Residential Design Standards
Proposed Code Amendments

Community Meeting
March 9, 2020
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.
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

#### 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

**Floor Area Definition:**
- • Unfinished attics excluded
- • Silent on required openings
- Certain Areas Exempt:
  - Balboa Island
  - RM Zones
  - 25’ wide R-2 lots
Problems

- No 3<sup>rd</sup> Floor Relief
- Bulky 3<sup>rd</sup> 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
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 stepbacks
- Floor area limit (15-20% of buildable area)
- No limits on non-floor area
- No limits on covers

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**Overhead View**

- **FSB**: 15’
- **RSB**: 15’

**Range of Covered Area**

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

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

- **1st Floor (up to 100% of buildable)**
Covered decks not subject to 3rd floor limits

Current Code

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

- FSB
- 15’
- Open
- 3rd Floor (up to 20%)
- RSB
- 15’
- 50% Covered

Side View

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

**3rd Floor Limits**

**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
Proposed Change

Covered decks subject to 3rd floor limits

Desired Outcome - Restrained 3rd floor massing
**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

**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

3rd Floor
Side Stepbacks
Additional 2’ from side setbacks

Front Elevation

Side Elevation

2’ Stepback
Problem– Minimal articulation of 3rd floor massing
Proposed Change

3rd Floor Side Stepbacks

Desired Outcome - Increased articulation of 3rd floor massing
A. Revisions to 3rd Floor Standards

B. Clarification of Gross Floor Area

C. Applicability to Balboa Island and RM Zones
<table>
<thead>
<tr>
<th>Comparison</th>
<th>PRE-2010 CODE</th>
<th>CURRENT CODE</th>
<th>PROBLEM</th>
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| **Openings Required for Covered Decks** | Two Sides Open | Silent, but implemented:  
• One side completely open  
• Two sides substantially open | Bulky Designs  
Easy to Enclose  
Moves required openings from front and rear of structure to sides where less visible |
Current Code

Openings Required for Covered Decks

Problem: Larger appearance and bulk; unpermitted enclosures

- Limited openings
- Bulky designs
- Easy to enclose
Openings Required for Covered Decks

Proposed Change

Desired Outcome- Reduced bulk; increased transparency

Two sides open, except:
- Minimal structural supports
- Open guardrails (40%) or glass
- Ground level

Required open space moved to front

Open above

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
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
CURRENT CODE – Not applicable on Balboa Island and RM Zone

3rd Floor and Open Space Limits

No 3rd Floor Limits

No 3rd Floor Stepbacks
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.
Questions?

Comments?
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Thank you!