



Residential Design Standards

Proposed Code Amendments



**Community
Meeting**

March 9, 2020



Purpose of Meeting

No decisions will be made today

1. Present potential code changes to address Council direction and community feedback;
2. Answer questions; and
3. Receive comments and suggestions for refinement of proposed code changes.



Where We Started

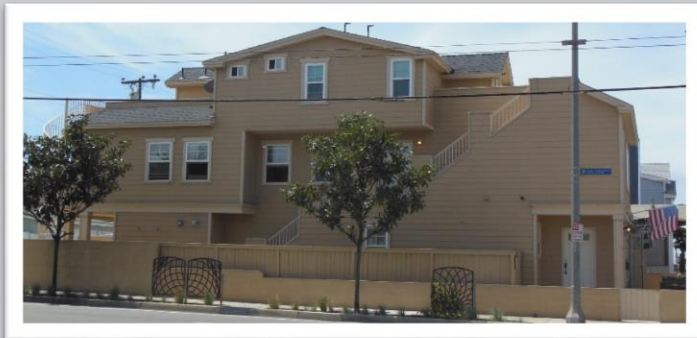
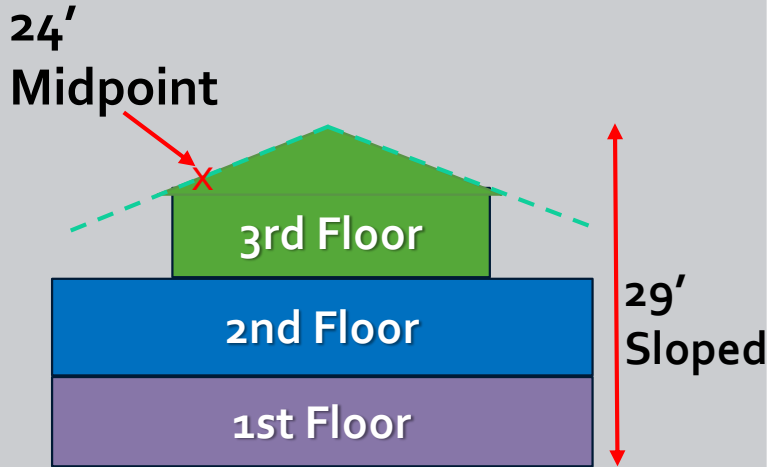
In May 2019, City Council initiated Code amendments and directed staff to:

1. Reduce third floor massing;
2. Reduce height and bulk of single-unit dwellings and duplexes in Multiple Unit Residential (RM) Zoning Districts; and
3. Incentivize the preservation of beach cottages.

2010 Code Changes

PRE-2010 ZONING CODE

24' flat roof or rails
 29' sloped (midpoint @ 24')



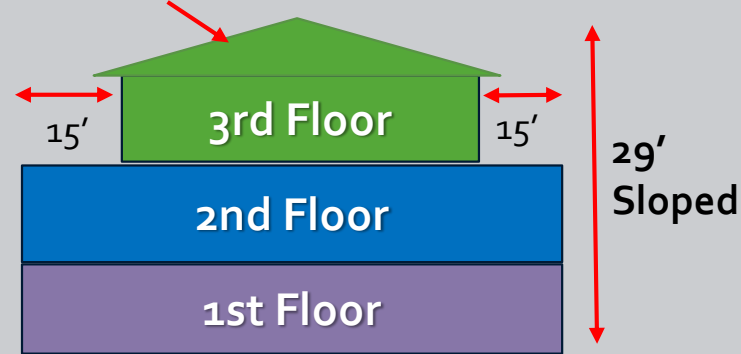
CURRENT ZONING CODE

24' flat roof or rails
 29' sloped (min 3:12 pitch)

Bulk controls :

- 3rd floor step backs
- Maximum 3rd floor area

3:12
 roof pitch



PROBLEM

Only applicable to enclosed floor area

Covered decks and attics excluded

Floor Area Definition:

- Unfinished attics excluded
- Silent on required openings

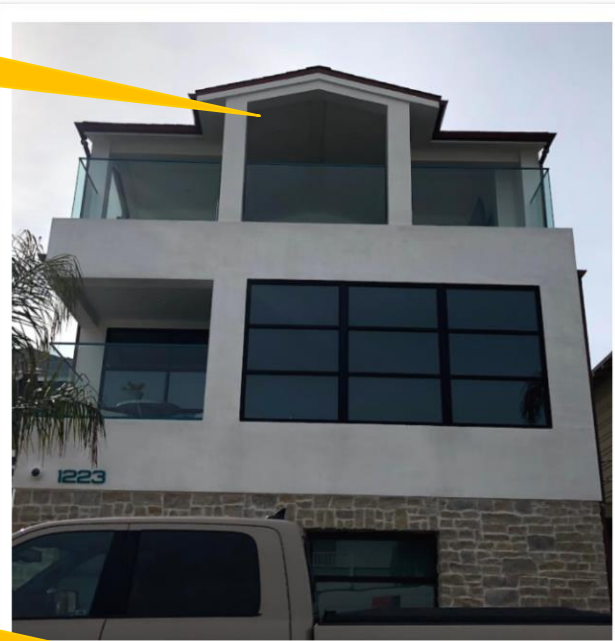
Certain Areas

Exempt:

- Balboa Island
- RM Zones
- 25' wide R-2 lots

Problems

No 3rd Floor Relief



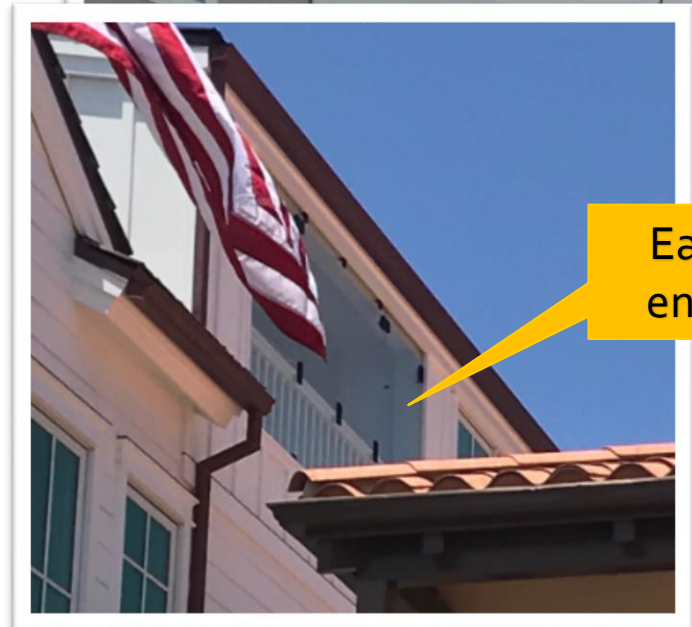
Bulky 3rd Floor Decks



Not Always Applicable



Easy to enclose





What Has Happened

08/19/19

- **Community Meeting**
 - Support for changes except from RM Owners

09/10/19

- **City Council Study Session**
 - Mixed comments
 - Need to regulate covered deck openings

02/11/20

- **Cottage Preservation Ordinance Adopted**

- **Individual meetings with community members and designers**
 - Code refinements

- **SB330 – Housing Crisis Act**



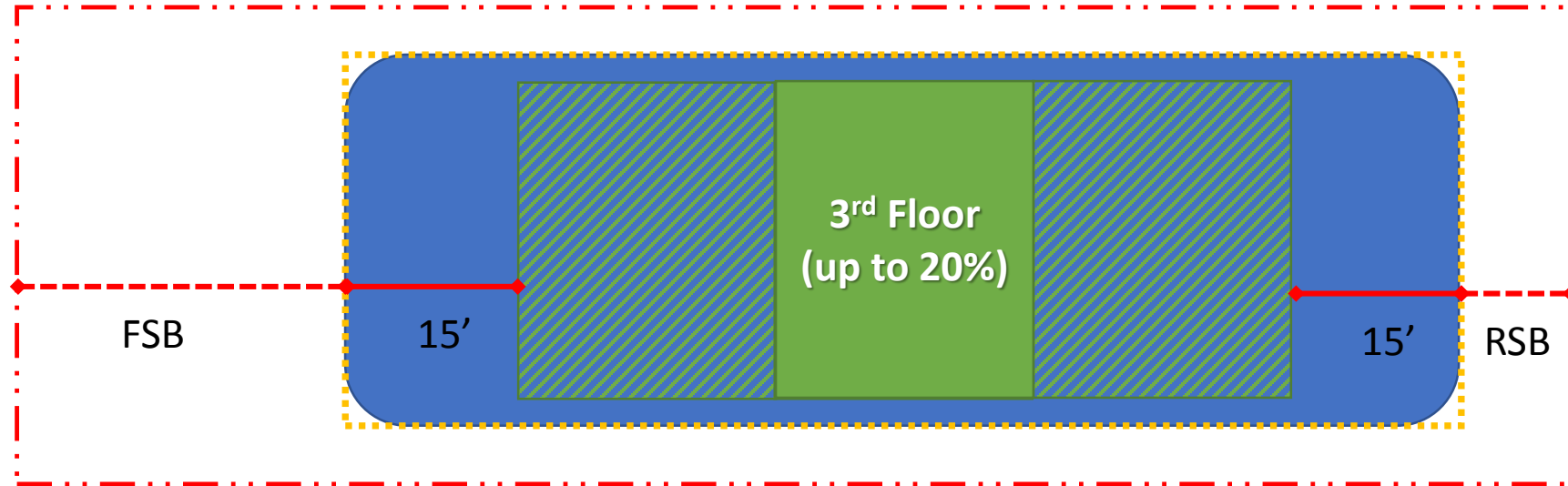
Proposed Code Amendments

- A. Revisions to 3rd Floor Standards
- B. Clarification of Gross Floor Area
- C. Applicability to Balboa Island and RM Zones

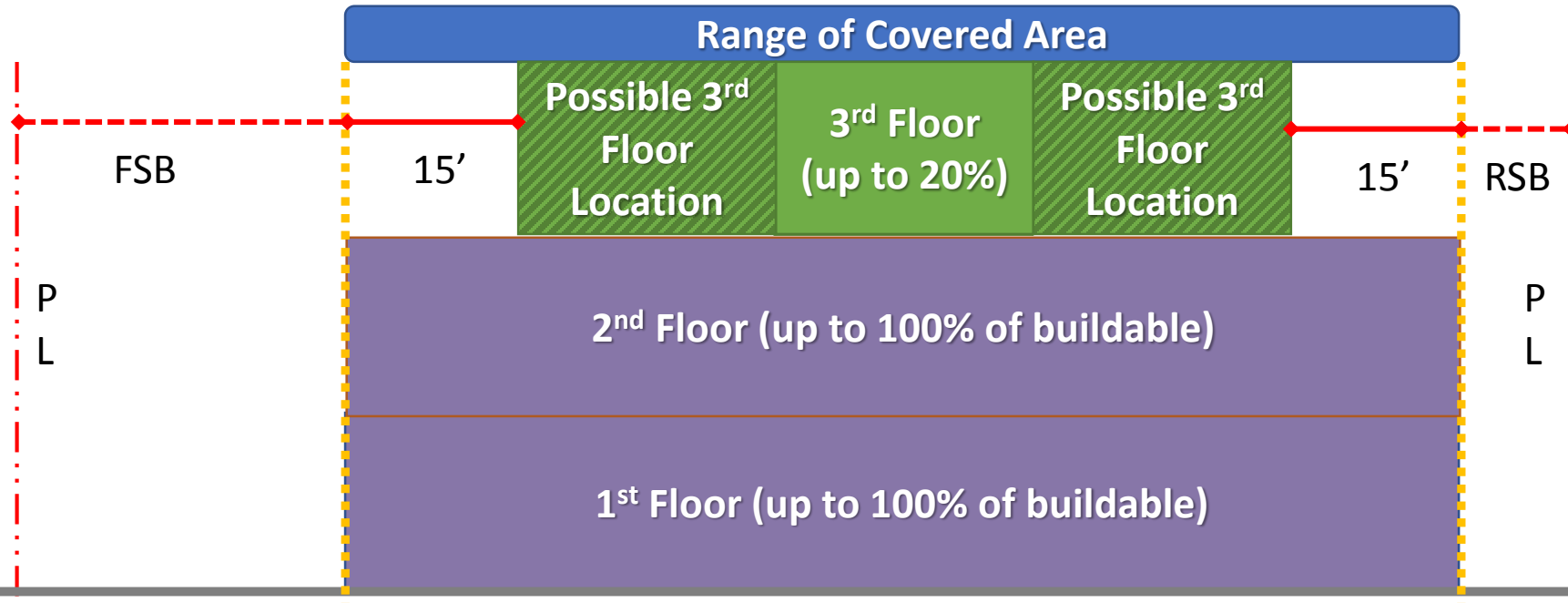
Current Code

Third Floor Limits

- 15-ft setbacks
- Floor area limit (15-20% of buildable area)
- No limits on non-floor area
- No limits on covers



Overhead View



Side View

Current Code

Covered decks not subject to 3rd floor limits

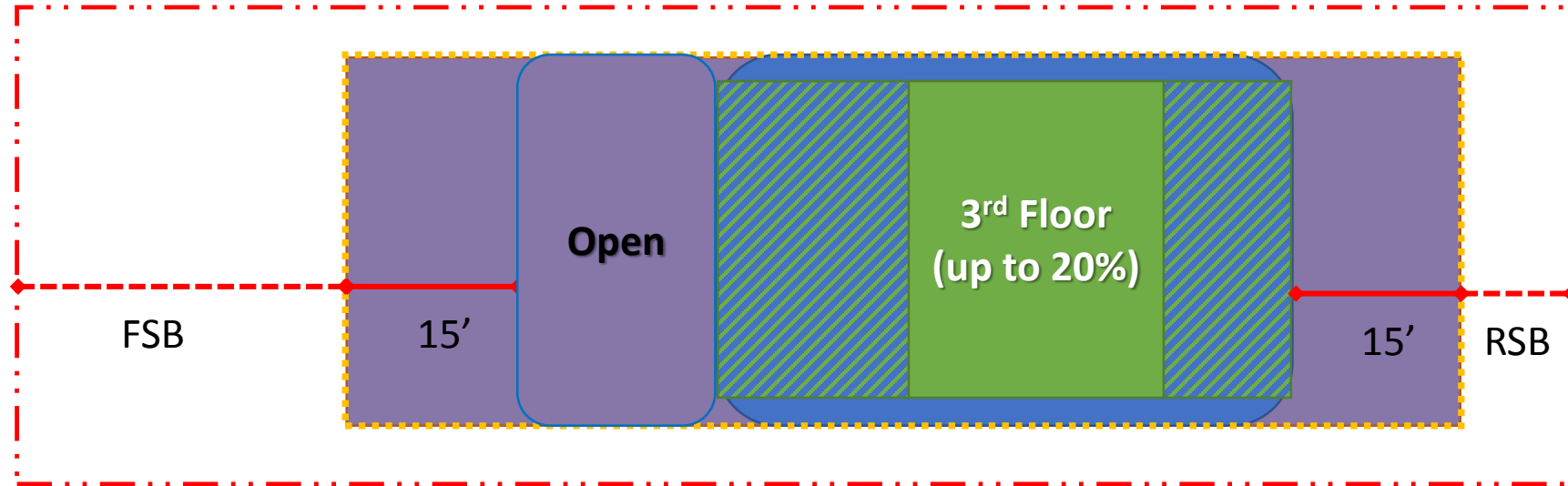
Problem- Overpowering 3rd floor massing



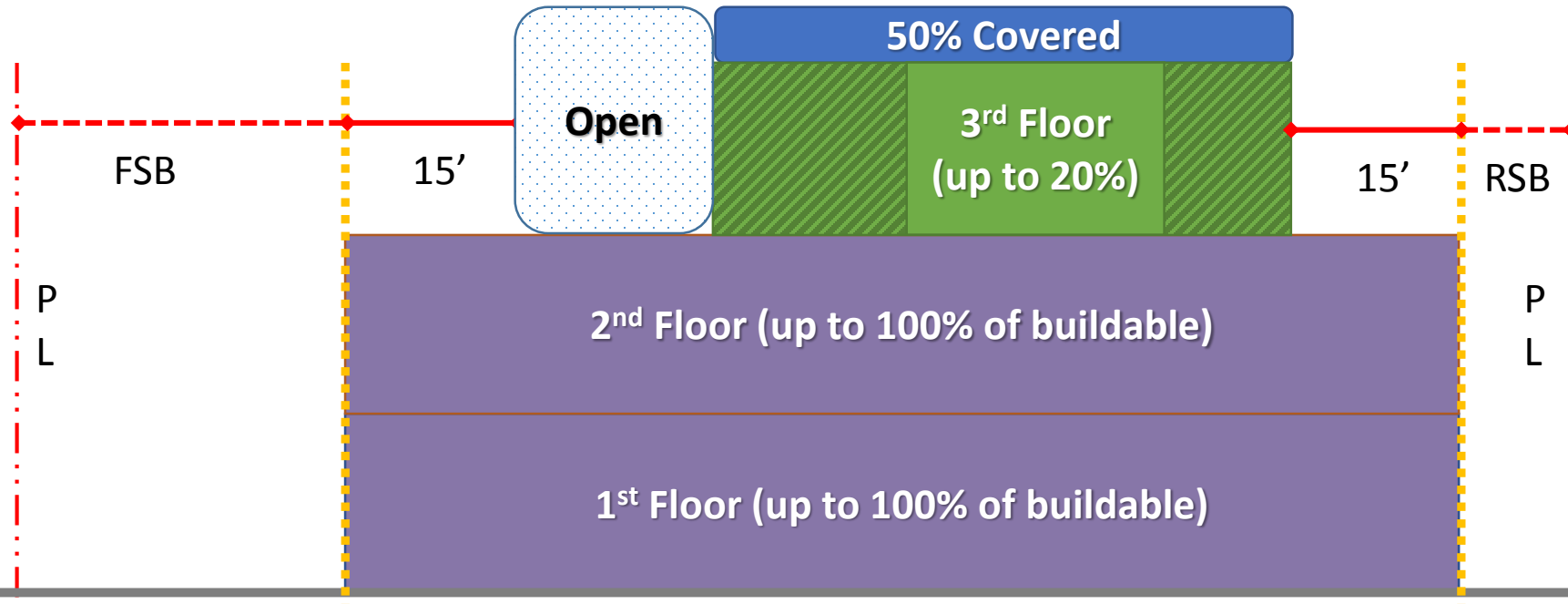
Proposed Change

Third Floor Limits

- 15-ft stepbacks
- Floor area limit
- Covered 3rd floor deck areas subject to stepbacks
- 50% max coverage



Overhead View



Side View

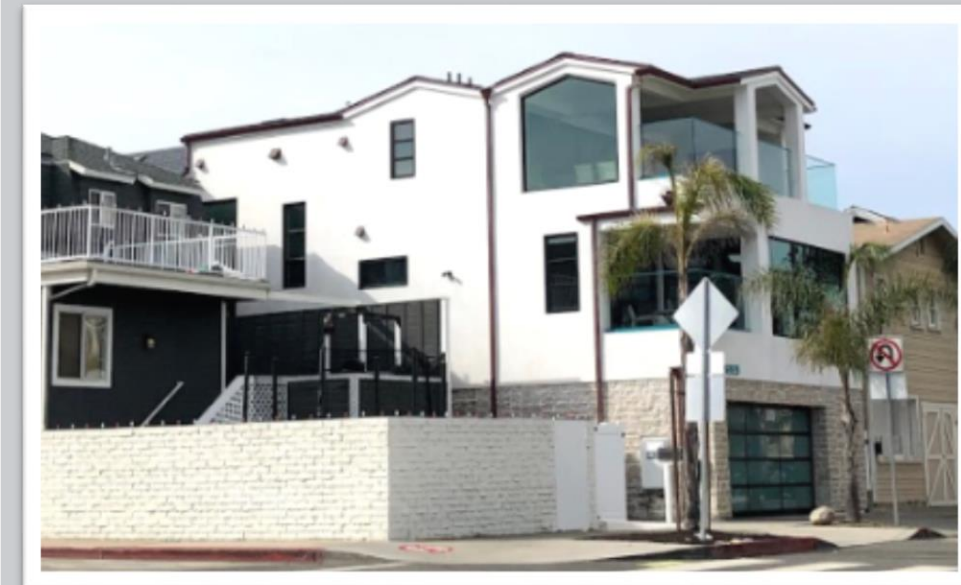
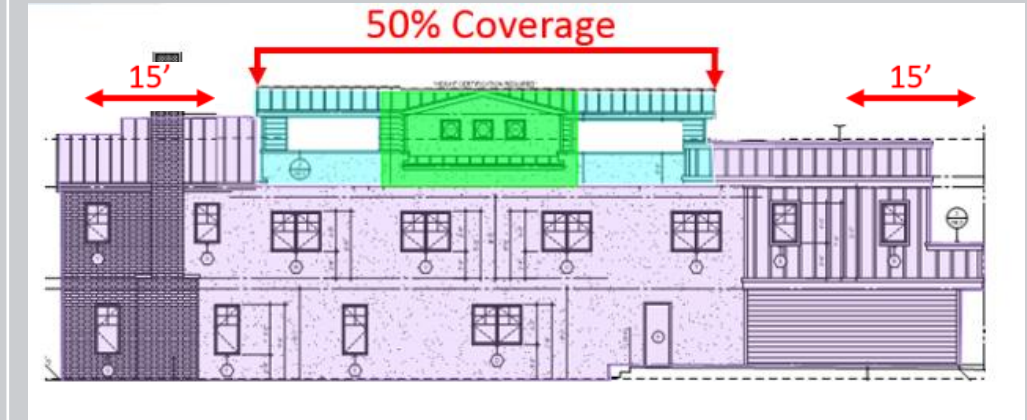
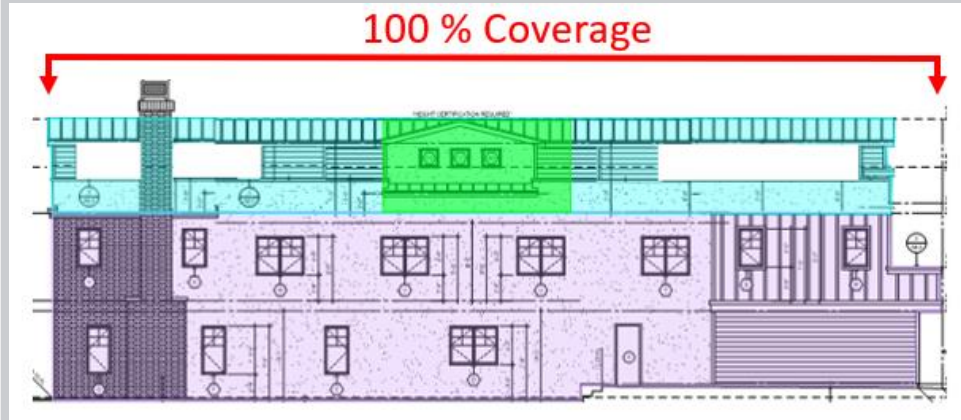
CURRENT CODE

Only applies to enclosed floor area

PROPOSED CODE

Will apply to floor area and covered deck area with a 50% maximum coverage allowance

Comparison



Side Elevation



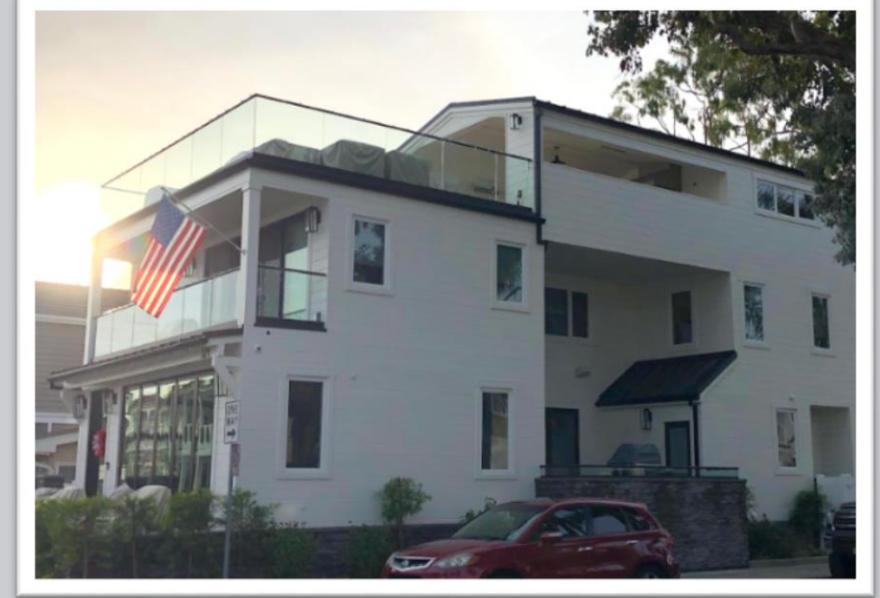
Side Elevation

3rd Floor Limits

Proposed Change

Covered decks subject to 3rd floor limits

Desired Outcome- Restrained 3rd floor massing



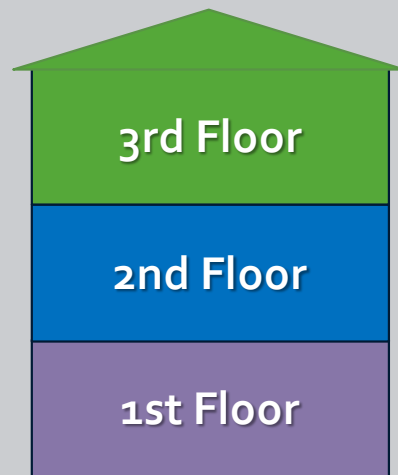
3rd Floor Side Stepbacks

*Additional 2'
from side
setbacks*

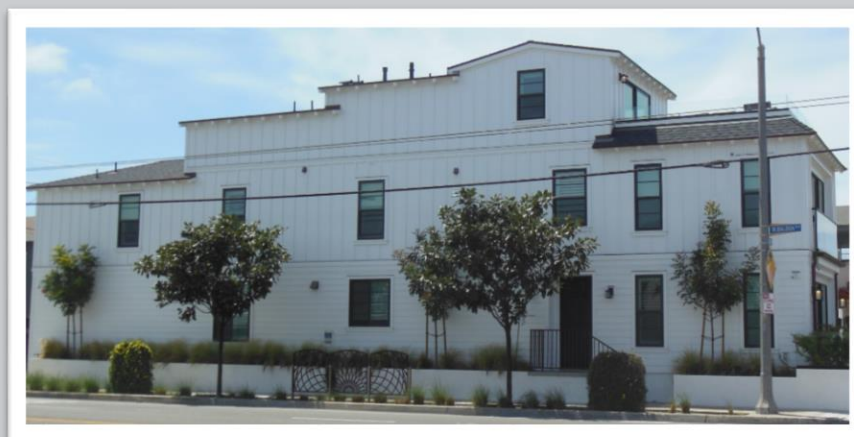
CURRENT CODE

- Only applies to enclosed floor area
- Only applies to lots wider than 30'

- Majority of lots 30'
- Results in 3 levels of non-articulated walls



Front Elevation

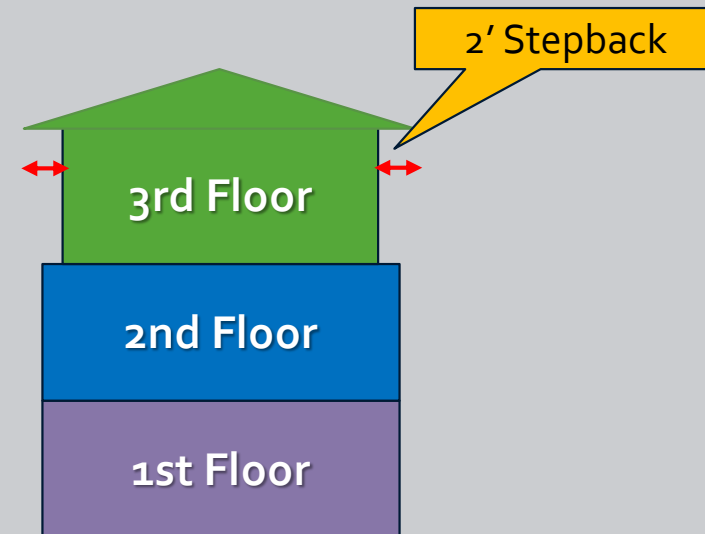


Side Elevation

PROPOSED CODE

- Will apply to enclosed floor area and covered decks
- Will apply to lots 30' wide or greater

- Results in more designs with 3rd floor articulation



Front Elevation



Side Elevation

Current Code

3rd Floor Side Stepbacks

Problem— Minimal articulation of 3rd floor massing



Proposed Change

Desired Outcome- Increased articulation of 3rd floor massing

3rd Floor Side Stepbacks





Proposed Code Amendments

- A. Revisions to 3rd Floor Standards
- B. Clarification of Gross Floor Area
- C. Applicability to Balboa Island and RM Zones

Comparison

Openings Required for Covered Decks

PRE-2010 CODE

Two Sides Open



CURRENT CODE

Silent, but implemented:

- One side completely open
- Two sides substantially open



PROBLEM

Bulky Designs

Easy to Enclose

Moves required openings from front and rear of structure to sides where less visible

Current Code

Problem- Larger appearance and bulk; unpermitted enclosures

Openings Required for Covered Decks



Limited openings



Bulky designs



Easy to enclose



Easy to enclose

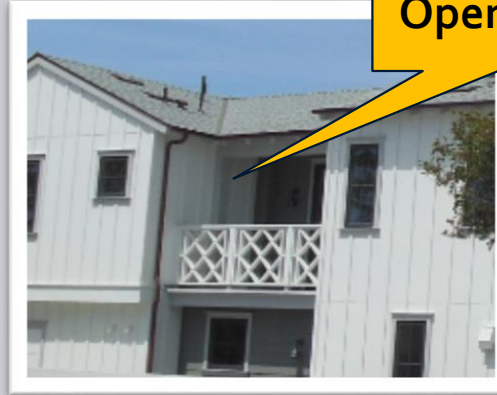
Proposed Change

Openings Required for Covered Decks

Desired Outcome- Reduced bulk; increased transparency

Two sides open, except:

- Minimal structural supports
- Open guardrails (40%) or glass
- Ground level



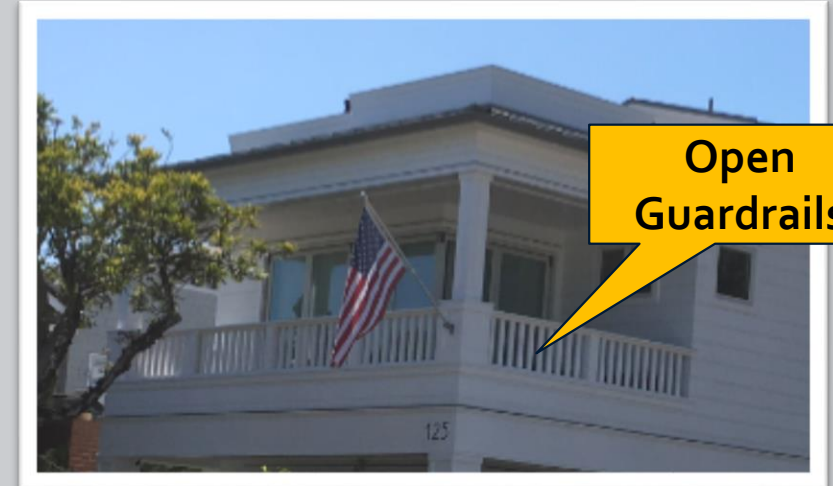
Open above



Required open space moved to front



Glass Guardrails



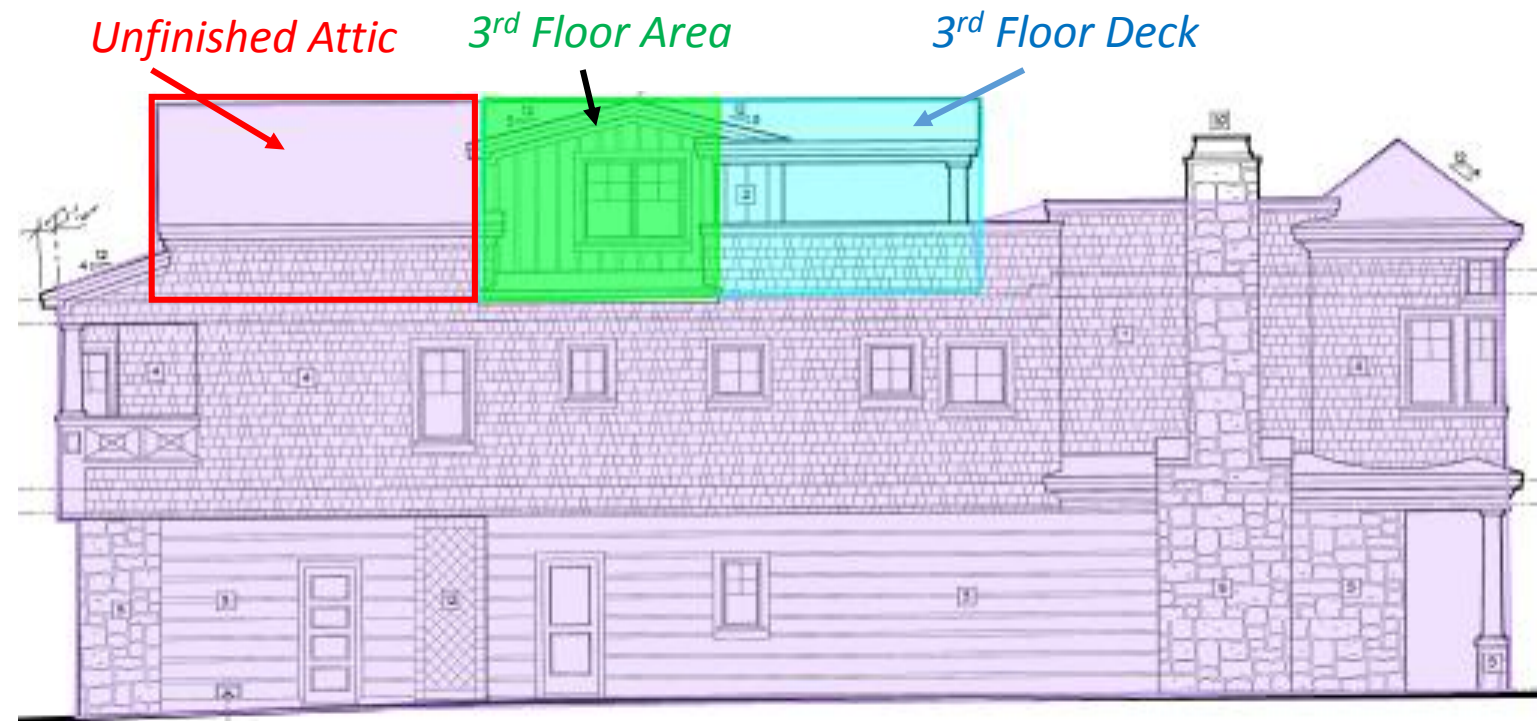
Open Guardrails

Current Code

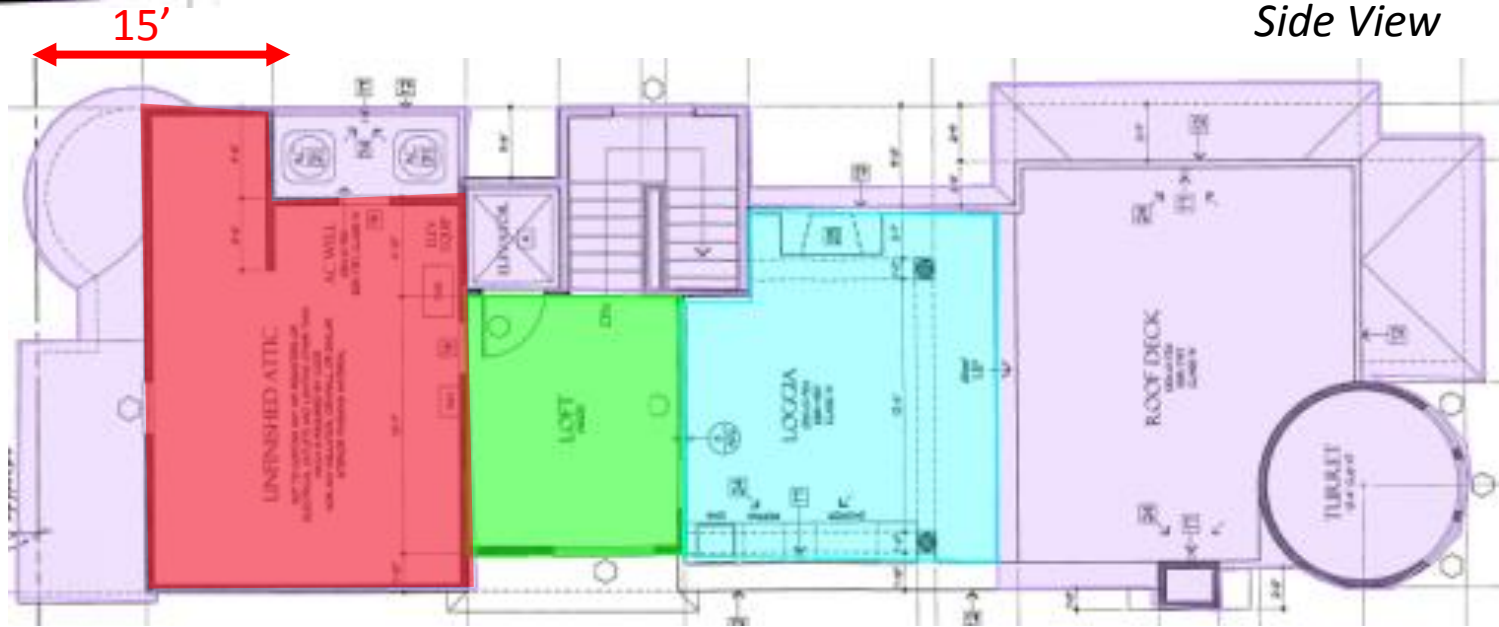
Attics

Gross Floor Area

- Attics over 6 feet in height do not count as floor area is unfinished.
- Only floor area is subject to 3rd floor step backs



Side View



Overhead View

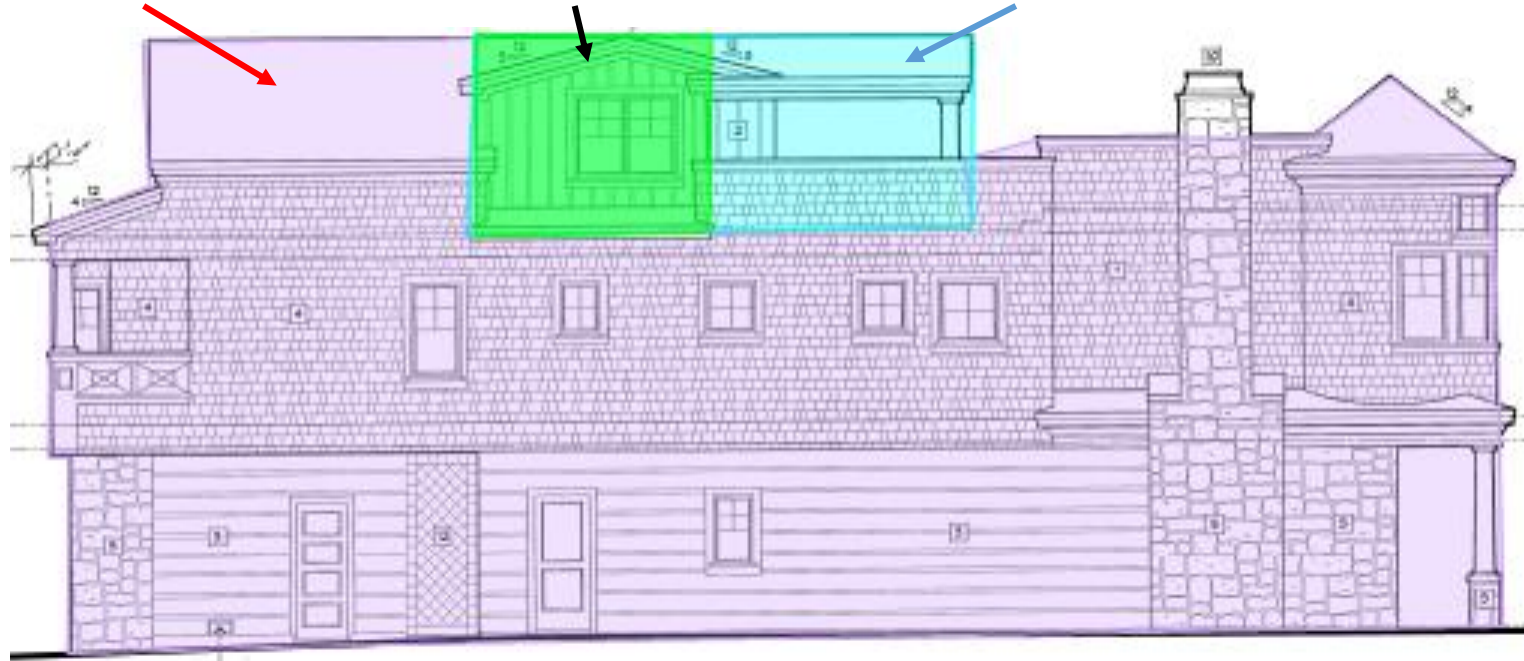
Proposed Change

Attics

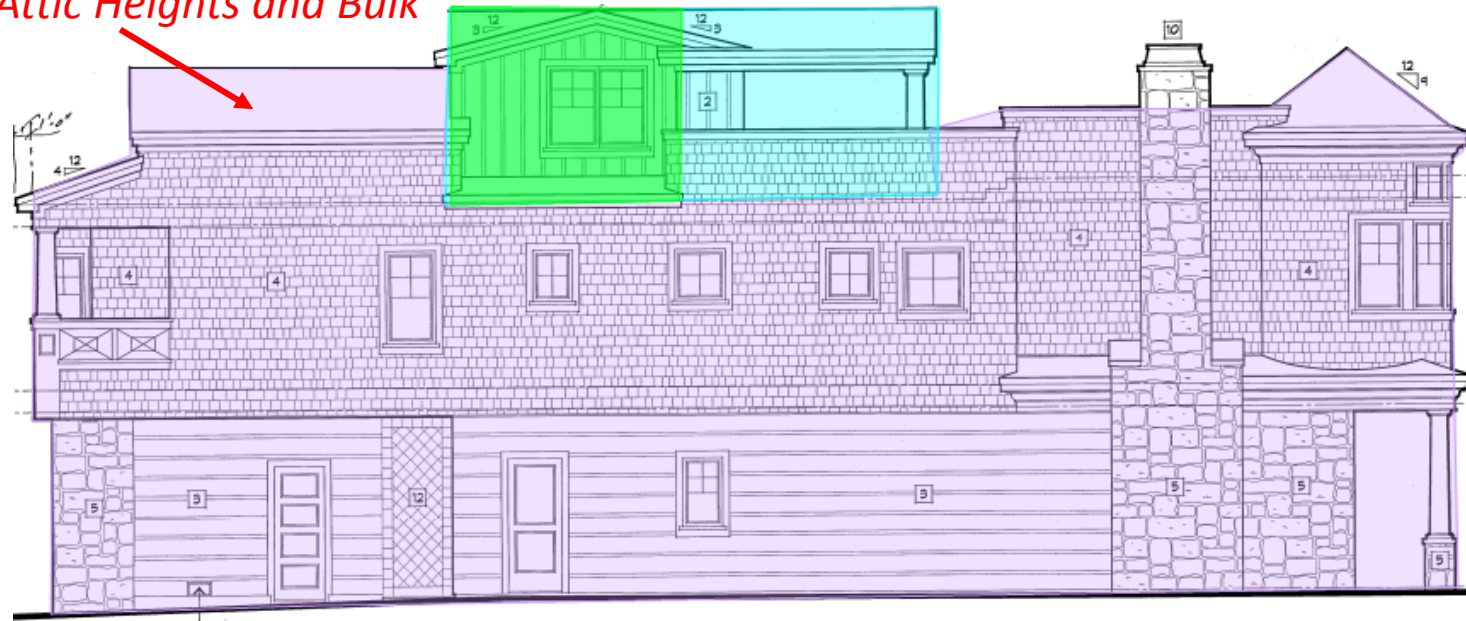
Gross Floor Area

Any interior **finished** portion of a structure that is accessible and that measures more than six feet from finished floor to ceiling.

Unfinished Attic +6' Height 3rd Floor Area 3rd Floor Deck



Reduced Attic Heights and Bulk





Proposed Code Amendments

- A. Revisions to 3rd Floor Standards
- B. Clarification of Gross Floor Area
- C. Applicability to Balboa Island and RM Zones

**3rd Floor
and Open
Space
Limits**

**No 3rd Floor
Limits**



**No 3rd Floor
Stepbacks**





Additional Applicability

Proposed third floor and open volume standards will also apply to:

- Balboa Island
- 1 or 2 unit structures in Multiple-Unit Residential (RM) Zone

*(no changes in allowed height)

Exceptions:

- 3+ Unit Dwellings
- 25' Wide R-2 Lots



Next Steps

- **Refine amendments based on comments**
- **Public hearings:**
 - Planning Commission: April/May
 - City Council: Summer
- **Recommendations for projects under review:**
 - Discretionary applications deemed complete (e.g., CDPs) and projects submitted for plan check prior to effective date of ordinance allowed to be reviewed under existing regulations.



Code Amendment

Residential Design Standards

Questions?

Comments?

Jaime Murillo, AICP
Principal Planner
949-644-3209

jmurillo@newportbeachca.gov



Thank you!