



Residential Design Standards

Proposed Code Amendments



**Community
Meeting**

August 19, 2019



Purpose of Meeting

No decisions will be made today

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

Background



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.



Proposed Code Amendments

- A. **Third Floor Massing**
- B. Single-Unit and Two-Unit Dwellings in RM Zoning District
- C. Cottage Preservation



Amendment A

Third Floor Massing

Third Story Limitation

- Sloped roof – 29 ft. max (3:12 pitch)
- Flat roof and rails – 24 ft. max
- Third story floor area limit
- Third story stepbacks

Not Applicable in Some Cases

- “open” structures or attics
- 25-foot-wide R-2 lots
- Balboa Island
- Multiple Residential (RM) zoned lots



Problem

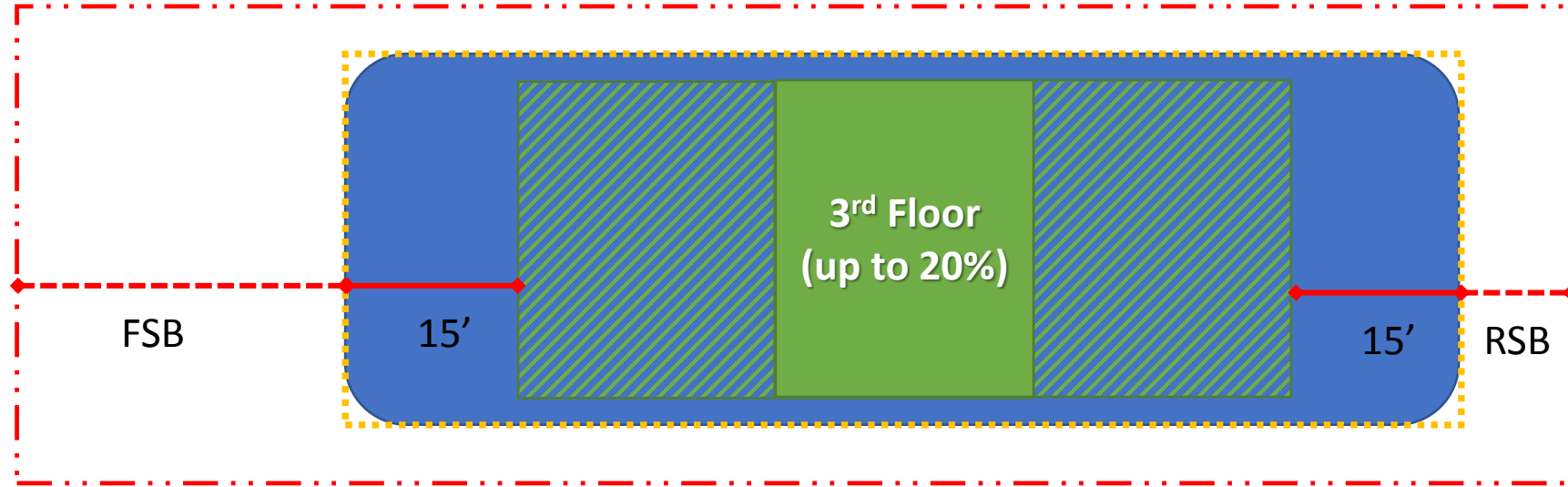


“Open” means any area open on at least one side or to the sky

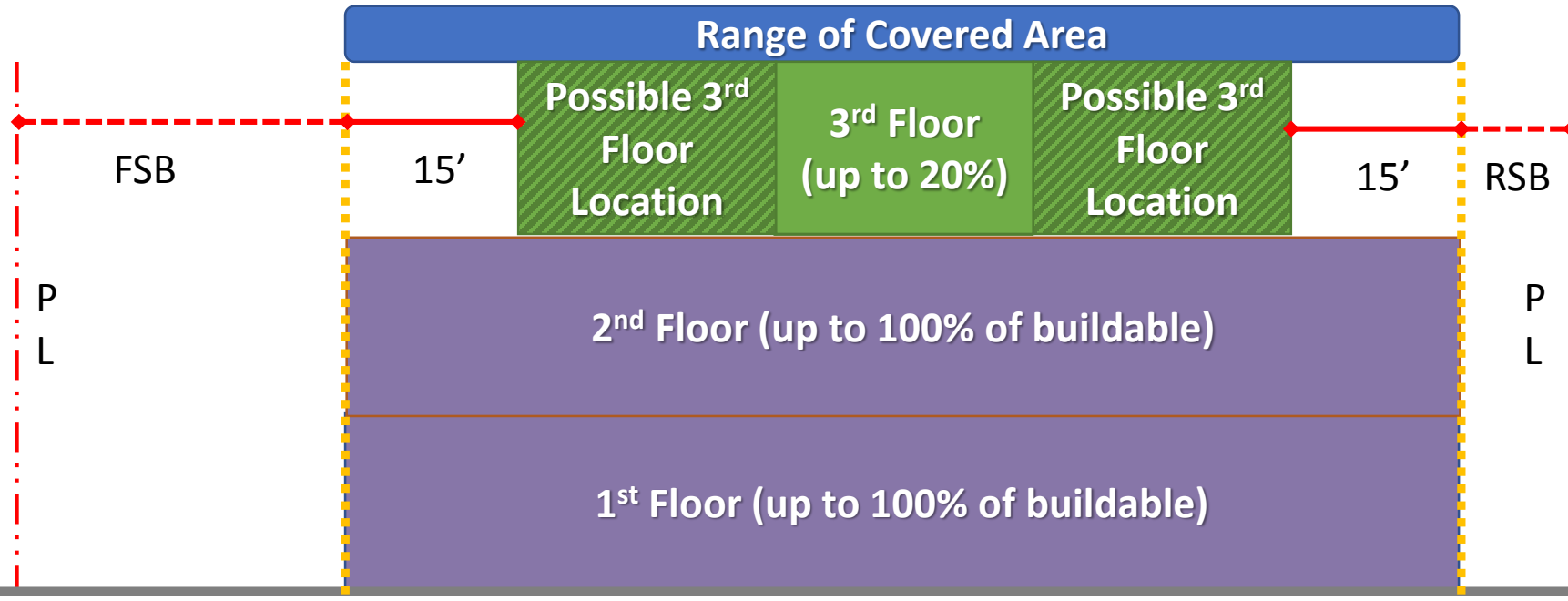
Zoning Code Current

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

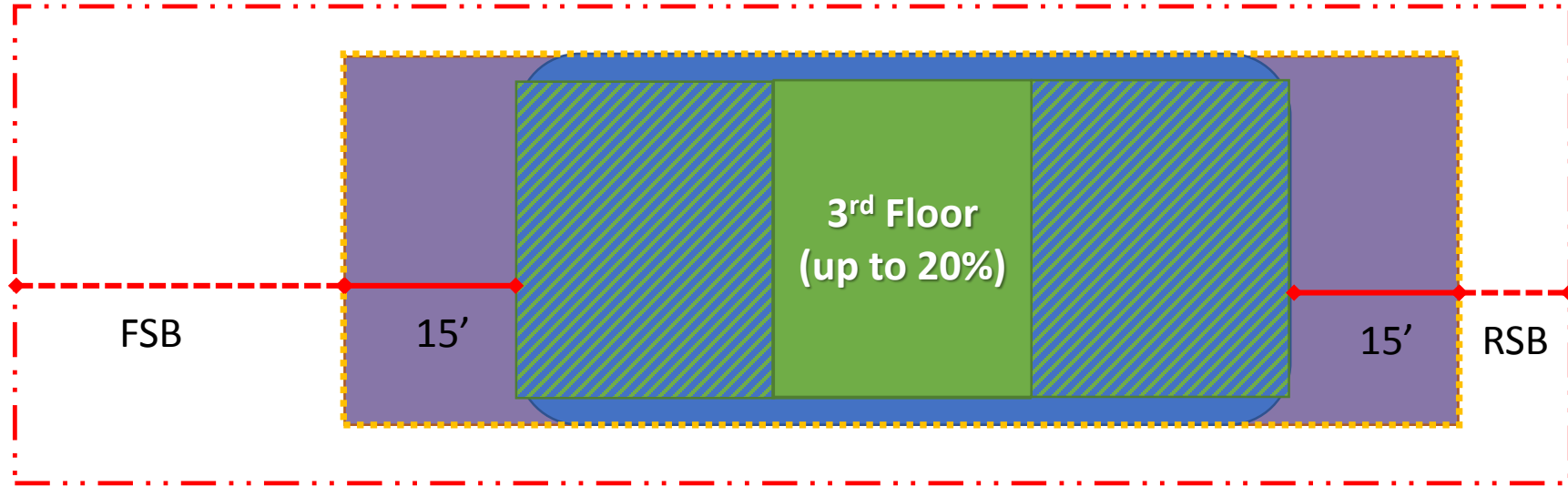


Side View

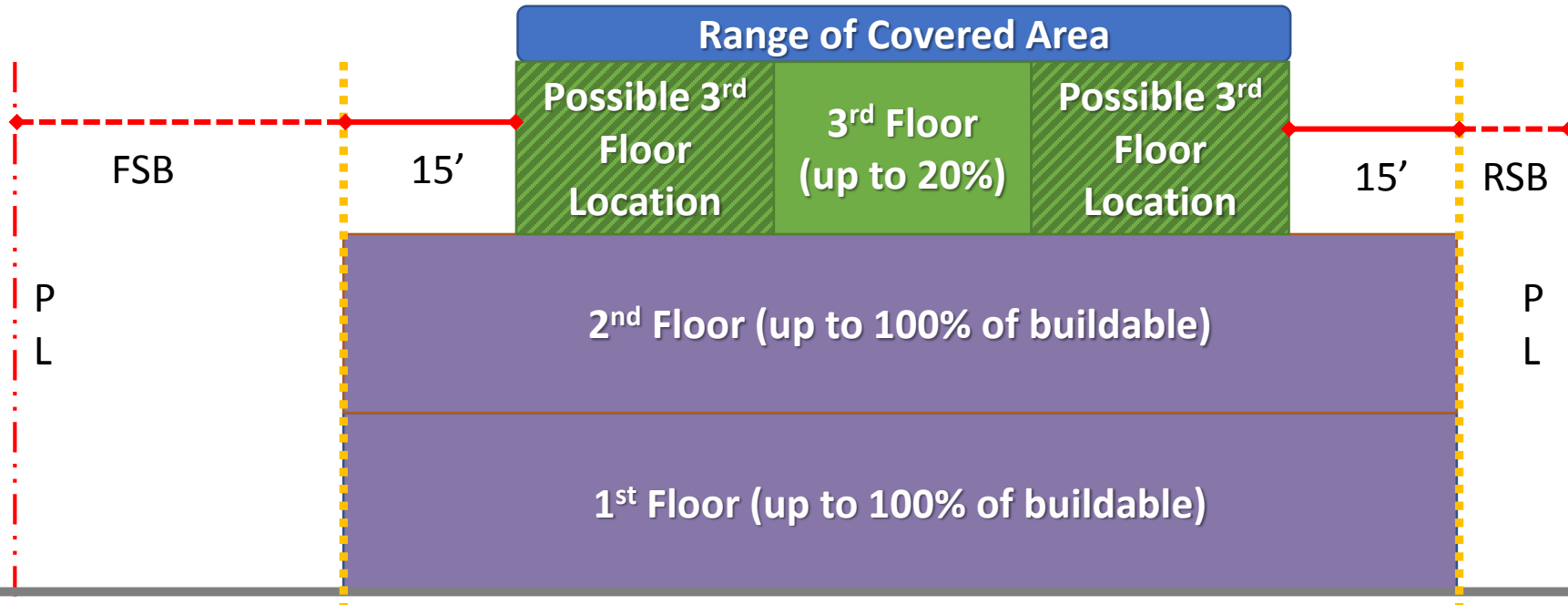
Code
Amendment A
Option 1

Third Floor Limits

- 15-ft stepbacks
- Floor area limit
- Covered 3rd floor deck areas subject to stepbacks
- Attics count as floor area



Overhead View

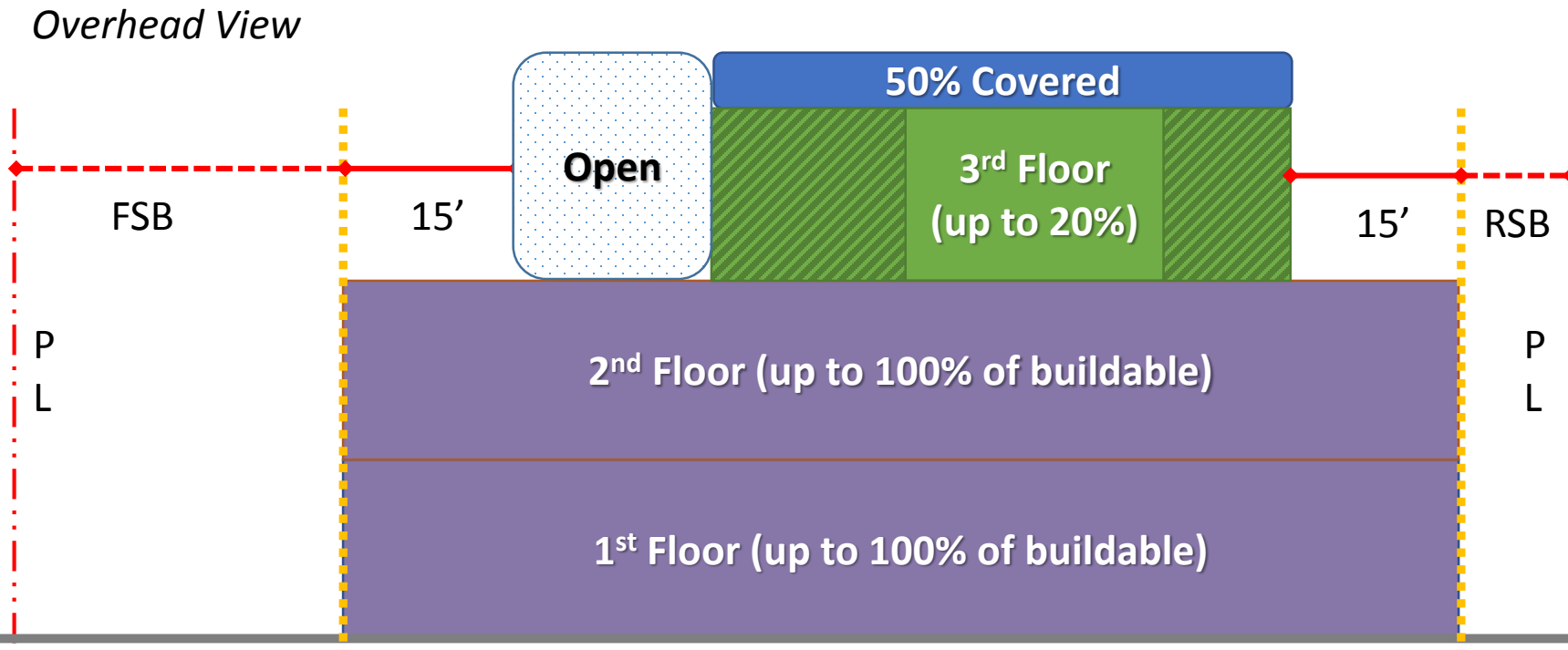
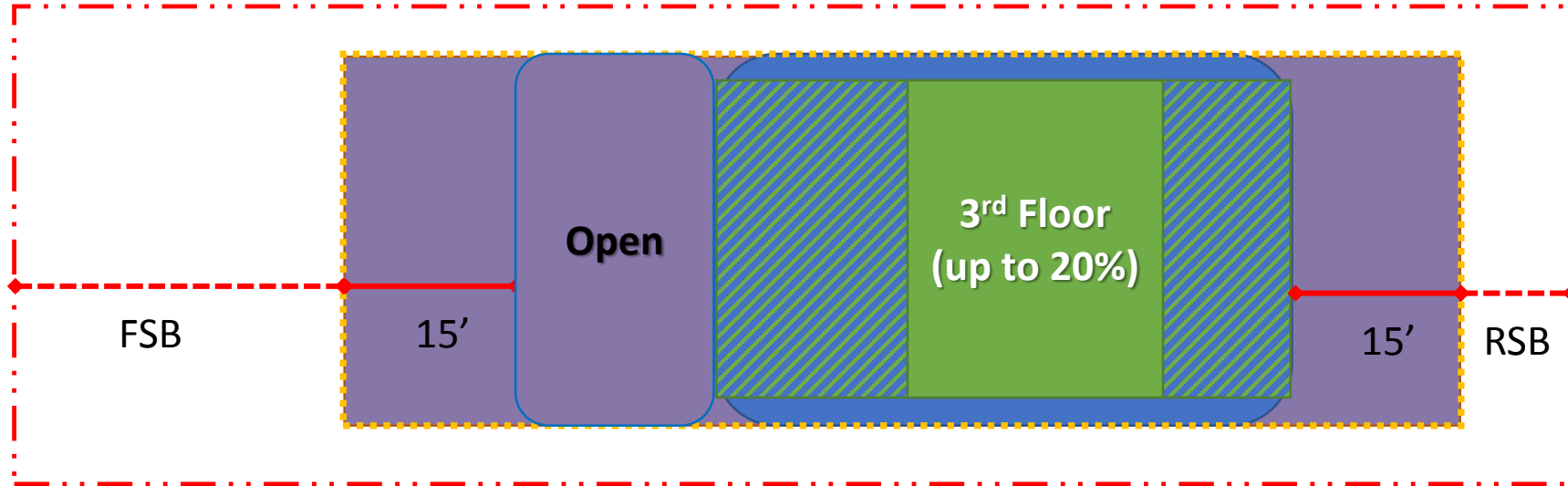


Side View

Code
Amendment A
Option 2

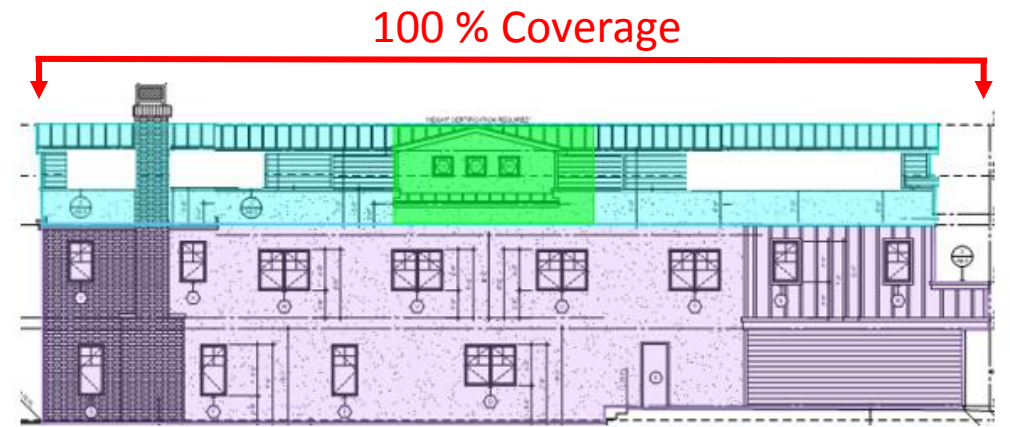
Third Floor Limits

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



Zoning Code
Current

- 15-ft stepbacks
- Floor area limit
- No limits on non-floor area
- No limits on covers



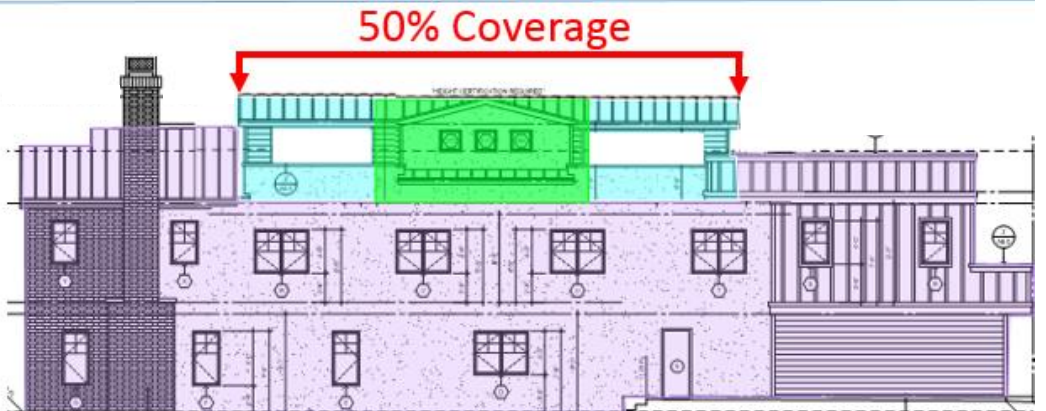
Code Amendment A
Option 1

- All of the above, plus:
- Covered 3rd floor deck areas subject to stepbacks
 - Attics count as floor area



Code Amendment A
Option 2

- All of the above, plus:
- 50% max roof coverage



**Code
Amendment A
Attics**

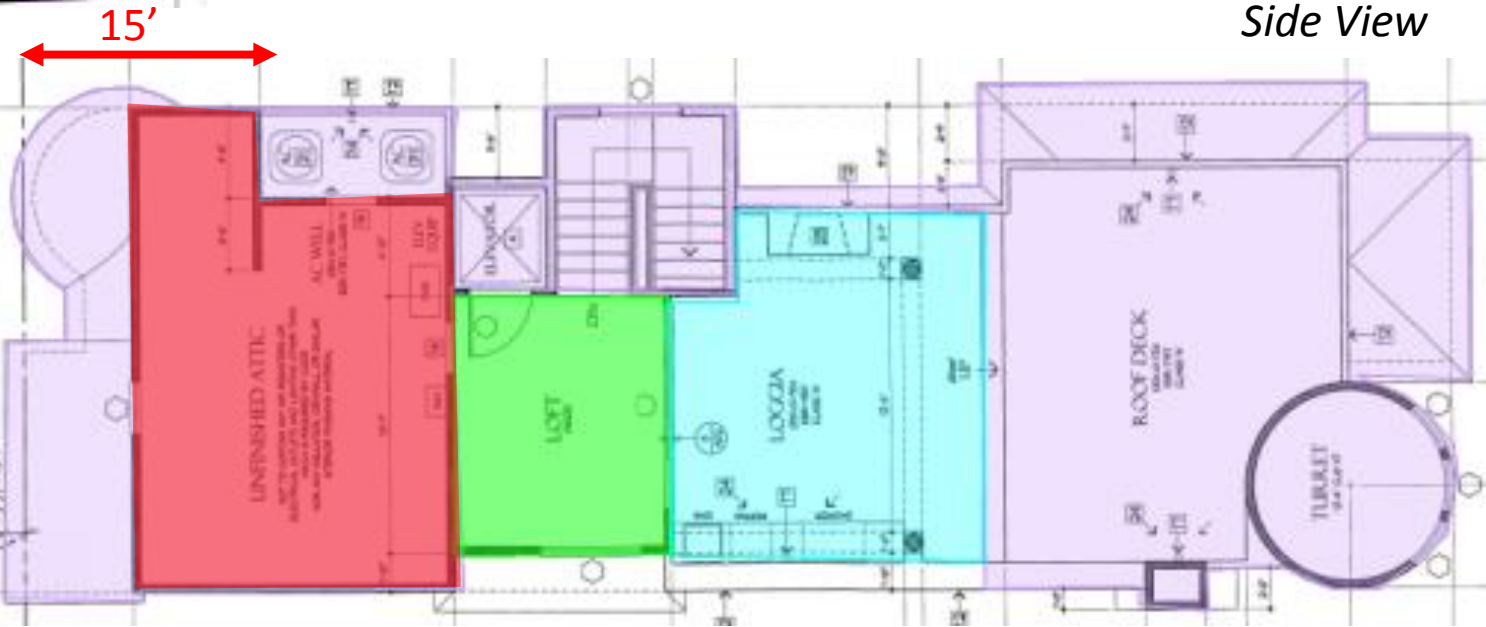
Gross Floor Area

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

Unfinished Attic 3rd Floor Area 3rd Floor Deck



Side View



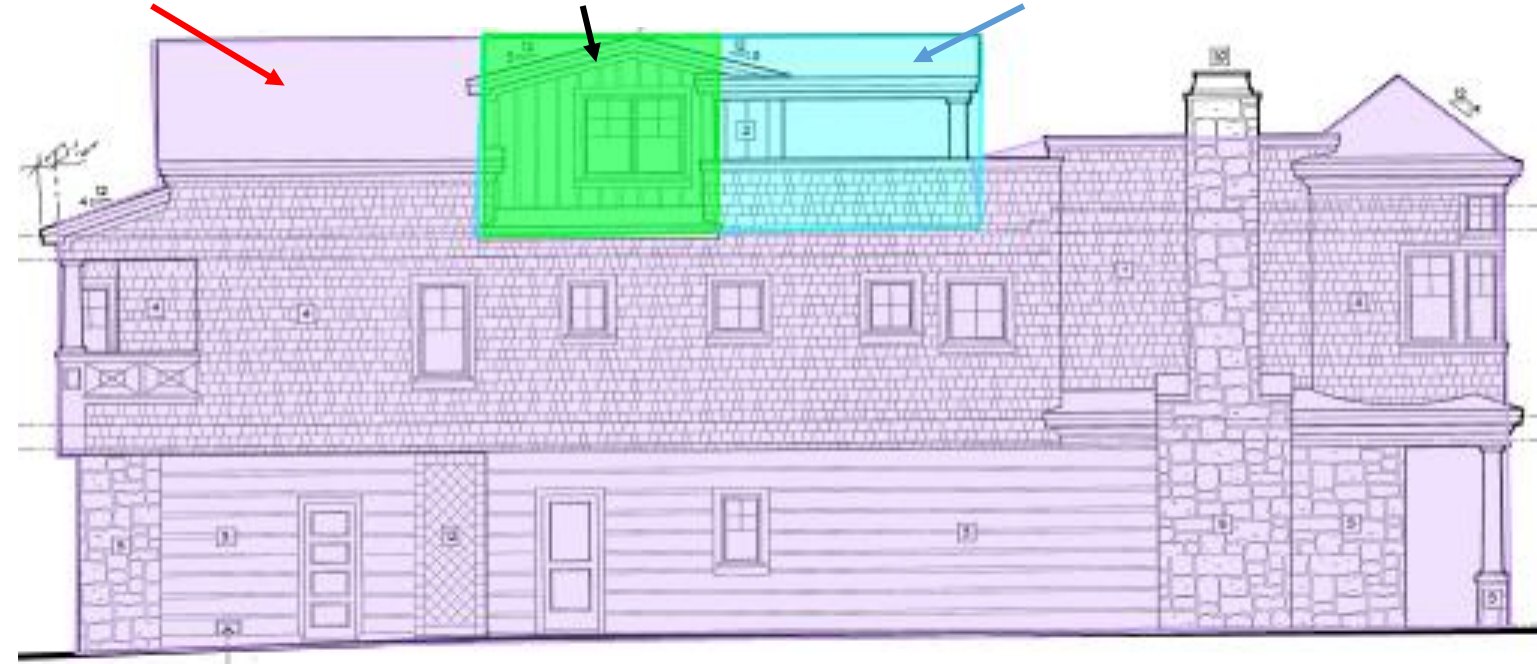
Overhead View

Code
Amendment A
Attics

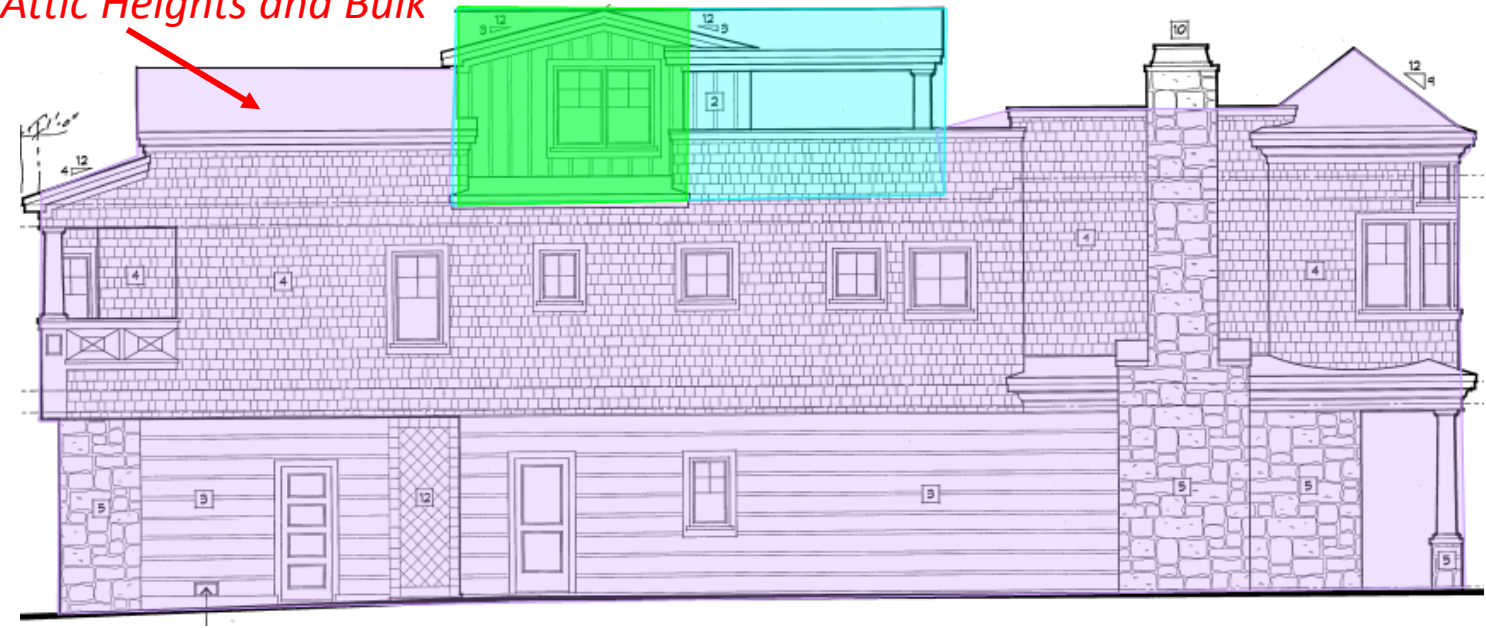
Gross Floor Area

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



Additional Changes



- Apply third floor and open volume standards to Balboa Island
- Apply third floor and height standards to RM lots (discussed more in Amendment B)



Amendment A
Third Floor Massing

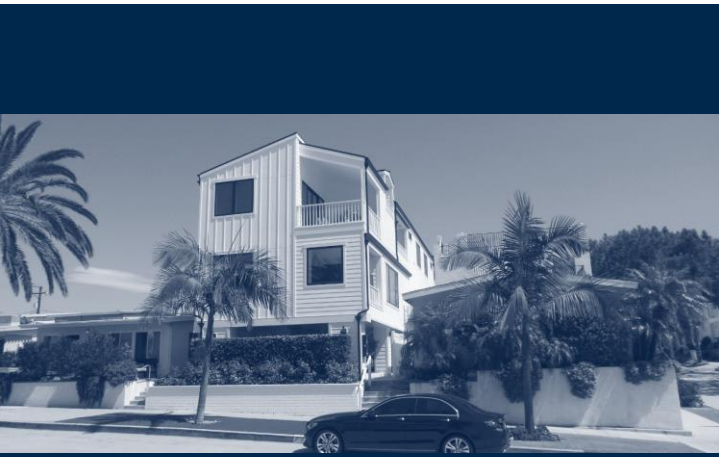
Questions?

Comments?

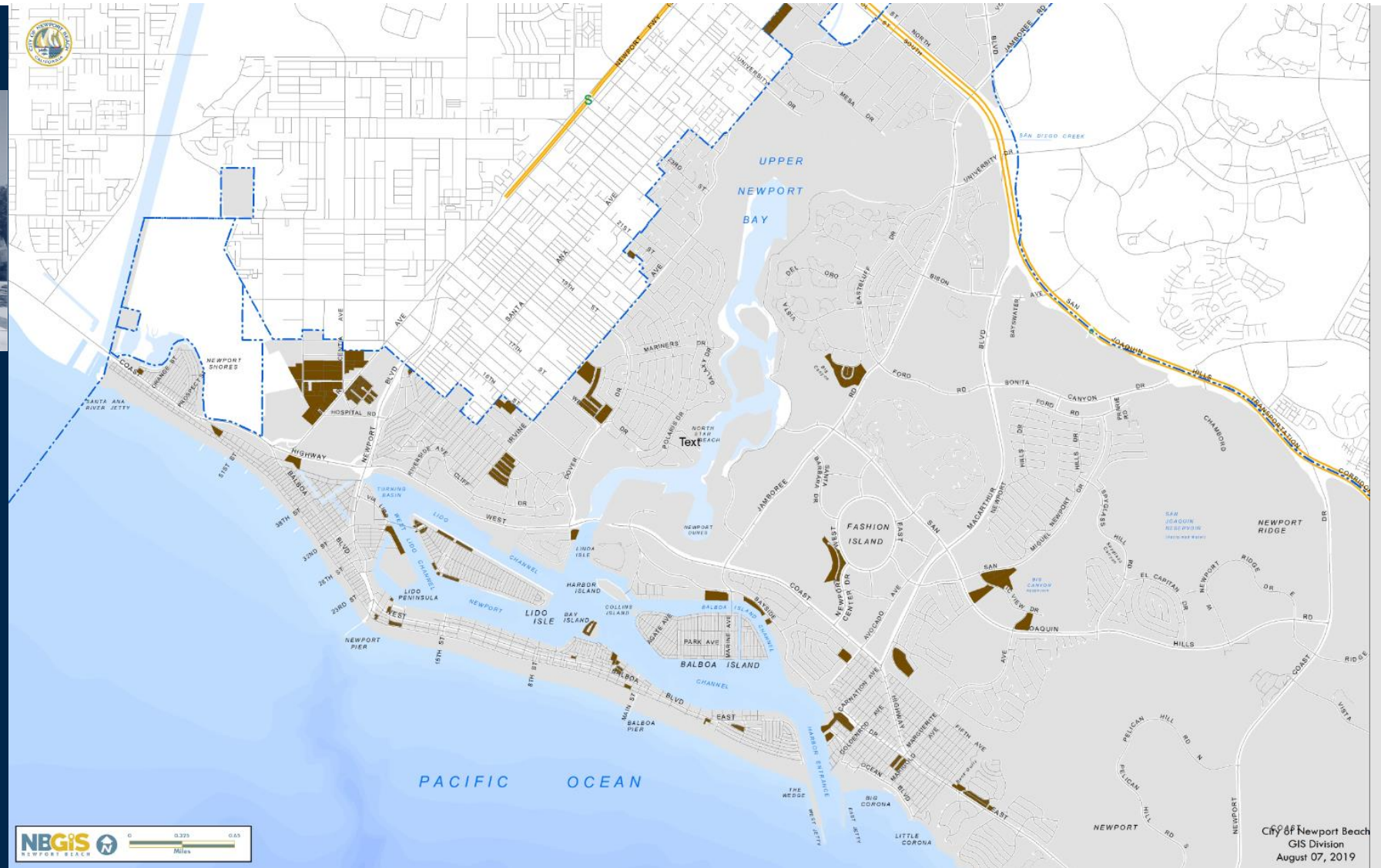


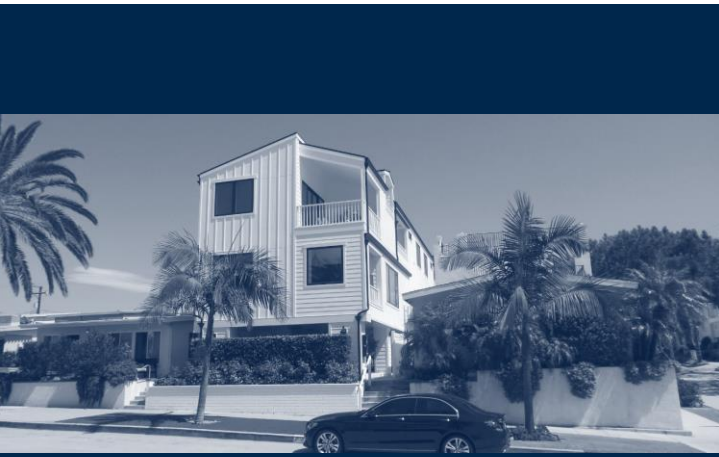
Proposed Code Amendments

- A. Third Floor Massing
- B. Single-Unit and Two-Unit Dwellings in RM Zoning District
- C. Cottage Preservation



Amendment B Single-Unit & Duplexes in RM Zoning





Amendment B

Single-Unit & Duplexes in RM Zoning





Amendment B

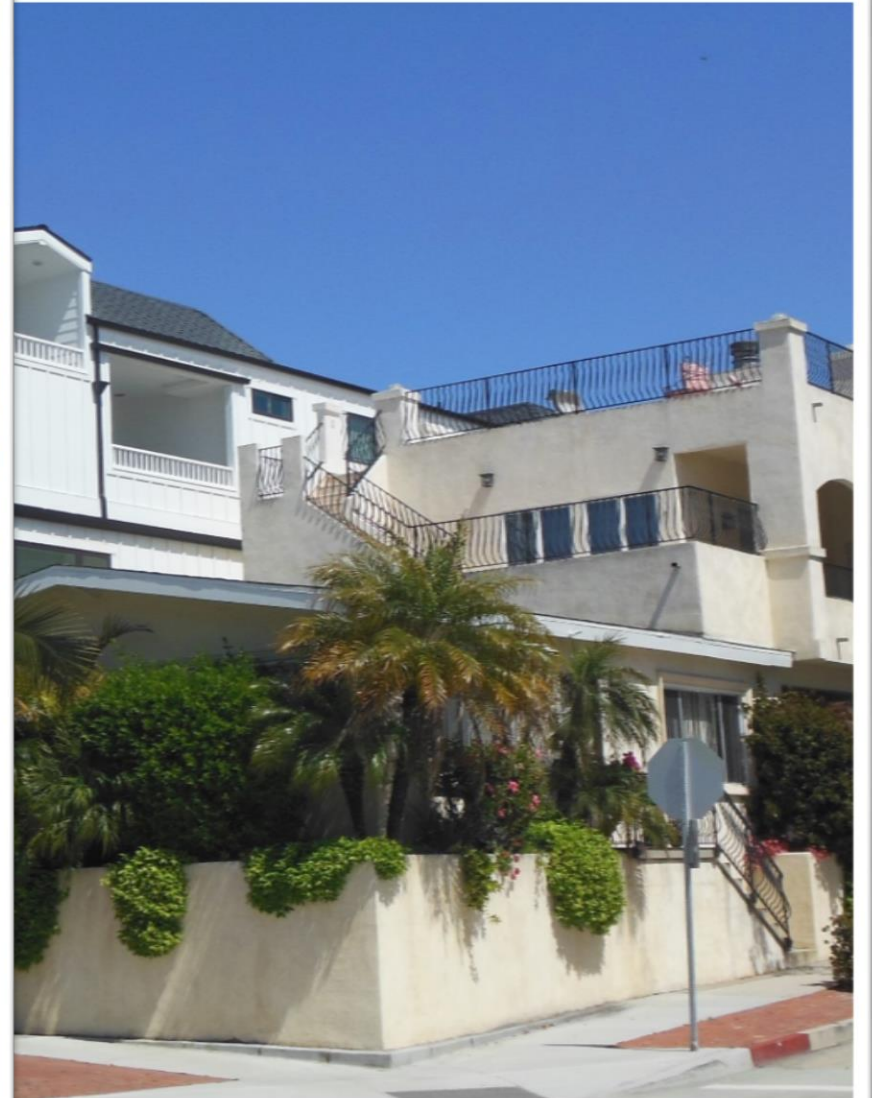
Single-Unit & Duplexes in RM Zoning





Amendment B

Single-Unit & Duplexes in RM Zoning





Should single-unit dwellings and duplexes benefit from a higher height limit and 3rd floor design flexibility?

Standards	R-1 and R-2 Standards	RM Standards
Height	24' flat roof 29' sloped roof	28' flat roof 33' sloped roof
Third Floor Limits	Applicable	Not Applicable
Open Volume (modulation)	Applicable	Only for SFR and duplexes
Open Space (usable)	Not Applicable	Only for structures with 3+ units
Parking	2 per unit	2 per unit + guest (3+ units)
Floor Area Limits	2 x buildable 1.5 x buildable (CDM)	1.75 x buildable + 200 sf per enclosed garage space 1.5 x buildable (CDM) + 200 sf per enclosed garage space

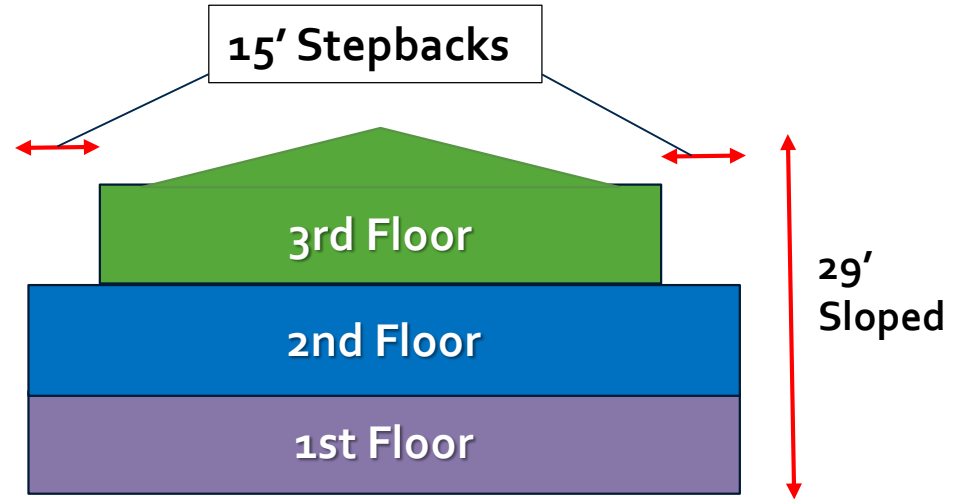


Amendment B

Single-Unit & Duplexes in RM Zoning

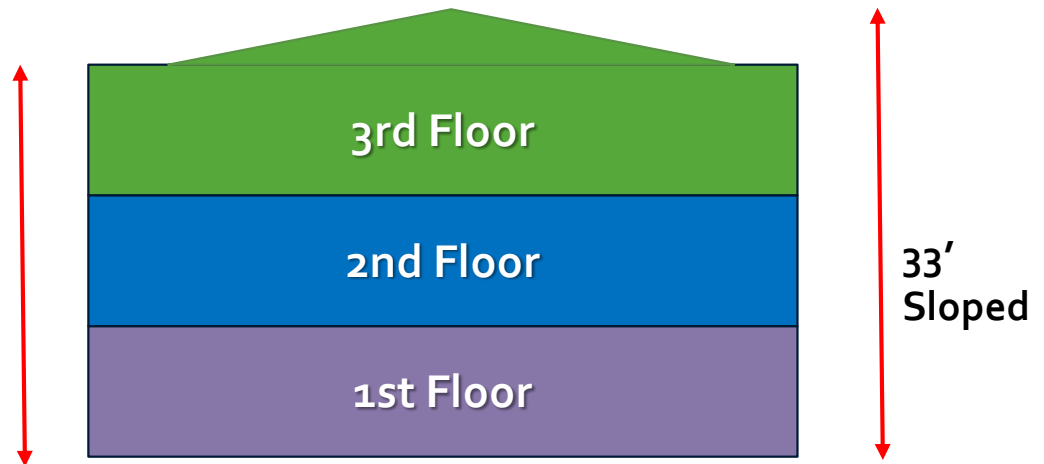
R-1 & R-2 Envelope

24'
Flat



RM Envelope

28'
Flat

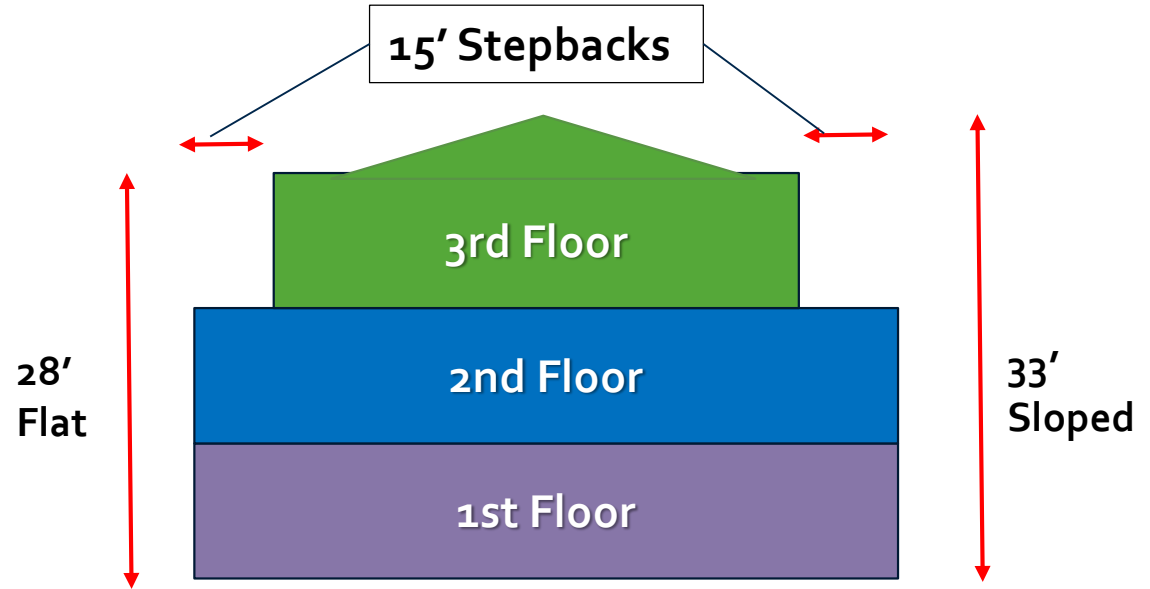




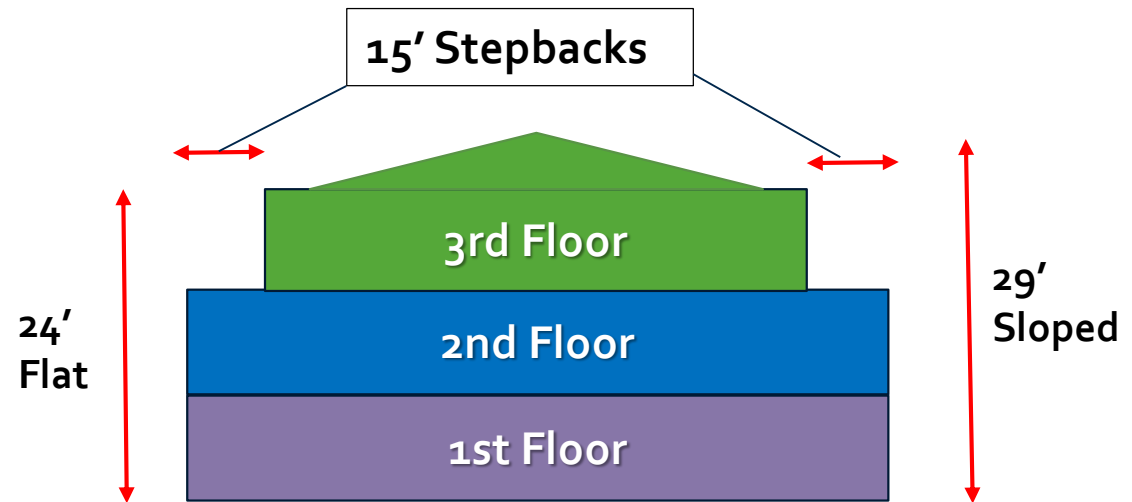
Amendment B

Single-Unit & Duplexes in RM Zoning

Option 1
Apply
Third
Floor
Limits



Option 2
Reduce
Height





Amendment B
*Single-Unit &
Duplexes in RM
Zoning*

Questions?

Comments?



Proposed Code Amendments

- A. Third Floor Massing
- B. Single-Unit and Two-Unit Dwellings in RM Zoning District
- C. Cottage Preservation

Why we are losing beach cottages?

- Nonconforming Parking
- Additions to existing homes limited to 10%
- Building Code limitations

Amendment C *Cottage Preservation*



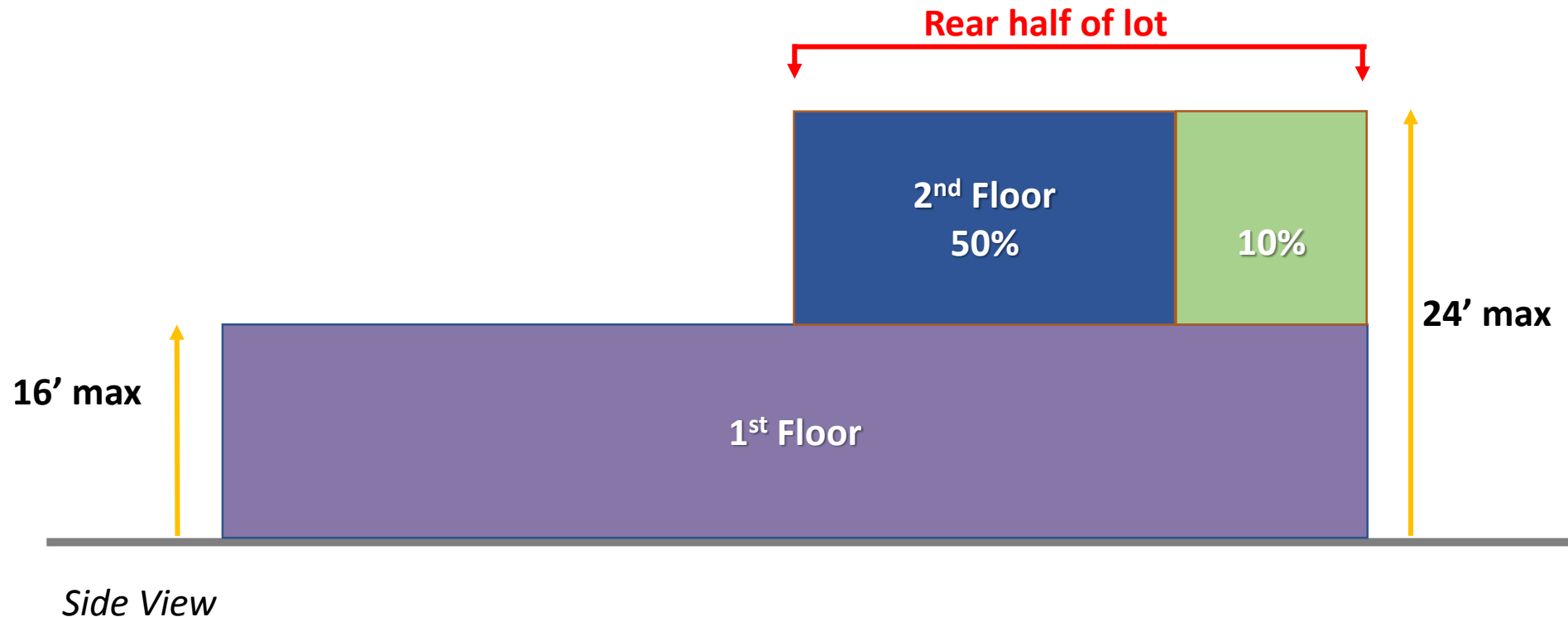
**Code
Amendment C
Cottage
Preservation**

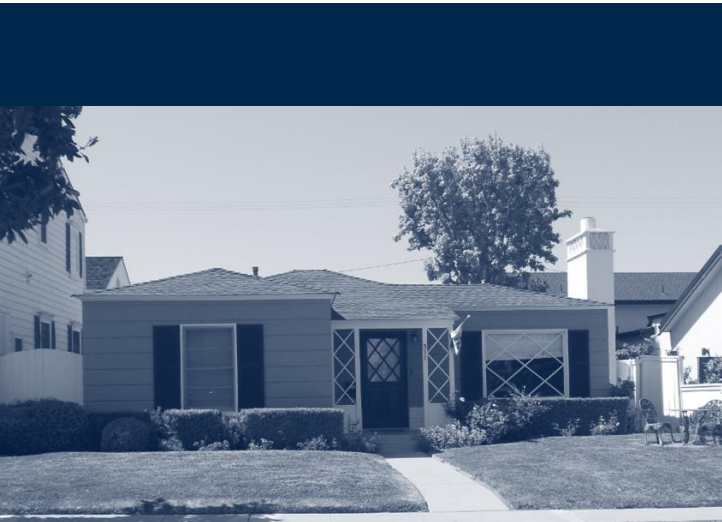
Proposed Incentives

- Increase allowed additions for nonconforming structures due to parking from **10%** to **50%**
- Exempt from Building Code valuation thresholds that trigger full Building Code compliance (*not applicable in special flood hazard area)

Qualifications

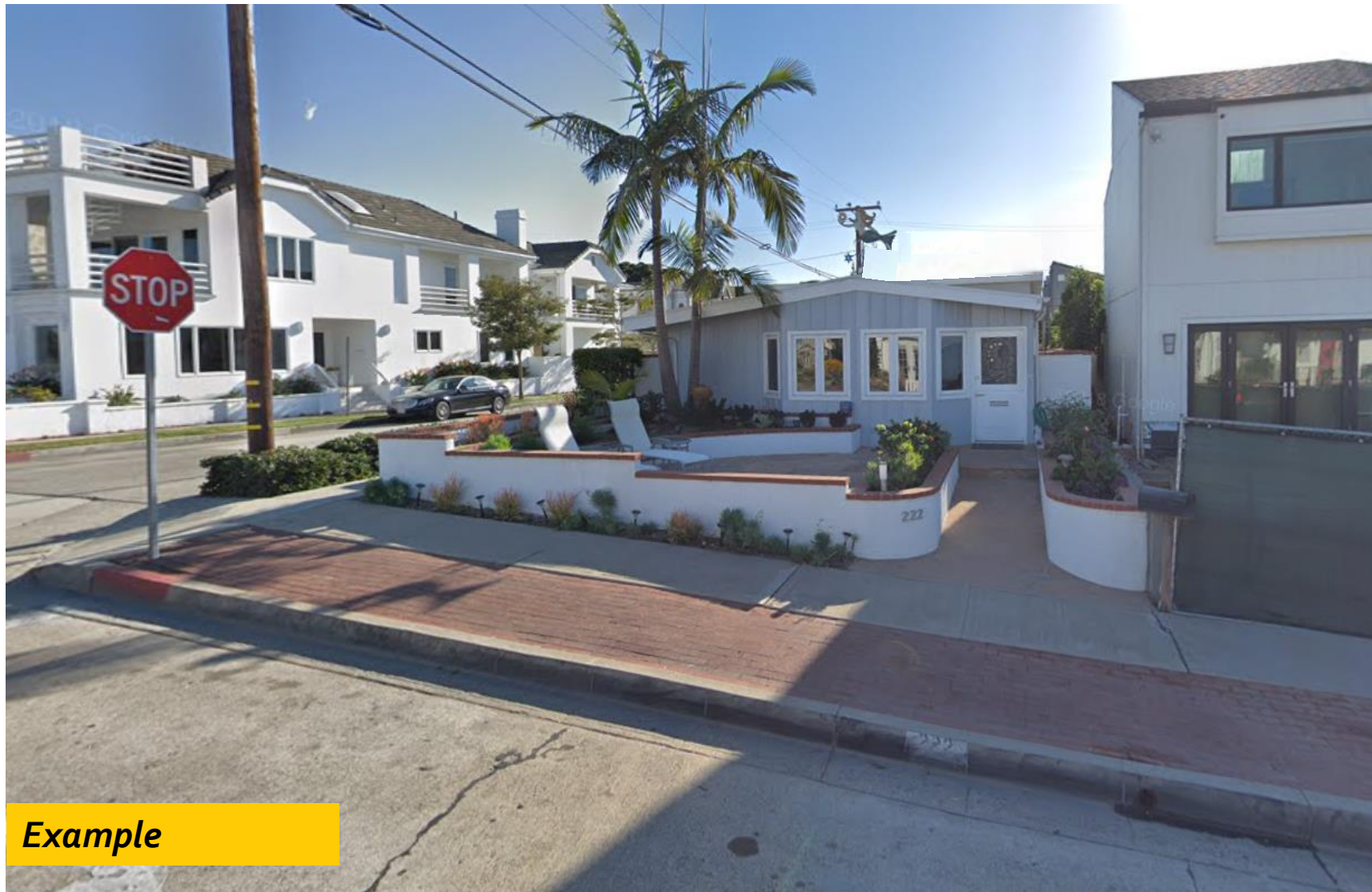
- 16' max single-story
- 24' max 2nd story
- 2nd story limited to rear half
- No third floor
- No third floor decks
- Deed restriction



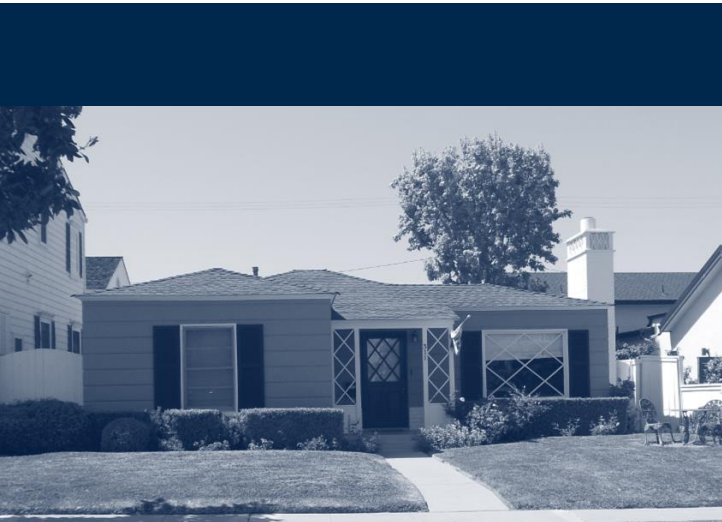


Amendment C

Cottage Preservation

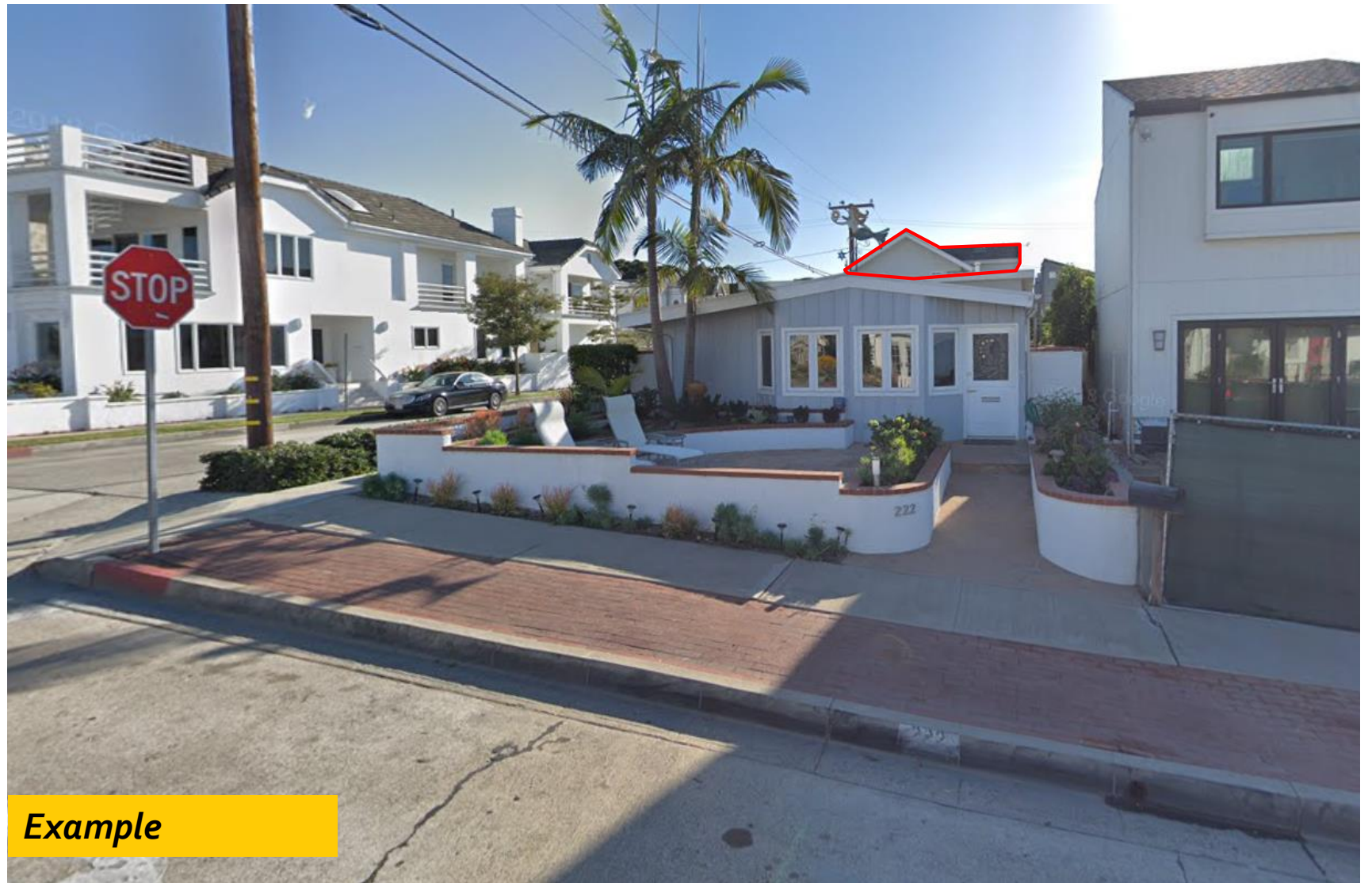


Example



Amendment C

Cottage Preservation



Example



Amendment C *Cottage Preservation*



Example



Amendment C *Cottage Preservation*



Example



Amendment C
Cottage
Preservation

Questions?

Comments?



Next Steps

- ~~Community Meeting~~
- Refine proposals based on comments
- Public Hearings:
 - Planning Commission: late September
 - City Council: late October
- Recommended effective date January 1, 2020

Jaime Murillo, AICP
Principal Planner
949-644-3209

jmurillo@newportbeachca.gov



Thank you!

