Source: Landscape Forms)

J. Landscaping

TOPIC	STANDARD
Intent. *To reduce water use, provide shade and adequate soil volume for plants, be compatible with the neighborhood, and avoid utility/ access conflicts.*	
1. Required Landscaping	Required front setbacks and street-facing side setbacks, excluding driveways, walkways, stairs, walls, and structures, shall be landscaped. At least 75% of the landscaped area shall consist of live plants. Portions of a driveway that contain live plants may be counted toward the live plant requirement. Artificial turf/plants shall not be allowed.
2. Water Efficiency	For new development and additions of more than 50 percent of the existing structures, front and rear setback areas shall be landscaped in accordance with the City's landscape regulations, including compliance with the Redondo Beach Water Efficient Landscape Ordinance.
3. Landscaped Area Size	Landscaped areas shall have minimum dimensions of 4 feet in all directions.
4. Landscape in Front of Perimeter Walls	A minimum 18-inch wide landscaped area shall be provided between the sidewalk and project perimeter walls. Plants may be at sidewalk level or in a raised planter.
5. Drought-tolerant	Landscaped areas shall include drought tolerant live plants in 75% of the area.
6. Tree Planting	Any transplanted tree from a box or any field grown tree shall be securely staked with double stakes. Root barriers or other means approved by the Director are required for any tree placed in paved or other situations where roots could disrupt adjacent paving/curb surfaces.



New landscaping must comply with the Water Efficient Landscape Ordinance.

J. Landscaping (continued)

TOPIC	STANDARD
7. Utility / Access Conflicts	Project landscape plans shall demonstrate that: • Access is not blocked to any on-site fire emergency apparatus. • Trees and shrubs located near overhead power lines will not conflict with those lines when they are mature.
8. Vehicle Entry Zone Landscaping	The vehicular entry zone, the area between the public street and the project's internal circulation system, shall include at least 25% landscaped surface using planted strips or grasscrete, the open portions of which shall contain live plants, decomposed granite or gravel. Artificial turf/plants shall not be allowed.
8. Irrigation	For existing sprinkler systems, automatic sprinkler controllers shall be installed to control water use. Backflow preventers and anti-siphon valves shall be provided in accordance with current codes. The installation of new sprinkler irrigation systems is prohibited. However, micro-sprays not exceeding thirty gallons per hour (30 gph) may be used on areas solely dedicated to edible plants. Landscape plans shall specify details for installation of an irrigation system designed to prevent run-off and overspray. Irrigation system controls shall be enclosed in a closet or room that is kept secure at all times.

K. Landscaping Matrix - Multi-Family Residential

Applicability

In addition to compliance with the landscaping standards above, multi-family projects that are subject to the City's Model Water Efficient Landscape Ordinance must comply with those RBMC requirements. As well, multi-family projects must achieve a minimum number of points based on the following table if the project is a:

- New development and re-landscaping of more than 500 square feet of site's landscaped area.
- Modification that results in:
  - One or more additional units (not applicable for ADUs or JADUs),
  - Additional Gross Floor Area of more than 50% of existing square footage,
  - Re-landscaping of more than 50% of site's landscaped area.

Landscaping Matrix

FEATURE	POINTS	PROJECT CHECKLIST	
		Qty. Provided	Total Points
Trees - Minimum points required: New - 8 points/7,500 Square Feet of Lot Area1; Addition/Modification - 5 points/7,500 Square Feet of Lot Area[1]			
Maintain existing tree with a minimum 12-inch diameter trunk 4.5 feet above the ground	**6**		
36-inch box tree	**4**		
24-inch box tree	**3**		
15-gallon tree	**1**		
Landscape Areas - Minimum points required: New - 4 points; Addition/Modification - 2 points			
Flowering vines on building or perimeter walls	**1**		
Flowering vines on trellises, arbors or pergolas	**1**		
At least 90% drought tolerant plants	**3**		
California natives for at least 25% of plants	**1**		
California natives for at least 50% of plants	**2**		
California natives for at least 75% of plants	**3**		
California natives for 100% of plants	**4**		
Green roof(s) covering at least 50% of total roof area	**2**		
Irrigation - Minimum points required: New and Add/Mod - 5 points			
Graywater irrigation system in conformance with Chapter 16 of the California Plumbing Code.	**5**		
Smart irrigation controller(s)[2] for all landscaped areas	**3**		
Below-surface drip irrigation or bubblers for at least 75% of landscape area	**3**		
Bioswale(s) to collect and infiltrate runoff	**2**		
Paving and Pathways - Minimum points required: New and Add/Mod - 2 points			
Vehicular entry zone with greater than 50% permeability	**2**		
Textured paving or interlocking pavers at site entries	**2**		
At least 75% of the combined front, side and rear yards comprised of permeable surfaces	**2**		
Use of curvilinear paths	**1**		

1 If lot is less than 7,500 square feet, then required points are per lot.

2 Smart controllers are irrigation controllers that reduce outdoor water use by monitoring and using information about site conditions, such as soil moisture, rain, wind, slope, soil, plant type, and applying the right amount of water based on those factor, including the use of rain sensors.

SECTION VII

Accessory Dwelling Units (ADUs)

ADUs are permitted in Redondo Beach in compliance with California State law and the Redondo Beach Municipal Code (RBMC). ADUs proposed on properties that are not located in the City's coastal zone are subject to the requirements of RBMC 10-2.1506. ADUs proposed on properties located with the City's coastal zone are subject to the requirements of RBMC 10-5.1506. For additional information on State ADU provisions, it is recommended to consult the State Department of Housing and Community Development (HCD) ADU Handbook (updated July 2022), or any subsequent update that may be released.

ADU applications are approved through either the **"streamlined"** or **"non-streamlined"** process, which is further explained below. Both of these processes are administrative (non-discretionary). City staff reviews the ADU application to confirm compliance with streamlined or non-streamlined standards prior to approval of a building permit. A building permit may be issued for any project that complies with the applicable standards and meets all building code requirements.

Applicable to all ADUs/JADUs

1. ADUs are allowed on any parcel in any zone that allows single-family and/or multi-family residential uses (includes mixed-use zones).
2. ADUs may be rented separately from the primary residence, but may not be sold or otherwise conveyed separately.
3. ADUs shall not be used as short-term rental (rented for periods of less than 30 days is prohibited).
4. Junior ADUs are allowed subject to the single-family "Within Existing Space" streamlined process (see streamlined vs non-streamlined below).

Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit (ADU) is a residential dwelling unit on a lot that is accessory to a proposed or existing single-family or multi-family residence. The ADU can be located within the primary residential building or in a separate accessory structure. An ADU provides complete independent living facilities for one or more persons and is located on the same parcel as the primary residential building including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Junior Accessory Dwelling Unit (JADU)

A Junior Accessory Dwelling Unit (JADU) is a dwelling unit no more than 500 square feet in size and contained entirely within a single-family residence, its attached and enclosed garage, or other space that is enclosed and attached to the single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.



Example of garage conversion to ADU.

5. There are no owner-occupancy requirements for properties with an ADU approved between January 1, 2020, and January 1, 2025. The owner may reside in one of the units and rent the other or both units may be rented separately or together. For ADUs approved after January 1, 2025, the City may impose owner-occupancy requirements unless the State extends this provision.
6. An existing residence may be converted to an ADU in conjunction with development of a new primary dwelling unit, provided that the existing residence meets all ADU development standards and that the new primary dwelling unit complies with all applicable requirements for a primary residence.
7. Review period of an application that has been deemed complete for an ADU or JADU is 60 days.

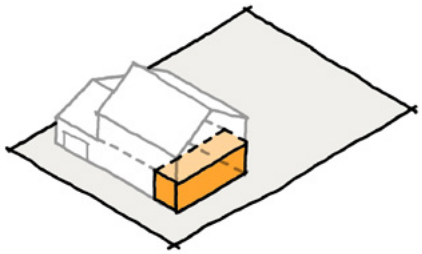
A. Streamlined ADUs

There are four categories of streamlined ADUs defined by California Government Code Section 65852.2 Subsection (e). Regardless of any other provisions, if a streamlined ADU application meets the very basic required standards of this section, the City must approve the application, and may not impose any other standards. For single-family properties, ADUs that are within an existing primary structure or ADUs in new construction may use the streamlined process. ADUs proposed on multi-family properties are also subject to the streamlined process, whether they are a conversion of existing space or represent new construction.

ADUs that are determined to comply with all requirements of California Government Code Section 65852.2(e) shall not require further Planning review and shall be permitted subject to a building permit only. There are four categories of these "streamlined ADUs" as noted below:

1. **Single-Family "Within Existing Space" ADUs [RBMC 10-2.1506(b)(2) and 10-5.1506(b)(2) (Including JADUs)]**
    a. One ADU or JADU is allowed under this application. If there is already another ADU on site (under Single-Family Detached section below), only a JADU can be considered for this Single-family Within Existing Space application.
    b. The lot must be located in a zoning district that allows the single-family residential use.
    c. The ADU or JADU shall be on a lot with an existing or proposed single-family residence (SFR).
    d. The ADU or JADU must be wholly within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet if required solely to accommodate ingress/egress.
    e. The ADU or JADU shall have direct exterior access that is independent from the SFR.
    f. Side and rear yard setbacks shall be sufficient for fire safety. If the existing dwelling or structure complies with the City's setback requirements as described in this Code, it shall automatically meet this standard.
    g. There is no ADU size limit for this category, except that the ADU must be entirely within existing footprint of SFR with only up to 150 square feet additional expansion for ingress/egress.

Example



ADU within existing space

The owner of a 1,000 square feet single-family residence wishes to divide existing space in the home to add an ADU. The owner could use any portion of the home's area for the ADU, leaving the remainder of the space as the primary dwelling unit. Because all the work is within the existing structure, the only exterior change would be an entry door and possibly window changes.

h. Standards for JADUs only (per California Government Code Section 65852.22) shall apply as follows:

   i. JADUs are limited to one per residential lot with a single-family residence. Lots with multiple detached single-family dwellings are not eligible to have JADUs.

   ii. The JADU shall not exceed a maximum size of 500 square feet.

   iii. Prior to issuance of a building permit for a JADU, a covenant shall be recorded that specifies that only one unit may be rented with the owner occupying the other (either the JADU or the primary residence), and a deed restriction shall be recorded prohibiting the sale of the JADU separate from the single-family residence.

2. **Single-Family "New Construction Detached" ADUs [RBMC 10-2.1506(b)(3) and 10-5.1506(b)(3)]**

   a. One ADU is allowed under this application. An ADU under this section may be combined with one JADU under the Single-family "Within Existing Space" category.

   b. The lot must be located in a zoning district that allows the single-family residential use and on which there is an existing or proposed SFR.

   c. The ADU must be detached from the SFR.

   d. Must be new construction

      i. Conversion of an existing detached accessory structure would constitute a Streamlined Single-Family "Within Existing Space" ADU if it meets all of the other requirements of that category. Otherwise it would be a Non-Streamlined ADU.

      ii. Replacement of an existing detached accessory structure would fall under this Streamlined ADU category if it meets all of the other requirements of this category. Otherwise it would be a Non-Streamlined ADU.

   e. The ADU shall provide 4 feet side and rear yard setbacks.

   f. The maximum ADU size is 800 square feet.

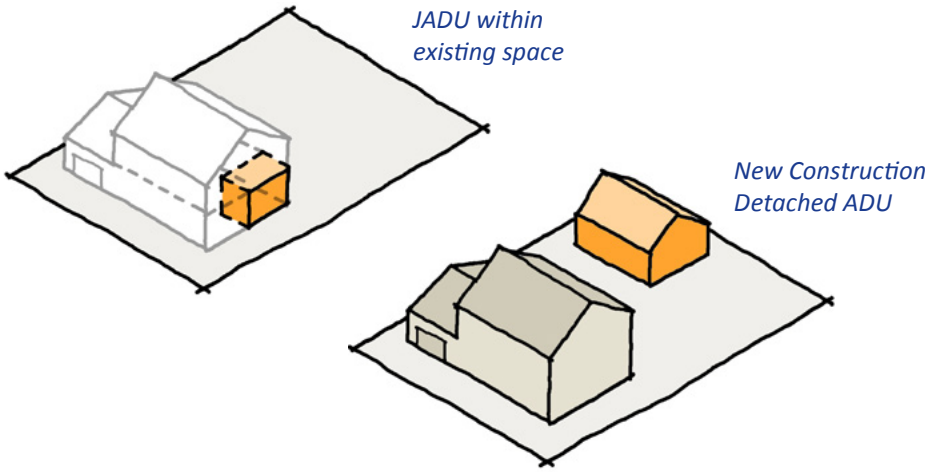
   g. Maximum height is measured from the lowest portion of the building that is above ground to the topmost portion of the roof, exclusive of chimneys or vents. The maximum height of the ADU shall be as follows:

      i. For a detached ADU on a lot with an existing or proposed single-family or multi-family dwelling unit, the maximum height is one story and 16 feet

      ii. For a detached ADU that is within ½ mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, the maximum height is 18 feet, with an additional 2 feet permitted to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

   h. Due to fire and life safety building standards, the minimum distance between a dwelling unit and an accessory structure or between two accessory structures on the same site shall be 5 feet, unless the structure otherwise meets the Building Code for fire rating.

An ADU/JADU combination on a single family lot results in 3 units on the site, including the primary dwelling. Note that since one unit is a JADU, a deed restriction shall be recorded requiring owner occupancy for one of the units in the main structure.



3. **Multi-Family Dwellings (MFD): "Wholly Within Non-Livable Space Conversion" [RBMC 10-2.1506(b)(4) and 10-5.1506(b)(4)]**
    a. The total number of ADUs permitted within the MFD is up to 25% of the existing number of primary dwelling units within the MFD structure. Where the MFD has fewer than 4 units, one ADU is permitted.
    b. The lot shall be located within a zoning district that allows multi-family residential use and shall contain an existing MFD. In the coastal zone, ADUs may be allowed on lots that contain an existing or proposed MFD.
    c. ADUs must be located in the non-livable space of the existing structure, (i.e., storage rooms, boiler rooms, passageways, attics, basements, garages, laundry rooms).
    d. There is no ADU size limit for this category, but these ADUs must be wholly within the existing MFD structure.
4. **MFD "Detached" ADUs [RBMC 10-2.1506(b)(5) and 10-5.1506(b)(5)]**
    a. Up to two detached ADUs are permitted per lot.
    b. The lot shall be located within a zoning district that allows multi-family residential use and shall contain an existing or proposed MFD. In the coastal zone, ADUs may be allowed on lots that contain an existing or proposed MFD.
    c. The ADU must be detached from the multi-family dwelling structure.
    d. The detached units may be in addition to ADUs created through the conversion of non-livable space.
    e. The ADU requires 4 feet side and rear yard setbacks for all new construction. Where an existing structure is being converted to an ADU, the existing setbacks for the footprint of the area being converted that may be less than 4 feet may be maintained.
    f. Maximum height is measured from the lowest portion of the building that is above ground to the topmost portion of the roof, exclusive of chimneys or vents. The maximum height of the ADU shall be as follows:
        i. For a detached ADU on a lot with an existing or proposed single-family or multi-family dwelling unit, the maximum height is 16 feet
        ii. For a detached ADU that is within ½ mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, the maximum height is 18 feet, with an additional 2 feet permitted to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.
        iii. For a detached ADU on a lot with an existing or proposed multi-family, multistory dwelling, the maximum height is 18 feet.
    g. There is no ADU size limit for this category.
    h. Due to fire and life safety building standards, the minimum distance between a dwelling unit and an accessory structure or between two accessory structures on the same site shall be 5 feet, unless the structure otherwise meets the Building Code for fire rating.

B. Non-Streamlined ADUs

The non-streamlined ADU approval process [RBMC Sections 10-2.1506(c) and 10-5.1506(c)] applies to situations in which the application does not qualify for the streamlined process (e.g., expansion of an existing single-family unit or accessory structure beyond the allowed 150 square feet for ingress and egress only).

This "non-streamlined" process can be applied when the proposed project is located in a zoning district that allows single–family and/or multi-family residential use on a property with an existing or proposed single or multi-family dwelling.

1. The ADU shall meet all nondiscretionary requirements for any single-family dwelling located on the same parcel lot in the same zoning district. These requirements include, but are not limited to, building height, setback, site coverage, floor area ratio, building envelope, payment of any applicable fee, and building code requirements. Notwithstanding, the following exceptions to these requirements apply:
    a. Setbacks:
        i. No setback is required for an ADU located within an existing living area or existing accessory structure, or an ADU that replaces an existing structure and is located in the same dimensions as structure being replaced.
        ii. For all new construction, the minimum side and rear yard setbacks shall be four (4) feet.
        iii. The minimum distance between a dwelling unit and an accessory structure, or between two accessory structures on the same parcel shall be five (5) feet.
    b. Maximum height is measured from the lowest portion of the building that is above ground to the topmost portion of the roof, exclusive of chimneys or vents. The maximum height of the ADU shall be as follows:
        i. For a detached ADU on a lot with an existing or proposed single-family or multi-family dwelling unit, the maximum height is one story and 16 feet.
        ii. For a detached ADU that is within ½ mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, the maximum height is 18 feet, with an additional 2 feet permitted to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.
        iii. For a detached ADU on a lot with an existing or proposed multi-family, multistory dwelling, the maximum height is 18 feet
        iv. For an ADU that is attached to a primary dwelling, the maximum height is 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower. The section of the structure with the ADU shall not exceed two stories.
    c. Size of ADU Living Area:
        i. The living area of the accessory dwelling unit shall not be less than 150 square feet (or as otherwise defined by the Health and Safety Code) and shall not exceed eight hundred fifty (850) square feet for studios or one -bedroom ADUs or one thousand (1,000) square feet for ADUs that provide more than one bedroom.
        ii. Code standards shall not be used to reduce the living area of the accessory dwelling unit below eight hundred (800) square feet.

Architectural and Design Standards

RBMC Subsection 10-2.1506(c)(4)e. and Subsection 10-5.1506(c)(4)e contain requirements that address materials, location of the entrance to the ADU, alley driveway access, and applicability of the Historic Preservation Ordinance.

C. Special Parking Standards for ADUs in Inland Zoning

The ADU application shall demonstrate compliance with the following parking requirements if the property is located within Redondo Beach's Inland Zoning.

Streamlined ADU Applications

1. No parking is required for Streamlined ADUs and Streamlined JADUs in the inland zoning (East of Pacific Coast Highway in Redondo Beach).
2. No replacement parking is required for the conversion of existing required parking for the principal dwelling unit(s) to Streamlined ADUs in the inland zoning (see Coastal Zone requirements below).

Non-Streamlined ADU Applications

1. The applicant shall provide one parking space, except if one of the following parking exemptions applies, in which case no parking for the ADU is required:
    a. The ADU is located within a half mile of public transit. For the purpose of this paragraph, public transit shall mean a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
    b. The ADU would be located in an architecturally or historically significant district.
    c. The ADU is part of the proposed or existing primary residence or an accessory structure.
    d. When on-street parking permits are required but not offered to the occupant of the ADU.
    e. Where there is a car share vehicle located within one block of the accessory dwelling unit.
2. The required parking space(s) for the ADU(s) and any replacement parking for primary dwelling(s) in the coastal zone may be located in any configuration on the same lot as the ADU, including, but not limited to, enclosed spaces, unenclosed spaces, or tandem spaces, or by the use of mechanical automobile parking lifts; provided that the spaces and driveway comply with the requirements of RBMC Section 10- 5.1704 to the extent those requirements do not conflict with the ADU regulations.

D. Special Parking Standards for ADUs in the Coastal Zone

In the coastal zone (West of Pacific Coast Highway in Redondo Beach) there is a designated **Accessory Dwelling Unit Parking Overlay** area including lots located along and west of Catalina Avenue, and including lots fronting the inland side of Catalina Avenue from Knob Hill Avenue to Paseo de la Playa.

The following Standards shall apply to both streamlined and non-streamlined ADU applications in the Coastal Zone.

1. For properties located within the designated Accessory Dwelling Unit Parking Overlay area, the applicant shall provide one off-street parking space per ADU in compliance with RBMC Section 10-5.1704 on the same lot as the ADU and dedicated for non-exclusive use by the occupants of the ADU.
2. For all other coastal zone properties outside of the Accessory Dwelling Unit Parking Overlay area, the applicant shall provide one parking space, except if one of the following parking exemptions applies, in which case no parking for the ADU is required:
    a. The ADU would be located within the existing primary dwelling or all or part of an existing accessory structure.
    b. The ADU would be located within a half mile of public transit. For the purpose of this paragraph, public transit shall mean a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

c. The ADU would be located in an architecturally or historically significant district.

d. The ADU would be located on a property within one block of a designated car share parking location.

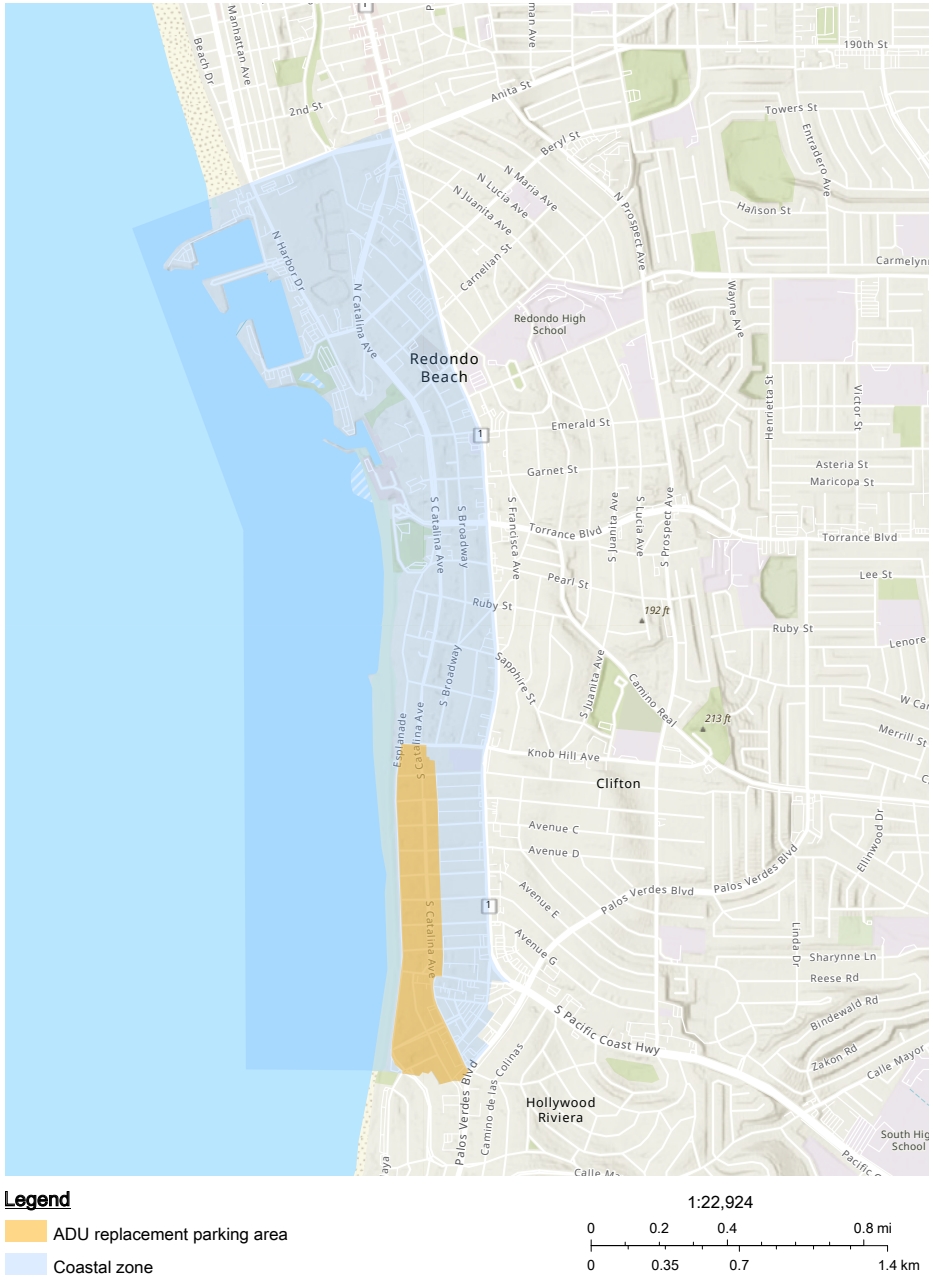
3. In the coastal zone, when a private garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an ADU or converted to a JADU or an ADU, replacement off-street parking spaces are required unless existing off-street parking exists that provides the minimum number of required off-street parking spaces for the primary dwelling(s).

4. The required parking space(s) for the ADU(s) and required replacement parking for primary dwelling(s) in the coastal zone may be located in any configuration on the same lot as the ADU, including, but not limited to, enclosed spaces, unenclosed spaces, or tandem spaces, or by the use of mechanical automobile parking lifts; provided that the spaces and driveway comply with the requirements of RBMC Section 10- 5.1704.

Coastal Development Permit (CDP) Required for ADUs

RBMC 10-5.2208 outlines the thresholds for CDP exemptions as follows:

- If the ADU or JADU is within the existing single-family residence and does not affect major structural components, no CDP or public hearing shall be required.
- If the proposed ADU is not wholly within the existing SFR, a CDP is required. However, the public hearing may be waived under certain circumstances. The regulations of RBMC 10-5.2217 regarding public hearing waivers for minor developments shall be followed.



Source: City of Redondo Beach

APPENDIX 1

R-1 Character Area Design Guidelines

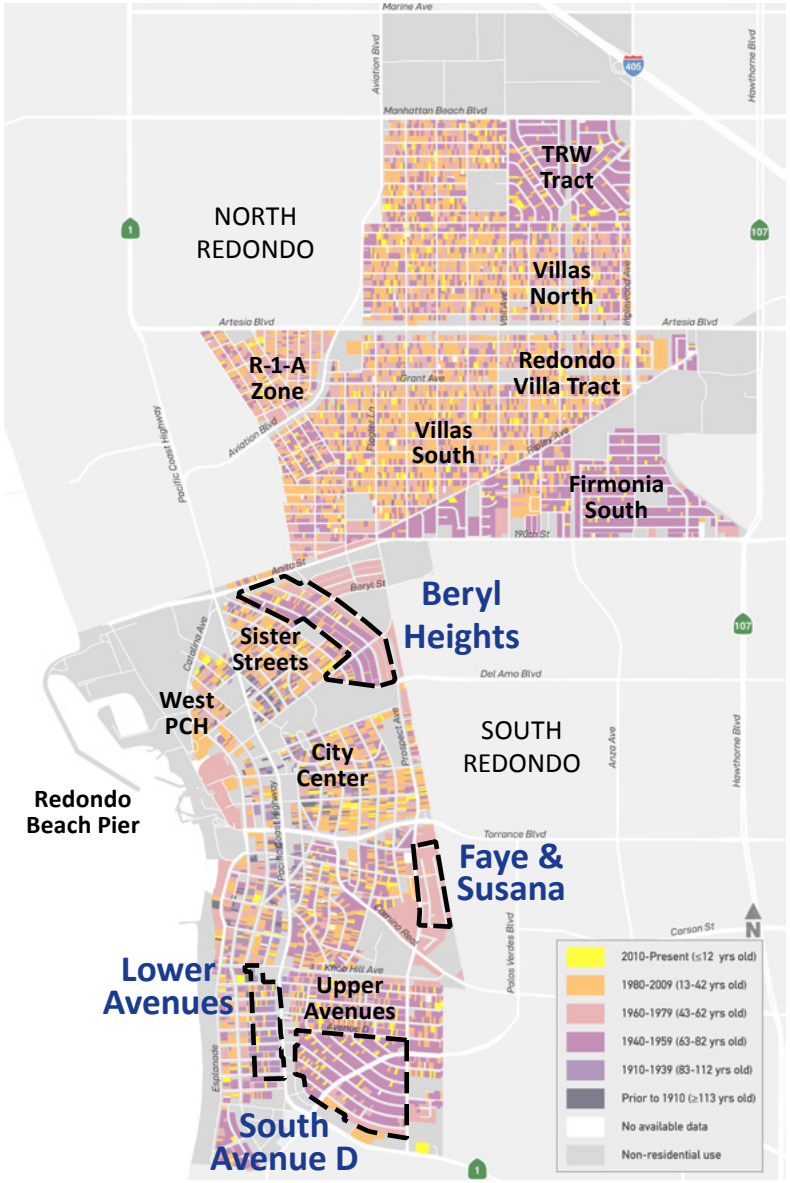
A. Residential Neighborhood History is a summary of how Redondo Beach's residential neighborhoods developed from the 1880s through the early 2020s. It provides a historic lens for homeowners to understand how neighborhood character is established.

B. Introduction to Architectural Styles is a primer for homeowners using photo examples, an inventory of characteristic elements and other features. This style guidance can help promote integrity in residential design for the most prevalent styles observed in Redondo Beach neighborhoods:

- Spanish
- Craftsman
- Post-War Traditional
- Mediterranean
- Contemporary
- Neo-Traditional

C. Character Area Design Guidelines. Optional design guidelines are detailed for each of the four character areas:

- Beryl Heights
- Faye & Susana Area
- Lower Avenues
- South Avenue D



Source: Los Angeles GeoHub

A. Residential Neighborhood History



Aerial view of the city's waterfront and early residential development c. 1924 (Courtesy of Security Pacific National Bank Collection, Los Angeles Public Library)

Residential neighborhoods in Redondo Beach are the product of development practices dating to when each tract was planned. Whether houses were owner-built, mass-produced, or developed individually, each neighborhood originated with a distinctive pattern of land use, streets, lot sizes, and building scale.

In sections of the city where original house style(s) have been retained, one finds neighborhoods that are more cohesive. Design elements such as street widths, sidewalk treatments, street trees, and street lighting are among the aspects that define neighborhood character. Other determinants are the size (massing) of each residence, architectural style, and the relationship each house has to its neighbor and the street. These built patterns are identifiable and measurable and have been documented by planners, architects, developers, investors, urban historians, and other students of neighborhood formation beginning with reform-minded planners in the first decades of the twentieth century continuing on to their twenty-first century advocates, the New Urbanists, a lineage evident in the latter's promotion of form-based codes.

Redondo Beach has experienced at least five identifiable development cycles described below. Today, the city is in the midst of an active development and renovation cycle.

Seasonal Seaside *1880s-1910s*

Land now within the City of Redondo Beach was inhabited for centuries by Uto-Aztecan speaking peoples whom non-native settlers called "Gabrielinos" or Tongva. When Spaniards and later Mexicans gained control of the Los Angeles basin they overlaid their social, cultural, and legal norms atop those practices indigenous peoples had developed over eons.

Early development in American-era Redondo Beach served occasional residents, seasonal visitors, and service workers attracted to California's seaside in the late 1800s.

Enhanced connections between the harbor and the rest of Los Angeles shaped early streets and rights-of-way to serve automobiles, the Santa Fe Railroad, and Pacific Electric railway system. Transit made commuting viable, opening the beach cities for white-collar "company men" which created demand for more permanent "family" housing.

This era was notable for Romantic Revival Resorts (Spanish Hacienda, Italianate, California Mission) and the retail and commerce that developed on nearby streets. Residential development was mainly:

- Carpenter Gothic Cottages
- Small individual cottages
- Modest homes, likely owner-built



Redondo Beach Tent City (Courtesy Security Pacific National Bank Collection, Los Angeles Public Library).



Tingley House c 1890s is a Redondo Beach local landmark

Bungalows and Streetcar Suburbs

1910s-1930s

Neighborhoods developed in the early 20th century were constructed by land sub-dividers or carpenter-contractors in tracts serviced with municipal infrastructure. Lots, streets, and subdivisions were planned as an integrated unit. During this period, developers inserted covenants in deeds of sale and homeowners adopted restrictions intended to ensure "proper" construction and to designate who could purchase property. South Avenue D Character Area (described below) is characteristic of this development era. Residential development was mainly:

- Craftsman, Spanish, Period/Tudor Revival
- Single-family, majority single-story
- Houses oriented toward streets and sidewalks with front porches, articulated entry, gable roof, broad eaves, exposed rafter ends, double-hung wood windows
- Resident parking accessed from alley

GI Suburb *1940s-1960s*

The Federal Housing Administration (FHA) enacted a program of mortgage guarantees to enlarge the pool of homeowners in the post-WWII era. FHA and Veterans Administration (VA) created style guides of approved site plans and building design standards for the construction of mass housing. Construction efficiencies resulted in house prices that wage-earners could afford. Minimum houses in neighborhood units were a national pattern that became known as the American suburb. Long blocks and curvilinear streets (intended to reduce pedestrian crossings) fronting lots of approximately 50 feet x 140 feet led to residential development of typically:

- Compact, single-story house plan, mass-produced using on-site modular construction
- Low pitched single-gable roofs of composition shingles
- Fenestration to rear of house for privacy, set flush with wall surface
- Minimal trim and ornamentation, accent siding (horizontal shiplap with stucco, brick and stone veneer)
- Garages set back from the street-facing façade or alley



Examples of Spanish Revival homes (The Lower Avenues—as described in Character Area below)

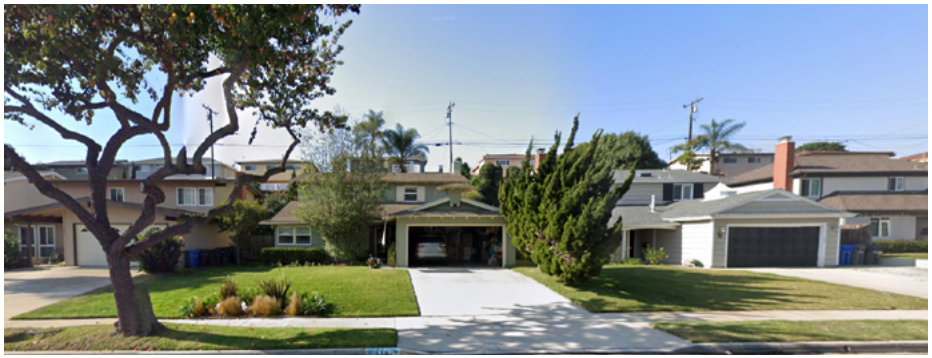


Example of early post-war traditional homes (TRW Tract—as described in Character Area below)

Jet Age Suburb *1960s-1970s*

Large lot, large house tracts were constructed using a menu of plans and a palette of styles. Suburban-style living was idealized in popular culture ('The Brady Bunch' was an iconic reference). Elements include: garage-forward, elongated plan, continuous eave, wide chimney stack emphasizing horizontality, board and batten siding, brick veneer, shake roofs, multi-pane picture windows, gables set on brackets, exposed rafter ends, scalloped barge boards, decorative shutters, and planter shelves.

- Modern Ranch
- Post-War Traditional
- Front-facing garages accessible from street



Example of modern ranch style homes with front facing garages in Faye and Susana character area)

Contemporary / Builder Modern *1980s-2020s*

During this era, maximizing the house size became marketable and an opportunity for developer-builders to capitalize on infill sites. These homes are notably larger than preceding development eras that adhered to architectural standards. Houses are two-story and designed to develop the entire allowable building envelope. Buildings generally include low pitch to flat roof and expansive glazing of varying dimensions with an emphasis on exterior views. Building surfaces are typically treated as a uniform plane, often with little variation and large foam window and door trim elements. Homes in the 1980s-2010s were often Modern Spanish or Mediterranean. Homes in the 2010s-2020s were often Contemporary using a design aesthetic achieved through the interplay of materials (exposed metal structural components, treated wood siding, composite panels, window walls, stone, colors). The garage is usually front-facing. Some structures have been developed in highly interpretive hybrid styles that appear builder-driven and not well-proportioned nor finely detailed, and the scale is often oversized in comparison with adjacent homes.

- Contemporary
- Modern Spanish
- Modern Mediterranean





Examples of contemporary builder homes that are ubiquitous with Southern California infill sites

B. Introduction to Architectural Styles

This section provides design guidance on six styles prevalent in Redondo Beach to help owners, architects and builders maintain integrity in their residential designs.

Spanish

This style is a romantic reinterpretation of design associated with California ranchos. Its roots can be traced to principles the region's first non-indigenous settlers introduced through colonialism. These patterns, which originated in Europe, combined with local building practices to become Mexican colonial architecture and expanded north into 'Alta California.' Elements that comprise this style are found in California's historic missions and courtyard adobes. The most recognizable are light-colored stucco, darker wood windows and doors, and red clay barrel tile roofs. Southern California's initial period of Spanish style houses date from the 1910s to 1930s. These are typically a single-story with a detached garage. In Redondo Beach fine examples can be found in early neighborhoods such as 'The Avenues.'

Characteristic Elements

- Textured stucco
- Roof of sloped red clay barrel-tile, or flat with red clay barrel-tile parapet cap
- Simple arched entrance or covered porch
- Contrasting color of wood windows and doors and rounded stucco jambs
- Shallow eaves, or overhanging eaves with exposed rafter tails
- Contrasting wrought-iron decorative lantern, vent, window or vent grilles
- Inset decorative ceramic tiles
- Antique-like iron hardware

Other Features

- Low textured stucco entry walls
- Exposed wood header over feature window or doorway
- Clay tile vents or scuppers
- Sloping fin wall detail at end of the façade
- Clay tile paving and pathways









Craftsman

This style epitomizes the 'Arts and Crafts' in America. Beginning in the late nineteenth century Craftsman houses were built from pattern books with sample plans and elevations. Larger Craftsman residences were custom built. Either version typically featured wood built-in amenities (bookshelves, cabinets, room dividers), fireplaces with klinker block, low broad profile often with stone or klinker brick base. Horizontal siding and tapered wood columns that frame covered entry porches are symbolic of this neighborhood-oriented style. Low slope gabled roofs, exposed rafter tails, and specialty wood details exude a standard of craftsmanship that defined this era of home building. New interpretations simplify the style, utilize manufactured materials, and have been added to the city's Traditional neighborhoods. This style can be found in the city's oldest neighborhoods such as 'The Avenues.'

Characteristic Elements

- Wood shingle siding, horizontal wood siding or horizontal composite siding
- Wood windows and doors with wood framed surround, extended sill and header
- Low sloped roof with overhanging eaves and exposed rafter tails or wood brackets
- Covered front porch that is minimum 30% of façade width or wraps around 2 elevations
- Roof of wood shingle, composite shingle or rolled roofing
- Decorative metal lanterns with opaque or decorative glazing
- Antique-like iron hardware

Other Features

- River rock column bases, building base, fireplace stack; brick mixed with stone
- Tapered wood columns on base, or box-framed columns at porches
- Porch or balcony with low walls finished in siding to match primary home
- Decorative attic vents, metal downspouts and scuppers
- Asian design references and details inherent to Craftsman style









Post-War Traditional

This style of residence was developed to meet the needs of families seeking homeownership in the post-WWII era. It is one of the most prevalent house types in Southern California. Developers and builders favored the style for its simplicity, including those who built many Redondo Beach neighborhoods between the 1940s and 1960s. The plan of Post-War Traditional varied from approximately 800 square feet to 1600 square feet depending on the tract, lot size and developer. Houses of this style were built as one-story with a single gabled roof, covered entryway or covered porch. Wood and stucco exterior detail introduce charm or whimsy into an otherwise utilitarian design. Includes Storybook style ornamentation, and larger Modern Ranch homes.









Characteristic Elements

- Stucco, horizontal siding, vertical board and batten, brick or combination of two listed (no stone or stone veneer allowed)
- Low to medium sloped roofs with gable or hip form
- Roof of wood shingle, composite shingle or solar shingle (no barrel clay or barrel composite roof tile allowed)
- Eaves trimmed with narrow boards or exposed rafters, or scalloped trim
- Windows multi-paned
- Decorative window shutters, turned columns at front porch, wood post columns with wood railings, horizontal wood banding that unifies windows, façade base of horizontal siding or brick

Other Features

- Small decorative hexagonal window
- Birdhouse feature at ridge gable
- Front window planter box
- Front window decorative plant shelf
- Weathervane and cupola

Mediterranean

This style, popular in the 1980s-1990s, took design cues from the Italianate. Round corners and other decorative elements applied to double-height forms serve to make houses in this style appear as “villas” or small mansions. These structures are often infilled between traditional homes in the more eclectic neighborhoods. Materials are usually a blend of textured stucco and stone veneer with red clay tile roofs. Arched openings define entryways with carved wooden doors. Other features include mullion windows that are vertically proportioned, balconies with decorative metal railing, and decorative light fixtures on pilasters around entryways and entry walls. A variation of this style is ‘Tuscan’ which uses a similar materials palette but less ornate.









Characteristic Elements

- Smooth stucco finish, or in combination with rustic stone or stone veneer
- Roof of sloped red clay barrel-tile and overhanging eaves with exposed rafters
- Prominent or monumental entrances, tall doors, decorative columns or pilasters
- Recessed multi-paned windows and doors, most vertically proportioned
- Balcony with articulated rafters on underside
- Stucco or molded balustrades, balcony with decorative metal railing

Other Features

- Arched windows and doors, molded frames around windows and doors
- Lintels over window or doors contrasting material and color
- Decorative or rustic window shutters, swing or awning type
- Window grilles on small decorative windows
- Balconettes (narrow decorative balconies)

Contemporary

This style has its roots in mid-century Modernism. Typically this type of house is comprised of simple box-like forms that are articulated by a juxtaposition of materials, window walls, and doors that blur boundaries of indoor and outdoor living spaces. Siding can include concrete, stucco, stone, metal panel, and stained wood. Applied details are kept to a minimum to achieve a modern, "machine-like" aesthetic. Sloped roofs in standing seam metal, or flat roofs with a parapet edge or wall further define a Contemporary house.



Characteristic Elements

- Stucco, horizontal or vertical wood siding, metal siding (non-reflective), stone, exterior cladding systems or up to 3 of materials listed
- Roof forms to be sloped, shed, flat or combination of types listed
- Roofing of metal standing seam, composite shingle or composite rolled.
- Variety of window sizes in asymmetrical pattern on front façade
- Wood or metal full-glazed doors or sliders

Other Features

- Eave overhangs or light shelf
- Balconies or covered porches
- Low garden walls
- Decorative wall-mounted light fixtures









Neo-Traditional

This style is an homage to traditional American housing reminiscent of a farmhouse or country house for the gentry. It is among the most common styles that define the current development cycle. Neo-Traditional houses are often maximum-sized, some built to the envelope that zoning allows. The style emphasizes vertical board and batten, vertically proportioned windows and sloped roofs. These homes are often painted bright white with black trim. Their form and scale are contemporary, evident in tall entrance foyers and roof decks. One-story versions are quite compatible with Traditional neighborhoods.







Characteristic Elements

- Vertical board and batten wood siding, or horizontal wood siding, or engineered wood
- Medium or high sloped roofs in composite shingle, standing seam metal
- A variety of hip or gabled roofs over different rooms or structural forms
- Multi-paned windows with majority vertically proportioned
- Trim framed doors and windows
- Sash and panel style doors
- Covered porch or entryway

Other Features

- Dormer windows
- Contrasting colored siding with window and door trim
- Balcony
- Simple lantern-style or metal downlight fixtures
- Weathervane and cupola
- Wood columns and wood railing at front porch

C. Character Area Design Guidelines

Also see Character Area Standards in Section III, J.

Beryl Heights

In the R-1 area bounded by Prospect Avenue, del Amo Street, Diamond Street, Maria Avenue and Anita Street, or within a sub-area as defined below.

This area is unique for its views and winding streets, while it has become less cohesive as new homes are built to replace original ones, the guidelines encourage the dominant character of post-war traditional homes that exhibit some delightful features. The following additional guidelines apply to any new construction or additions.



Beryl Heights is notable for its elevated location and original mix of storybook and ranch style homes.

Beryl Heights Design Guidelines

1. **Roof Design** – Roofs should be sloped with continuous eaves and exposed rafter ends. Gable end trim should be straight or scalloped. Roof material should be asphalt shingle, or architectural shingle, or metal roof shingle, or wood shake, or wood shingle, or slate, or synthetic slate, or solar shingle. Tile roofing is discouraged.
2. **Siding Materials** – Siding should be horizontal siding, or vertical board and batten, or stucco with horizontal siding, or stucco with board and batten. On façades facing a street where stucco is used, it should be combined with horizontal siding or vertical board and batten, or with brick veneer so there is not more than 1/2 of that façade in stucco. Remodeled additions should match existing siding materials.
3. **Windows** – Should be multi-paned.
4. **Architectural Features** – Should include at least two of the following features on façades facing a street: decorative shutters at windows, decorative attic vents at ridge line, planter shelf below a feature window, roof gable decorative bird-house. Two-story feature towers and turrets should be discouraged.
5. **Second Story** – A minimum setback of 15 feet from first story façade is more compatible with the style in this character area.
6. **Compatible Styles** – Should be Post-War Traditional, Modern Ranch, or Storybook.
7. **Incompatible Styles** – Mediterranean, Spanish, and Contemporary/Modern styles are discouraged since neither style is compatible with this character area
8. **Renovations or Remodels** – Style should be consistent with the existing home.

Faye & Susana Area

Includes the area east of S. Prospect Avenue, south of Opal Street, north of Barbara Street and along east city boundary for homes with frontages on Faye Lane, Susana Avenue or Ysabel Avenue.

The Faye & Susana Character Area is comprised of 1960-70's tract homes. Homes are predominately two stories with a generous setback from the street. While some homes have been remodeled and updated, the consistency of scale and setbacks have helped preserve the neighborhood's character. Traditional and Modern Ranch style homes are encouraged. In this area, the following additional guidelines apply to any new construction or additions:



The Faye & Susana Character Area is comprised of 1960-70's tract homes. Traditional and Modern Ranch style homes are encouraged.

Faye & Susana Area Design Guidelines

1. **Roof Design** – Roofs should be sloped with continuous eaves. Roof material should be asphalt shingle, or architectural shingle, or wood shingle, or slate, or synthetic slate, or solar shingle. Barrel tile roofing is discouraged.
2. **Siding Materials** – Siding should be horizontal siding, or vertical board and batten, or stucco, or stucco or brick combined with horizontal siding or vertical board and batten. Remodeled additions should match existing siding materials.
3. **Windows** – Should be appropriate to the original or existing house style.
4. **Architectural Features** – Should include one of the following features on façades facing a street: decorative shutters at windows, covered entry, dormer windows at second story, decorative attic vent over garage door, low slung roof/eave extension towards garage façade, extended ridge and eave rafters facing street, clear-story diffuse glazing over garage door.
5. **Second Story** – A minimum setback of 15 feet from first story façade or starting at original home's roof ridgeline that is parallel to the street is more compatible with the style in this character area.
6. **Driveways and Garages** – Three-car garages are not allowed. Curb cuts may not be wider than minimum standard nor made continuous with adjoining property's curb cut.
7. **Compatible Styles** – Should be Traditional, Modern Ranch, or Storybook.
8. **Incompatible Styles** – Mediterranean, Spanish, and Contemporary/Modern styles are discouraged since neither style is compatible with this character area.
9. **Renovations or Remodels** – Style should be consistent with the existing home.

Lower Avenues

Properties bounded by the alley to the north of Avenue E, PCH, the alley to the south of Avenue F and the alley to the east of South Catalina.

This area of the Avenues west of Pacific Coast Highway retains many of the original Spanish Revival homes built in the 1920s. The neighborhood is known for its wide streets with generous parkways and palm trees that frame views to the ocean. It has a consistent network of alleys designed for garage access. The typical lot in this area is just under 6,000 square feet. In this area, the following additional guidelines apply to any new construction or additions:



Lower Avenues is notable for being one of the city's earliest seaside neighborhoods comprised of Spanish style homes, with later additions of styles. Neighborhood streets frame ocean views with signature palm trees in grassy parkways.

Lower Avenues Design Guidelines

1. **Roof Design** – Roofs should be sloped and have shallow eaves or if flat, have a parapet with tile cap. Roof material should be tile for Spanish-style homes. Renovations and additions should match existing roof slope and material.
2. **Architectural Style** – Additions to any Spanish-style structure should be compatible with the original Spanish style. Additions to existing structures that are not Spanish-style should maintain their existing style for consistency. New primary and accessory structures should be designed as Spanish-style. The accessory structures shall be consistent with the predominant style of the primary building.
3. **Siding Materials** – Siding should be horizontal siding, or vertical board and batten, or smooth stucco with horizontal siding, or smooth stucco with board and batten. On façades facing a street where smooth stucco is used, it must be combined with horizontal siding or vertical board and batten, or with brick veneer so there is not more than 1/2 of that façade in smooth stucco. Spanish style structures should be all smooth stucco. Remodeled additions should match existing siding materials.
4. **Windows** – Should be multi-paned with sills and/or headers, casement, single/double hung, and window to be recessed at least 3 inches.
5. **Architectural Features** – Spanish-style homes should include suggested features on façades facing a street: decorative wall-mounted metal lanterns, decorative circular tile vents at ridge line, covered or colonnaded porch, low-walled entry patio, decorative metal over windows.
6. **Second Story** –Setback from first story façade by a minimum of 10 feet.
7. **Porch Roofs** – Front porches and gable roofs facing the street are strongly encouraged.

South Avenue D

In the area bounded by Avenue D, PCH and Prospect Avenue.

This area is defined by post-war homes, originally comprised of a few related styles that worked well together. Most homes remain single story. Where second story additions are set back from the front façade of the house, the neighborhood character as viewed from the street and sidewalks is preserved. A handful of houses built by contemporary builders are visually incompatible and differ from the original homes and modest additions. The guidelines reinforce the area's unique character and are suggested for any new construction or additions.



South Avenue D Character Area is notable for its compatible mix of Post-War Traditional, Modern Ranch and Storybook style homes. Some new homes and additions have been sensitively designed within this framework.

South Avenue D (R-1) Design Guidelines

1. **Roof Design** – Should have sloped roofs with continuous eaves and exposed rafter ends. Roof material should be asphalt shingle, or architectural shingle, or metal roof shingle, or wood shake, or wood shingle, or slate, or synthetic slate, or solar shingle. Tile roofing is discouraged. Roof decks are more appropriate on properties with a depth of 120 feet or greater.
2. **Siding Materials** – Siding should be horizontal siding, or vertical board and batten, or stucco with more than 50% horizontal siding, or stucco with more than 50% board and batten. On façades facing a street where stucco is used, it should be combined with more than 50% horizontal siding or 50% vertical board and batten or 50% brick veneer so to avoid a predominance of stucco. Materials engineered to mimic wood siding are acceptable materials.
3. **Windows** – Should be multi-paned.
4. **Architectural Features** – Should include one of the following features on façades facing a street: decorative shutters at windows, decorative attic vents at ridge line, planter shelf below a feature window.
5. **Second Story** – A minimum setback of 15 feet from first story façade is more compatible with the style in this character area.
6. **Compatible Styles** – Should be Post-War Traditional, Neo-Traditional.
7. **Incompatible Styles** – Mediterranean, Spanish, and Contemporary/Modern styles are discouraged since neither style is compatible with this character area.
8. **Renovations or Remodels** – Style should be consistent with the existing home.

APPENDIX 2

A. Community Involvement

During the development of these Standards, the City provided updated information on the planning process by means of a Residential Design Guidelines Update page on the Community Development Department's website. Interested community members were able to register and receive email updates as the project progressed.

Outreach Events

The Redondo Beach community was introduced to the 'Objective Residential Design Standards' process during December 2021 and January 2022. This initial phase of outreach was designed to raise public awareness as to why new Standards are necessary, introduce design topics that the Standards would address, and collect input on topics of concern to community members. Due to health concerns posed by the on-going COVID-19 pandemic beginning in early 2020 and continuing throughout the project planning period, all meetings were held remotely via Zoom. Outreach events included:

- Designer/Architects focus group (December 13, 2021)
- Planning Commission discussion (December 16, 2021)
- Community Workshop (January 10, 2022)

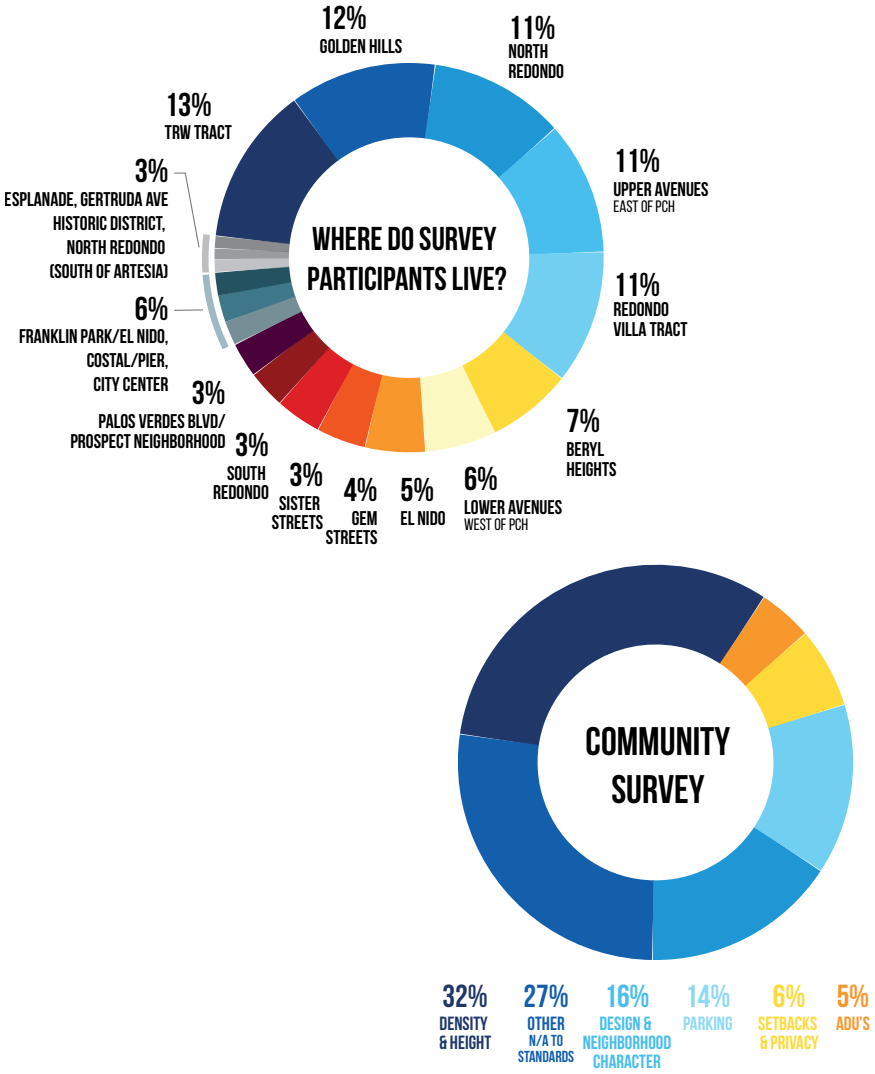
The Community Workshop, which was attended by residents of neighborhoods across the City, property owners and others involved in local development, included a presentation followed by a question and answer session. The session was recorded and posted on the project web page. The following is a summary table of comments heard at each of the outreach events.

Residential Design Survey

In January 2022, the City conducted an on-line survey to help staff and consultants better understand the community's preferences in regard to specific residential siting and design elements that influence how a building is perceived by surrounding residents in terms of bulk, height, and other compatibility factors. The survey was completed by 993 people between January 11 – 31, 2022, including 82% that own property in Redondo Beach, 55% that reside in the city and 40% that personally experienced the permit process. The results were posted on a City web page in January 2022.

The project's purpose to promote neighborhood compatibility was considered to be very or somewhat important to 79% of the survey participants. Yet, the results revealed some significant differences in perception in regard to the impact of recent development. While 40% expressed concern that newer development was negatively impacting Redondo Beach, 30% thought the new residential development was improving the city and 29% believed it did not result in much change. Split opinions were also evident in regard to the approach to the new Standards and Guidelines, with slightly more favoring less discretion, but many wanting to see more City intervention through discretionary processes.

OUTREACH EVENT	NUMBER OF ATTENDEES	KEY TOPICS
Designer/Architects Locally experienced focus group shared insights from using the 2003 Guidelines and what they hope to see in the new Standards relative to their own, or their clients' desires. A broad range of topics was discussed, often in more technical detail.	14	Open space and porches, building height, garage orientation, neighborhood compatibility, bonuses, massing, architecture, roof types, basements, roof decks, massing, cantilevers, permit process, setbacks, historic homes, maximizing home size, property values and mezzanines.
Planning Commission After being presented an overview of the process, Commissioners raised questions and topics they hope to see addressed in the new Standards. Public comments were also heard.	27	**Commissioners:** Community survey, bulk and height, applicable zones/ areas, compatibility, community character, cohesiveness, neighborhood identity, curb cuts/driveways, FAR, landscape and permeable surfaces, bulk of cantilevers, garages, sustainability, front porches, basements, community, relation to zoning ordinance, team approach and schedule, addressing comments and future adjustments, multi-family, best practices, R-1A, visual preferences, flat and green roofs, continuity, boxy buildings, quality vs size, appropriate styles, remodel vs new, roof decks. **Public Comments:** Property values, community survey, open space, height, mezzanines, multi-family, driveways, garages, bonuses, maximizing size, outreach.
Community Workshop Attendees shared their unique perspective and raised questions about the process and what new Standards should address. New design topics were suggested and questions were raised and addressed by Staff.	51	Architectural character/identity, style, single vs multi-family standards, garages, FAR, applicability, community survey, height, basements, ADUs, landscape, flat roofs, schedule.



Note: The community survey was taken by residents from many of the city's neighborhoods (top). Written comments focused on six topics with "density & height" appearing most (bottom).

In response to a list of typical concerns provided, the top items that respondents identified as promoting well-designed residential buildings that positively affect neighborhood character were (in order of importance):

1 Maximum height and stories

2 Parking

3 Setbacks from property line

4 Massing

5 Lot design

6 Accessory dwelling units (ADUs)

7 Outdoor living spaces

8 Driveways and curb cuts

9 Landscaping (front yards)

10 Fencing height or privacy screening

The survey also revealed a lack of consensus on how to address some design elements that have caused concern under the current Code and guidelines. For instance, half of the respondents were satisfied with current requirements for mezzanines, which are based on the Building Code, while half wanted a change to reduce their perceived massing.

Planning Commission Sub-Committee Meetings

Upon preparation of the initial draft of the Objective Residential Standards, a Planning Commission Sub-committee of three members was formed for the purpose of providing detailed input to City staff and consultants before the release of the public draft. Two work sessions were held between late 2022 and early 2023. Sub-committee comments focused on the need for clarity, use of clear terminology, specifying how the document would be used, creating a "frequently asked questions" handout, optional design guidelines, definitions, and other standards topics.

Planning Commission and Community Meeting #2. In January 2023 a public draft of the proposed Objective Residential Standards was released for public review. In March 2023 a second joint Planning Commission and Community Meeting was held to further discussion of the proposed Standards, and to obtain specific guidance from the Planning Commission in developing the final draft. Staff and consultants made a presentation and summarized key changes between the City's existing Design Guidelines and the proposed Standards, public comments were heard and an extensive Commission discussion took place. The meeting concluded with specific motions made by the Commission for how to modify the public draft.

Architect/Designer Focus Group #2. In March 2023, a focus group was held with architects and designers. Nine members of the design community attended.

Planning Commission Meeting #3. In May 2023, a third Planning Commission meeting was held to review the final draft Standards before they advance to City Council.

Planning Commission Meeting #4. In June 2023, a fourth Planning Commission meeting, which was a public hearing, was held. The Commission adopted a resolution with recommendations to City Council.

B. Definitions

Key Zoning Code Definitions

"Balcony" shall mean a platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet on at least one side.

"Basement" shall mean any floor level below the first story in a building (see definition of "story").

"Building height" or **"height"** shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

"Deck" shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

"Floor area, gross." In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures.

> **Residential uses in "R" residential zones.** Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, lofts, and garages. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two (2) feet above the existing grade or finished grade, whichever is lower, within the front forty (40) feet of the lot, or basements not located within the front forty (40) feet of the lot.

"Grade, existing" shall mean the surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a construction project. Where the existing grade has been disturbed by a prior development, the Community Development Director or decision-making body may interpolate existing grade based on the surrounding undisturbed existing grade on other portions of the site or adjacent to the site.

"Grade, finished" shall mean the finished surface elevation of the ground or pavement at a stated location after the completion of a construction project.

"Story" shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than four (4) feet above existing grade for more than fifty (50%) percent of the total perimeter or is more than ten (10) feet above existing grade at any point, such usable or unused under-floor space shall be considered as a story. **Note: This definition differs from the Building Code. Projects shall comply with both Zoning and Building Code requirements.**

Additional Objective Residential Standards Definitions

Basement garage is a garage located in a basement (as defined in RBMC 10.2-402).

Mezzanine is an intermediate floor within a building interior that is no greater than one-third of the total area of the overlooked room below. When the total floor area of a mezzanine exceeds one-third of the total area of the overlooked room below it constitutes an additional story and is no longer defined as a mezzanine.

Sloping lot is a lot with an average lot slope of more than 13.33% from front to back or from side-to-side.

Downward-sloping lot is a sloping lot on which the front property line is higher than back property line.

Side-sloping lot is a sloping lot on which the slope is greater from side-to-side than from front-to-back

Upward-sloping lot is a sloping lot on which the front property line is lower than back property line.

C. Approval Process

DO I NEED A RESIDENTIAL PERMIT?

As homeowners undertake home improvements and additions, the City of Redondo Beach is here to help. The City encourages improvements that increase the value, add comfort, and extend the useful life of the home. To make the permitting process as smooth as possible, the City has prepared this handout to answer basic questions and explain terms and procedures. This handout addresses residential projects. There are complementary sheets depending on the type of residential project. As well, there is a separate series of handouts for commercial development.

When is a permit required?

There are several residential improvements that may require review by the Planning Division, Engineering Division, and/or Building Division. A construction permit is required for all new construction. In many cases, a permit is required for alteration, repair, or replacement of existing fixtures. A plumbing, electrical, or mechanical permit may be required for any addition or changes to a building's existing system. If you are considering a home improvement project and unsure if you need a permit, please contact the Planning Division by email or phone.

Why do I need a permit?

According to the California Building Standards Code, no building or structure may be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate permit for each building or structure has first been obtained from the Building Official. Permits are the way the State of California and the City of Redondo Beach regulate construction. The Building Codes are designed to ensure that all construction in the City is safe. The safety of the occupants of buildings is the primary reason for having construction codes.

What constitutes a residential project?

The basic types of residential projects are below. There are complementary handouts* on those project types that require more detail on what is required as a residential project moves forward.

- Addition*
- Alteration/Remodel*
- New Construction Single-Family or Multi-Family Residential*
- HVAC Unit*
- Property Line Walls & Fences*
- Window or Door Installation*
- Swimming Pools & Spas*
- Roofing Repair or Replacement
- Plumbing Upgrades
- Electric Upgrades

When is Planning Commission Approval required?

The Planning Commission reviews projects and makes recommendations to the City Council for certain land uses and larger proposed developments, as required by the City's Zoning Ordinance. Before approving applications, the Planning Commission must make certain findings as outlined in the Zoning Ordinance. The Planning Commission is composed of seven Redondo Beach residents. These volunteers are appointed by the Mayor to four-year terms. The Planning Commission reviews and makes decisions on the following types of applications:

1. New multi-family projects of 4 or more units (requires compliance with Objective Residential Standards)
2. Planning Commission Design Reviews
3. Variances
4. Conditional Use Permits (CUP)
5. Environmental Review

What are the types of approvals or permits that may be required for residential projects?

Residential projects will require review by the Planning Division, Building Division, and sometimes Engineering Division and Fire Department.

<u>Planning Division (separate from Planning Commission approvals)</u>

- Administrative Design Review (requires compliance with Objective Residential Standards)
- Modification Approvals (minor deviations from Zoning Ordinance standards)
- Coastal Development Permits (for properties west of Pacific Coast Highway)
- Historic Preservation Approvals
- Plan Check (concurrent with Building Division Plan Check to ensure compliance with Zoning Ordinance)
- New multi-family projects of 2-3 units (requires compliance with Objective Residential Standards)

<u>Building Division</u>

- Plan Check (architectural plan, structural plan, and mechanical/electrical/plumbing (MEP) plan review)
- Demolition Plan Review (may require asbestos and lead reports)
- Building Permit
- Electrical Permit
- Mechanical Permit
- Plumbing Permit
- Grading and Shoring Permit
- Demolition Permit/Sewer Cap
- Miscellaneous Permit

Engineering Division

New single-family and multi-family homes and residential additions that increase the existing floor area more than 50% may trigger right-of-way improvements or demolition. Plan review is done for work in the right-of-way, including:

- Street/Sidewalk/Parkway
- Sewer Connection
- Demolition
- Construction
- Grading
- Utilities
- Site Drainage/Sump Pump
- Encroachment
- Dumpster
- Sandblasting Permit

Fire Department

For new single-family and multi-family homes and residential additions, fire sprinkler requirements apply to the following and will require Fire Department plan review and a fire sprinkler permit:

- Addition exceeding 750 square feet
- Addition of a second floor or room above ground level
- Addition where combined area on all floors and mezzanines exceeds 750 square feet
- Change of occupancy classification to an assembly use occupancy, or classification change of any other occupancy exceeding 750 square feet

When is a construction permit NOT required?

Generally, this includes:

- Wood fences not over 6 feet in height and block walls not over 5 feet in height, 42” height in front yard setback
- One-story detached accessory buildings, such as sheds and playhouses, provided the floor area does not exceed 120-square feet and no electric or plumbing is connected
- Retaining walls not over 4 feet in height, meaning the overall height of the cut
- Platforms, walkways, and driveways not more than 30” above grade and not over any basement or story below
- Painting, papering, and similar finish work
- Window replacement which does not otherwise enlarge or reduce an existing opening or require the removal of an exterior or interior finish materials

Who can obtain a permit?

The City of Redondo Beach highly recommends hiring a designer and/or an appropriately licensed State of California contractor to obtain permits and to ensure the success of your project. However, a home owner (owner-builder) can obtain construction permits as well. Contractors, as well as home owners, may authorize an agent to obtain building permits on their behalf by signing a City of Redondo Beach Authorization Letter. The Authorization Letter needs to be provided by the authorized agent at the time of building permit issuance.

What is an owner-builder and the laws surrounding the practice?

- An owner-builder is what the term indicates: a person owns the property and acts as their own general contractor on the job, and either does the work themselves or has employees (or subcontractors) working on the project.
- The work site must be the owner-builder's principal place of residence, occupied by the owner-builder for 12 months prior to completion of the work.
- The homeowner cannot construct and then sell more than two structures during any three-year period.

LAWS AND REGULATIONS Business & Professions Code section 7044 has more information about owner-builders.

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