

ORDINANCE REVISIONS FOR SETBACKS FOR ACCESSORY STRUCTURES AND STANDARDS FOR BUILDING AND OTHER PROJECTIONS

PLANNING COMMISSION PUBLIC HEARING

JANUARY 20, 2022

ACCESSORY STRUCTURES IN RESIDENTIAL ZONES

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CURRENT CODE:

10-2 [and 5 for coastal].1500 Accessory structures in residential zones.

(a) **Setbacks between buildings.** The minimum distance between a dwelling unit and an accessory structure, or between two (2) accessory structures on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.

ACCESSORY STRUCTURES IN RESIDENTIAL ZONES

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OPTION 1:

10-2 [and 5 for coastal].1500 Accessory structures in residential zones.

(a) **Setbacks between buildings and structures.** The minimum distance between a dwelling unit and an accessory building on the same site shall be five (5) feet. structure, or The minimum distance between two (2) accessory structures on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.

OPTION 2:

10-2 [and 5 for coastal].1500 Accessory structures in residential zones.

(a) **Setbacks between buildings.** The minimum distance between a dwelling unit and an accessory ~~structure~~ building, or between two (2) accessory ~~structures~~ buildings on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.

OPTION 3:

10-2 [and 5 for coastal].1500 Accessory structures in residential zones.

(a) **Setbacks between buildings structures.** The minimum distance between a dwelling unit and an accessory structure, or between two (2) accessory structures on the same site shall be five (5) feet. This subsection shall not be applicable to the R-MHP mobile home park zone.

BUILDING AND OTHER PROJECTIONS IN ALL ZONES

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10-2 [and 5 for coastal].402 Definitions.

For the purposes of this chapter, certain words and terms used in this chapter are construed and defined as follows:

(a) **Definitions.**

(60) “**Deck**” shall mean a platform other than a balcony, either freestanding or attached to a building, without a roof, that is supported by pillars, posts, or walls.

a. “Deck, unenclosed” shall mean a deck open to the sky and not fully enclosed on more than two (2) sides.

(XX) “Patio” shall mean a flat outdoor space constructed at or near grade level, consisting of natural or man-made material, typically of stone or concrete, and not fully enclosed. Patios are open to the sky, however, a patio cover for shade protection may be permitted as an architectural feature as regulated in this Section.

(XX) “Porch” shall mean a deck with a roof, with screens for walls or otherwise open, and not fully enclosed on more than two (2) sides.

BUILDING AND OTHER PROJECTIONS IN ALL ZONES

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10-2 [and 5 for coastal].1522 Building and other projections in all zones.

(a) **Projections into required setbacks.** The following projections may be permitted into required setbacks and setbacks between buildings:

(1) **All zones.**

a. **Architectural features.** Cornices, eaves, belt courses, sills, ~~water heaters,~~ cantilevered bay windows not containing any floor area, awnings affixed to the building facade, ~~and~~ fireplace chimneys, or any other ~~similar~~ architectural feature deemed as similar by the Community Development Director may project into a required side setback one-half the distance of the required side setback, or thirty (30) inches, whichever is less, and may project into a required front or rear setback, or into the required setback between buildings no more than thirty (30) inches.

b. **Windows.** Windows and other openings in buildings must maintain a thirty-six (36) inch to sixty (60) inch setback from the property line in accordance with Building Code.

c.a. **Basement light wells.** Basement light wells projecting into a required setback must maintain at least a thirty-six (36) inch setback from the property line.

BUILDING AND OTHER PROJECTIONS IN ALL ZONES (CONT.)

(2) All residential zones.

a. **Unenclosed balconies.** Unenclosed balconies may project a five (5) foot maximum distance into any front, side, or rear setback or required space between buildings, provided they are removed a minimum horizontal distance of twelve (12) feet from the front property line, ten (10) feet from the rear property line, five (5) feet from the side property line, and ten (10) feet from any accessory building. Railings or walls of that portion of balconies which project into required setbacks or setbacks between buildings shall not extend more than forty-two (42) inches from the floor level of the balcony.

[In 10-5, there is a restriction for coastal bluff properties that no unenclosed balconies may project into any rear setback. That restriction would remain, see resolution.]

b. **Unenclosed stairways.** Unenclosed stairways and landing places shall be allowed to project into any required setback a maximum distance of six (6) feet but not closer than thirty (30) inches from any property line; provided, however, no unenclosed stairway or landing shall be allowed to encroach into any required setback area where such stairway provides access above the first story of any structure.

[In 10-5, there is a restriction for coastal bluff properties that no unenclosed stairways may project into any rear setback. That restriction would remain, see resolution.]

1. **R-1A zone.** Notwithstanding the above, in the R-1A zone, unenclosed stairways on twenty-five (25) foot wide lots may extend to the side property line provided the maximum height of the landing shall not exceed six (6) feet above the finished or existing grade of the lot, and provided stairways return to grade on the opposite side to permit pedestrian access to the rear portion of the lot.

[The subsection on the R-1A zone applicability is not in 10-5 since there are no R-1A zones in the coastal zone. This is reflected in the resolution.]

BUILDING AND OTHER PROJECTIONS IN ALL ZONES (CONT.)

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c. ~~Decks~~ **Unenclosed decks, porches, and patios.**

1. **Side and rear setbacks.** No side or rear setback is required for uncovered decks and patios not more than thirty (30) inches in height above existing grade. ~~Decks and patios~~
2. **Front setback.** Unenclosed decks and porches not more than thirty (30) inches in height above existing grade may project a maximum distance of six (6) feet into the required front setback. Patios on finished grade may project into the required front setback up to half the required average setback, provided the remainder of the setback is landscaped with live plant material in compliance with the landscape regulations, RBMC 10-2 [or 5 for coastal].1900. Notwithstanding anything in this title to the contrary, a safety railing shall be permitted as necessary to meet the minimum requirements under the Uniform Building Code.

[In 10-5, there is a requirement to meet stormwater management and discharge and a restriction for coastal bluff properties that no deck or patio may project on to the bluff face. Those restrictions would remain, see resolution.]

d. **Flagpoles.** Flagpoles may encroach into any setback provided that the height of the zone in which it is located is not exceeded.

e. **Pools and spas.** Pools and spas, above and below ground, may encroach any distance into a required side setback, rear setback, and/or setback between buildings. Mechanical equipment for pools and spas may encroach any distance into a required rear setback or setback between buildings. No pool, spa, and/or associated mechanical equipment shall encroach into a required front setback.

[In 10-5, there is a restriction for coastal bluff properties that no pool or spa may project onto the bluff face. That restriction would remain, see resolution.]

BUILDING AND OTHER PROJECTIONS IN ALL ZONES (CONT.)

f. **Other architectural features and structures.** Arbors, architectural archways, bowers, pergolas, patio covers, lampposts, and other architectural features or structures deemed as similar by the Community Development Director, may project into any required setback subject to Administrative Design Review (Section 10-2.2500), provided the following standards are not exceeded:

1. **Height.** No lamppost, arbor, architectural archway, bower, pergola, patio cover, or similar structure located within an otherwise required setback shall exceed a height of ~~nine (9)~~ ten (10) feet.

2. **Horizontal dimensions.** No arbor, architectural archway, bower, pergola, patio cover, or similar structure located within an otherwise required front setback shall exceed a length of six (6) feet parallel to any street frontage with a maximum total projected roof area of thirty (30) square feet.

BUILDING AND OTHER PROJECTIONS IN ALL ZONES (CONT.)

g. **Mechanical and Plumbing Equipment.** For the purpose of this section, air conditioners and ventilation fans are considered mechanical equipment; whereas, water heaters, tankless water heaters, and water softeners are considered plumbing equipment. Mechanical equipment, plumbing equipment, and other equipment deemed as similar by the Community Development Director, may project into required setbacks subject to Administrative Design Review (Section 10-2.2500) as follows:

1. **Rear setback and setback between buildings.** Mechanical equipment and plumbing equipment may project into a required rear setback or required setback between buildings.

2. **Side Setback.** Plumbing equipment may project up to one half the required distance into a required side yard setback.

3. **Noise.** Mechanical equipment and plumbing equipment within the required setbacks shall comply with and have manufacturer ratings to meet the RBMC 4-24 Noise Regulations.

4. **Screening.** Mechanical and plumbing equipment within the required setbacks shall be screened from public view.

PROCEDURES AND RECOMMENDATION

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Procedures

- a) Continue Public Hearing;
- b) Take testimony from staff and interested parties, accepting staff presentation into record;
- c) Close Public Hearing and deliberate; and
- d) Adopt a resolution by title only subject to the findings contained therein (including selecting an option for setbacks and any other revisions or final decisions made during deliberations):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO SETBACKS OF ACCESSORY STRUCTURES IN RESIDENTIAL ZONES AND BUILDING AND OTHER PROJECTIONS IN ALL ZONES