

**N.1. DISCUSSION AND POSSIBLE ACTION ON
PLANNING COMMISSION RECOMMENDATION OF
AMENDMENTS TO REDONDO BEACH MUNICIPAL
CODE PERTAINING TO SETBACKS FOR
ACCESSORY STRUCTURES (10-2.1500 AND 10-
5.1500) AND STANDARDS FOR BUILDING AND
OTHER PROJECTIONS (10-2.1522 AND 10-5.1522)**

REDONDO BEACH CITY COUNCIL MEETING

MARCH 1, 2022

ACCESSORY STRUCTURES IN RESIDENTIAL ZONES

CURRENT CODE

Inland Zoning

10-2.1500 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.

Coastal Zoning

10-5.1500 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.

ACCESSORY STRUCTURES IN RESIDENTIAL ZONES

PLANNING COMMISSION RECOMMENDATION

Inland Zoning

10-2.1500 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. Existing accessory structures may be modified or expanded. This subsection shall not be applicable to the R-MHP mobile home park zone.

Coastal Zoning

10-5.1500 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. Existing accessory structures may be modified or expanded.

BUILDING AND OTHER PROJECTIONS IN ALL ZONES

PLANNING COMMISSION RECOMMENDATION

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)~~**[(64) coastal]** “**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

PLANNING COMMISSION RECOMMENDATION

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 PLANNING COMMISSION RECOMMENDATION (Cont.)

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

(2) All residential zones.

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, patios, 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. 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.

[Coastal zone has the following additional language, “Decks and patios shall be consistent with Chapter 7, Title 5 of the Redondo Beach Municipal Code. For coastal bluff properties, no deck or patio may project on to the bluff face.” to address stormwater management and coastal bluffs]

BUILDING AND OTHER PROJECTIONS IN ALL ZONES PLANNING COMMISSION RECOMMENDATION (Cont.)

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

(2) All residential zones.

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 PLANNING COMMISSION RECOMMENDATION (Cont.)

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

(2) All residential zones.

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, other than new construction.

2. **Side Setback.** Plumbing equipment may project up to one half the required side yard setbacks, or thirty (30) inches, whichever is less. Mini-split air conditioners may project up to one half the required side yard setbacks, or thirty (30) inches, whichever is less, other than new construction.

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.

RECOMMENDATION

City Council to consider Planning Commission recommendations and provide direction to staff on finalizing RBMC amendments to bring back to Council for public hearing, introduction, and adoption.