Residential Design Guidelines

City of Redondo Beach
Adopted October 7, 2003

Planning Department
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Developed with the assistance of RBF Consulting's Urban Design Studio and RRM Design Group

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A. Purpose

An important objective of the City of Redondo Beach Strategic Plan is to improve the quality of life in residential neighborhoods. These design guidelines are intended to help accomplish this objective by ensuring that new homes or additions to existing homes are of high architectural quality; are compatible in mass, scale, and other design features with surrounding development; and preserve and contribute to the unique character of established neighborhoods.

The design guidelines are intended to provide a clearer understanding of acceptable design solutions that will be used in Administrative Design Review or Planning Commission Design Review procedures applicable to development under the Zoning Ordinance. These guidelines are in addition to all applicable development standards in the Zoning Ordinance.

It is the goal of these design guidelines to encourage creative solutions and eclectic architectural styles consistent with the overall intent of compatibility with the neighborhood. There will be instances when following the design guidelines may yield an unsatisfactory result or the applicant may propose a design that does not meet the letter of the design guidelines, but that may meet the spirit of the guidelines. In light of this, the City will work closely with the project applicant to come to a mutually beneficial solution. If agreement cannot be reached between staff and the applicant, the applicant can appeal the staff decision to the Planning Commission. The Planning Commission would make a decision on the application at a public hearing.

Residential Design Guidelines are needed to soften the impact of new development on the established character of the neighborhood.

B. Background

The City of Redondo Beach is a 6.2 square mile beach community with a population of approximately 63,000. Approximately 2,040 acres (66 percent of all property area) is zoned for residential use, including 872 acres of single-family residential, 1,009 acres of low-density multi-family residential, 144 acres of medium-density multi-family residential, and 15 acres of high-density multi-family residential. The City is generally built out with little vacant land available.

1. Single-Family Zones

There are two single-family zones in the city: R-1 and R-1A. The design guidelines are applicable to the R-1 zone, which is characterized by lots typically ranging from 5,000 to 7,500 square feet in size, and lot frontages typically 40 to 50 feet. The R-1A zone is a unique area with 25-foot wide by 100-foot deep lots where design options and home sizes are severely constrained. Many of the standards recommended for the R-1 zone (such as floor area ratio, second floor setback, and extra garage door setbacks) are not appropriate in the R-1A zone. The R-1A zone will remain subject to the broader design criteria in the Zoning Ordinance.

A primary concern in the R-1 single-family zone is the trend of tearing down modest homes and replacing them with much larger homes that have a mass and bulk out of character with the established neighborhood. There are 4,895 existing single-family homes in the R-1 zone of which 317 (6.5%) have been built since 1988. Homes built in the R-1 zone before 1988 average 1,458 square feet of total floor area, while homes built from 1988 through 2001 average 3,917 square feet of total floor area.

Also of concern is how the architectural style of new homes and additions fit in with the architectural character of the neighborhood. Some neighborhoods contain a wide variety of styles and dates of construction, while other neighborhoods have homes mostly built at the same time with a limited variety of styles. It is not the intent of the design guidelines to require particular architectural styles. However, it is important that new construction utilize styles, forms, and materials that are compatible with the styles of surrounding homes.

There are approximately 350 remaining homes in R-1 single-family zones built prior to 1940. The older homes have a diversity of architectural styles including Victorian, California Bungalow, Craftsman, Spanish Colonial, Spanish Mission Revival, and other styles. The majority of these older homes are concentrated south of 190th Street, including a relatively high concentration of older homes in the Avenues west of Pacific Coast Highway. Other single-family neighborhoods are characterized by 1950s style tract homes (particularly the area north of Diamond Street west of Prospect Avenue; the area north of 190th Street east of Lilienthal Lane; and the area north of Robinson Street east of Vail Avenue).

Other concerns in single-family neighborhoods include the transition from private spaces to public spaces along the street frontage; dominance of garages along the street frontage; lack of open space and landscaping; impacts of walls; and impacts of roof decks, mezzanines, and subterranean levels.

In addition to city-wide design guidelines for single family zones, neighborhood-specific guidelines have been developed for three areas that have a unique neighborhood character in terms of time of construction, lot characteristics (such as lot size, slope, alley access, parkways, etc.), and architectural styles (see map below). In the future, neighborhood-specific guidelines may be developed for additional neighborhoods.

Typical scale and high-quality character of single-family homes in Redondo Beach.

2. Multiple-Family Zones

In multiple-family zones, new development is typically 2 or 3 unit condominiums (depending on the zone) that replace the scattered remaining single-family homes in these zones. Lots with existing single-family homes that could be potentially replaced by multi-family development comprise only 18% of all lots in multi-family zones.

The multi-family neighborhoods have in most cases already transitioned to the character of the new developments built to the limits of existing zoning standards relating to setbacks, outdoor space, parking requirements and other development requirements. Establishing a floor area ratio is not appropriate in these areas. Instead, the design guidelines focus on reducing the appearance of mass and bulk. This includes addressing impacts on mass and bulk resulting from roof decks, mezzanines, and subterranean levels. Other issues in the multi-family zones include creating design variety and high quality architecture, and providing a transition from private spaces to public spaces along the street frontage.

C. Community Participation Process

The Residential Design Guidelines were developed with the assistance of RBF Consulting's Urban Design Studio and are a product of a community-based process facilitated by the consultant through a series of workshops and public hearings. A meeting was also held to obtain comments from local architects.

On January 23, 2002 the City held a community-wide workshop attended by approximately 100 residents. The workshop addressed various concerns the community had regarding the changing patterns of residential development occurring in the City. Residents at the workshop also participated in a Visual Preference Survey by responding to photos and graphics of various elements such as bulk and height, garage placement, and materials. The goal of the survey was to identify the types of design the community preferred.

Neighborhood workshops were held on April 23, 2002 and May 14, 2002 to listen to the concerns and ideas of residents on a neighborhood level. About 40 residents attended each workshop to respond to preliminary concepts to address concerns such as mass and bulk, paving in front setback areas, dominance of garages facing the street, impact of roof decks, etc.

Community-Wide Workshop – January 23, 2002.

Neighborhood Workshop - April 23, 2002.

Neighborhood Workshop – May 14, 2002.

A second round of neighborhood workshops were held on September 24, 2002, October 14, 2002, and October 22, 2002, to receive comments on the detailed draft Design Guidelines recommended by the consultant. A final draft was prepared and a public workshop was held before the Planning Commission on January 27, 2003.

A public hearing was held before the Planning Commission on February 20, 2003 (and continued on February 25, 2003, March 20, 2003, April 17, 2003, April 29, 2003, May 15, 2003, and June 2, 2003) and on June 2, 2003 the Planning Commission adopted Resolution No. 9091 recommending that the City Council adopt the Design Guidelines and associated zoning amendments. A public hearing was held before the City Council on July 8, 2003 and continued on September 16, 2003. The design guidelines were adopted by the City Council

on October 7, 2003, and associated amendments to the Zoning Ordinance were adopted by the City Council on October 21, 2003.

D. Implementation of the Design Guidelines

The Residential Design Guidelines should be used as a starting point for the creative design process. Property owners and developers are encouraged to involve Planning Department staff and adjacent property owners in the design process prior to making a significant investment.

This document is comprised of design standards (mandatory) and design guidelines (discretionary). Standards that employ the word "shall" are intended to be mandatory and reflect requirements in the Zoning Ordinance. Guidelines which employ the word "should" or "encourage" are not mandatory, but reflect recommended or desirable design solutions (while not precluding other design solutions) that meet or exceed the intent of the guideline.

During the review of development proposals by Planning Department staff, each submittal will be checked to ascertain if the mandatory zoning standards have been followed and to see if the intent of the discretionary design guidelines have been reasonably complied with. Developments in compliance with the standards and guidelines will receive favorable comment and approval**.** Developments are not expected to meet the letter of every discretionary guideline in order to be considered in reasonable compliance with the overall intent of the guidelines.

Decisions on new single family homes, additions to existing single family homes, and minor additions to multiple-family developments are made by Planning Department staff, pursuant to Administrative Design Review procedures (Section 10-2.2500 of the Zoning Ordinance). A decision denying the application may be appealed and set for public hearing before the Planning Commission.

Decisions on multi-family developments and additions of 1,000 square feet or more to multiple-family developments are made by the Planning Commission at a public hearing, pursuant to Planning Commission Design Review procedures (Section 10-2.2502 of the Zoning Ordinance). The decision of the Planning Commission is appealable to the City Council.

E. Organization of Guidelines

The Residential Design Guidelines are organized into four chapters. These include:

Chapter I Introduction

This chapter provides the purpose of the Design Guidelines, a general description of the City's residential neighborhoods, a summary of the community participation process used to develop the guidelines, and how the guidelines are implemented.

Chapter II Single-Family Design Guidelines

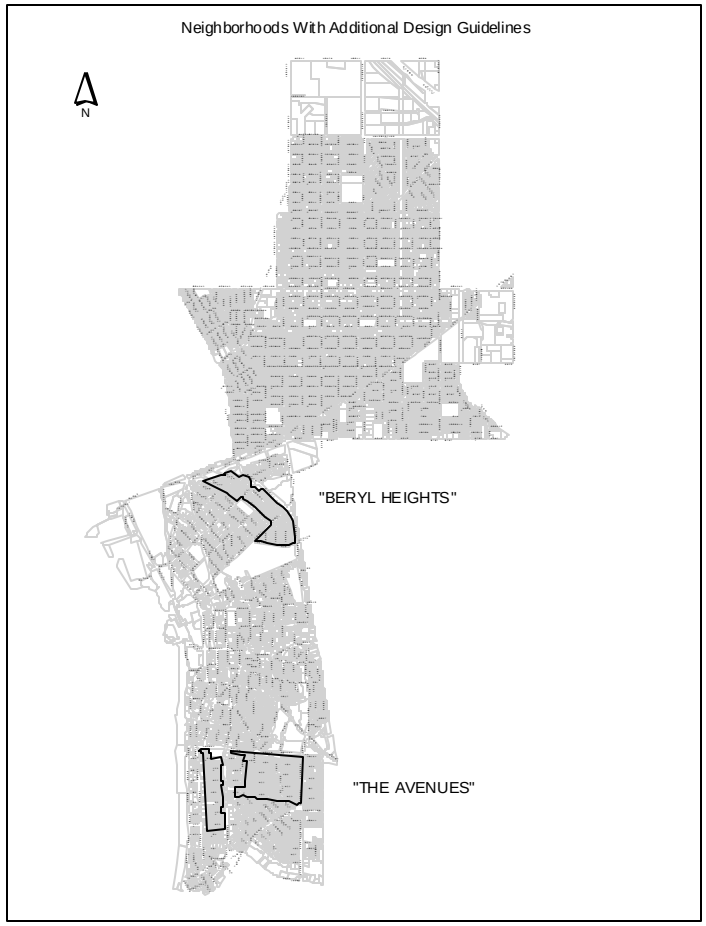
This chapter provides design guidelines for new construction and reconstruction of single-family homes and additions to existing homes in the R-1 single-family zone.

Chapter III Neighborhood Specific Design Guidelines

This chapter describes major identifying features and characteristics of the single-family neighborhood in two different neighborhoods: the Avenues Neighborhood and the Beryl Heights area (see map below). Several additional design guidelines appropriate for each unique neighborhood are provided.

Chapter IV Multi-Family Design Guidelines

This chapter provides design guidelines for multi-family developments in the R-2, R-3, R-3A, RMD, RH-1, RH-2, and RH-3 residential zones.



A. Applicability

These design guidelines apply to all new buildings and structures in the R-1 single-family residential zone.

B. Administrative Design Review

New single-family developments and most additions are subject to Administrative Design Review (refer to Sections 10-2.2500 and 10-5.2500 of the Zoning Ordinance). Through this process, staff works with the applicant to achieve an acceptable design compatible with the neighborhood. If an agreement cannot be reached between staff and the applicant, the applicant can appeal the staff decision to the Planning Commission. Applicants are encouraged to involve staff and adjacent property owners in the design process prior to the Administrative Design Review and prior to making significant investment.

C. Zoning Amendments

The following are recommendations for amendments to the Zoning Ordinance that will work in conjunction with the design guidelines to reduce the appearance of mass and bulk and enhance neighborhood compatibility. These amendments will later be drafted as an ordinance and will not be included as part of the design guidelines document.

1. Floor Area Ratio

Floor Area Ratio (FAR) is the relationship between a building's total floor area and the total area of the lot. FARs have traditionally been used in nonresidential developments. As homes are increasingly designed to the maximum limits permitted under the Zoning Ordinance, FARs have become a useful tool in limiting maximum square footage for homes.

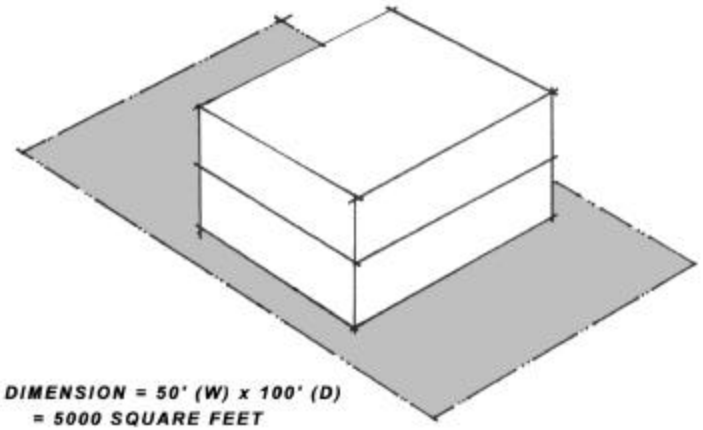
The FAR is obtained by dividing the Gross Floor Area (GFA) of a structure by the total area of the lot. The GFA is measured from the outside of the exterior walls, and includes all living spaces, garages and other accessory structures. The GFA does not include decks and balconies, attics, or basements 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 2 feet above existing grade within the front forty feet of the lot, or basements not located within the front forty feet of the lot.

FLOOR AREA RATIO = GROSS FLOOR AREA OF A BUILDING / TOTAL AREA OF THE LOT

Table II-1 Floor Area Ratio

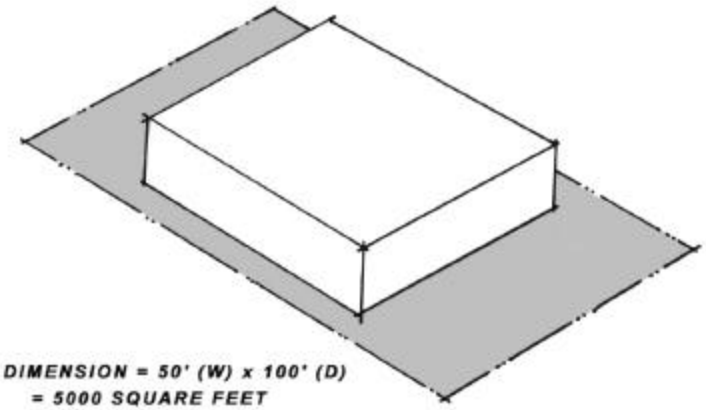
Lot Dimension	Lot Size (sq.ft.)	Maximum Building Size (sq. ft.), FAR 0.65	Maximum Building Size (sq. ft.), FAR 0.7	Maximum Building Size (sq. ft.), FAR 0.8
40 X 100	4,000	2,600	2,800	3,200
50 X 100	5,000	3,250	3,500	4,000
40 X 150	6,000	3,900	4,200	4,800
50 X 150	7,500	4,875	5,250	6,000

Although FAR limits help ensure the buildable area of homes is proportionate with the size of the lot, it does not necessarily reduce the appearance of bulk from the public view. Therefore it is important to combine FAR limits with other planning tools such as required first and second floor setbacks, front yard lot coverage limits, and other design elements to achieve neighborhood objectives.



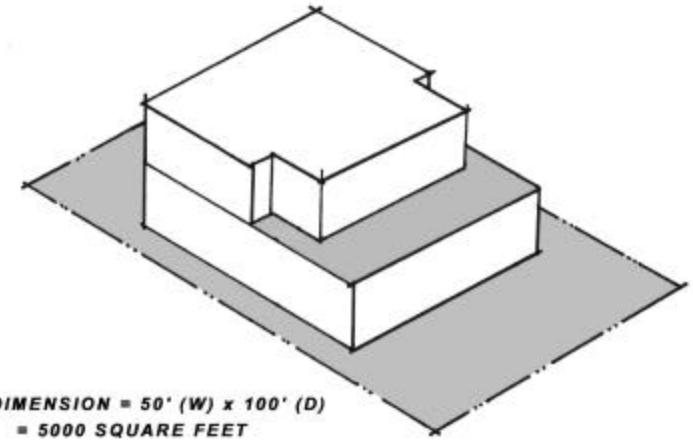
LOT DIMENSION = 50' (W) x 100' (D)
= 5000 SQUARE FEET

BLDG SQ.FT./LOT SQ.FT. = FAR
2800/5000 = 0.56 FAR



LOT DIMENSION = 50' (W) x 100' (D)
= 5000 SQUARE FEET

BLDG SQ.FT./LOT SQ.FT. = FAR
2600/5000 = 0.52 FAR



LOT DIMENSION = 50' (W) x 100' (D)
= 5000 SQUARE FEET

BLDG SQ.FT./LOT SQ.FT. = FAR
3900/5000 = 0.78 FAR

Reviewing the visual impact of homes built in recent years, it appears that homes can be built with FARs in the range of 0.65 to 0.8 and still maintain compatibility with the neighborhood through use of various design tools. Therefore it is recommended that a maximum FAR of 0.65 be established, and that FAR bonuses be permitted up to a maximum of 0.8 if the development incorporates design elements beneficial to the character of the neighborhood such as locating garages in the rear, providing greater second floor setbacks in the side or rear, and providing a front porch.

2. Floor Area Ratio Bonuses

There are certain architectural and site features, such as front porches and detached garages in the rear, considered highly desirable because they add a sense of neighborhood and enhance the transition from private to public space along the street. These features are also important for their historical use in residential neighborhoods. In order to continue to encourage their continued use in Redondo Beach's neighborhoods, a small FAR bonus may be granted during Architectural Design Review. An FAR bonus may also be granted for providing additional second story side or rear setbacks to further reduce the sense of mass and bulk, increase privacy, and enhance the quality of yard areas.

The FAR bonus is added to the 0.65 allowable base FAR. With bonuses, the maximum FAR shall not exceed 0.8.

Prior to the issuance of a building permit or certificate of occupancy, a covenant shall be required to be recorded, guaranteeing that the elements associated with a granted FAR bonus are retained where necessary to maintain conformity with the Municipal Code.

Table II-2 Floor Area Ratio Bonuses

Desired Elements	Minimum Dimension	FAR Bonus	Notes
Front Porch	7' deep by 10' wide	.04	Porches must be fully covered by a roof
Rear or Alley Loaded Garage		.04	Garage must be located in the rear behind the house. Where there is an alley, garage must face the alley.
Side loaded garage		.02	
Additional second floor side setback	8' second floor side setback for a cumulative length of 15 feet of the second story along the side property line	.04	If the additional side setback is provided on both sides of the property, a .08 FAR bonus may be granted (.04 per side).
Additional second floor rear setback	Average 5' more than required rear setback	.04	
Bermuda or Hollywood Driveway	3' wide center grass strip along the center of driveway	.02	
Front Yards with less than 30% Coverage		.02	

3. Second Floor Area Setbacks

Many new homes have 2nd stories built close to the minimum required setbacks, creating a box-like, bulky appearance. To reduce these impacts the second story front setback shall average 10 feet more than the required average first floor setback. Setback averaging of the second floor shall be calculated using the methodology in Section 10-2.1520 of the Zoning Ordinance.

For some architectural styles (i.e. Colonial Revival) it may not be appropriate to step back the second floor or in some cases it may not be reasonably feasible for additions to existing homes. A significant second story setback also may not be necessary where the height of the home in relation to the street has been significantly reduced (such as on a lot having a substantial downslope). Additional second story average setbacks for new construction may be reduced a maximum of 5 feet subject to a Modification (pursuant to Section 10-2. 2508 of the Zoning Ordinance) provided the intent to reduce the impacts of mass and bulk are satisfactorily accomplished through alternative methods. Examples of alternatives may include, but are not limited to, increasing first floor and side setbacks beyond the minimum requirements, and lowering of building height along the street-facing elevation. For additions to existing homes a partial or full reduction in the average second story front setback may be permitted subject to the Modification procedure in the Zoning Ordinance, provided the required average second story front setback is not reasonably feasible and provided other design solutions are utilized to minimize the appearance of mass and bulk along the front and side elevations.

4. Rear Setbacks

The quality of life in single family neighborhoods is enhanced by maintaining a reasonable amount of yard area for private outdoor use, for open space, and to reduce flooding risks. The existing zoning ordinance requires an average rear setback of 20 feet, whether the lot is 100 feet deep or 150 feet deep. It is recommended that rear setbacks increase proportionately as lot depth increases by amending Section 10-2.503(d)(3) of the Zoning Ordinance to read as follows: “The rear yard shall average no less than twenty (20%) percent of the depth of the lot, except that at no point shall the yard be less than fifteen (15) feet.”

5. Definition of Semi-Subterranean

To reduce the appearance of a third story and reduce mass and bulk, it is recommended that semi-subterranean areas be counted as a story if there is more than 4' from existing grade to the floor above for 50% or more of the perimeter of the building. The current code standard is no more than 6' to the floor above for 50% or more of the perimeter of the building. This change would lower buildings with subterranean levels by 2 feet. The amendment would be made to the definition of "story" in Section 10-2.402 of the Zoning Ordinance.

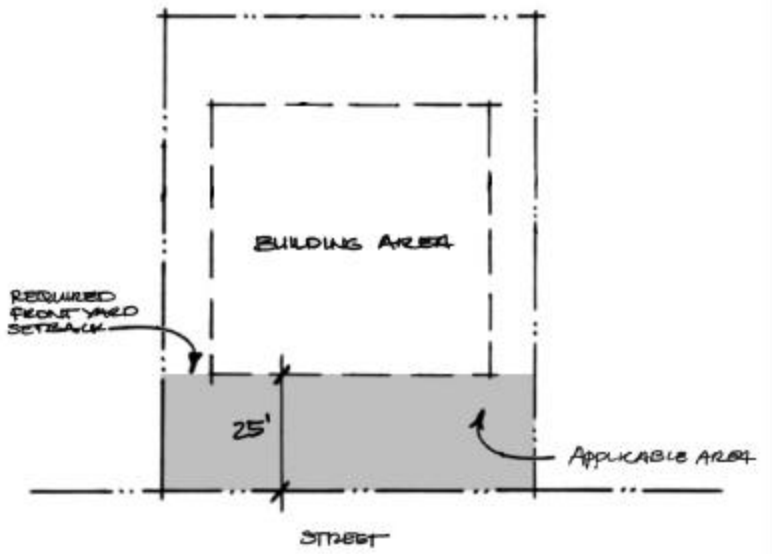
Example of a home with a Semi-Subterranean garage.

D. Design Guidelines

1. Front Yard Lot Coverage and Entries

Neighborhood character is enhanced by limiting paved surfaces, maintaining landscaped front yards, and encouraging visible entries. Reducing paved surfaces provides additional benefits such as reducing flooding risks and protecting water quality. Reducing paving also provides opportunities for landscaping that softens the appearance of bulk. Additional benefits of visible front entries include enhancing interaction between neighbors and improving safety by providing "eyes on the street".

Front yard lot coverage is determined by dividing the area of the front yard, which is occupied or covered by impervious areas, including paved driveways and walkways by the gross front yard area of that lot. The front yard area is defined as the area within the front yard setback. Pervious surfaces include materials such as brick and uniblock where water can penetrate through to the soil.



The shaded area is the gross front yard area.

A. The front yard lot coverage should not exceed **50%** of the front yard area.

B. The transition of public and private spaces between the street and the building is an important residential neighborhood characteristic in Redondo Beach. Primary entrances are encouraged to face the street with a connecting walkway to the public sidewalk. Alternatively, entry elements may be visible from the street without the door necessarily facing the street.

C. Sufficient area should be available for use of extensive landscaping in the front yard. Clear entry space sequences, extending from the public sidewalk to the private front door are encouraged.

D. Landscaping is encouraged to be used to frame, soften and embellish the quality of residential environment, or to buffer incompatible uses or undesirable views.

A clear path from the primary entrance to the public sidewalk is encouraged.

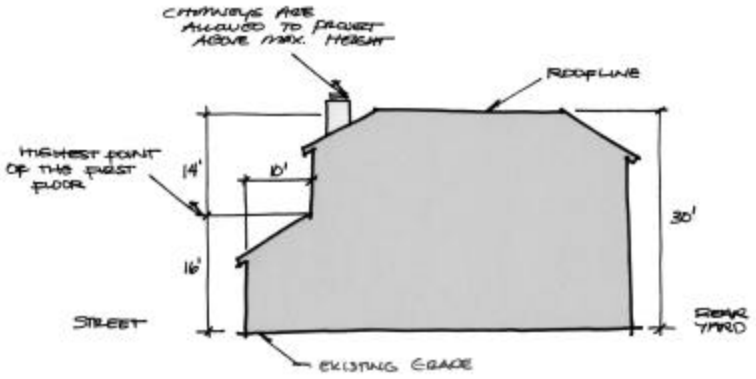
Impervious driveways that cover more than 50% of the front yard setback are strongly discouraged.

2. Building Height, Mezzanines, Roof Decks

The Zoning Ordinance limits single-family homes to a maximum of two (2) stories and a maximum height of 30 feet above the existing grade. The following guidelines further help reduce the impacts of height, mezzanines, and roof decks on surrounding properties.

A. Entries and massing of stories is encouraged to be in proportion to the building façade as a whole. High-ceiling single-story areas may be permitted within the building provided the building wall of the first story elevation facing the street does not exceed a height of 16 feet above the existing grade.

B. Where the top of plate of the wall of the front facing façade exceeds a height of 16 feet, that portion of the front facing elevation shall be treated as a second story for purposes of calculating the required second-story setback average.



C. Chimneys and other architectural features that enhance the character of the structures are allowed to exceed the maximum height limit (see Section 10-2.1522 of the Zoning Ordinance). These architectural features are subject to design review and may not be permitted if such features add significant mass and bulk.

D. Mezzanines:
- should not compromise the integrity of the architectural style;
- should be stepped back from the building edge above the second floor;
- rooflines of mezzanines should be compatible with the roofline of the primary structure.

E. Roof decks:
- should not compromise the integrity of the architectural style;
- should be stepped back from the building edge above the second floor;
- should be oriented away from neighbors' yards as much as possible;
- should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework, and landscaping).

F. Spas, hot tubs, and similar equipment located above the first floor on balconies and roof decks:
- should be stepped back from the building edge above the first floor;
- should be oriented away from neighbors' yards as much as possible;
- should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework, and landscaping).

3. Scale and Mass

The following guidelines, in combination with FAR and second story setback requirements, ensure that the mass and scale of new homes and additions to existing homes are compatible with the surrounding neighborhood.

A. The physical proportion of the project should be appropriate in relation to the lot size.

B. The overall design of buildings should be compatible with the scale and mass of surrounding properties.

C. Architectural elements should be designed to eliminate the appearance of box-like buildings.

D. Variable rooflines should be used to soften the scale and mass of the new home.

E. The scale and mass of new infill buildings should be reduced by stepping down the building height toward the street and adjacent smaller structures.

F. Where a semi-subterranean level is visible along the street frontage, the second story above that level should be set back to soften the appearance of a three-story building mass.

Discouraged Single Massing.

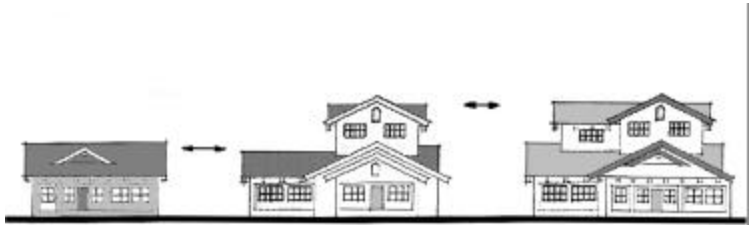
Encouraged Multiple Massing.

The following illustrations are some examples of appropriate and inappropriate use of mass and scale. The bottom three illustrations do not represent the only solutions. A second-story additional side setback is not required to achieve appropriate usage of mass and scale.

Inappropriate Usage of Mass and Scale.

Appropriate Usage of Mass and Scale.

Appropriate Usage of Mass and Scale.



Setback upper story where adjacent to one story building to create an appropriate transition.

4. Architectural Imagery

The following guidelines are intended to encourage high quality design to enhance the character of residential neighborhoods. It is not the intent of these guidelines to promote any particular architectural style or to preclude creative design solutions consistent with the overall spirit and intent of the design guidelines.

A. There is no specific architectural "style" required for residential structures in Redondo Beach. In general, residential architecture should consider compatibility with surrounding homes, including building style, form, size, material, and roofline.

B. The exterior treatment, roof articulation, and overall design of new construction is encouraged to be harmonious within the proposed architectural style and to utilize exterior materials that are of good quality and durable.

C. The exterior treatment and overall design of additions to existing homes is encouraged to respect the features and materials of the original structure.

D. Continue on all elevations the architectural character established for the street facing elevations to the extent feasible.

E. Features such as windows, doors, cornice elements, etc. are encouraged to create a rhythmic composition, taking into consideration compatibility of scale, style and proportion. These elements are encouraged to be detailed to provide modulation, visual interest, and textured relief.

New construction or additions should consider compatible architecture with surrounding homes.

Exterior materials should be of good quality and durable.

F. The boundary between each floor of the dwelling structures is encouraged to be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.

G. The patterns of windows and doors are encouraged to reflect the scale and patterns in the neighborhood. To enhance privacy, windows of new buildings are discouraged from lining up with a neighbor's windows.

H. Building features are encouraged to reinforce and enhance the architectural form and style of the house. Dormers, bay windows, porches, balconies, entrance projections, etc. add interest to the design of the home. However, features such as large bay windows are discouraged from projecting into side setbacks, except on the street-facing side of a corner lot.

I. Long unarticulated exterior walls are discouraged on all structures. Massing offsets, varied textures, openings, recesses, and design accents on building walls are strongly encouraged in order to enhance the architecture. Front facades shall include windows.

J. Garages should not dominate the street. If a garage faces a street, windows and other architectural detailing are encouraged to be used on garage doors to reduce their blank wall impact and scale.

K. Front porches, back porches and/or decks, which permit casual observation of alleys and streets, are encouraged.

L. Front porches are encouraged to create an attractive interface with semi-public front yard areas. Front porches having a minimum depth of seven (7) feet and a minimum length of ten (10) feet may qualify for a floor area ratio bonus pursuant to the Zoning Ordinance.

Primary entries and windows facing the street are encouraged.

Garages should not be the dominant feature of the house.

M. The primary entry and windows are encouraged to be the dominant elements of the front facade. It is encouraged to face the primary entry and windows towards the street. This provides pedestrian scale and "eyes on the street" security.

N. The main dwelling entrance is encouraged to be clearly articulated through the use of architectural detailing.

O. The width of the garage opening on a front facing garage should be less than 50% of the width of the lot where the lot width is greater than 36 feet.

P. In areas with no parkways, in conjunction with the construction of new homes, existing mature trees in the front yard that are compatible with the proposed development shall be preserved. A specimen tree, twenty-four (24) inch box, or larger shall be planted in the front yard where there are no existing mature trees or to replace existing mature trees that cannot feasibly be saved.

5. Roof Articulation

The roof design plays an important role in the sense of mass and scale of the building and in the architectural integrity of the building as a whole. The roof pitch and orientation also impacts the transition between neighboring buildings.

A. New roof designs are encouraged to be compatible with the existing neighborhood character, such as type, slope, size, materials, and colors.

B. The use of traditional roof forms such as gables, hips, and dormers are encouraged. The use of "foreign" residential roof forms, such as geodesic domes, "A" frames, and flat roofs are strongly discouraged. Flat roofs without a decorative cornice are strongly discouraged.

C. Roof forms are encouraged to be consistent on all sides of the house and garage. All roofs are encouraged to have a similar pitch except for the limited use of flat roof.

D. The roof pitch of front porches is encouraged to be slightly lower than that of the main building.

E. Avoid box-like appearance through variations in the roofline and building elevations.

F. Vary roof lines through changes in height and form to break up massing. Long, single-ridge rooflines (over 50 feet long) are discouraged.

G. The style and form of roof additions to existing buildings should be compatible with the existing roof style and form. Style, materials, and pitch should be taken into consideration when designing a roof addition.

Roofs should be similar in pitch.


Box-like appearances are strongly discouraged.

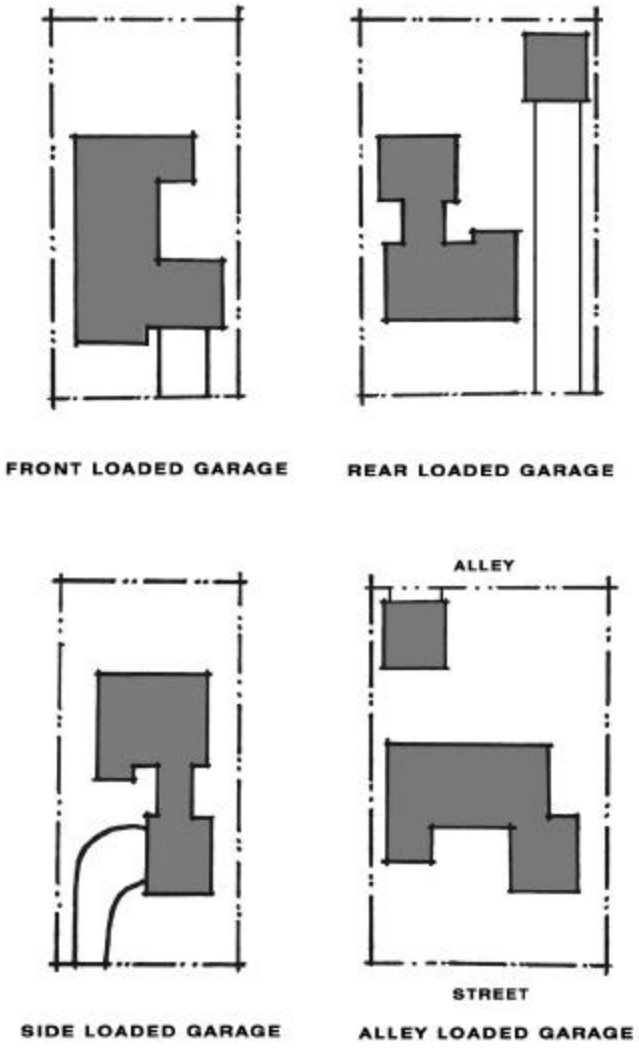
6. Garage Placement

Street frontage dominated by front-loaded garages is detrimental to the sense of a people-friendly neighborhood. The following guidelines are intended to reduce the impacts of garages on the character of the neighborhood.

A. Garage design and placement should diminish the visual impact of garage doors along street frontages. Garages are discouraged from facing the street. If the garage door must face the street, the doors should contain windows and/or architectural detailing.

B. Detached rear garages and alley-loaded garages (where there are alleys) are encouraged. As an added incentive, an F.A.R. bonus has been provided for such garages pursuant to the development standards for the R-1 zone in the Zoning Ordinance.

C. Side-loaded garages may be considered as an alternative to diminish the visual impact of the garage along street frontages.



D. Under structure parking, while not prohibited, should be designed to minimize its visual impact by seeking side or rear access whenever physically possible.

E. Tandem parking is permitted in garages. However, the two parking spaces required by the Zoning Ordinance for single-family homes shall not be tandem.

F. Three-car front facing garages are prohibited where the lot width is less than 55 feet. Where three-car front facing garages are permitted, at least one garage door shall be recessed a minimum of five (5) feet beyond another garage door and permeable materials shall be used at least on the portion of the driveway providing access to the recessed garage space.

G. On through-lots (lots having frontage on two parallel or approximately parallel streets), it is encouraged that garage access be provided from the street abutting the rear property line.

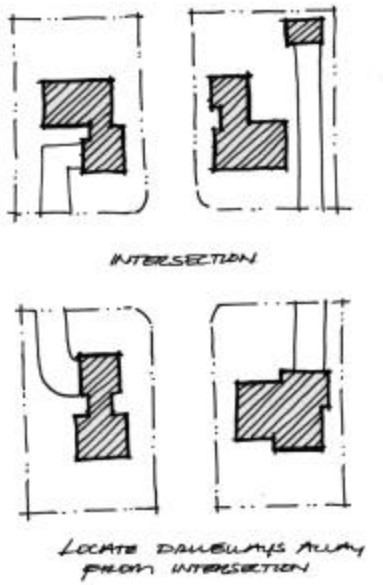
Where lot width permits, side loaded garages reduce the visual impact on the street.

Three-car garages facing the street are prohibited where the lot width is less than 55 feet.

7. Driveway Guidelines

A. Adequate space is encouraged to be provided between two adjacent driveways to allow for landscaping that breaks the continuity of impervious surface. A minimum 18-inch wide planter should be provided where feasible between the side property line and the driveway.

B. Design new driveways with special design features to minimize their visual impact. The use of wheel well "Bermuda" or "Hollywood" driveways, soft materials such as turf blocks, or other special design features are encouraged to reduce the "hard" visual impact.



C. Driveways on corner lots should be located as far as possible from street intersections.

D. Where curb cuts are necessary, minimizing curb cut widths is encouraged. Driveway widths are encouraged to be kept to a minimum to lessen the appearance of bulk and mass.

E. No curb cut shall be permitted except in connection with approved driveways that provide direct access to a garage or for access to public walkways approved by the City. (Curbs shall be restored and driveway aprons removed in conjunction with new residential construction or cumulative additions of more than 500 square feet where the existing curb cut does not provide direct access to a garage.) Abandoned driveways that are no longer used to access the garage should be replaced with landscaping.

Example of a driveway that is no longer used to serve a garage.

F. No more than one curb cut per residential lot shall be permitted along the same street frontage.

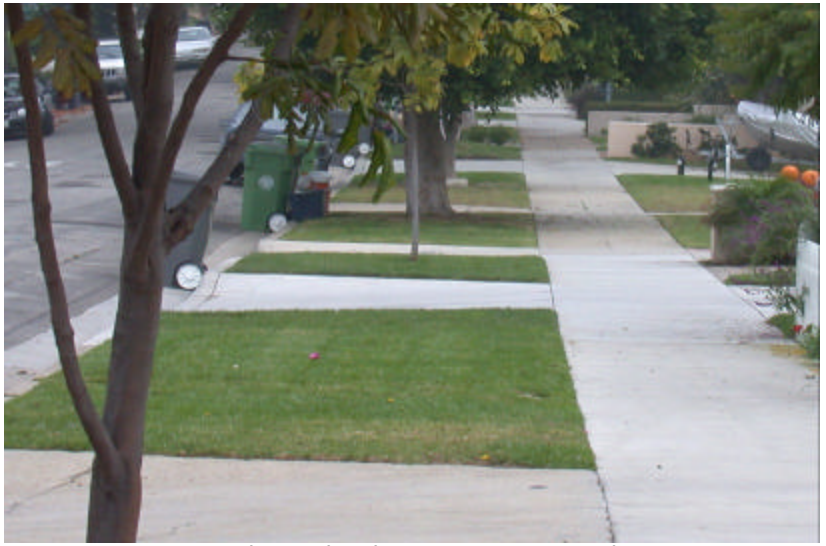
G. The use of alternative materials in place of asphalt or concrete to pave driveways is encouraged to reduce impervious surfaces. Note: The Zoning Ordinance requires new driveways to have a minimum of 15% of the driveway area surfaced with brick, exposed aggregate, or other comparable decorative architectural material.

8. Sidewalks/Parkways

A. Sidewalks should be accessible and designed for the ease and convenience of residents and visitors. Existing parkways shall be maintained.

B. All parkways shall be landscaped. Impervious surfaces should be minimized to reduce stormwater runoff. Any modification to parkways requires approval of the Superintendent of Parks.

C. Street trees should be incorporated in parkways along all streets in all neighborhoods. Planting, removal, or replacement of trees requires approval of the Superintendent of Parks.



Landscaped parkways are encouraged.

Parkways shall be landscaped and not covered up with impervious materials.

9. Walls and Fences

A. Walls and fences impact the street character of a neighborhood. Walls and fences are encouraged to be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood.

B. Front yard fencing is encouraged to be as transparent as possible. Solid walls over 30-inches in height are strongly discouraged in the front yard. Particular attention should be given to maintaining visibility for safety purposes on the portion of a corner lot abutting a street intersection. (See Section 10-2.1524 of the Zoning Ordinance for fence height requirements).

C. Walls are encouraged to be made of decorative masonry, wood, or a combination of both. Chain link or industrial fencing is prohibited in the front yard setback and on portions of a lot visible from the public right-of-way, and is strongly discouraged on other portions of the lot.

D. Side or rear walls that face a street or sidewalk are encouraged to be architecturally enhanced. Break up long continuous walls and soften their appearance by changes in height, setback and vegetation.

E. Gates are encouraged to be provided in walls or fences located in the front yard setback to facilitate convenient access by residents and visitors.

Front yard fencing should be transparent and should be as low as possible.

Long continuous perimeter walls are discouraged. Perimeter walls should be broken by up by pillars.

10. Materials

The overall pattern, texture, and color of materials have a significant effect on the scale, style, and character of the building. The following guidelines should be referred to when selecting materials. There is no requirement for City approval of colors for single-family homes.

A. Consistent and harmonious use of good quality, durable materials is encouraged. Piecemeal embellishment and frequent changes in materials is discouraged.

B. Materials that are complementary with surrounding properties are encouraged.

C. Use of materials consistent with the architectural style of the building is encouraged. For example, "Spanish" detail is consistent with stucco buildings with mission tile roofs.

Materials are encouraged to be of good quality and durable.

Architectural details and materials should be extended on all elevations.

A. Introduction

Attempting to protect the "character of the neighborhood" presents a difficult task. The first step in the process is understanding what features give the neighborhood its unique character. This may include many elements such as the size of homes, the year the homes were built, the architectural character of homes, setback areas, the character of the street and parkways, landscaping, the location of garages, etc.

In Redondo Beach, most homes were developed as subdivisions, each with its own unified character, fifty to eighty years ago. As these homes age, there is increasing pressure to replace the older homes with larger, newer, different types of houses. This poses a dilemma in determining the extent to which new development should remain compatible with older homes or transition to a new neighborhood character.

The City has selected two neighborhoods that have a 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 (see map below).

The neighborhood referred to as "The Avenues" includes two separate single-family areas divided by Pacific Coast Highway south of Knob Hill Avenue.

The single-family neighborhood between Del Amo Street and Anita Street just west of Prospect Avenue does not have a recognized name, but will be referred to as the "Beryl Heights" neighborhood in this document, consistent with the name of the elementary school serving this neighborhood.

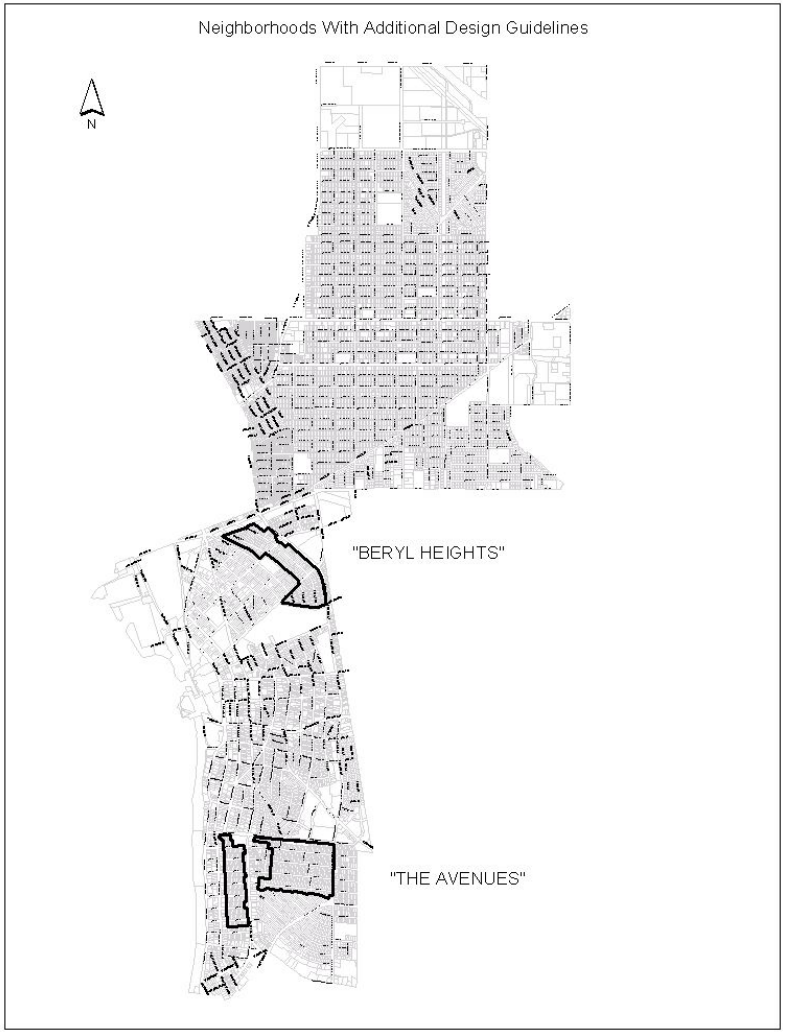


Exhibit III-1 – Neighborhoods

B. "The Avenues"

1. Major Identifying Features and Characteristics

"The Avenues" includes about 550 homes located in the southern part of the City. When originally built, the homes were typically under 1,000 square feet. Today most homes still have between 1,000 and 2,000 square feet of living space. However, some of the homes in the neighborhood have either been torn down and replaced by larger size homes or have had major additions. 70 homes now exceed 3,000 square feet of living area, including 14 homes exceeding 4,000 square feet and 3 homes exceeding 5,000 square feet.

The area west of Pacific Coast Highway retains many of the original homes built in the 1920s. This area is unique for its wide parkways and consistent use of alleys for garage access. The typical lot in this area is approximately 42 feet by 142 feet, or just under 6,000 square feet of lot area.

The area east of Pacific Coast Highway is more eclectic. It includes a smaller number of homes built in the 1920s mixed in with a majority of homes built in the 1940s and early 1950s. Although there is not consistent use of the alleys for garage access, most of the lots are served by a detached garage in the rear. Lots in this area are typically 40 feet by 152 feet (just over 6,000 square feet), except along Avenue D where most lots are 50 feet by 152 feet (about 7,600 square feet).

Exhibit III-2 – "The Avenues"

New construction or additions should respect the scale of adjacent structures.

Alley-loaded garages are required west of PCH and encouraged east of PCH .

The second story should be setback from the street.

Tree-lined streets with parkways are encouraged.

2. Neighborhood Specific Design Guidelines

The characteristics of "The Avenues" as discussed above should be considered in the application of the city-wide guidelines in Chapter II. It is also intended that positive attributes unique to "The Avenues" be reinforced as reflected in the following guidelines.

A. The architecture and intensity of new residential development should respect the character and scale of older residences within the neighborhood.

B. New curb cuts are prohibited west of Pacific Coast Highway where alley access is available between Avenue A and Avenue G. Where there is an existing curb cut in this area, the curb shall be restored and driveway apron removed when the existing home is demolished and replaced with a new home.

C. East of Pacific Coast Highway, alley access for garages is strongly encouraged but not required. A rear-loaded garage accessed by a driveway along the side of the lot is also acceptable. Front facing garages are out of character with the neighborhood and are strongly discouraged in this area.

D. Homes with front porches and gable roofs facing the street are strongly encouraged, as these features are characteristic of this neighborhood.

E. The neighborhood includes wide landscaped parkways providing pedestrian-friendly paths to the beach that are buffered from street traffic. Parkways should remain landscaped and the consistent character of existing grassy parkways should be maintained. Limited use of pavers, bricks, and pervious materials for walkways is acceptable in these parkways. Any modifications to parkways requires approval of the Superintendent of Parks.

F. Architectural features found on neighboring historic homes are encouraged to be incorporated into the design of new construction.

G. West of Pacific Coast Highway, no roof decks or mezzanines shall be permitted above the second floor, as these features are out of character with this area.

H. West of Pacific Coast Highway, front yard fences are strongly discouraged, as fences are out of character with the open landscaped quality of this area.

C. "Beryl Heights" Neighborhood

1. Major Identifying Features and Characteristics

The single-family neighborhood west of Prospect Avenue near Beryl Heights Elementary School includes approximately 370 homes. The homes were primarily built in the 1950's with some portion built in the 1960's.

The neighborhood has various lot sizes ranging from less than 4,000 square feet to as large as 10,000 square feet. However, 75% of the lots are between 5,000 and 7,000 square feet in area. Lot widths are typically 40 feet, while lot depths vary, mostly ranging from 110 feet to 160 feet.

When originally built, homes in the "Beryl Heights" neighborhood had about 1,000 square feet or less of living space. Today, about 30 homes are still under 1,000 square feet, about 255 homes are between 1,000 and 2,000 square feet, and about 55 homes are between 2,000 and 3,000 square feet. About 20 homes exceed 3,000 square feet, including 3 homes exceeding 4,000 square feet.

Many of the homes still have their original architectural features. Major identifying features and characteristics of homes in the neighborhood include low pitched roofs, wide eaves with exposed beams, stone or brick used as accent materials at entries, wide and massive chimneys, and rear garages. Portions of the neighborhood are served by alleys and the Zoning Ordinance already prohibits curb cuts on the blocks currently characterized by parkways without curbcuts.

Another unique feature of this neighborhood is the topography. The land tends to slope up to the east, providing some homes with views. To take advantage of the slope, new residential developments sometimes include subterranean garages, rooftop decks, and mezzanines. Although these are not yet common elements in the neighborhood, the trend is beginning to change the character of the neighborhood.

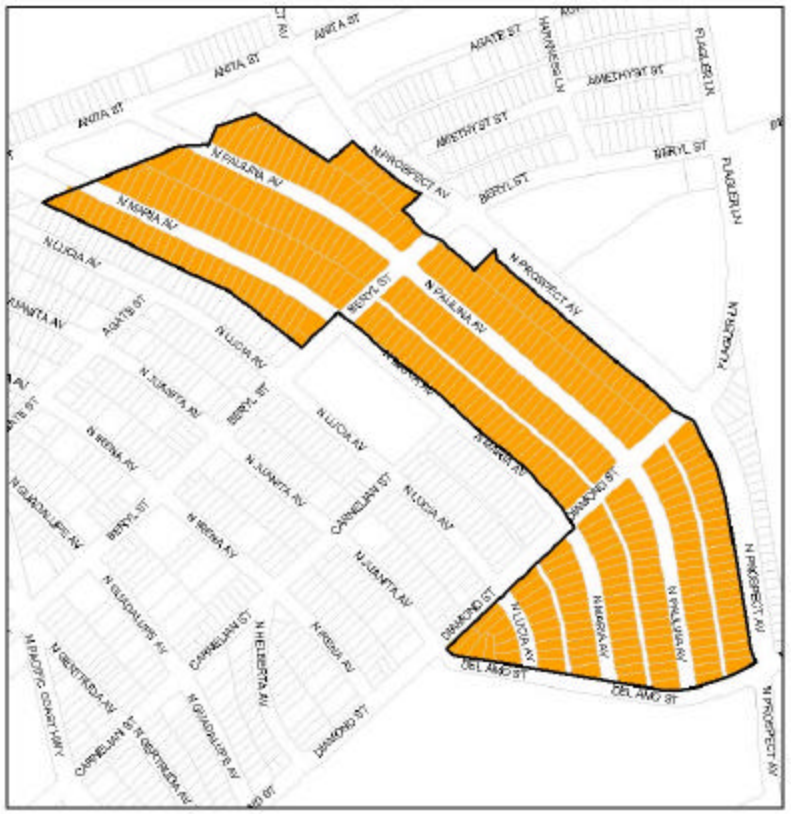


Exhibit III-3 – "Beryl Heights"

Rear loaded garages are encouraged (in portions of the neighborhood alley-loaded garages are required by the Zoning Ordinance).

Reduce paved surfaces within the front yard area.

Second floors should be setback to minimize the perception of bulk

Front yard fencing should be as transparent as possible.

2. Neighborhood Specific Design Guidelines

The characteristics of the "Beryl Heights" neighborhood as discussed above should be considered in the application of the city-wide guidelines in Chapter II. In addition, sloping lots are common in this neighborhood, and therefore the following supplemental guidelines are intended to emphasize the need to give particular attention to impacts of topography on the appearance of bulk and maintenance of privacy.

A. Residential structures on sloping lots tend to look more massive due to the viewing grade. Therefore attention should be given to reducing the perception of bulk.

B. Avoid tall walls above the first floor by stepping the floor level with the grade.

C. Minimize use of tall or two-story design elements, such as towers, two-story entryways, turrets, etc.

D. When considering alternative locations for windows, decks, and balconies, it is important to consider solutions that help maintain privacy between neighboring properties.

A. Applicability and Purpose

These design guidelines apply to all new buildings and structures in the R-2, R-3, R-3A, RMD, RH-1, RH-2, and RH-3 multiple-family residential zones. The design guidelines are intended to provide more detailed design criteria to supplement the general design criteria applicable under the Zoning Ordinance. The design guidelines are intended to ensure compatibility with the neighborhood, high quality design, consistency of architectural style, softening of the appearance of mass and bulk, variety and creativity in design solutions, and integration with the natural features of the landscape.

B. Design Review Procedures

The following developments in multiple-family residential zones are subject to Planning Commission Design Review (refer to Section 10-2.2502 of the Zoning Ordinance):

- All new residential developments of two or more units (whether attached or detached)
- Additions of 1,000 square feet or more of floor area to a development containing two or more units (whether attached or detached).

Through the Planning Commission Design Review process, developments will be considered at a public hearing before the Planning Commission to ensure that the development conforms to the broad criteria in the Zoning Ordinance and these more detailed design guidelines. The Planning Commission may approve, deny, or approve with conditions an application for Planning Commission Design Review. The decision of the Planning Commission may be appealed to the City Council.

The following developments in multiple-family residential zones are subject to Administrative Design Review (refer to Section 10-2.2500 of the Zoning Ordinance):

- Single family homes and most additions to single family homes
- Additions of less than 1,000 square feet of floor area to a development containing two or more units (whether attached or detached).

Through the Administrative Design Review process, staff works with the applicant to achieve an acceptable design compatible with the neighborhood. If an agreement cannot be reached between staff and the applicant, the applicant can appeal the staff decision to the Planning Commission. Applicants are encouraged to involve staff and adjacent property owners in the design process prior to the Administrative Design Review and prior to making significant investment.

C. Zoning Amendments

Definition of semi-subterranean (APPLIES TO ALL ZONES)

To reduce the appearance of a third story and reduce mass and bulk, it is recommended that semi-subterranean areas be counted as a story if there is more than 4' from existing grade to the floor above for 50% or more of the perimeter of the building. The current code standard is no more than 6' to the floor above for 50% or more of the perimeter of the building. This change would lower buildings with subterranean levels by 2 feet. The amendment would be made to the definition of "story" in Section 10-2.402 of the Zoning Ordinance.

D. Design Guidelines

1. General Project Considerations

A. All new multi-family developments should be compatible with the character of the neighborhood.

B. Existing site amenities should be preserved and incorporated within new multi-family projects whenever feasible.

C. Mature trees and similar natural amenities unique to the site should be preserved and incorporated into development proposals whenever possible.

D. New multi-family residential development should respect the development in the immediate area through the use of similar setbacks, complimentary building arrangements, buffer yards and avoidance of overwhelming building scale and visual obstructions.

E. New landscaping should compliment existing landscape materials, location, and massing on adjacent established developments where appropriate.

2. Site Planning

A. Appropriate building siting should be used to reduce the perception of bulk, maximize open space, increase pervious areas and provide community-gathering spaces.

B. Buildings should be generally oriented parallel to streets with varying setbacks to provide visual interest, vary shadow patterns, and reduce the appearance of bulk.

C. Clustering of multi-family units should be a consistent site-planning element. Large projects should be broken up into groups of structures. Continuous elements of various heights in building clusters are encouraged.

D. Buildings should be oriented to take advantage of prevailing breezes and direction of the sun in order to provide natural lighting and ventilation for open spaces.

E. On interior lots, front loaded garages are prohibited in the front half of the bt. On interior lots with attached multi-family units, side-loaded garages are discouraged along the street frontage.

3. Open Space

A. Common open space provides opportunities for casual social interaction and safe play areas for children while reducing the perception of bulk. Common open spaces should be considered in the design of multi-family residential developments.

B. The design and orientation of common open spaces should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

C. Common open spaces should be conveniently located for the majority of units. Children's play areas that are visible from as many units as possible.

D. Private open space (such as a side yard, patio, balcony, etc.) should be contiguous to the units they are serve and screened from public view.

E. Boundaries between common and private open space should be clearly defined by elements such as low walls, fences, and/or landscaping.

4. Pedestrian Circulation

A. Where possible, multi-family projects should incorporate pedestrian connections to adjoining residential or commercial areas and other compatible land use facilities.

B. Pedestrian paths should be provided to link dwelling units with common open space areas, common open space areas, parking areas and the street. Curvilinear paths provide a more inviting and interesting experience and are generally preferred over long, straight alignments. Paths, which traverse common open space areas, are encouraged.

C. Pedestrian paths should be safe, visually attractive, and well defined by landscaping and lights. Use of decorative pavement is encouraged. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.

5. Architectural Guidelines

A. There is no particular architectural "style" proposed for multi-family residential structures in Redondo Beach. The primary focus should be on constructing a high quality residential environment.

B. Where the neighborhood has a recognizable architectural theme, style, or character, it should be considered for incorporation into the design of the development.

C. A visual balance or rhythm should be created by the dimensional ratio of multi-family buildings, their parts and spaces around them.

D. Boxy and monotonous facades that lack a sense of human scale and large expanses of flat wall planes are strongly discouraged.

E. Portions of upper floors should be set back in order to scale down facades that face the street, common open space, and adjacent residential structures. Upper story setbacks are recommended either as full length "stepbacks" or partial indentations for upper story balconies, decks, and/or aesthetic setbacks.

F. Where a semi-subterranean level is visible along the street frontage, the second story above that level should be set back to soften the appearance of a three-story building mass.

G. Architectural elements such as bays, bay windows, recessed or projecting balconies, verandahs, balconies, porches and other elements that add visual interest, scale and character to the neighborhood are encouraged.

H. All support buildings within multi-family residential projects (i.e., laundry facilities, recreation buildings and sales/lease offices) should be compatible in architectural design with the rest of the complex.

I. Along the front portion of the lot, entrances to buildings should be located on the front façade, be clearly articulated, and be directly visible from the street.

J. While special ornamental treatments may be focused on front and entry facades, quality articulation and finishes should be provided on all visible sides of buildings.

6. Building Height, Mezzanines, and Roof Decks

A. Varied building heights are encouraged. Varied building heights provide visual interest and give the appearance of smaller structures.

B. Combination of one, one and a half, and two story units create variation and visual interest, and are encouraged (applicable to larger developments comprising multiple lots).

C. The building heights should create a transition from the heights of adjacent existing residential structures.

D. Mezzanines:

- should not compromise the integrity of the architectural style;
- should be stepped back from the building edge above the second floor;
- rooflines of mezzanines should be compatible with the roofline of the primary structure.

E. Roof decks:

- should not compromise the integrity of the architectural style;
- should be stepped back from the building edge above the second floor;
- should be oriented away from neighbors' yards as much as possible;
- should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework, and landscaping).

F. Spas, hot tubs, and similar equipment located above the first floor on balconies and roof decks:

- should be stepped back from the building edge above the first floor;
- should be oriented away from neighbors' yards as much as possible;
- should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework, and landscaping).

7. Roof Articulation

A. Roof-lines should be segmented and varied within an overall horizontal context. Varying heights are encouraged.

B. Use of vertical elements such as towers may be used to break up horizontal massing and provide visual interest.

C. Hipped or gabled roofs covering the entire buildings are preferable to mansard roofs and segments of pitched roofs applied at the building's edge.

D. Roofs should reflect a residential appearance through pitch and use of materials.

E. Roof pitch for a porch may be slightly lower than that of the main building.

F. Carport roofs visible from buildings or streets should incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are strongly discouraged.

G. Flat roofs are discouraged in favor of full roofs.

8. Building Materials

A. Building materials should be durable, require low maintenance, and relate a sense of quality and permanence. Frequent changes in materials should be avoided.

B. Textures, colors and materials should unify the building and its elements.

C. Exterior columns for trellises, porches or colonnades should utilize materials and colors, which are compatible with the adjacent building.

D. Distinctive architectural elements, materials and colors should be used to denote primary building entries or individual unit entries.

E. Materials tend to appear substantial and integral to the structure when material changes occur at changes in plane. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.

F. Exterior materials and architectural details should compliment each other and should be stylistically consistent.

G. Exposed gutters and downspouts should be colored to match fascia or wall materials, unless designed as an outstanding architectural feature of the overall theme.

Carports should be similar in detail to the principle buildings.

H. Carports, detached garages, and accessory structures should be designed as an integral part of the architecture of projects. They should be similar in material, color, and detail to the principal buildings of a development.

I. Fabric and prefabricated metal carports are strongly discouraged. Carports may be designed as pergolas as long as they are designed and planted in such a way that the vine will act as a full coverage "roof" for the structure.

9. Landscape Guidelines

Landscaping for multi-family projects can be used to define and accent specific areas (e.g. building entrances, parking lots), define the edges of various land uses, provide a transition between neighboring properties (buffering), and screen storage areas. Landscaping should be used as a unifying element within a project to obtain a cohesive appearance and to help achieve compatibility of a new project with its surroundings. Landscaping shall conform with all requirements pursuant to Section 10-2.1900 of the Zoning Ordinance.

A. Landscaped areas should generally incorporate plantings utilizing a three-tier system; 1) grasses and ground covers, 2) shrubs and vines, and 3) trees.

B. Plant materials should be placed so that they do not interfere with lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs should not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities.

C. The following planting design concepts are encouraged within each project:

- A specimen tree (36-inch box or more) in the front yard of a single lot development, or trees in informal groupings or rows at major focal points for larger multiple-lot developments;
- Use of flowering vines both on walls and arbors or trellises;
- Use of planting to create shadow and patterns against walls;
- Use of planting to soften building lines and emphasize the positive features of the site;
- Trees to create canopy and shade, especially in parking areas and passive open space areas; and
- Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.

D. Vehicular entries provide a good opportunity to introduce and identify multi-family developments. The vehicular entry zone in multi-family developments is the area between the public street and the project's internal circulation system. The vehicular entry zone should be treated with special landscape elements that will give individual identity to the project (i.e. special paving, graphic signage, specialty lighting, specimen trees, flowering plants).

E. Textured paving or interlocking pavers may be used to delineate site entries.

F. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas should be provided in landscape planters adjacent to parking spaces.

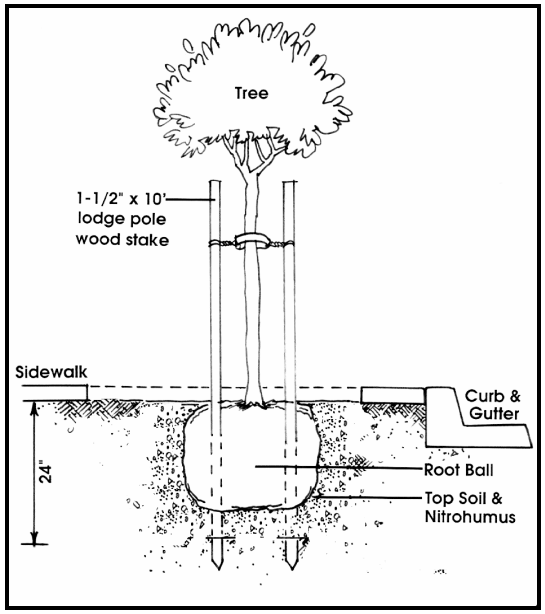
G. Vines and climbing plants integrated upon buildings, trellises, and perimeter walls are encouraged.

H. Gravel, bark, Astroturf, concrete, or similar materials are not allowed as a substitute for plant materials.

I. Impervious surfaces should be minimized in all open space and setback areas.

J. Landscaping shall emphasize water-efficient plants.

K. All young trees should be securely staked with double staking and/or guy-wires. Root barriers should be required for any tree placed in paved or other situations where roots could disrupt adjacent paving/curb surfaces.



L. Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.

M. Sprinkler heads and risers should be protected from car bumpers. "Pop-up" heads should be used near curbs and sidewalks.

N. The landscape irrigation system should be designed to prevent run-off and overspray.

O. All irrigation systems should be designed to reduce vandalism by placing controls in appropriate enclosures.

10. Miscellaneous Subjects

Curb cuts

A. Curb cuts should be designed to avoid loss of on-street parking.

B. On corner lots, multiple curb cuts are strongly discouraged.

C. The driveway apron width should be minimized.

Lighting

A. All lighting in parking areas should be arranged to prevent direct glare of illumination onto adjacent units.

B. The type and location of site and building lighting should preclude direct glare onto adjoining property, streets, or skyward.

C. Pedestrian-scaled lighting should be located along all pedestrian routes of travel within multi-family communities.

D. All lighting should be designed to shine downward and eliminate all skyward glare.

E. Common open spaces in larger projects should be adequately lighted with durable low maintenance fixtures.

Walls and Fences

A. Tiered planting should be provided adjacent to project or community perimeter walls along street frontages to soften their appearances.

B. Abutting a street, wall sections greater than 50 feet in length should incorporate the following design features, in proportion to the length of the wall:

- A minimum 2-ft. change in plane for sections of the wall
- A minimum 18-inch high raised planter for sections of the wall that are set back

Mechanical Equipment

A. In addition to the following guidelines, mechanical equipment shall be screened as required pursuant to Section 10-2.1530 of the Zoning Ordinance.

B. Utility meters, electric transformers, fire standpipes, water heaters and similar equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened.

C. All screening devices are to be compatible with the architecture and color of the adjacent buildings

Glossary of Terms

The following terms are used within this guideline manual. For terms not defined in this glossary, please refer to the City of Redondo Beach Zoning Ordinance and/or General Plan.

Adjacent – Property that abuts the subject property on the same side as the street.

Aesthetics - The science and philosophy of beauty. If something is aesthetic, it is of beauty or artistic.

Alignment (Architectural) - The visual alignment and placement of architectural elements such as windows, cornice elements, soffits, awnings, etc. or structures in order to promote blockscape continuity.

Alley - A public or private way permanently reserved for vehicular access to the rear or side of properties.

Arch - A curved structure supporting its weight over an open space such as a door or window.

Arcade – An exterior covered passageway along a faced open to the street.

Articulation - The degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different vertical and horizontal planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.

Awning - A fixed cover, typically comprised of cloth over a metal frame, that is placed over windows or building openings as protection from the sun and rain.

Balcony - A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail balustrade or parapet.

Baluster - The upright portion of the row of supports for a porch railing.

Basement – Floor area partially or completely below grade and not qualifying as a story as defined in the Uniform Building Code. However, for the purposes of these design guidelines, basements shall not include garages.

Bay (Structural) - A regularly repeated spatial element in a building defined by beams or ribs and their supports.

Blockscape/ Blockface - The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse, or city boundary.

Buffer – A method or materials used to visually conceal one element of a development from other elements or from adjacent development.

Building - Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind.

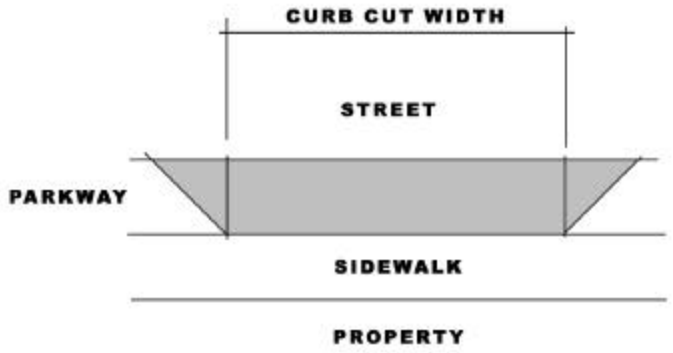
Carport - A permanent roofed accessory structure with not more than two enclosed sides intended for vehicle storage.

Column - A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up of drums the full diameter of the shaft.

Compatibility – Provision of site design, architectural design, and high quality materials that are compatible with the existing neighborhood.

Cornice – The horizontal member along the top of the building, which visually finishes it.

Curb Cuts - The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.



Facade - The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fenestration - The arrangement and design of windows in a building.

Floor Area Ratio - Floor Area Ratio (FAR) is the relationship between a building's total floor area and the total area of the lot. FAR helps control the appearance of bulk while at the same time maintaining a reasonable opportunity to build a larger home on larger lots, without reducing the character of an existing neighborhood.

FLOOR AREA RATIO = GROSS FLOOR AREA OF A BUILDING / TOTAL AREA OF THE LOT

Focal Point - A building, object or natural element in a streetscene that stands out and serves as a point of focus, catching and holding the viewer's attention.

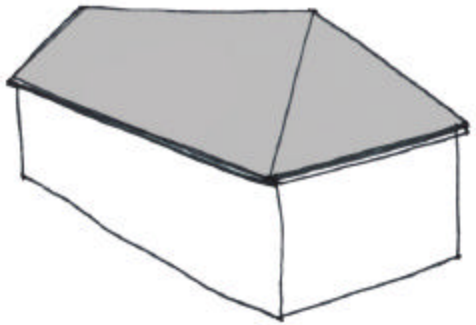
Gable Roof –the vertical triangular end of a building from cornice or eaves to ridge.

Grade - the degree of inclination of a slope

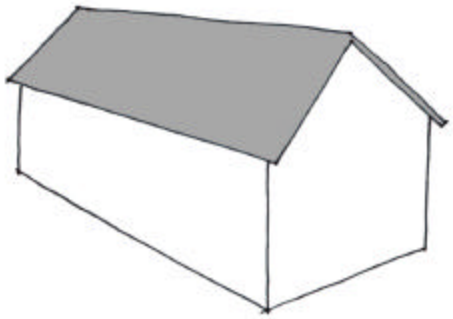
Height – the distance from the existing grade to the top of a structures roofline.

Hip Roof - A roof with four uniformly pitched sides.

Impervious Surface – A surface that does not offer an opportunity for water to infiltrate into the ground.



Hip Roof



Gable Roof

Landscaping - An area devoted to or developed and maintained with native or exotic planting, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape elements, pools, fountains, water feature, paved or decorated surfaces of rock, s tone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculpture elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

Lot - Any number of lettered parcel shown on the a recorded final map, record of survey pursuant to an approved division of land, or a parcel map and abuts a street, alley or recorded access easement.

Lot Width – The horizontal distance between side lot lines, measured along a line that is parallel to the front lot line and located the minimum exterior setback distance from the front lot line.

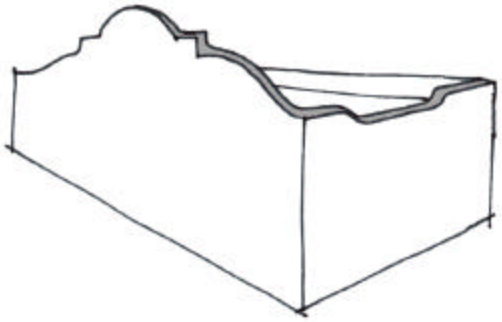
Mansard - Traditionally, a roof with two slopes on each side, the lower slope being much steeper. In contemporary commercial development, the second portion of the roof is replaced with a flat roof or an equipment well. These are referred to as Mansard roofs but bear little resemblance to the original.

Mass - Mass describes three dimensional forms, the simplest of which are cubes, boxes (or "rectangular solids"), cylinders, pyramids and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of assets. This composition is generally described as the "massing" of forms in a building.

Ornamentation - Details added to a structure solely for decorative reasons (i.e. to add shape, texture or color to an architectural composition).

Open Space – Open space substantially free of structures set aside, dedicated, designated, or reserved for public or private use for recreation.

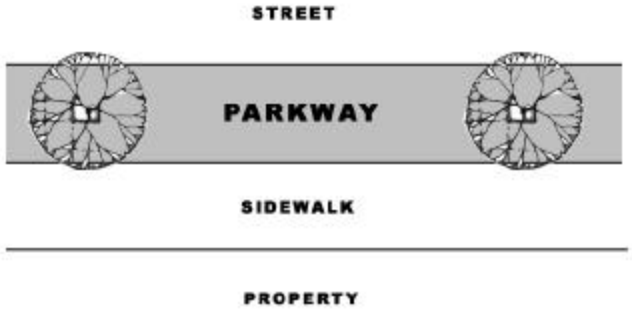
Parapet - A low wall generally running around the outside of a flat roof.



Parapet Roof

Park – An area that is predominantly open space, used principally for recreation.

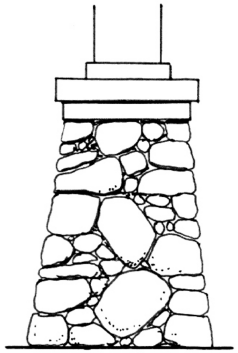
Parkway – A section of land not less than six (6) feet in width intended to contain landscaping for the purpose of creating a physical and visual separation between the street and sidewalk.



Pattern - The use of construction materials to add texture, character, scale, and balance to a building.

Pervious Surface – A surface that present an opportunity for water to infiltrate into the ground.

Pier - A stout column or pillar.

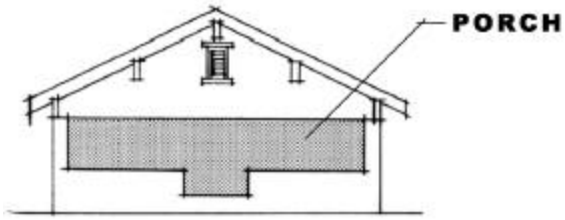


Pier

Pilaster - A column attached to a wall or pier constructed to coordinate with the style of the building.

Pitch - The slope of a roof expressed in terms of ratio of height to span.

Porch - An opened or covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.



Project - Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this manual.

Proportion - The ratio between building elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.

Recess - A hollow place, as in a wall.

Reconstruction - The construction, on its original site or a replica of a building or facility which no longer exists, based upon archeological, historical, documentary and physical evidence. Both modern and traditional construction techniques may be used.

Rehabilitation, Renovation - The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historical character.

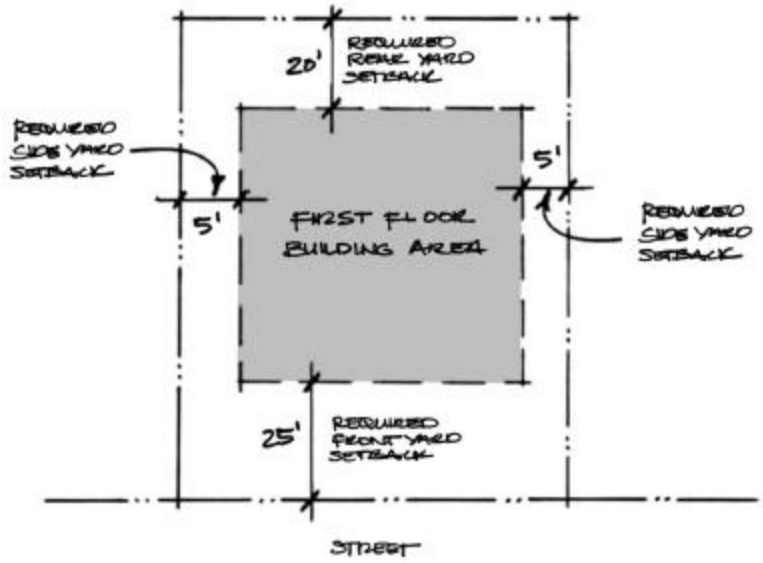
Rhythm (Horizontal, Vertical) - The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

Ridge - The highest line of a roof; where the sloping planes intersect.

Roofline – The profile of a roof.

Scale – The general feeling of mass and size of the building as related to that of other buildings.

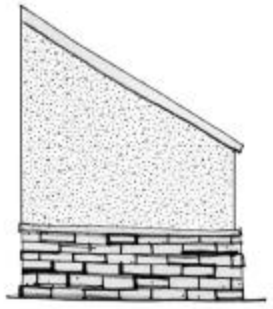
Setback - A line across the front, side, rear of any property or public property which delineates an area adjoining a property line in which erection of a building, fence, or other structure is prohibited except as otherwise provided in the zoning ordinance.



Sidewalk – An improved pedestrian surface that is typically located adjacent to a parkway or roadway.

Siding - The finish covering on the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

Horizontal Board on Stone Base



Stucco with Masonry Base

Sill - The framing member that forms the lower side of an opening, such as a door sill. A window sill forms the lower, usually projecting, lip on the outside face of a window.

Story -The portion of a building included between the surface of any floor and the surface of the floor or finished undersurface of the roof directly above it.

Structure - Anything constructed or erected that requires a location on the ground, excluding swimming pools, patios, walks, access drive, or similar paved areas.

Stucco - An exterior finish, usually textured, composed of portland cement, lime and sand, which are mixed with water.

Teardown – Demolition and subsequent removal of a structure.

Texture - Texture refers to variations in the exterior facade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and lack of texture influence the mass, scale and rhythm of a building. Texture can add intimate scale to large buildings by the use of small detailed patterns (e.g. brick masonry patterns).

Window, Bay – A projecting bay with windows that form an extension to the floor space of the interior rooms.

Yard - An open space on the same site as a structure, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in the zoning ordinance, including a front yard, side yard, or rear yard.