



## **CITY OF REDONDO BEACH**

**415 Diamond Street  
Redondo Beach, CA 90277  
(310) 372-1171**

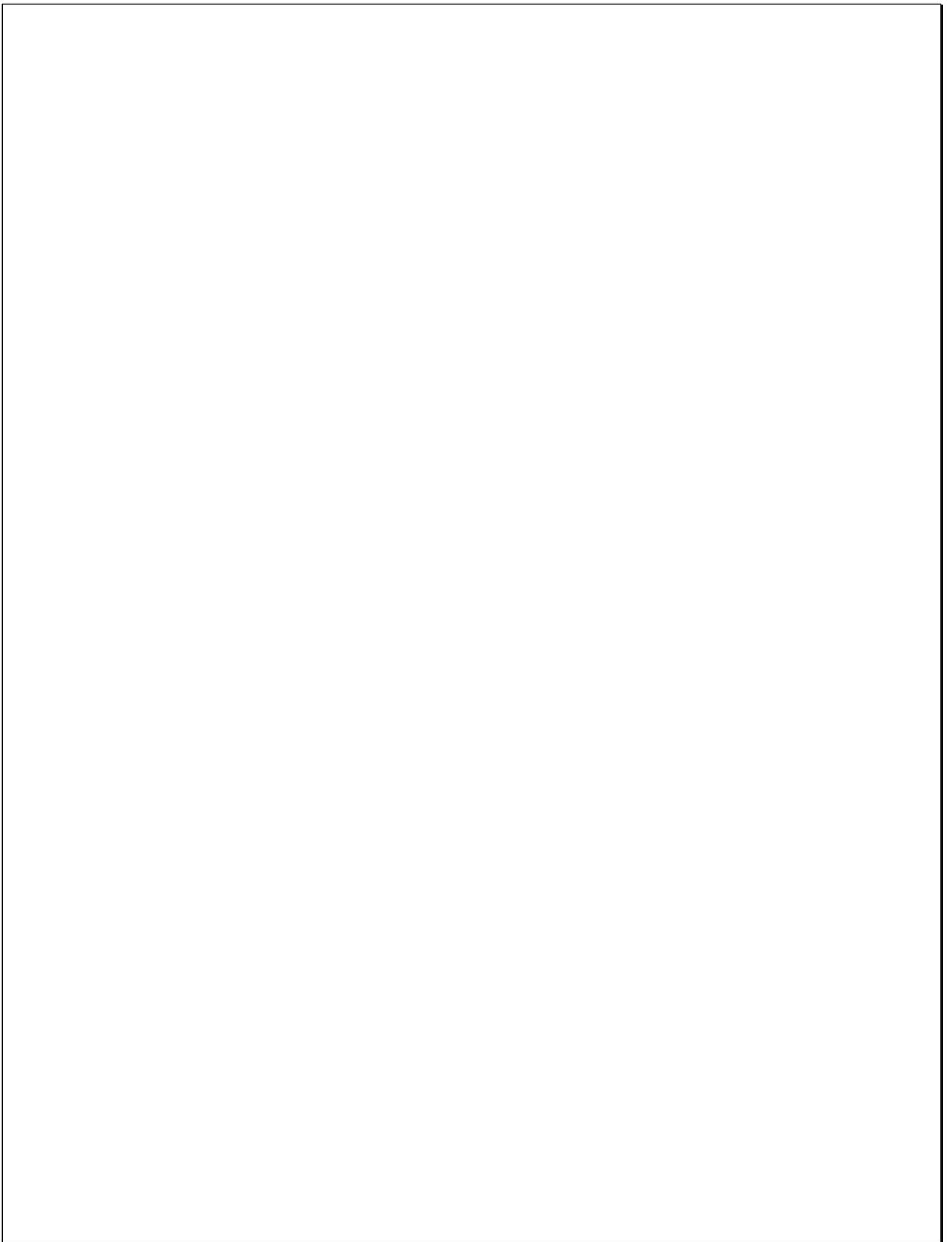
**[WWW.REDONDO.ORG](http://WWW.REDONDO.ORG)**

# **BUILDING IN REDONDO BEACH**



### **A RESIDENT'S GUIDE TO:**

- **ADDITIONS**
- **ALTERATIONS**
- **NEW CONSTRUCTION**



Thank you for taking the time to inquire about building in Redondo Beach.....

Recently, a great number of homeowners are planning and undertaking home improvements and additions. We at the Redondo Beach Planning Department encourage these improvements that increase the value, add comfort, and extend the useful life of your home.

Because our concern is to make the building process move smoothly for you, we have prepared this handout to answer basic questions and explain terms and procedures. Any further questions are welcome, either in person or by phone.

Development review includes input by Planning, Building and Engineering. Each department will provide you with valuable information regarding your project.

**Building & Safety Division.....318-0636**

(see attached sheet for walk-in times and phone hours)

**Engineering Division.....318-0661**

7:30 AM - 12:00 PM and

1:00 PM - 5:30 PM

**Planning Department.....318-0637**

7:30 a.m. to 12 noon (Walk-in hours)

1:30 p.m. to 5:00 p.m. (By appointment only)

**WHEN YOU DECIDE TO BUILD.....**

- 1) Come in or phone the Planning Department to find out:
  - a. *Your property's zoning;*
  - b. *What uses are permitted on your lot; and*
  - c. *Your lot size.*

- 2) Pick up a "Summary of Residential Development Standards" from the Planning Department to determine the basic standards for your type of lot, such as building height and setbacks from property lines.
- 3) Pick up information describing Residential Design Guidelines.
- 4) Draw a Site Plan – (see attached sample). It need not be elaborate and is usually simple to do. You will need to have a site plan before you can proceed from idea to structure. Drawing a plan as an initial step has two important functions:
  - a. *You can clearly and precisely plan what you are going to construct and see how it "fits" on your property.*
  - b. *It enables you and the Planning Department to discuss specific details from the start, saving time and trouble for all concerned.*
- 5) Your Site Plan should be drawn as follows:
  - a. *Draw to scale*
  - b. *Show lot size*
  - c. *Show size and position of all structures (show all dimensions – see Sample Plot Plan)*
  - d. *Show driveways, fences, walkways, etc.*
  - e. *Show proposed project (indicate by crosshatching)*
  - f. *Label structures (house, garage, shed, etc.)*
  - g. *Show any significant changes of grade (slope)*
  - h. *Show north arrow*
  - i. *Include name, address, and phone number*

Keep in mind these general requirements for structures on residential lots:

- a. *Parking – 2 spaces per unit, with 25' turn radius behind each space. Additional guest parking required for multi-family.*

- b. *Outdoor Living Space (O.L.S.) – Check requirements in “Summary of Residential Development Standards.”*

*O.L.S. Typically **does not** include:*

*driveways  
required front yards  
minimum side yards*

*but usually **does** include:*

*rear yards  
balconies (with minimum sizes)  
decks  
uncovered patios*

- c. *A distance of 5' between main and detached accessory buildings (such as garages, guest dwellings, sheds, etc.)*

- 6) Bring in your Site Plan for evaluation to the Planning Department (Door “E” at City Hall) between 7:30 a.m. and 11:30 a.m., Monday through Friday. **City Hall offices are closed every other Friday, please call ahead for schedule.** The staff will briefly review your plans to determine if your conceptual plans appear to meet the general requirements and design guidelines. They are willing to answer any questions you may have at any stage of your planning. Take advantage of their experience in this field and consider that their suggestions at this point may help you avoid problems later.
- 7) When the Site Plan is found to meet Planning requirements, working drawings (the more technical drawings necessary for construction) can be drawn up. At this point, you may wish to seek professional help from an architect and/or engineer.

The City of Redondo Beach Zoning Ordinance, Zoning Map, Residential Design Guidelines, demographic information, and Planning Commission agendas may also be accessed on the Internet at the Planning Department home page at:

<http://www.redondo.org>

You may also wish to contact the Building Division early in the design phase. They will be able to tell you what permits will be required, approximately how much they will cost, and what types of drawings will be required for your project.

*The most common types are:*

*foundation plan, floor plan, framing plan, elevations, electrical plan, mechanical plan, plumbing plan, building cross sections and energy conservation plan.*

When plans are complete, submit your working drawings to the Building Department. Be sure you consult their schedule for open counter hours.