

## 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 lot. 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.

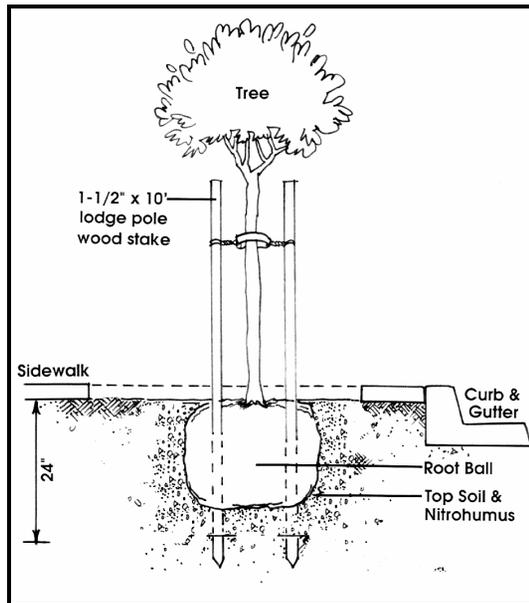
## 9. Landscape Guidelines

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