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.
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.
A. Third Floor Massing

B. Single-Unit and Two-Unit Dwellings in RM Zoning District

C. Cottage Preservation
### Amendment A
**Third Floor Massing**

<table>
<thead>
<tr>
<th>Third Story Limitation</th>
<th>Not Applicable in Some Cases</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Sloped roof – 29 ft. max (3:12 pitch)</td>
<td></td>
</tr>
<tr>
<td>- Flat roof and rails – 24 ft. max</td>
<td></td>
</tr>
<tr>
<td>- Third story floor area limit</td>
<td></td>
</tr>
<tr>
<td>- Third story stepbacks</td>
<td></td>
</tr>
</tbody>
</table>

**Example**

- 15 + Feet
- 15 Feet

- “open” structures or attics
- 25-foot-wide R-2 lots
- Balboa Island
- Multiple Residential (RM) zoned lots
“Open” means any area open on at least one side or to the sky
Third Floor Limits

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

Zoning Code

Current

Range of Covered Area

FSB 15’ 3rd Floor (up to 20%) 15’ RSB

Possible 3rd Floor Location

Possible 3rd Floor Location

2nd Floor (up to 100% of buildable)

1st Floor (up to 100% of buildable)
### 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

- **FSB**: 15’
- **RSB**: 15’

#### Range of Covered Area

- **Possible 3rd Floor Location**: 15’
- **3rd Floor (up to 20%)**: 15’
- **Possible 3rd Floor Location**: 15’

#### Side View

- **2nd Floor (up to 100% of buildable)**
- **1st Floor (up to 100% of buildable)**

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**Third Floor Limits**

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

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**Overhead View**

- Open
- 3rd Floor (up to 20%)
- 50% Covered

**Side View**

- 2nd Floor (up to 100% of buildable)
- 1st Floor (up to 100% of buildable)
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
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)
Questions?

Comments?
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
### Standards

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

*Should single-unit dwellings and duplexes benefit from a higher height limit and 3rd floor design flexibility?*
Amendment B
Single-Unit & Duplexes in RM Zoning

R-1 & R-2 Envelope

RM Envelope

15' Stepbacks

29' Sloped

33' Sloped

28' Flat

24' Flat

1st Floor

2nd Floor

3rd Floor

Community Development Department - Planning Division
Amendment B

Single-Unit & Duplexes in RM Zoning

Option 1
Apply Third Floor Limits

Option 2
Reduce Height

15’ Stepbacks

3rd Floor

2nd Floor

1st Floor

28’ Flat

33’ Sloped

15’ Stepbacks

3rd Floor

2nd Floor

1st Floor

24’ Flat

29’ Sloped

Community Development Department - Planning Division
Amendment B
Single-Unit & Duplexes in RM Zoning

Questions?

Comments?
A. Third Floor Massing

B. Single-Unit and Two-Unit Dwellings in RM Zoning District

C. Cottage Preservation
Amendment C
Cottage Preservation

Why we are losing beach cottages?

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

Side View

2nd Floor
50%

10%

1st Floor

24’ max

Rear half of lot

16’ max
Amendment C

Cottage Preservation

Example
Amendment C
Cottage Preservation

Example
Amendment C
Cottage Preservation

Example
Amendment C

Cottage Preservation

Example
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
Thank you!