

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING December 16, 2021

L.1. DISCUSSION AND POSSIBLE ACTION ON AN UPDATE TO THE CITY'S RESIDENTIAL DESIGN GUIDELINES

- Consultant PowerPoint Presentation

Redondo Beach Objective Residential Design Standards



Planning Commission Presentation

December 16th, 2021



Presentation Overview

1. Why update our Residential Guidelines?
2. Defining Objective Design Standards
3. Standards for Redondo Beach
4. Commission Discussion

Why update our Residential Guidelines?

- **City Council Strategic Plan identified a need to update Residential Guidelines (last updated in 2003)**
- **Funding from Local Early Action Planning (LEAP) Grant**
LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th cycle RHNA (much like the SB2 Planning Grants).
- **City Council hired Cityworks Design to update the City's Residential Design Guidelines, with input from Focus Groups Workshops, Community Meetings and online surveys.**

The Context

California is experiencing a statewide housing shortage and rising prices that threaten housing security for both homeowners and renters.

Over the past decade, housing production has fallen short, and the State legislature has reduced local control in order to expedite housing approvals and new construction.

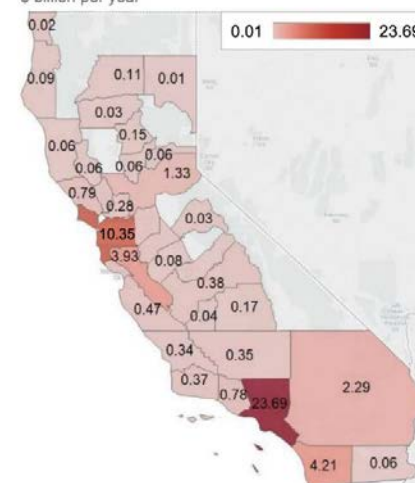
- **The City's ability to apply discretionary processes and guidelines is diminishing.**

At least 30 percent of people in every metropolitan statistical area (MSA) cannot afford local rents; that share is 60 percent in some areas

Households in MSA unable to afford rent
Thousand



Distribution of affordability gap
\$ billion per year



¹ Number of households in MSA unable to afford the local cost of rent, as a share of the total number of households in MSA.
NOTE: Shaded regions represent 98% of state population; unshaded regions represent 2% of state population and lacked sufficient data for analysis.

What Does the State Require?

State Laws that significantly impact Local Housing Approval Process

- Affordable Housing Streamlined Approval Process (SB35, 2017)
- Housing Crisis Act (SB 330, 2019)
- HOME Act (SB9) *Adopted 9/16/2021*
New Context that effectively removes SF/R1
- SB10 *Adopted 9/16/2021*
Provides option to cities to increase density without CEQA review



Source: HCD Objective Design Standards Toolkit

Desired Outcome

- **Once adopted, new standards will replace current Design Guidelines (2003) for single & multi-family structures**
Goal: maintain design intent; extend to incorporate the R-1A District
- **Standards will be prepared for adoption into the Zoning Code**
Provisions will also address ambiguities in process and terminology
- Redondo Beach will be positioned for **successful processing** of residential development



Refining the Standards

- **Test draft standards** against existing built projects considered acceptable to the community
- **Refine as needed** to ensure the proposed standards are effective & flexible by the time the final draft goes forward for adoption

What are “Objective” Standards?

Using **straight-forward criteria** that aim to reflect existing character of neighborhood so new buildings are compatible with old buildings

“involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

Government Code Sections 65913.4 and 66300(a)(7)

Objective Design Standards

Important for Redondo Beach in order to:

- Encourage housing that fits well
- Capture opportunities for new/updated housing in R1 and multi-family neighborhoods
- Adopt standards for R-1A – Tall & Skinny Homes
- Maintain overall community character



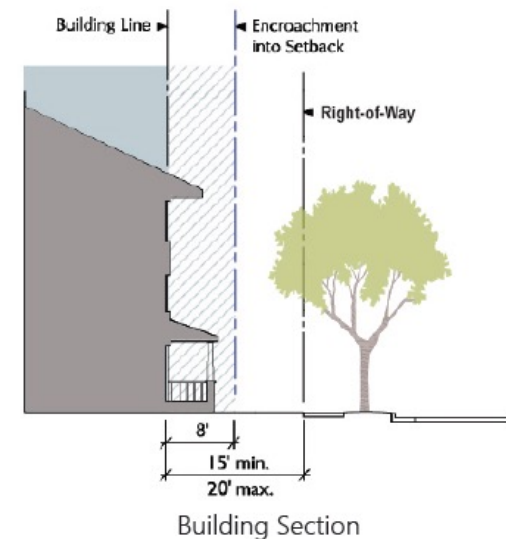
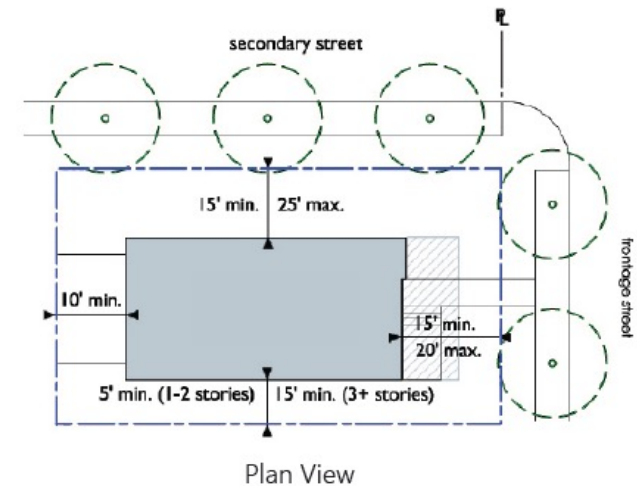
When to use the new Standards?

Current Zoning Code references Residential Design Guidelines in the following Sections:

- **10-2.2500 Administrative Design Review (Coastal Zone Additionally)**
(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:
(7) The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.
- **10-2.2502 Planning Commission Design Review (Coastal Zone Additionally)**
(7) Consistency with residential design guidelines. The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

What will the new Standards do?

- Guide design of sites & buildings through illustrations, diagrams & photo examples
- Provide clear direction to applicants & staff (must be verifiable and measurable)



Building Section

Example graphics illustrating setbacks and allowable encroachments.

Source: HCD Objective Design Standards Toolkit

How Standards differs from Guidelines

Enforceability

- Use of “shall” or “must” – indicates “REQUIRED”
- Use of “should” or “may” – indicates “RECOMMENDED”

Examples of Standards

- *The entire second floor must be set back from the front building line by a minimum of 10 feet.*
- *The front setback shall include at least 40 square feet of planted area.*

Guideline Example

- *The design of the primary dwelling should reflect the neighborhood character.*
- *Design may include features such as balconies, porches and bay windows.*

Design Standards

Variety of Methods

- True/False
- Counts & Measurements
- Ratios & Calculations
- Lists
- Scorecards
- Benchmarks & Performance Measures

Example of True/False

Street-facing building facades shall include building entrances that front the street.

Automobile and pedestrian access points shall not be gated or otherwise closed off to the public.

Example of Scorecard

The required landscape area must provide the type of plants necessary to achieve a total of at least 35 points per square foot of landscape area according to the table shown below.

Plant Type	Plant Container Size	Points
Shrub	1-gallon container	1.0
	5-gallon container	2.0
	15-gallon container or larger	10.0
Tree	5-gallon container	5.0
	15-gallon container	10.0
	24-inch box	20.0
	36-inch box	50.0
	48-inch box or larger	100.0

Design Standards

Example of Benchmarks & Performance Measures

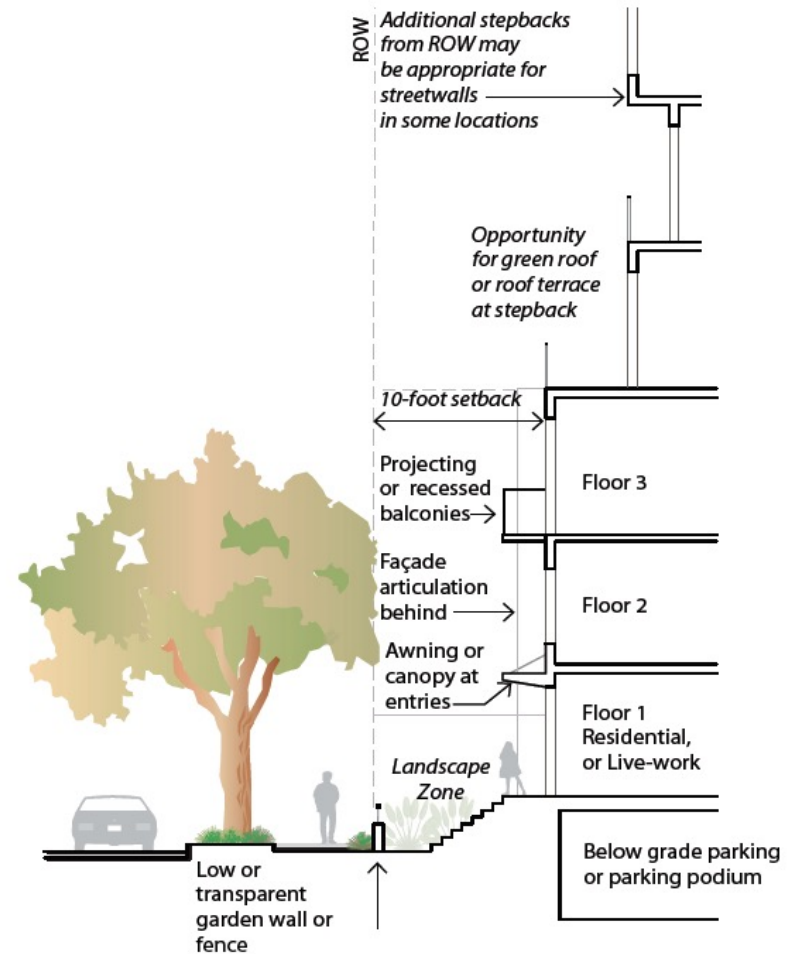
- Quantifiable & widely accepted
- Verifiable & well documented

Development must meet the California Green Building Standards Code (CALGreen) by achieving CALGreen Tier I or II as adopted by the State of California; Tier II is a higher level of performance than Tier I.

The landscaped area of single-family residential, multifamily residential, mixed-use, and institutional type projects shall be designed with no more than 20% of the landscaped area planted in turf or plants that are not water-wise plants. Water-wise plants are defined as plants that are evaluated as needing “low” (10–30% reference evapotranspiration [ET_o]) or “very low” (<10% ET_o) amounts of irrigation water as defined and listed by Water Use Classifications of Landscape Species (WUCOLS) at <http://ucanr.edu/sites/WUCOLS> or other sources of water-wise plant water use classifications as verified by a licensed landscape architect.

Design Standards

- Use simple, clear language
- Avoid technical terms
- Group similar topics together
- Use tables or lists
- Use graphics to illustrate standards
- Cross-reference where appropriate



Example graphic illustrating front yard setback and building articulation standards.

Source: HCD Objective Design Standards Toolkit

Standards for Redondo Beach

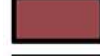


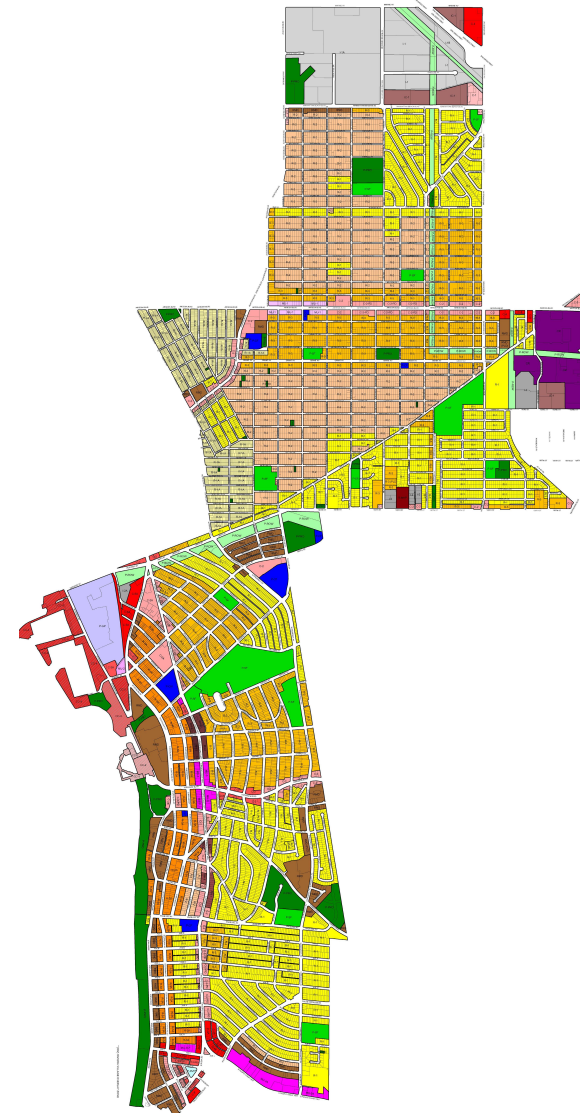
Redondo Beach Residential Zones

Single-family Residential Zones

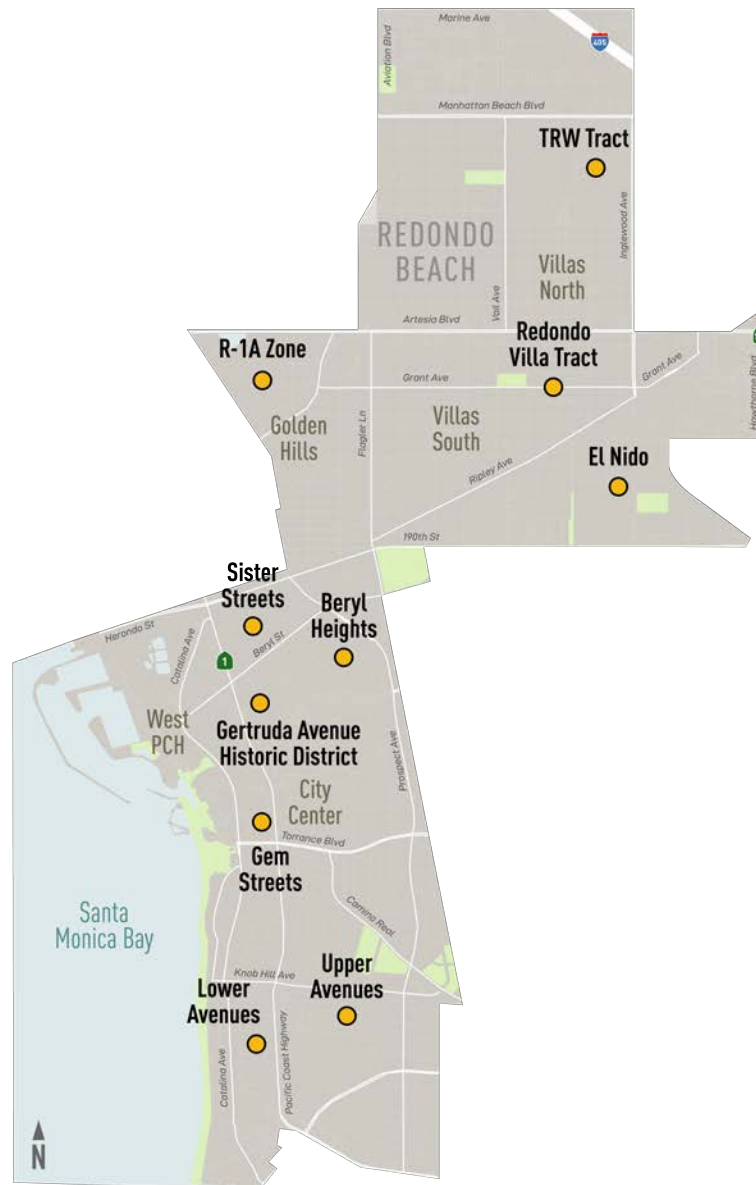
-  R-1 Single Family
-  R-1A Single Family

Multi-family Residential Zones

-  R-2 Low Density Multi-Family Residential (14.6 DU/Acre)
-  R-3 Low Density Multi-Family Residential (17.5 DU/Acre)
-  R-3A Low Density Multi-Family Residential (17.5 DU/Acre)
-  RMD Medium Density Multi-Family Residential (23.3 DU/Acre)
-  RH-1 High Density Multi-Family Residential (28 DU/Acre)
-  RH-2 High Density Multi-Family Residential (28 DU/Acre)
-  RH-3 High Density Multi-Family Residential (28 DU/Acre)



Redondo Beach Neighborhoods

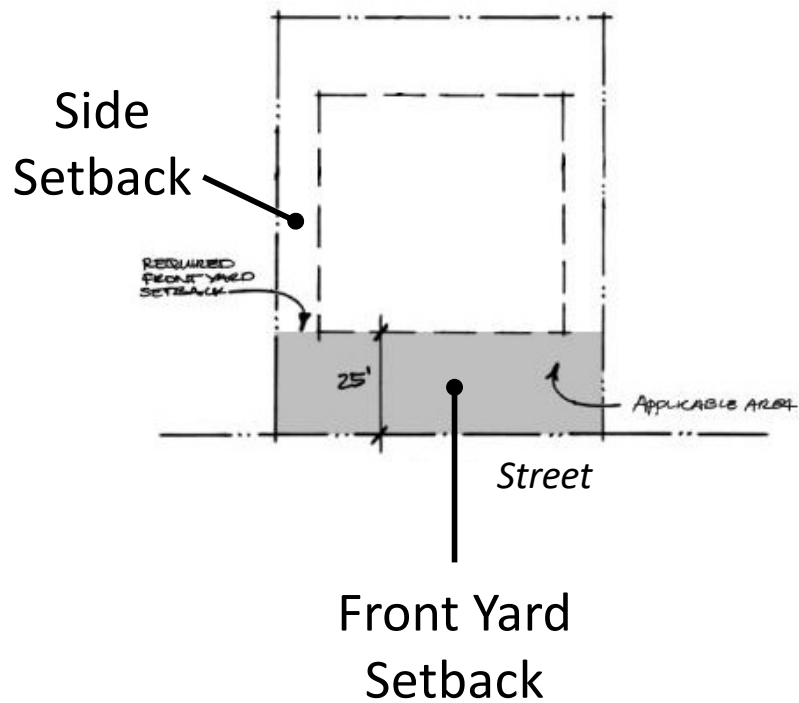


Key Design Topics

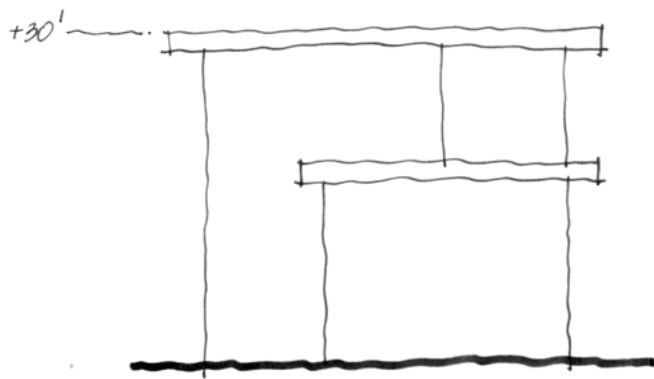
Architectural character of a neighborhood breaks down into elements that can be reflected in design standards

- Lot design & setbacks
- Roof types
- Roof deck types
- Mezzanine/balconies & cantilevers over driveways
- Covered shade structures
- Private open space

Lot Design & Setbacks



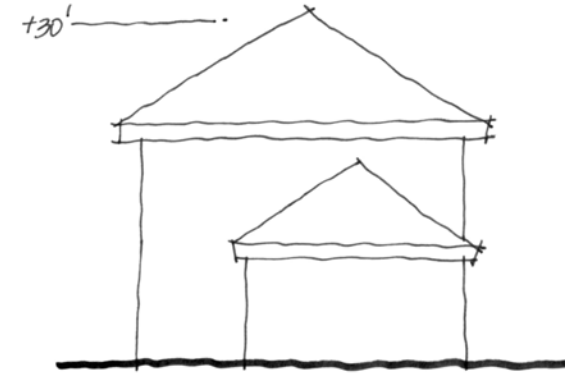
Roof Types



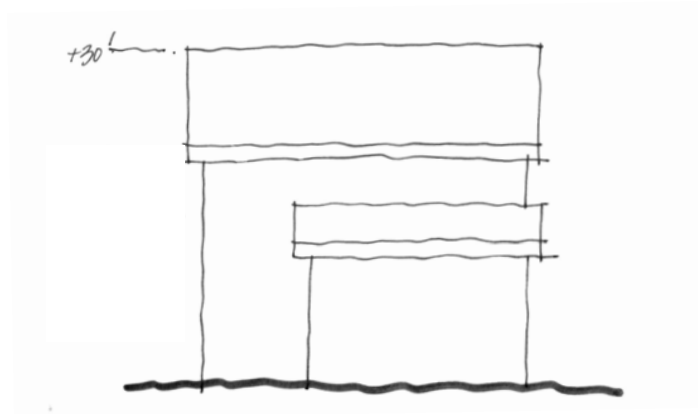
FLAT



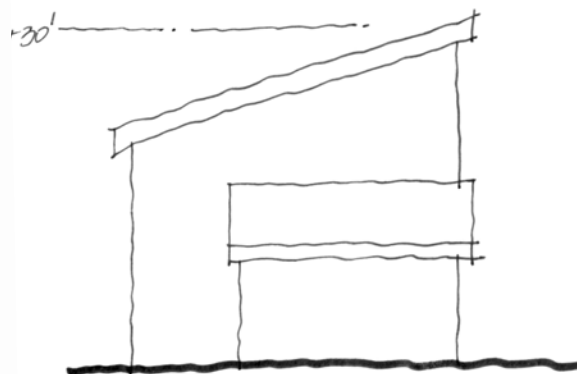
GABLE



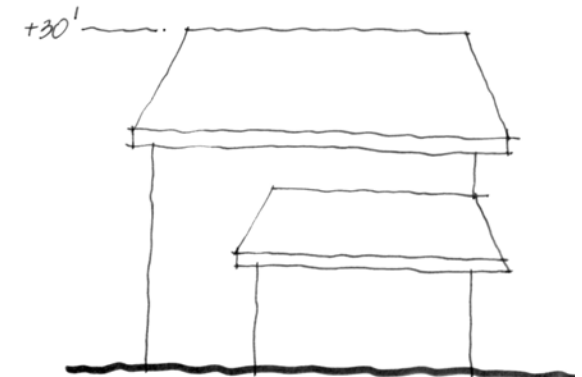
HIP



FALSE FRONT

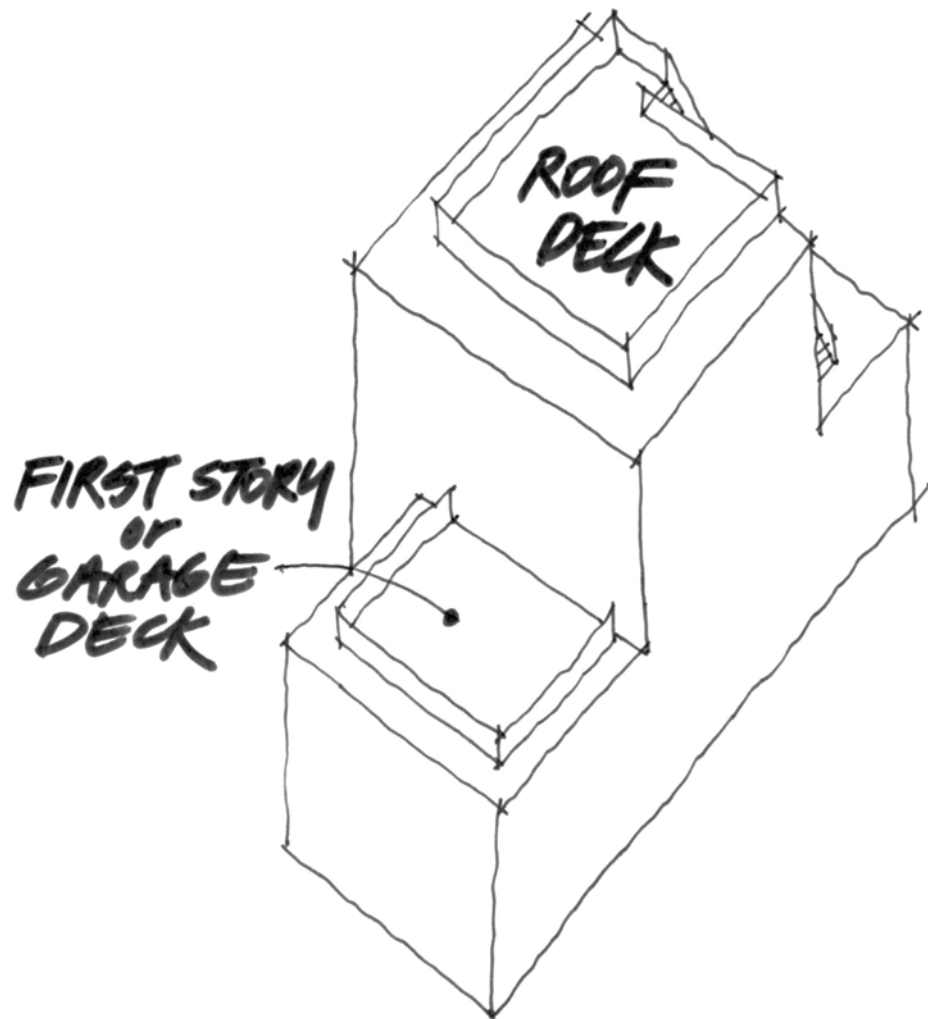


SHED



MANSAARD

Roof Deck Types



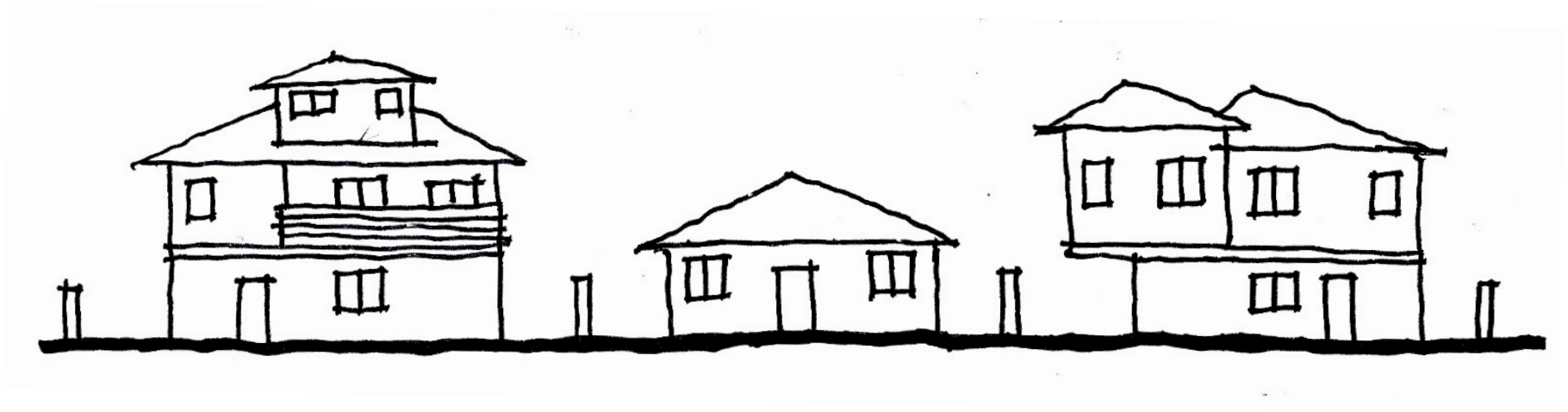
Source: Image courtesy of the Huntley

Mezzanines & Cantilevers

Mezzanine

**Existing
1-story**

**Cantilever over
Driveway**



Mezzanine Examples



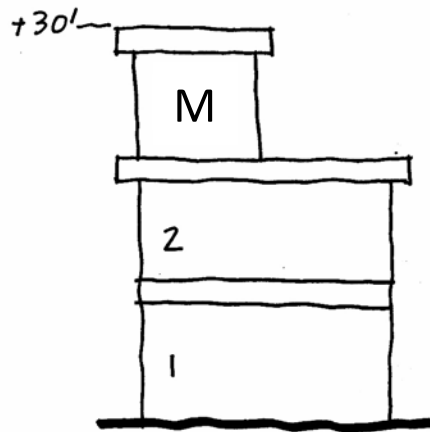
Historic (Spanish) Landmark next to new single-family residence with mezzanine/FAR bonuses in The Avenues



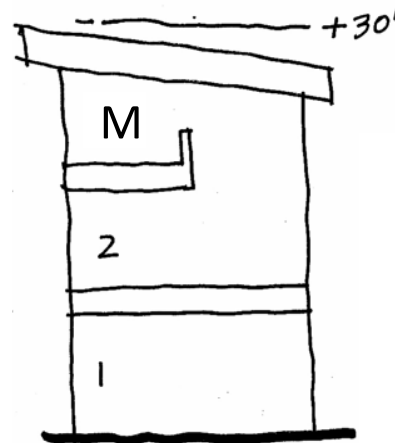
Single-story residence next to larger home with mezzanine in Upper Avenues, Clifton Heights

Mezzanines

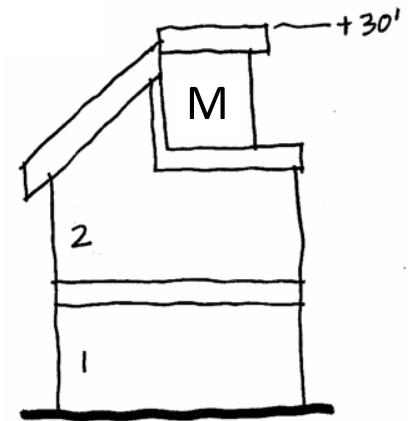
**Enclosed
Mezzanine**



**Partially Enclosed
Mezzanine**



**Enclosed
Mezzanine**



Mezzanines & Cantilevers



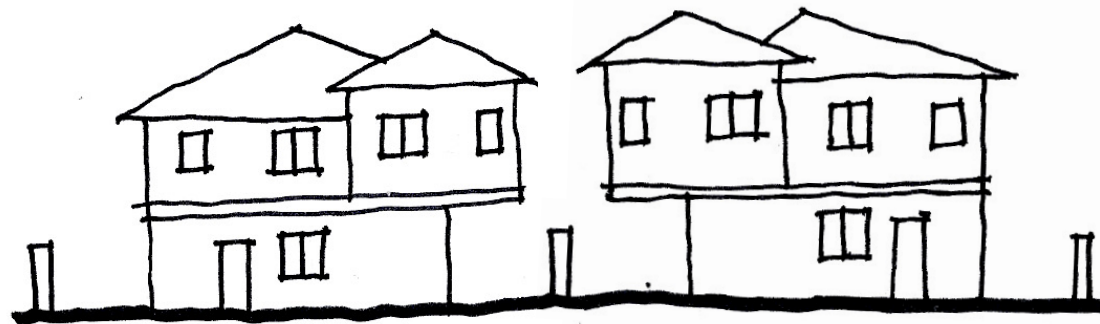
Mezzanine within overall building massing/roof



Mezzanine with flat roof



No Mezzanine



Cantilever NOT within overall building massing (5ft setback)

2-story Examples



Historic 2-story
Gertruda Avenue
Historic District



New 2-story
Recent multi-family
without mezzanine

Key Design Topics (cont.)

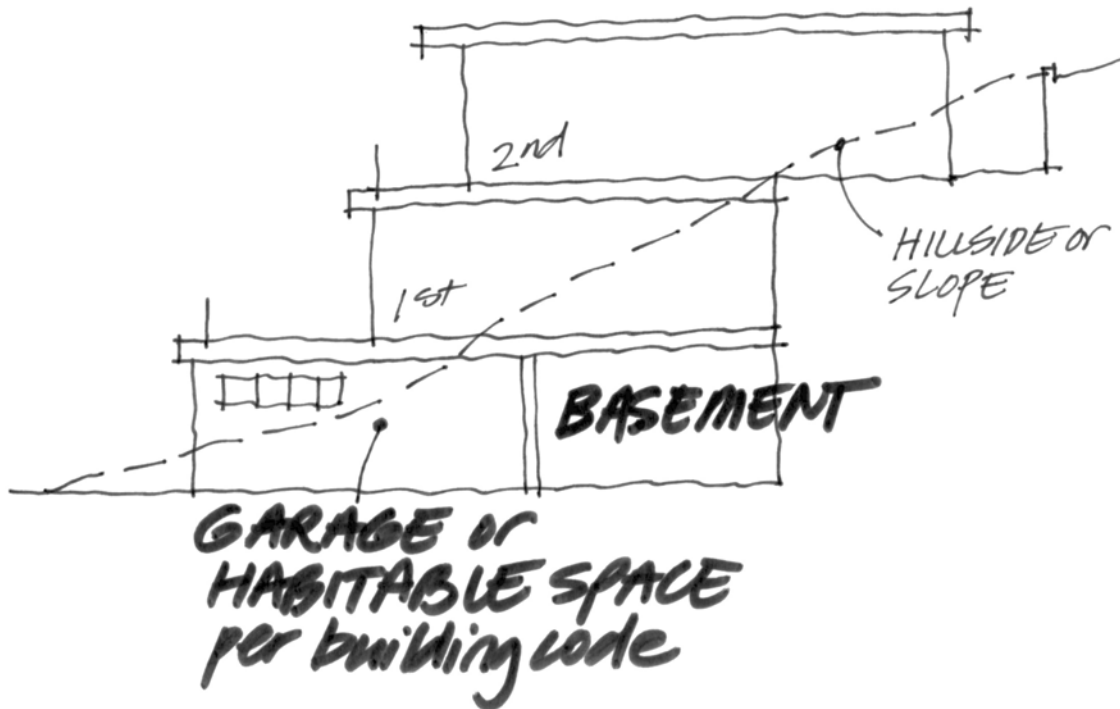
The interface with the street and neighboring structures to reflect existing neighborhood character can be controlled through design standards:

- Stepback & Transitions
- Garage or habitable space
- Landscape & planting palette
- Driveway & parking layout
- Rear alley access
- Accessory Dwelling Units (ADU's)
- Fencing or screening
- Building entry/access
- Special neighborhood standards (TBD)

Stepback & Transitions



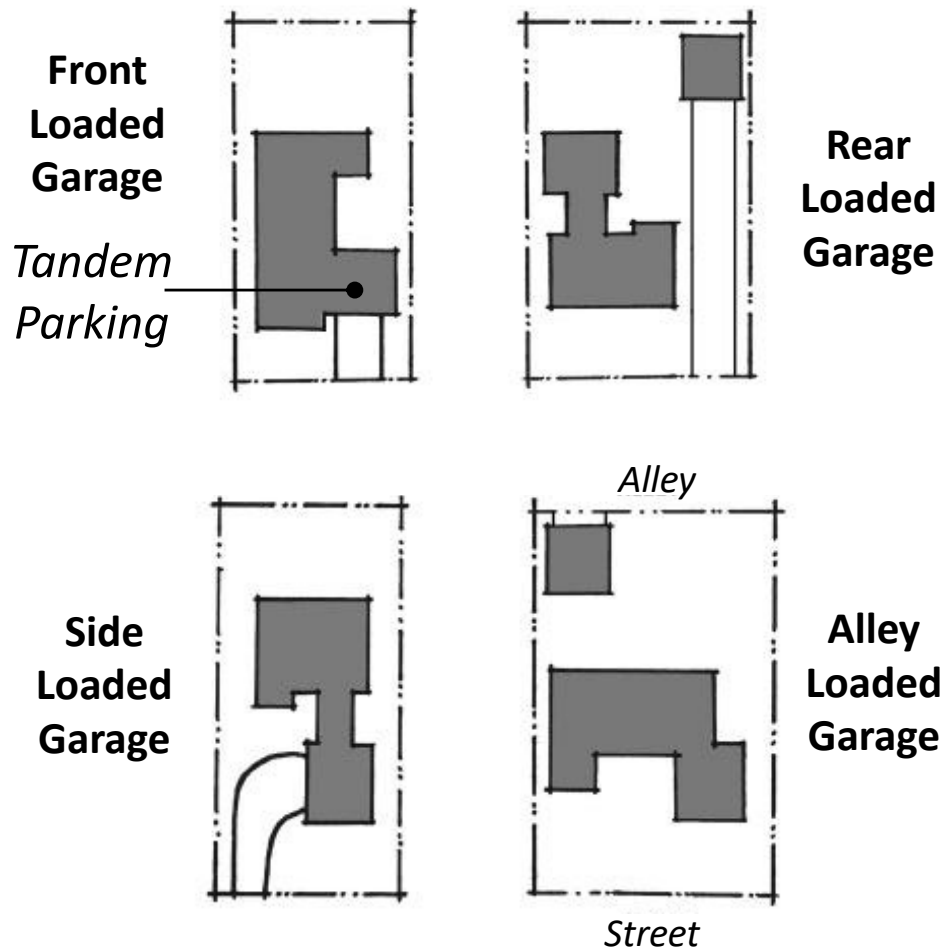
Garage or Habitable Space



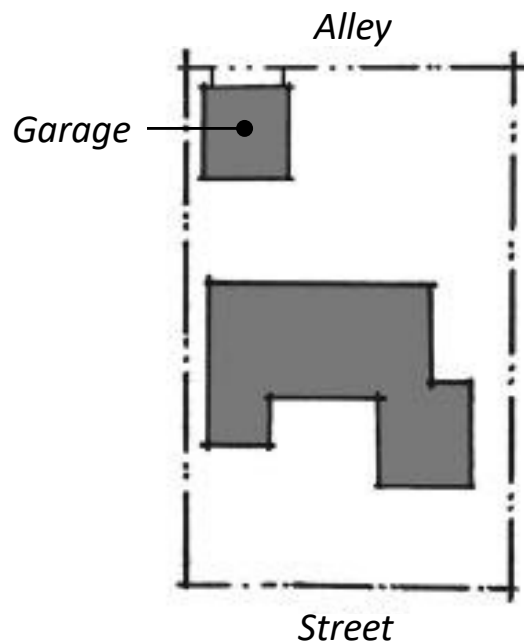
Landscape & Planting Palette



Driveway & Parking Layout



Rear Alley Access

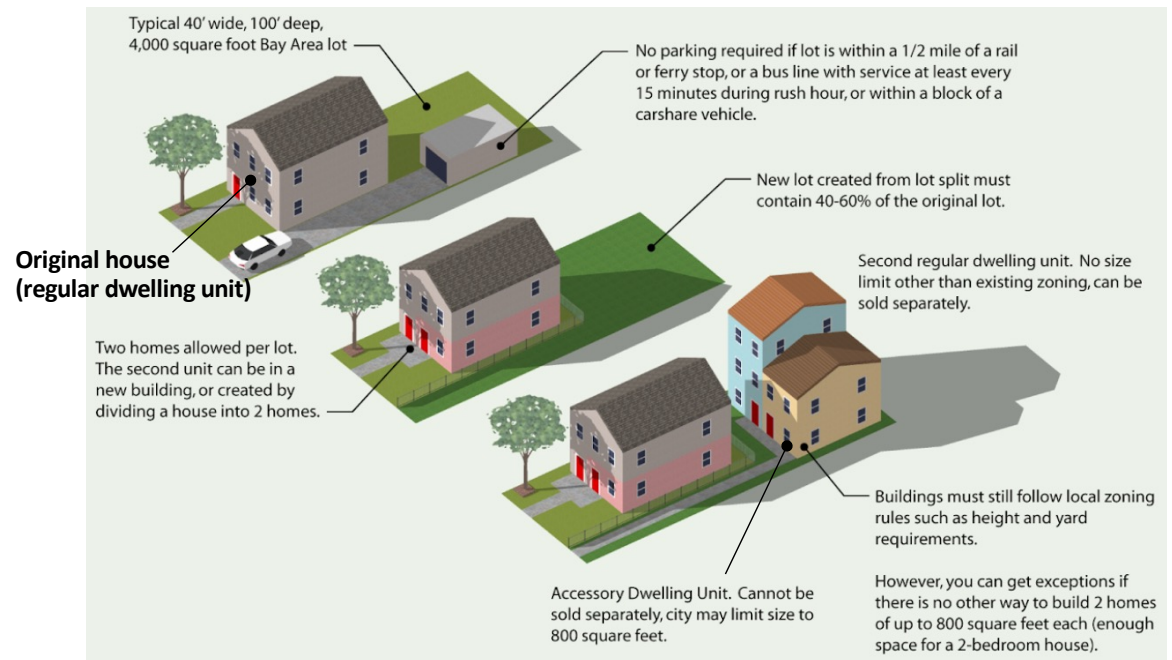


**Alley Loaded
Garage**



Accessory Dwelling Units

- ADU Ordinance explanation
- Planning/building process
- Streamlined vs non-streamlined applications



Source: Alfred Twu SB9 infographic

Getting Input

Focus Group Conducted December 13, 2021



Planning Commission December 16, 2021

Community Workshop January 10, 2022 (6:30pm)

Community Survey *Available on-line soon!*

Residents and design community can provide input on what they'd like addressed in the Objective Residential Design Standards

Discussion Topics

1. *Maximum Height/Stories*
(currently 30 ft, 2 stories with mezzanine)
2. *Mezzanines & Cantilevers*
3. *Roof Deck Types*
4. *Driveways/Curb Cuts*
5. *Massing & Building Offsets*

Are there any design topics not mentioned in presentation that should be considered in the new Standards?

Thank You!

