

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

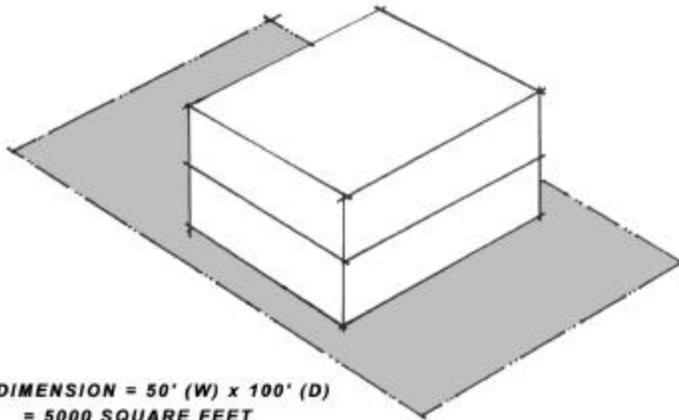
permitted under the Zoning Ordinance, FARs have become a useful tool in limiting maximum square footage for homes.

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.

$$\text{FLOOR AREA RATIO} = \frac{\text{GROSS FLOOR AREA OF A BUILDING}}{\text{TOTAL AREA OF THE LOT}}$$

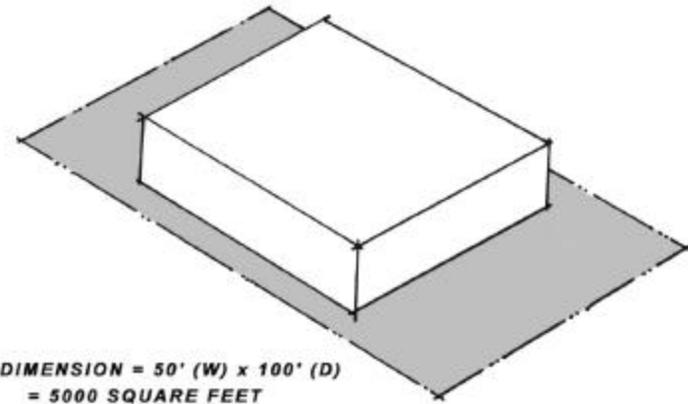
Table II-1 Floor Area Ratio				
Lot Dimension	Lot Size (sq.ft.)	Maximum Building Size (sq. ft.), FAR 0.65	Maximum Building Size (sq. ft.), FAR 0.7	Maximum Building Size (sq. ft.), FAR 0.8
40 X 100	4,000	2,600	2,800	3,200
50 X 100	5,000	3,250	3,500	4,000
40 X 150	6,000	3,900	4,200	4,800
50 X 150	7,500	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.



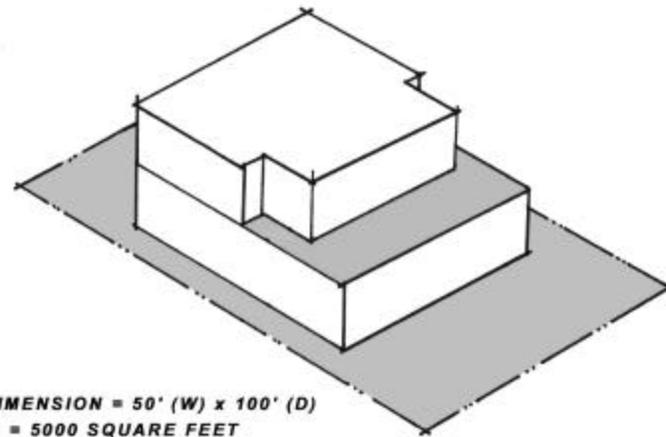
**LOT DIMENSION = 50' (W) x 100' (D)
= 5000 SQUARE FEET**

**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.



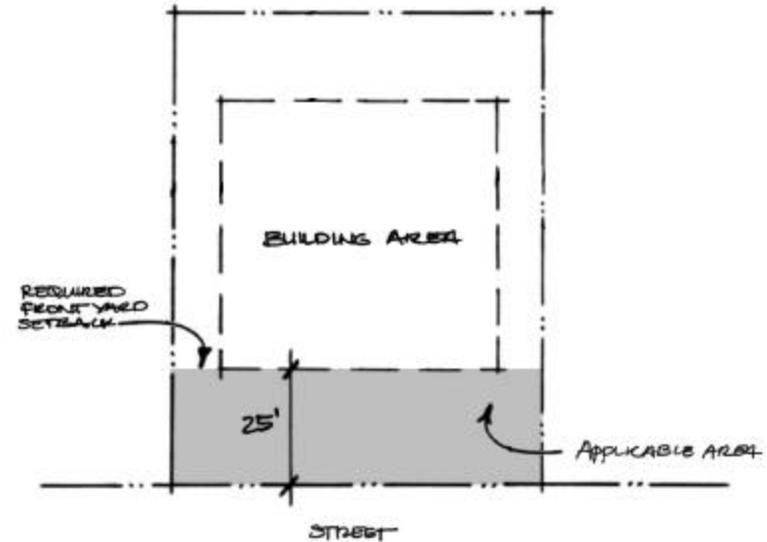
Example of a home with a Semi-Subterranean garage.

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.

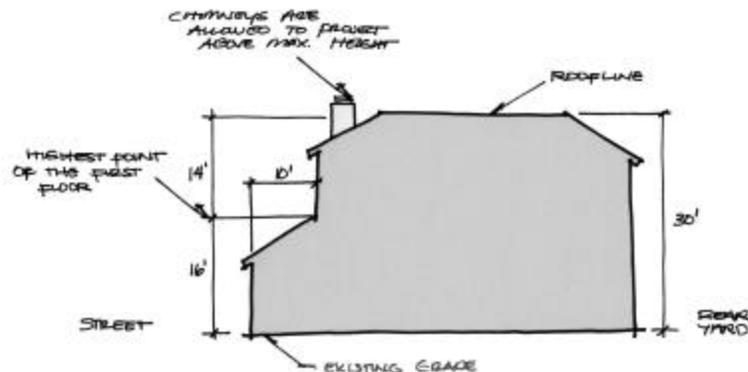


Impervious driveways that cover more than 50% of the front yard setback are strongly discouraged.

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.

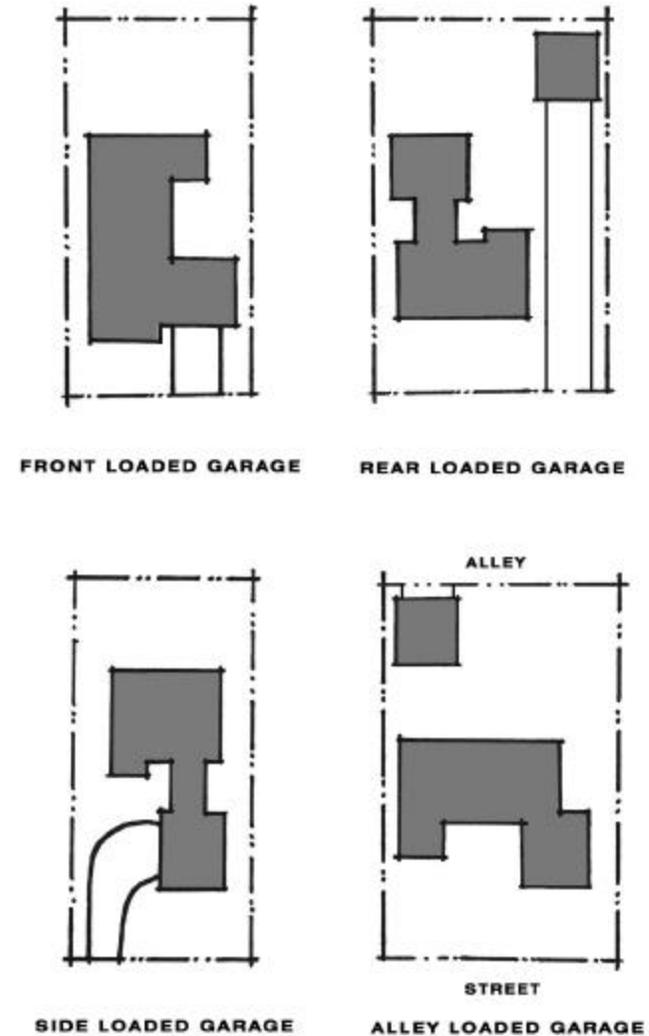


Box-like appearances are strongly discouraged.

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.



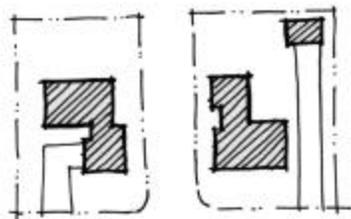
Where lot width permits, side loaded garages reduce the visual impact on the street.



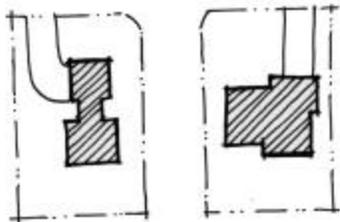
Three-car garages facing the street are prohibited where the lot width is less than 55 feet.

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.



INTERSECTION



LOCATE DRIVEWAYS AWAY FROM INTERSECTION

- 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 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.