

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 October 15, 2020

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

**L.1. DISCUSSION AND PRESENTATION REGARDING THE CITY'S POLICIES
RELATED TO OPEN SPACE AND OUTDOOR LIVING SPACE**

CONTACT: SEAN SCULLY, PLANNING MANAGER

- PowerPoint Presentation

Outdoor Living Space & Public Open Space

Discussion Item

Planning Commission

October 15, 2020

Outdoor Living Space

- Residential Development Standards- Zoning Requirement
- Purpose and Intent
 - Go beyond required setbacks
 - Achieve higher quality and livability
 - Design for local climate and environmental conditions
 - Differentiate Redondo Beach from most other cities

Outdoor Living Space- Incentive Approach

- R-1 Zone and SFR in any zone (except R-1A – 400 sq. ft.): 800 sq. ft.
- Condominium/Multi-Family (one area must be a minimum of 300 sq.ft. including bonuses and have a minimum dimension of 10')
 - R-2: 450 sq.ft. Condo; 400 sq.ft. MF
 - R-3 & RMD: 350 sq.ft. Condo; 350 sq.ft. MF
 - RH-1-3: 200 sq.ft Condo; 200 sq.ft. MF
- Calculations of outdoor living space depends on the location and dimensions of the space.
- Design for utility (usability) – larger areas incentivized
 - Minimum 5'x 10' dimension (100 percent credit)
 - Chairs with side table
 - Minimum 7'x 10' dimension (150 percent credit)
 - Lounge chairs with tables
 - Minimum 10'x 15' dimension (200 percent credit)
 - Dining table, chairs and room for service and activities
 - Access requirement from living area otherwise (Kitchen, dining room, living room or similar communal area) the area only receives 50 percent credit
 - Roof Deck 500 sq. ft. maximum, 15' x 15' minimum dimensions (15 percent credit)

Area Analysis – R3
Lot Area = 7,496 SF

Unit #A = 2,039 SF

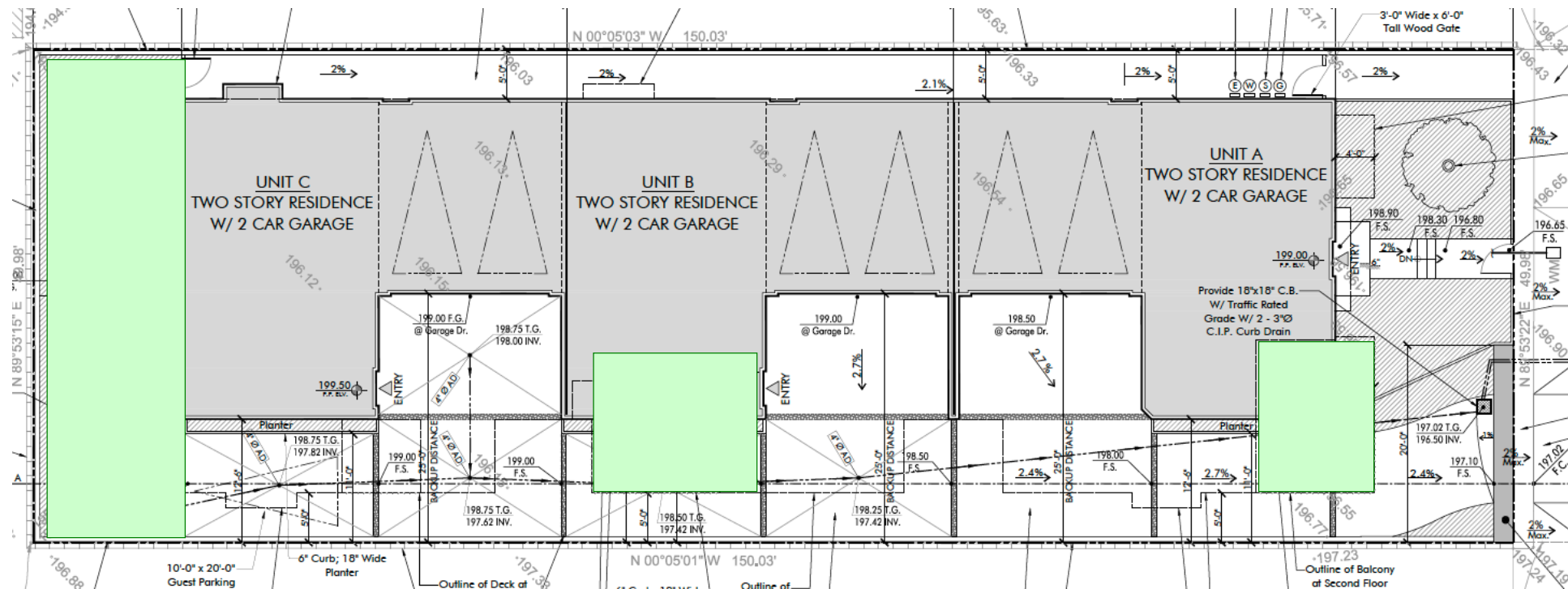
OLS = 186 SF * 200% = 396 SF

Unit #B = 2,013 SF

OLS = 176 SF * 200% = 352 SF

Unit #C = 2,110 SF

OLS = 603 SF * 100% = 603 SF

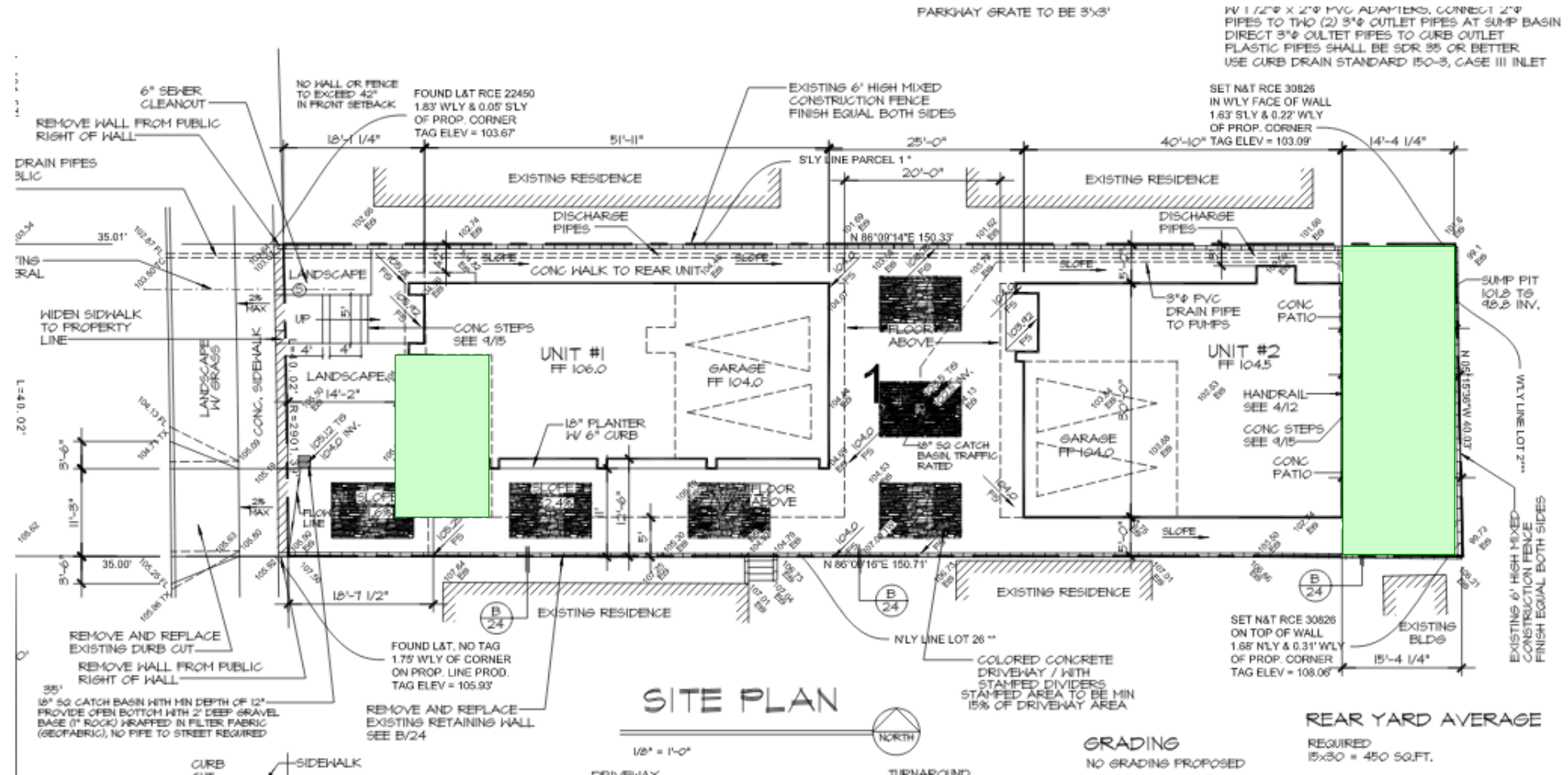


Lot Area = 6,021 SF

Unit #1 = 2119 SF

$$\text{OLS} = 207 \text{ SF} * 200\% = 414 \text{ SF}$$

Unit #2 = 2102 SF

$$\text{OLS} = 600 \text{ SF} * 100\% = 600 \text{ SF}$$


Public Open Space Requirements on Private Development

- First enacted in 2010 in Coastal Commercial zones
 - 10 percent of constructed square footage, FAR bonus for 20 percent
- Later enacted in MU zones
 - 10 percent of constructed square footage. No bonus
- Must be improved to allow passive or active use
- What is high quality public open space?
 - An area open to public, not fenced or gated with minimum 10' dimension. Does not include parking areas or landscape within parking areas

Types of Public Open Space

- Paseos
- Plazas, Squares
- Parks
- Pools
- Fountains
- Events and activities areas
- Greenbelts and buffers

Public Open Space

- Public Access protected by deed restriction
- Maintenance responsibility of private development
- No initial or ongoing cost to City
- Requirement is in addition to Quimby park acquisition fees

A Variety of Public Open Spaces





Places to Gather





Passive Gathering Spaces





Passive and Active Gathering Spaces





Activated
Open Space

Comments and Questions?