

Redondo Beach Objective Residential Design Standards



Community Survey Results Summary

February 2022



Community Survey

The 'Objective Residential Design Standards' effort commenced by seeking broad input

- **Virtual Community Workshop** was held in January 2022 to provide an overview and answer questions
- **On-line Survey** with 24 questions was made available
- **Email Comments** were also invited

Key Topics

- About Respondent (5 questions)
- City / Neighborhood Character (3 questions)
- Approval Process (2 questions)
- Residential Design (14 questions)

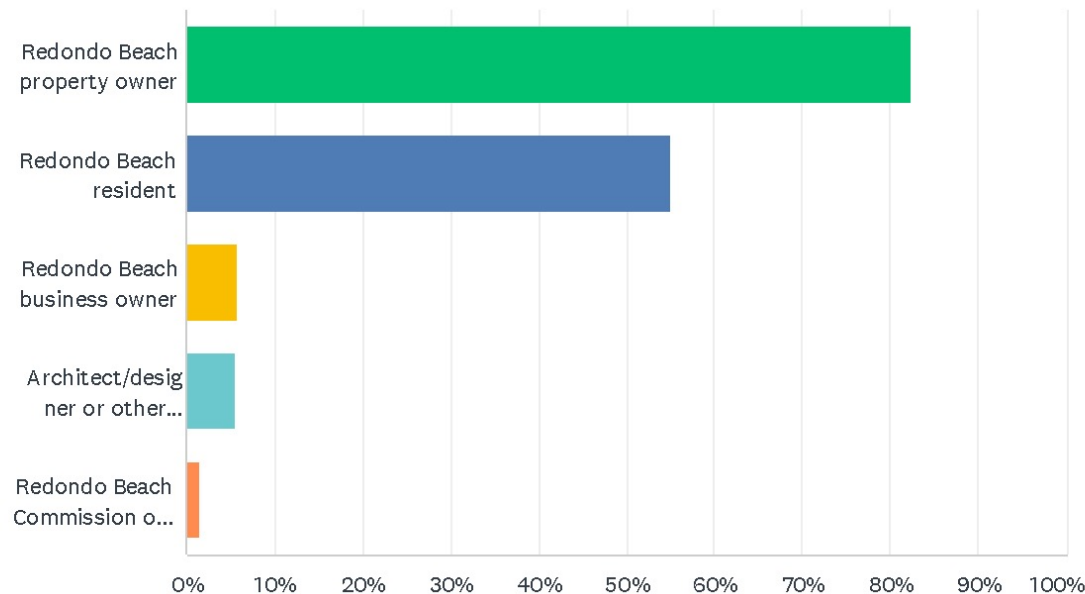
Respondents

Of the 993 who responded...

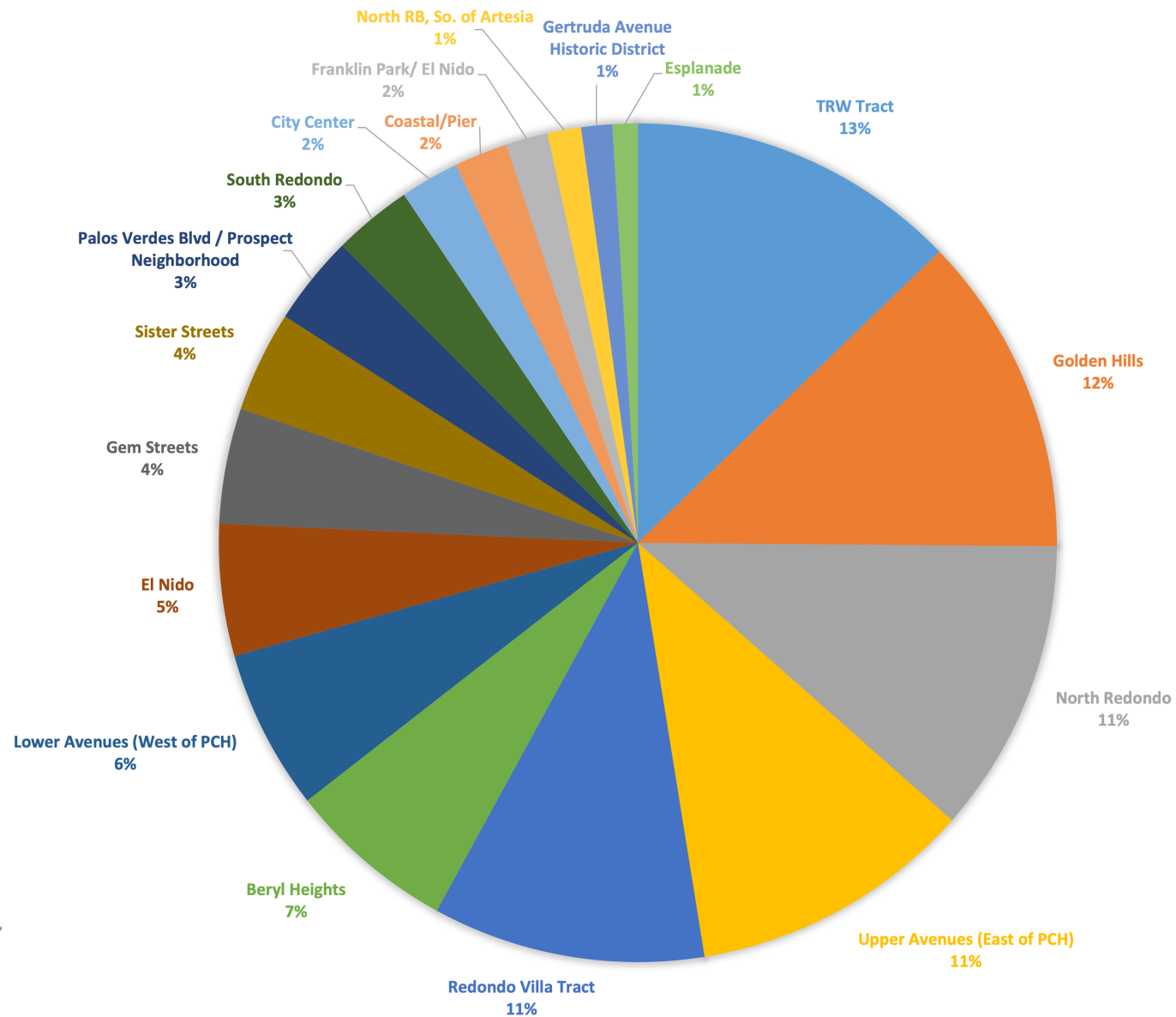
- 82% are property owners
- 55% are Redondo Beach residents

. Which of the following best describes you (check all that apply)?

Answered: 993 Skipped: 0



Respondents

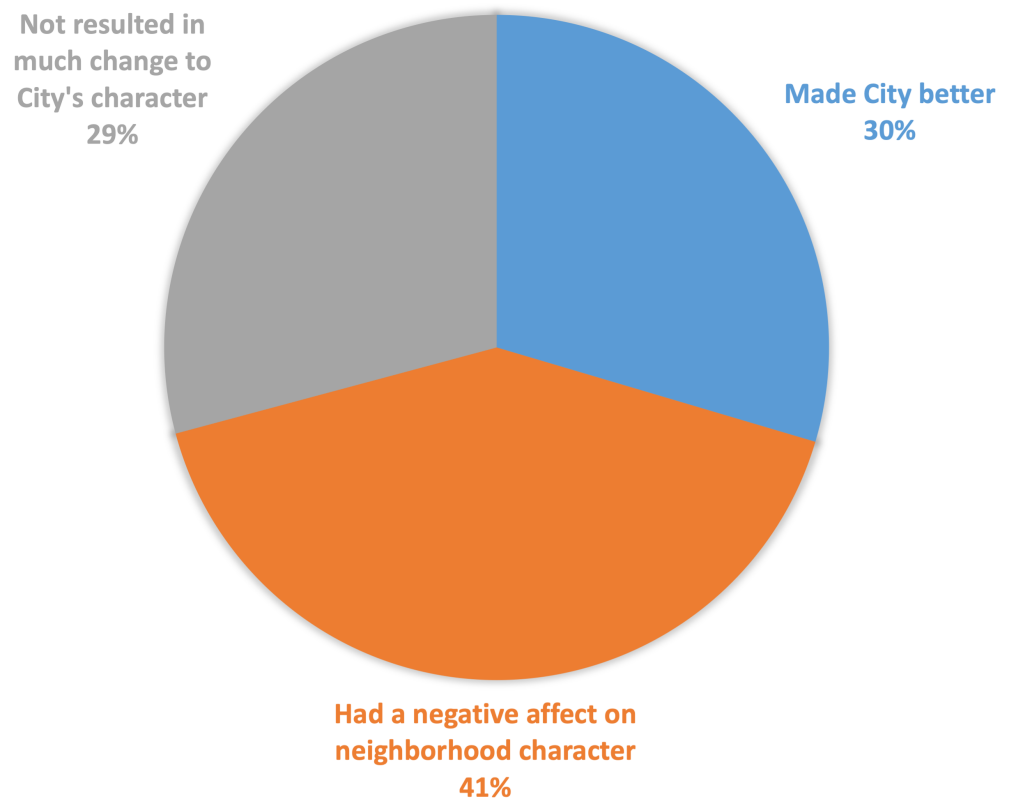


Respondents

- Over 60% have been **Redondo Beach residents** for at least 16 years
- Over 3% live in a **historic home or district** or one that is potentially historic
- Over 40% have been through the **permitting process** or currently in-process to build or alter their home

City / Neighborhood Character

- 39% of respondents feel affected by **recent residential projects** in their neighborhood
- Almost 60% said recent projects had **improved or not really changed the city**...but just over 40% said recent projects had **negatively affected their neighborhood**
- 79% said **neighborhood compatibility** is very important or somewhat important to them



Design Topics

Top ten topics considered important **“to promote well-designed residential buildings that positively affect neighborhood character”**

1. Maximum height and stories
2. Parking
3. Setbacks from property line
4. Massing
5. Lot design
6. ADUs
7. Outdoor living spaces
8. Driveways and curb cuts
9. Landscaping (front yards)
10. Fencing height or privacy screening

Respondents were asked to select up to 6 of 21 suggested topics. Topics 1-5 each received more than 35% of all selections made. Topics 6-10 each received at least 20% of all selections made.

Design Topics

“Other Topics” considered important that respondents wrote in pertained to (in order of prevalence):

1. Density & Height
2. Style & Neighborhood Compatibility
3. Parking
4. Setbacks & Privacy
5. ADUs
6. Outdoors (landscape, yard, lighting, porches)
7. Sustainability / Environment
8. Garages
9. View Protection
10. Balconies & Roof Decks

Permit Process

- More respondents (378) believe the permit process **should be less discretionary** to save time compared to 341 who felt it should be more discretionary, and 195 who believe it is just right now.
- Almost 58% want **staff to have discretion to waive standards**, of which 46% wanted the waiver to be based on specific conditions with written findings. In contrast, 35% believe only Planning Commission should waive standards and 8% wanted no flexibility.

Building Height

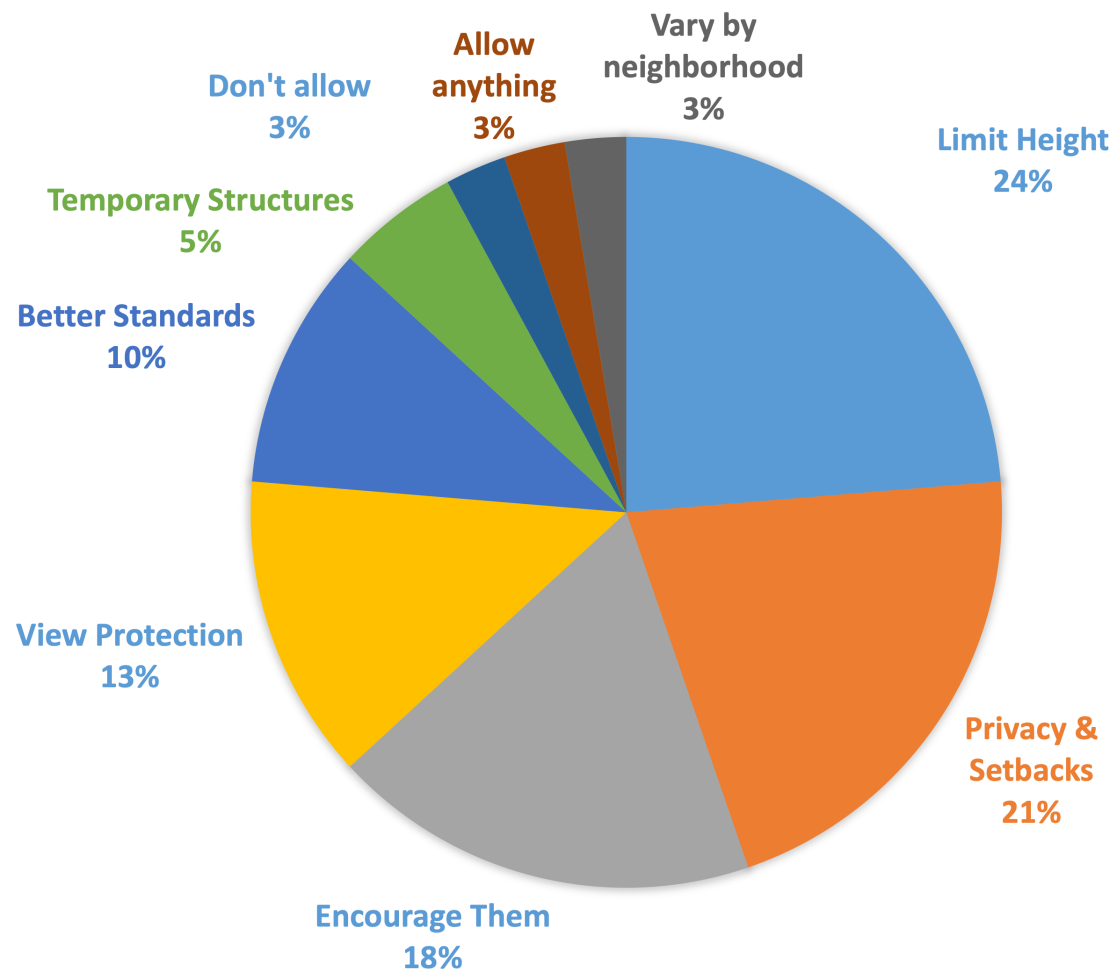
- Overwhelming support (83%) to **keep current height maximum** at 30-feet, 2-stories *especially in low-density residential areas*
- Most respondents (63%) said **flat roofs shouldn't have a modified or lower maximum height**

Roof Decks

- Only 31% of respondents were happy with the current standards for roof decks, but the vast majority (96%) want them to be allowed in some way.
- Suggested restrictions had mixed responses:
 - 35% wanted to restrict roof deck area and move back from the building edge.
 - 43% agreed that screening to protect neighbors' privacy was needed.
 - 72% wanted to allow shade structures on roof decks, of which 47% felt they should be limited in area to a portion of the deck area.

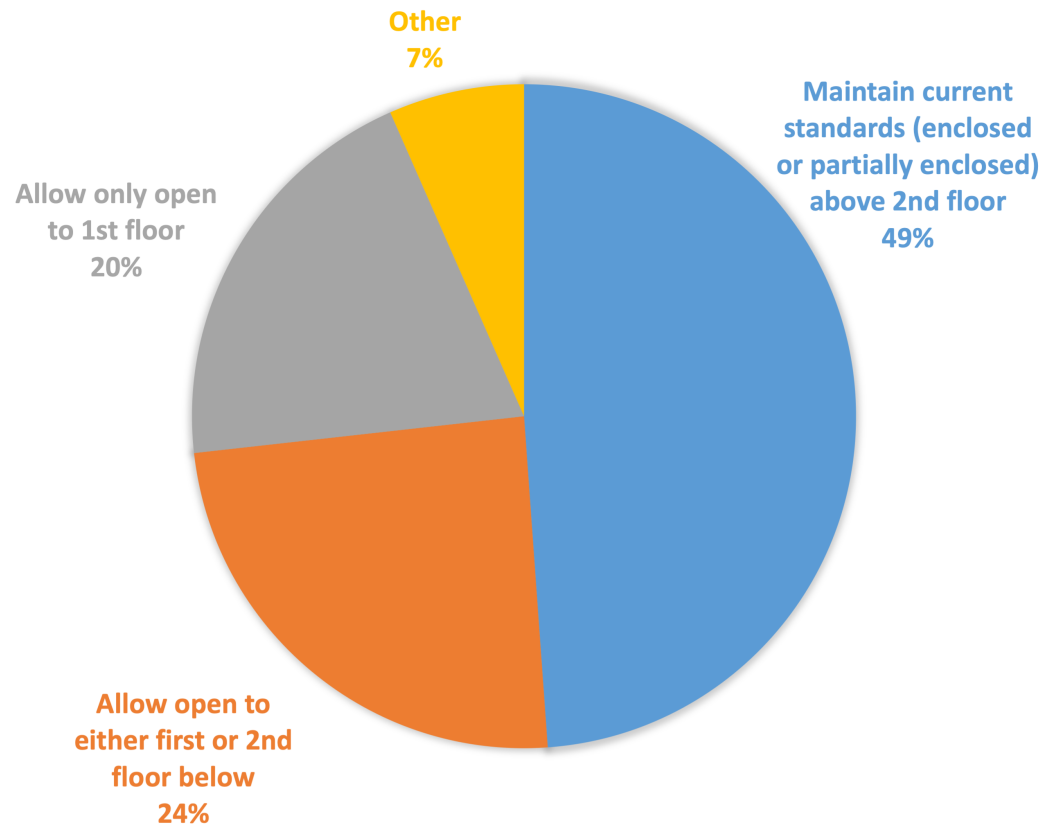
Roof Decks

44 “Other Comments” were provided (categorized by topic)



Mezzanines

Responses to mezzanines were split down the middle, with almost half satisfied with **current mezzanine standards** and half wanting a change.



Mezzanines

55 “Other Comments” were provided (categorized by topic)

- Don't allow them, they look like 3rd story
- Count as additional story
- Allow if limiting house to 2 stories
- Maintain 30' height limit
- Affects on neighboring home, views
- Lower height limit
- Clarify standards
- No change or fewer restrictions

Basement or Semi-Subterranean

Most (58%) want **current standards maintained** that do not count this level as a story. Still others (32%) want them only allowed on sloping sites, and a few (10%) want them counted as a story.

“Other Comments” respondents wrote in

- Not on flat sites
- Construction impact concerns
- Don't want appearance of 3 stories
- Allow them unrestricted
- Count as part of home's square footage

Driveways & Garages

- Most (55%) felt garages in front or back should be at **homeowner's discretion**, with others (31%) preferring driveway access from an alley if applicable, and some (14%) said allow driveway in front to park cars
- Overwhelming majority **prefer two-car garage “side-by-side”** followed by two-car garage “tandem within garage” and then “one-car garage plus uncovered tandem parking in driveway”
- Most want **double curb cut allowed** for front-facing garages despite it reducing street parking

Balconies & Fences

- Majority of respondents (63%) said **balconies should not be allowed to encroach into required setbacks**
- Most (61%) believed **6-foot height limit for side or rear property line wall or fences** is appropriate, followed by some (37%) who believe it should be higher, and a few (2%) who thought they should be lower.

**Thanks to everyone
who took the survey!**

