

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.

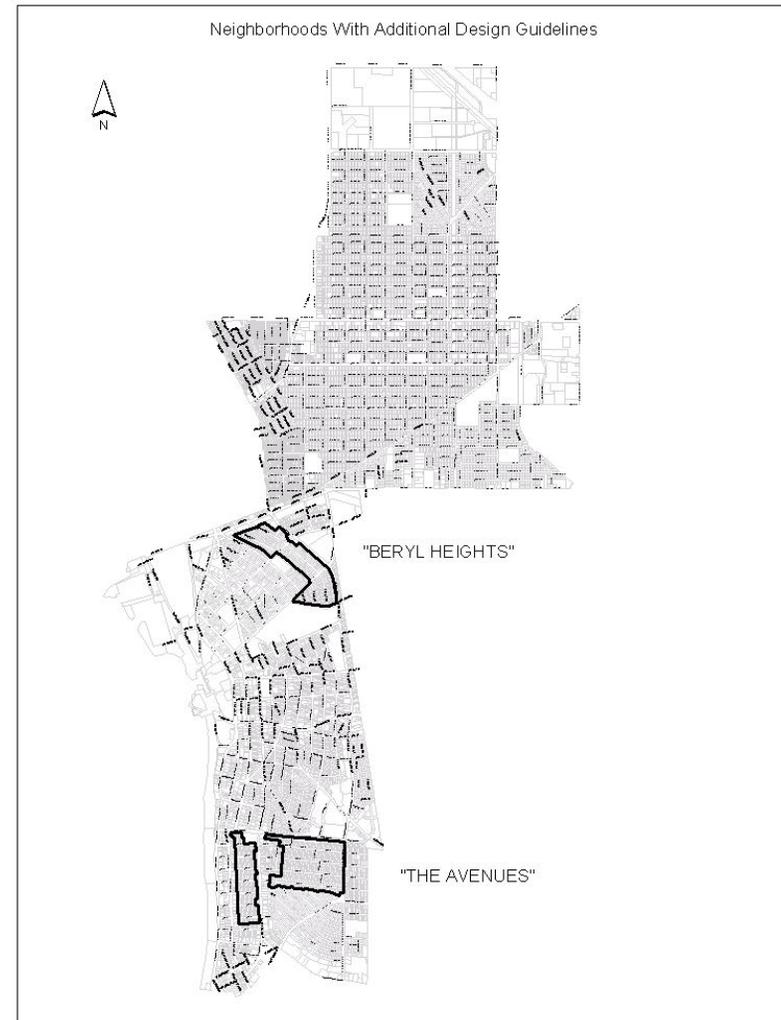


Exhibit III-1 – Neighborhoods



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.

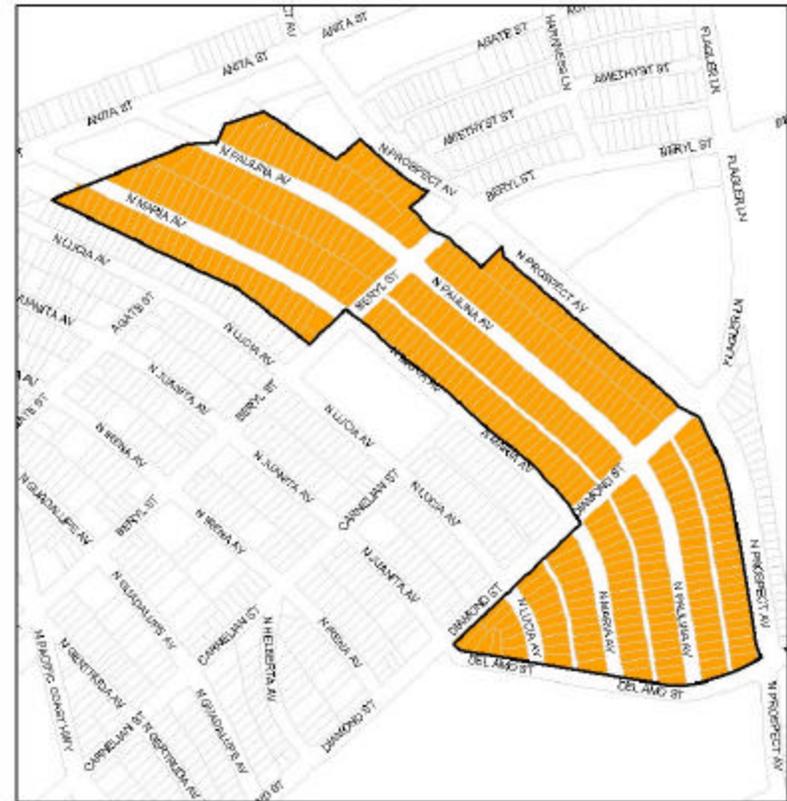


Exhibit III-3 – “Beryl Heights”



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.