

Residential Design Standards for “VE” Flood Zone Properties



Virtual Meeting with Residents

January 19, 2022

Welcome & Staff Introduction

Community Development Department

- Planning Division
 - Jim Campbell
 - Rosalinh Ung
 - Liz Westmoreland
- Building Division
 - Tonee Thai

Purpose of Meeting

Present & Gather Input:

- Proposed changes to residential design standards applicable to “VE” Flood Zone properties located in Newport Beach

Who was invited to today's meeting?

- Residents who have properties located **in** "VE" Flood Zone
- Residents who have properties located **adjacent** to "VE" Flood Zone properties

Presentation Outline

Covered Topics

- Previous Activities
- Summary of FEMA “VE” Flood Zone
- Building Code Overview – Building staff
- Proposed Zoning Code Changes – Planning staff

Not Covered Topics

- FEMA maps
- Insurance requirements & rates
- In depth construction requirements

Previous Activities

- City review of Draft FEMA Maps: 2016-2018
 - City Appeal to FEMA: 2017-2018
- Final FEMA Maps went into effect: 03/21/2019
- City Council Zoning Code Amendment Initiation: 03/26/19
- Community Meeting: 04/08/2019
- FEMA map revision effort (not in our favor)
- Zoning Code Amendment:
 - Meeting with Design Community – 12/2/2021
 - Meeting with Residents – 01/19/2022

Summary of FEMA “VE” Flood Zone



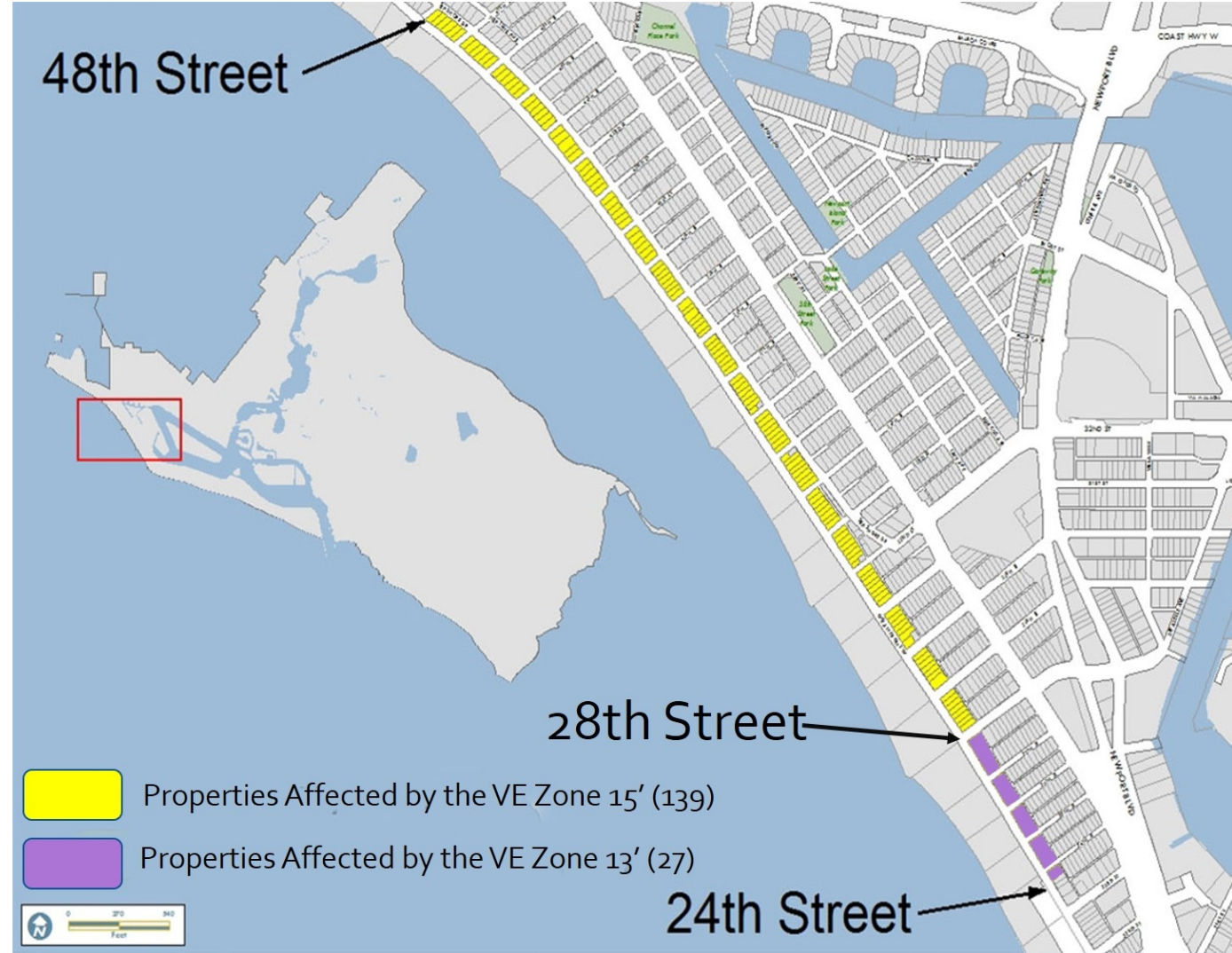
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Where are “VE” Flood Zone Properties?

- West Ocean Front
- Generally located between 24th Street and 48th Street
- Designated by FEMA (Federal Emergency Management Agency) as “VE-13 and VE-15” Flood Zones

Affected West Ocean Front Properties



Building Code Overview



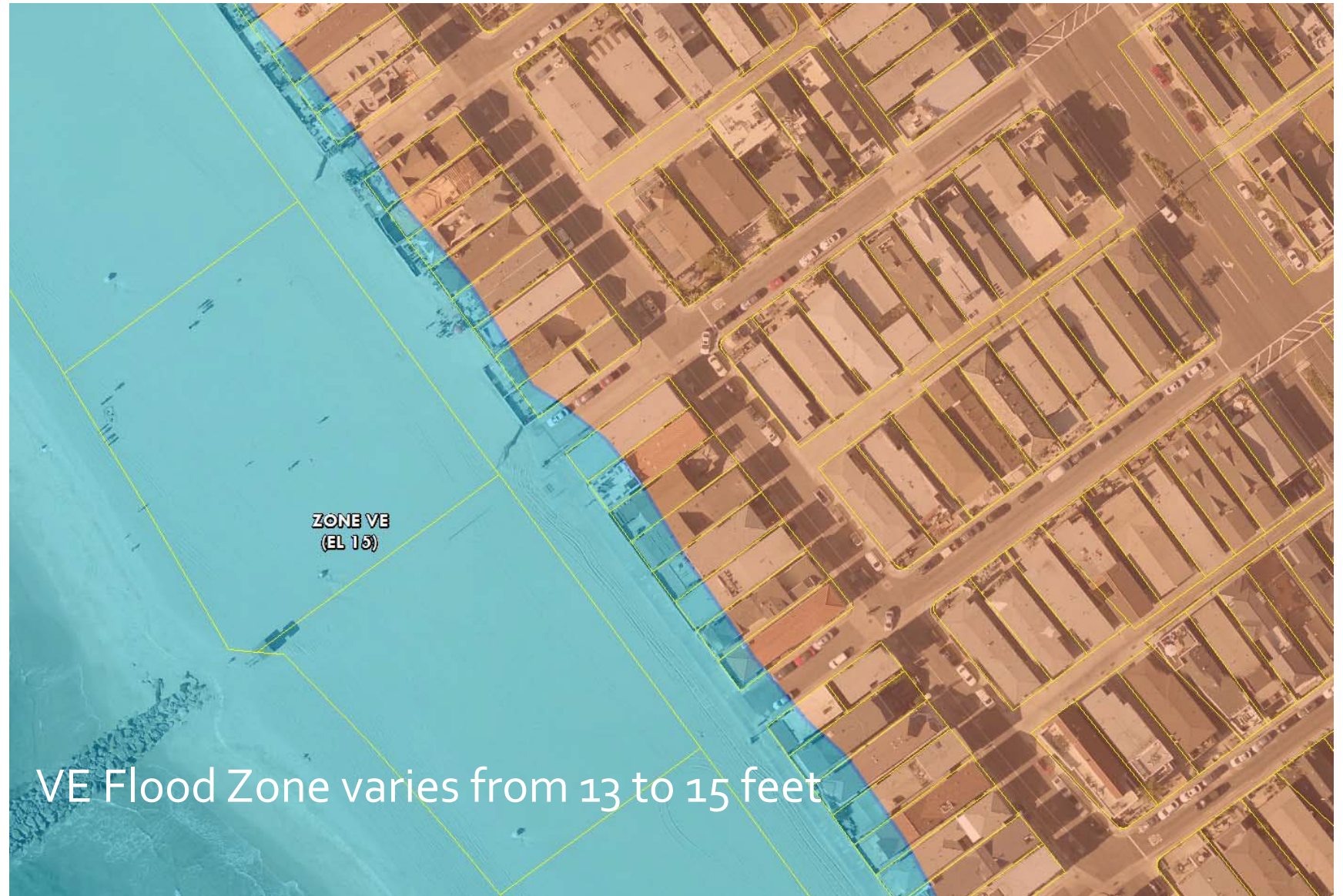
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What's "VE" Flood Zone

- A Special Flood Hazard Area (SFHA), determined by FEMA, requiring flood proof construction and flood insurance if a property owner has a mortgage.
- FEMA (Federal Emergency Management Agency) is responsible for flood hazard mapping as part of the National Flood Insurance Program.

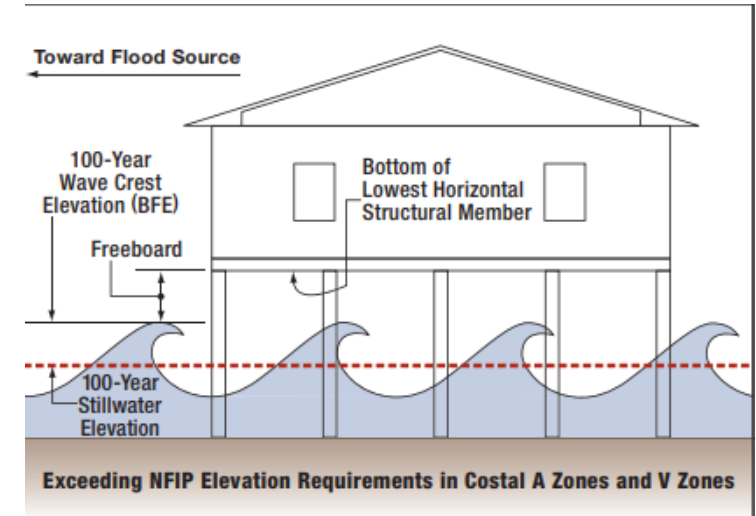
City's FEMA
Maps
Effective:
3/21/2019



What does this mean for new construction?

Elevated Buildings

- Use of pilings, piers, or columns
- Lowest structural member at or above the Base Flood Elevation (BFE)



Substantial Improvement/
Substantial Damage
Desk Reference

FEMA P-758 / May 2010



Lowest Floor Elevation



Enclosed Area



Design and Construction Guidance for Breakaway Walls

Below Elevated Buildings Located in Coastal High Hazard
Areas in accordance with the National Flood Insurance
Program

Technical Bulletin 9 / August 2008



FEMA



What is
allowed below
the BFE?

Free of obstructions
except:

- A vehicle
- A small storage container less than 100 SF
- Miscellaneous items



Free-of-Obstruction Requirements

for Buildings Located in Coastal High Hazard Areas
in accordance with the National Flood Insurance Program

Technical Bulletin 5 / August 2008



Zoning Code Issues



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Zoning Code Issues

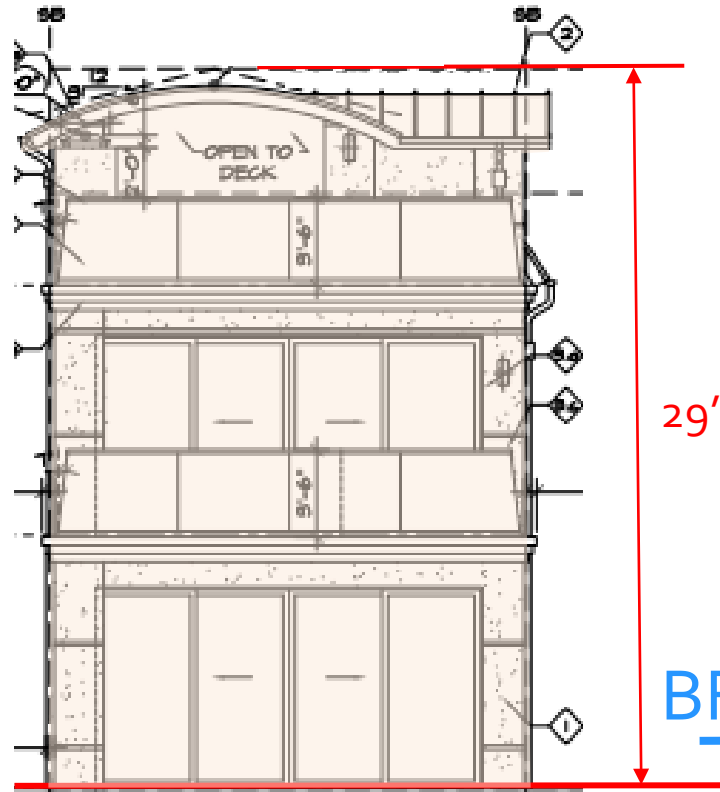
- Building height
- Enclosed Parking
- Access to dwelling
- Accessory structures

Building Height



Existing Grade
VS
Finished Floor

Previous Design

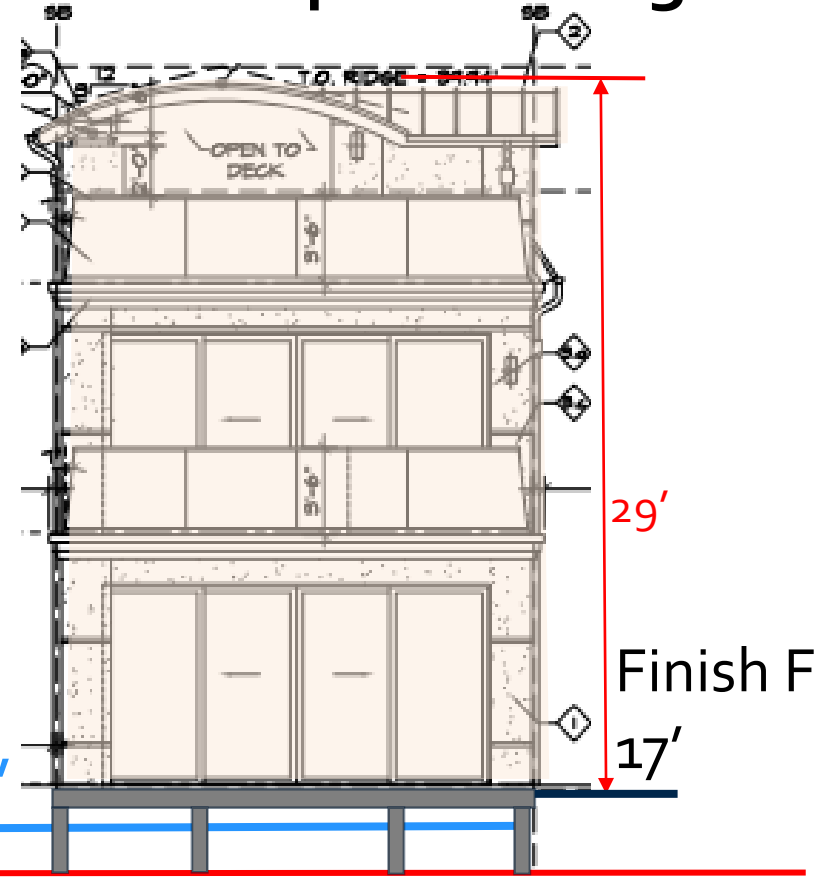


29'

BFE 15'

Existing Grade 12'

FEMA Compliant Design



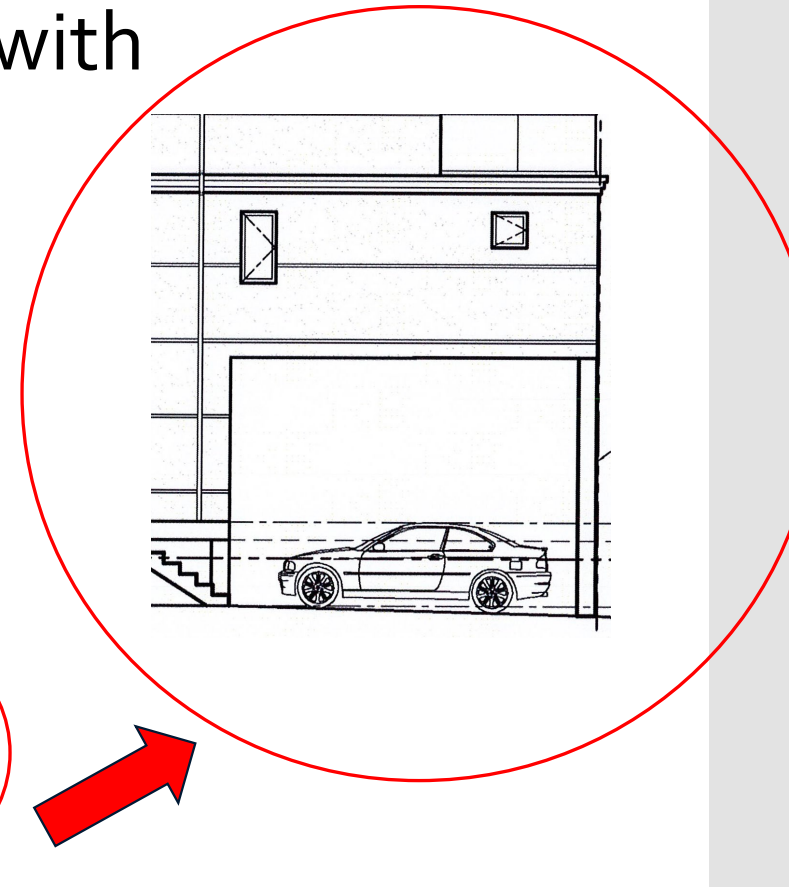
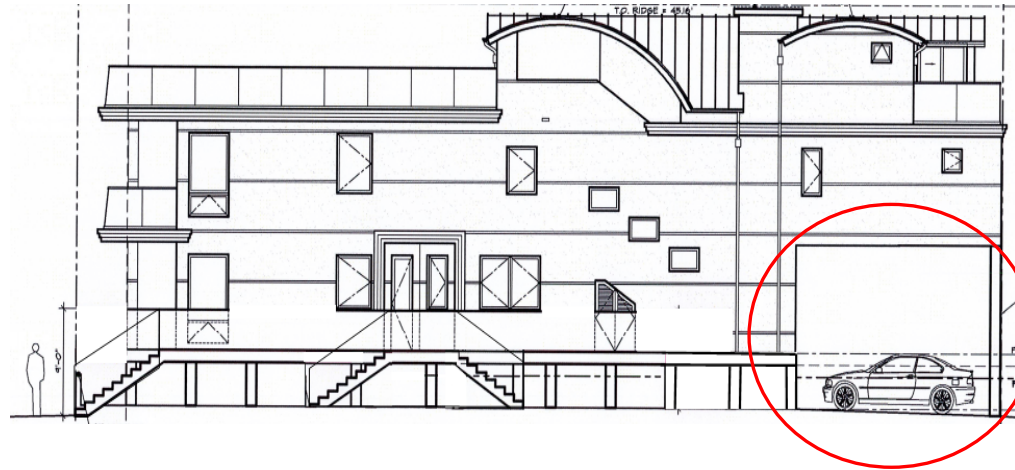
29'

Finish Floor

17'

Enclosed
Parking ✓

- Traditional garages replace with breakaway wall designs

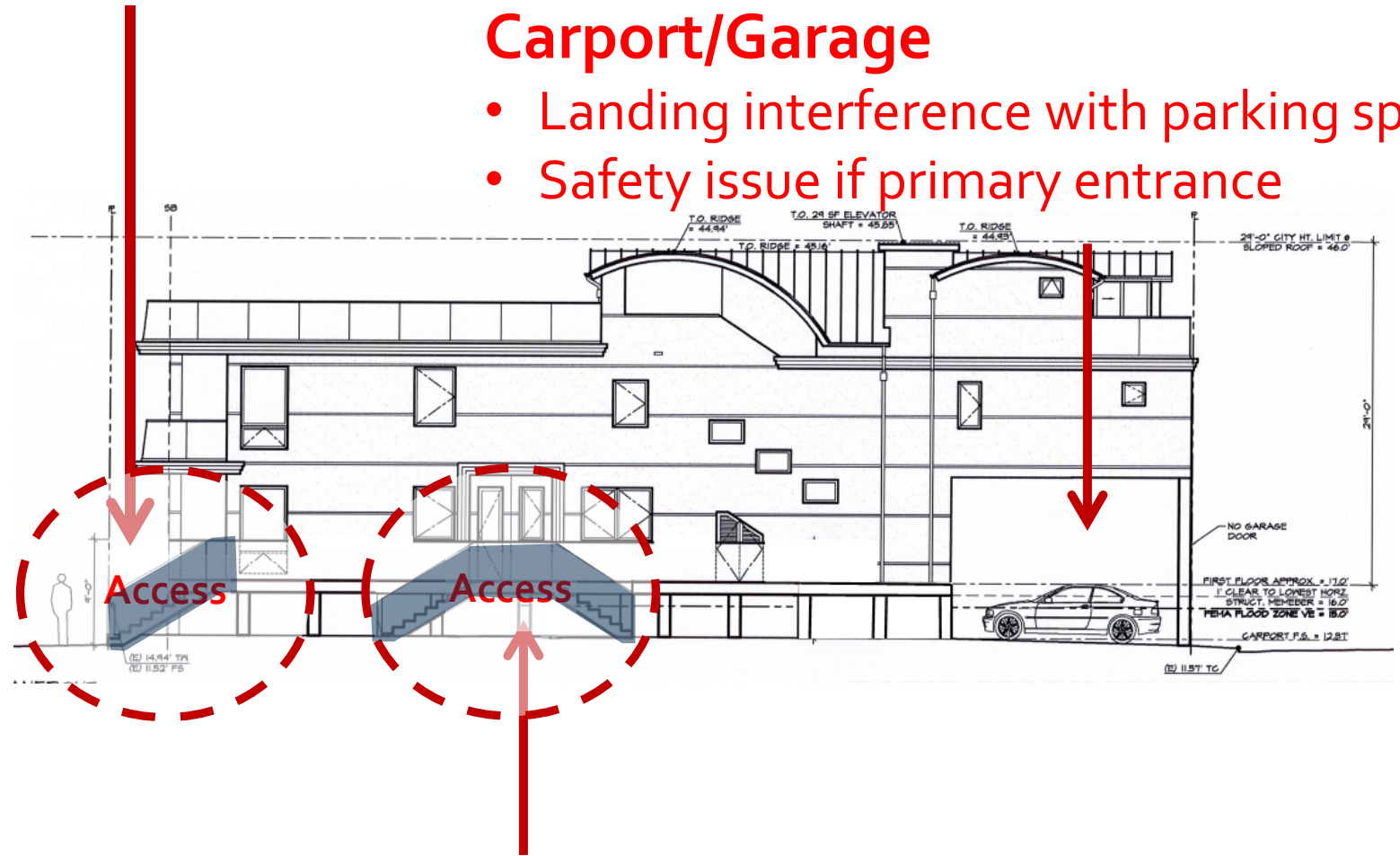


Front Setback

- 42" accessory height limit

Carport/Garage

- Landing interference with parking spaces
- Safety issue if primary entrance



Access to Dwelling

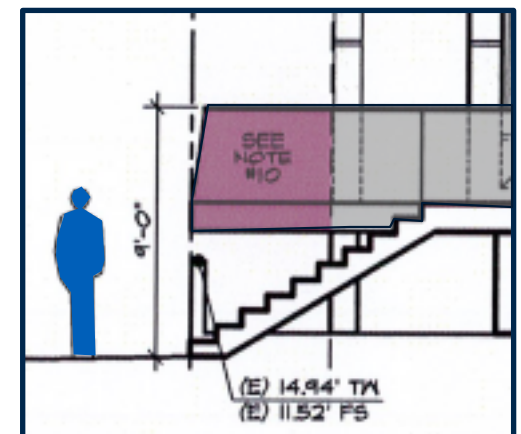
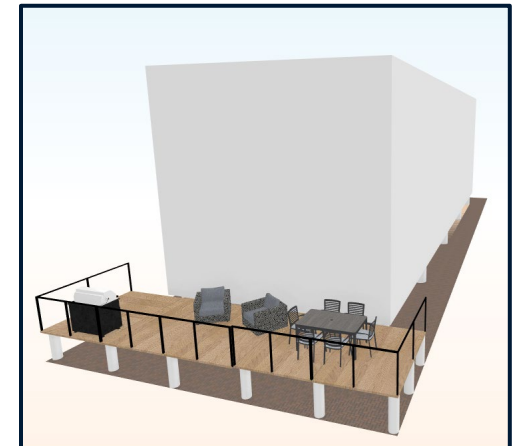
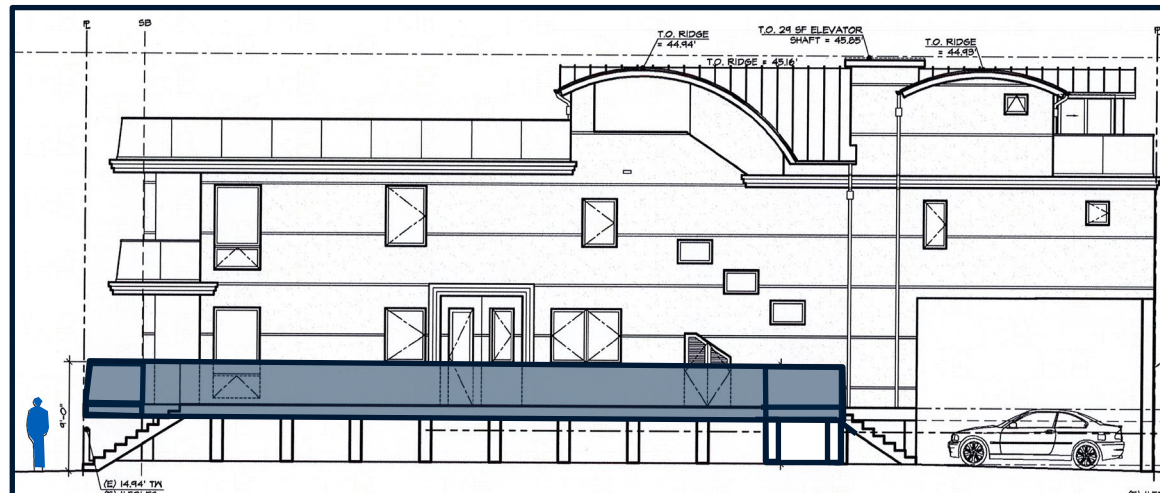


Side Setback

- 18" stair/deck/landing limit

Accessory Structures

- Traditional decks, landings, patios, walls, guardrails etc. in setbacks
 - Would not comply with current zoning:
 - Max 18" height allowance in SYSB
 - Max 42" for anything in FYSB
 - Building code challenges too



Why change
the zoning
code?

To allow the **use and** address
access challenges for new homes
that need to be raised per FEMA
requirements

Proposed Zoning Code Amendment



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What are the proposed changes?

Allow raised walkways, decks, and stairs (with guardrails) to encroach into the **front and side yard setback areas** in order to provide:

1. Access to the house from the ground; and
2. Provide more usable outdoor space

**TYP. 2-STORY BUILDING
WITH 3RD FLOOR DECK**

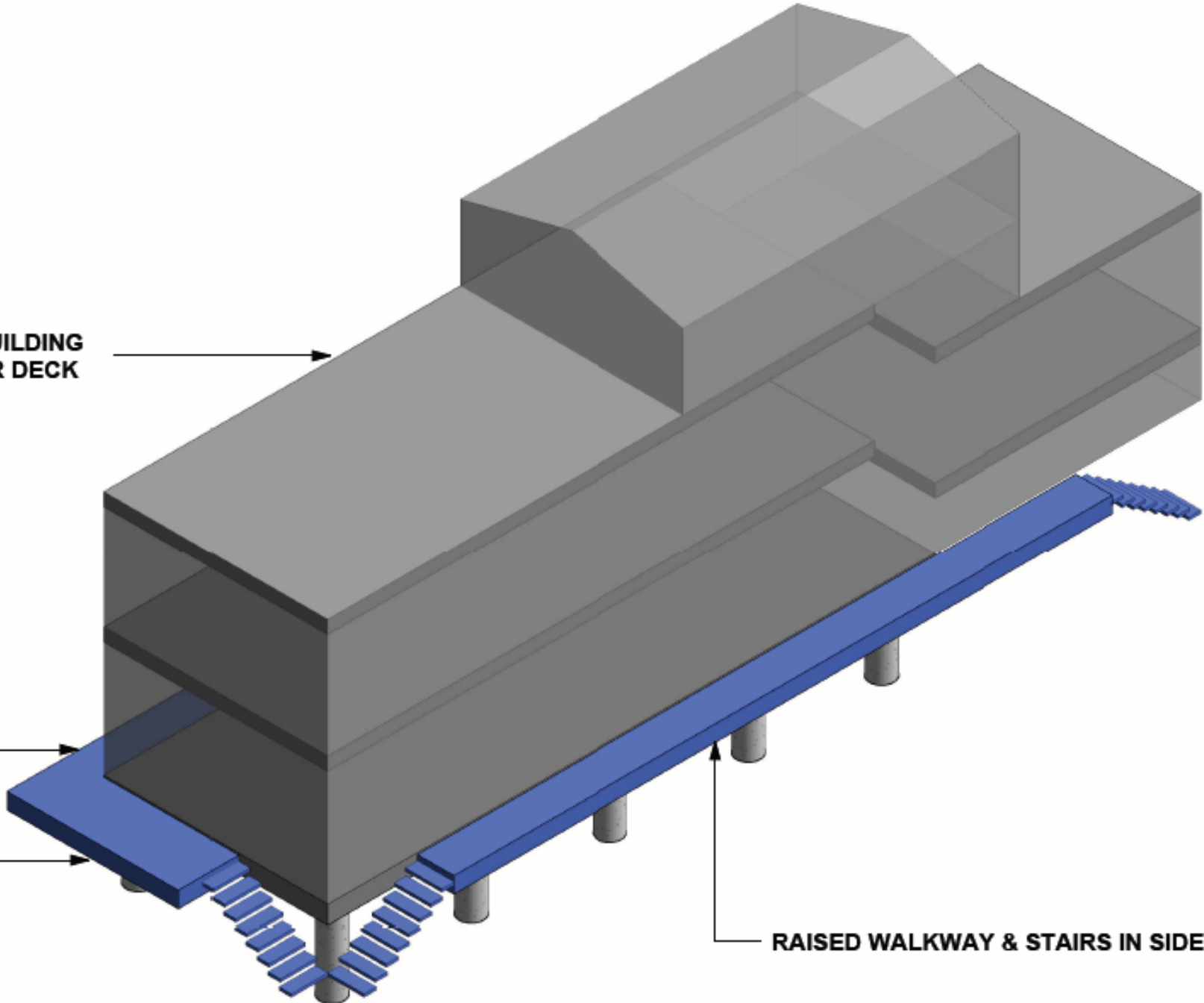
ALLEY

**RAISED WALKWAY & STAIRS IN
SIDEYARD**

RAISED DECK

RAISED WALKWAY & STAIRS IN SIDEYARD

BEACH



Front Yard Encroachment

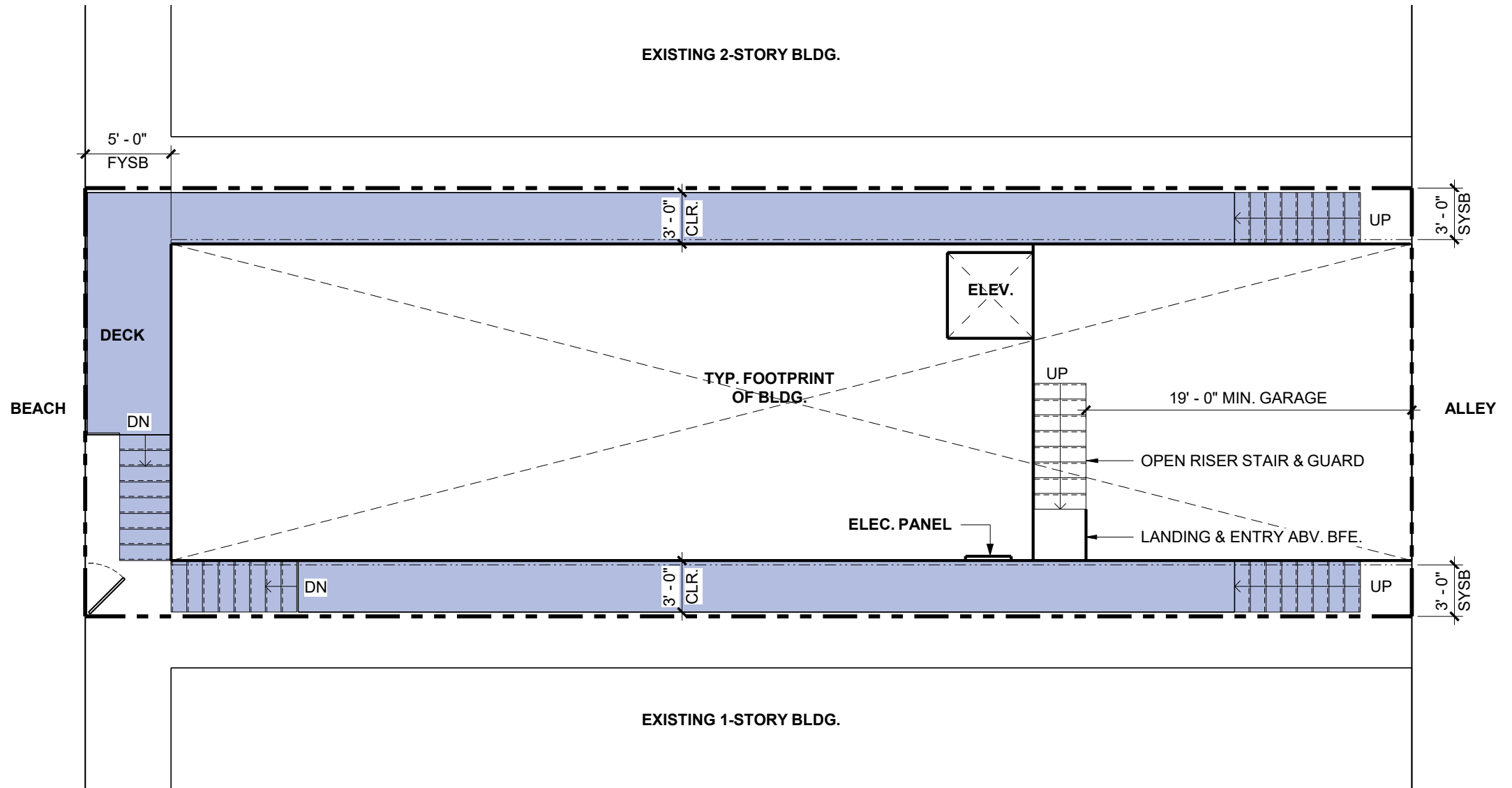
Within 5-foot front yard (beach) setback of residential structure:

- Raised deck with railings and stairs for access to/from the ground;
- Raised walkways with guardrails, and
- Stairs with railings for access to/from the ground

Side Yard Encroachment

Within 3-foot side yard setbacks on both sides of residential structure:

- Raised walkways with guardrails
- Stairs with railings for access to/from the ground



■ RAISED WALKWAY & DECK IN SETBACK

SIDE YARD:

- FULL ENCROACHMENT ON BOTH SIDES
- RAISED WALKWAY WITH GUARDRAILS
- STEPS/STAIRS FOR ACCESS TO GROUND

FRONT YARD:

- FULL ENCROACHMENT
- RAISED DECK WITH GUARDRAILS FROM LOWEST FLOOR
- STEPS/STAIRS FOR ACCESS TO GROUND

Access Clearance & Building Materials

- 3 ft minimum clear for access within side yard setback
- Fire-rated construction or non-combustible building materials within setback areas

MAX. RIDGE HEIGHT
46.50'

MAX. FLAT
41.50'

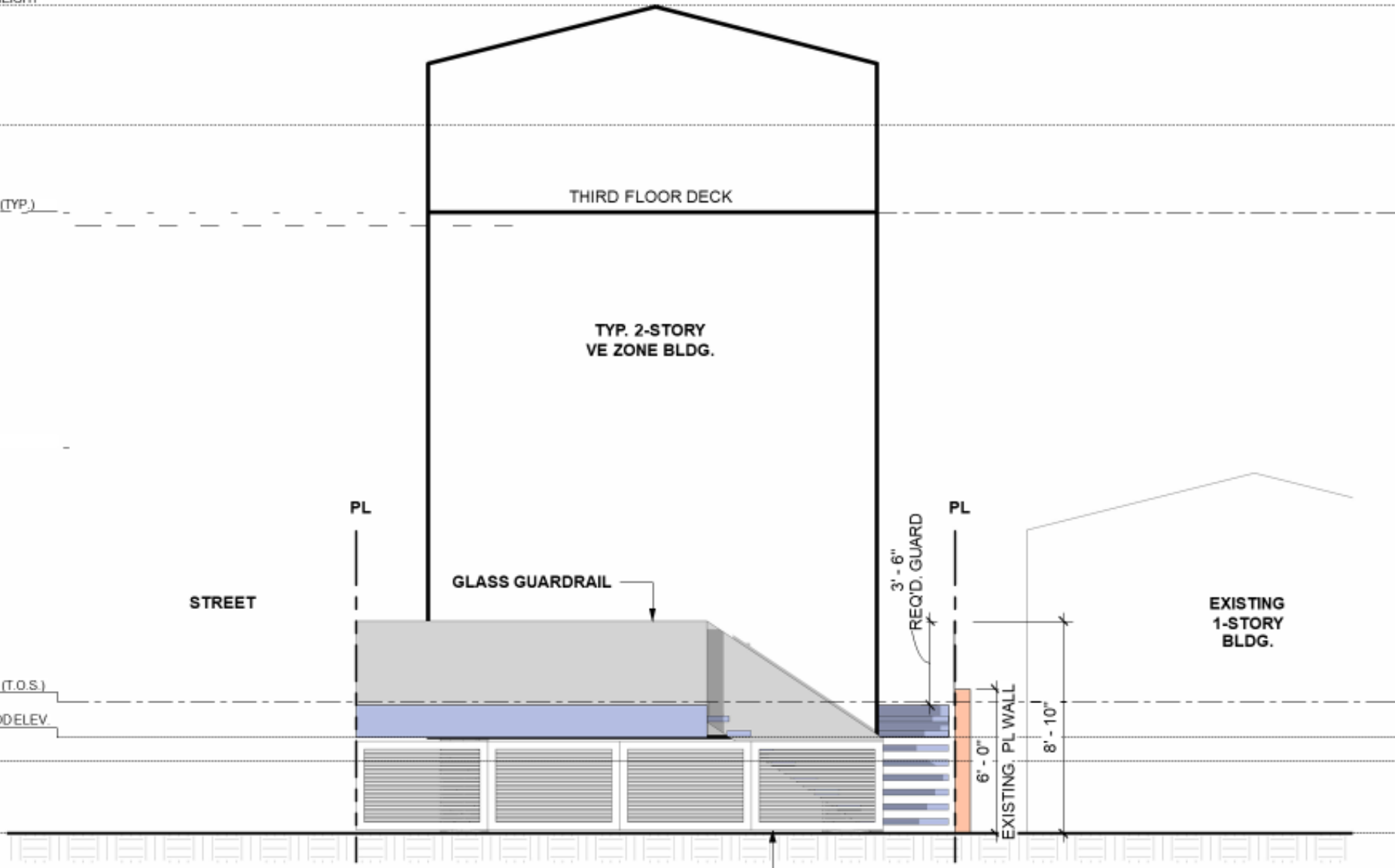
THIRD FLOOR (TYP.)
37.86'

FIRST FLOOR (T.O.S.)
17.50'

DESIGN FLOOD ELEV.
16.00'

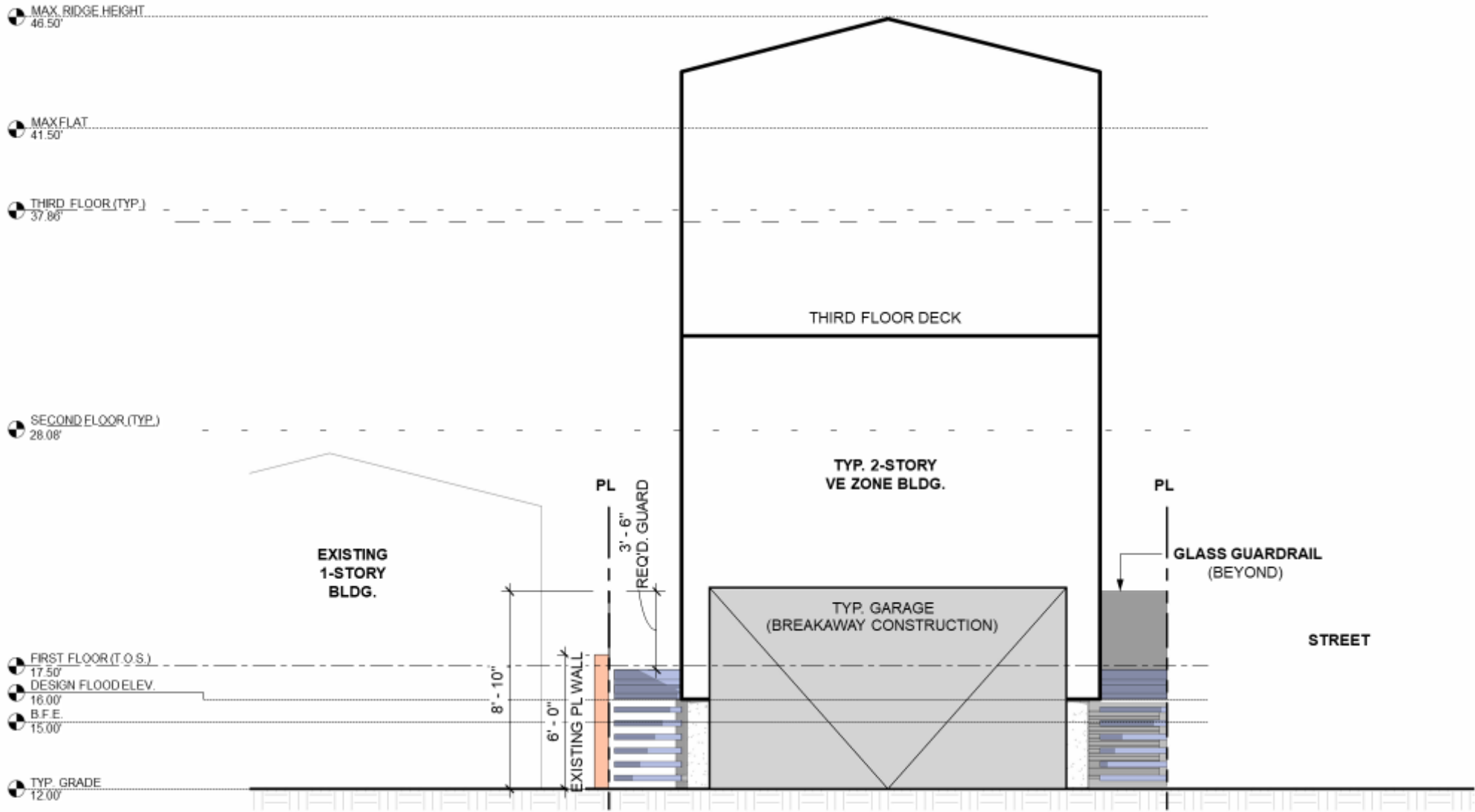
B.F.E.
15.00'

TYP. GRADE
12.00'



EXISTING PL WALL CONDITION

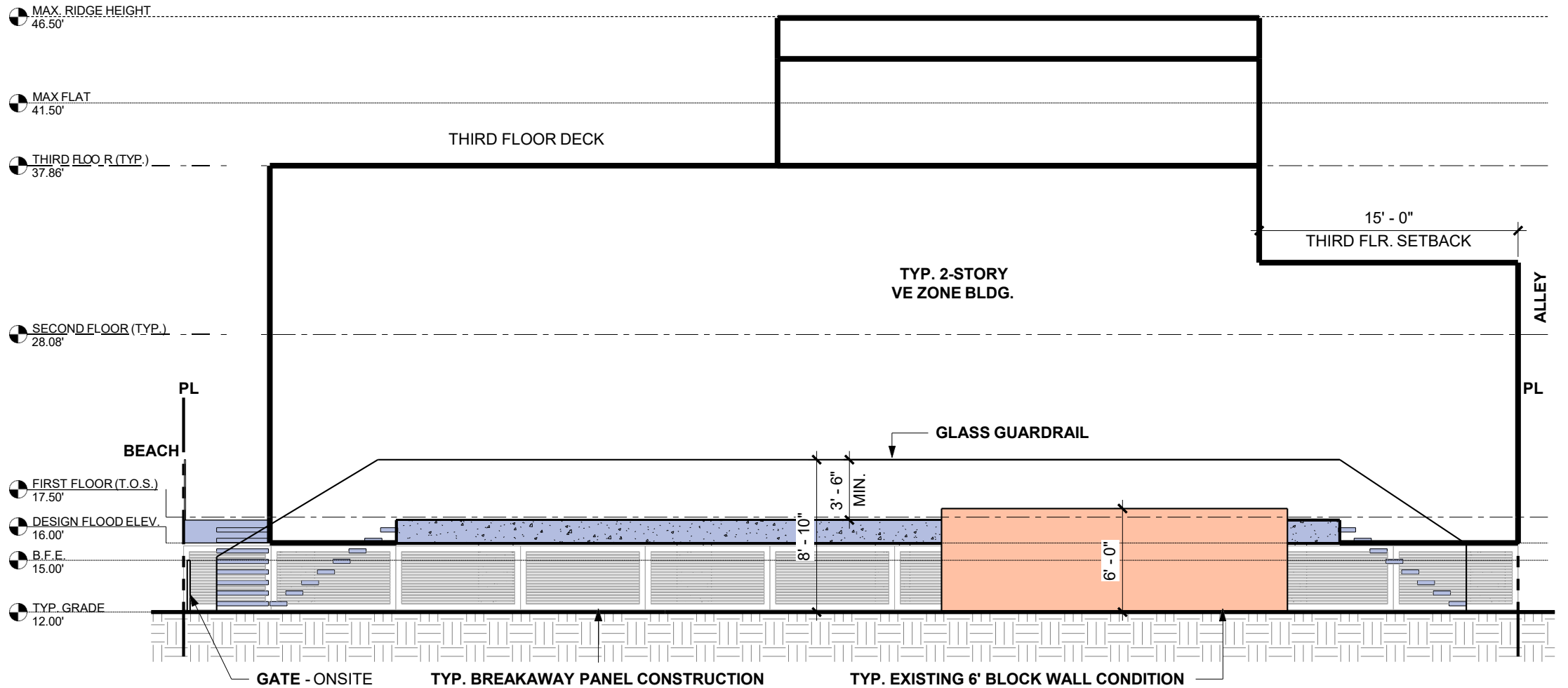
RAISED WALKWAY & DECK IN SETBACK



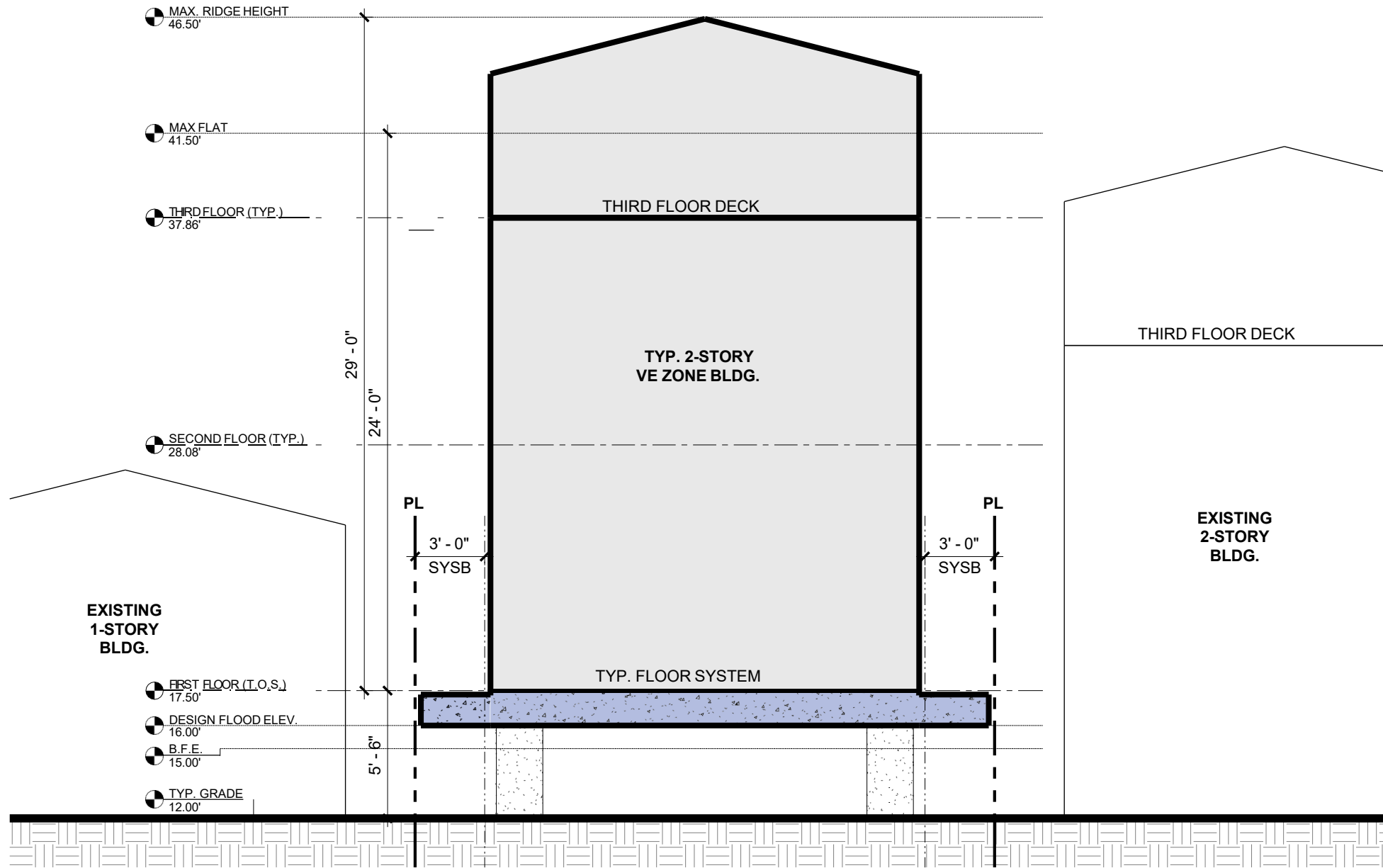
EXISTING PL WALL CONDITION

RAISED WALKWAY & DECK IN SETBACK

CITY OF NEWPORT BEACH | REAR ELEVATION - GUARDRAIL ONLY



- EXISTING PL WALL CONDITION
- RAISED WALKWAY & DECK IN SETBACK

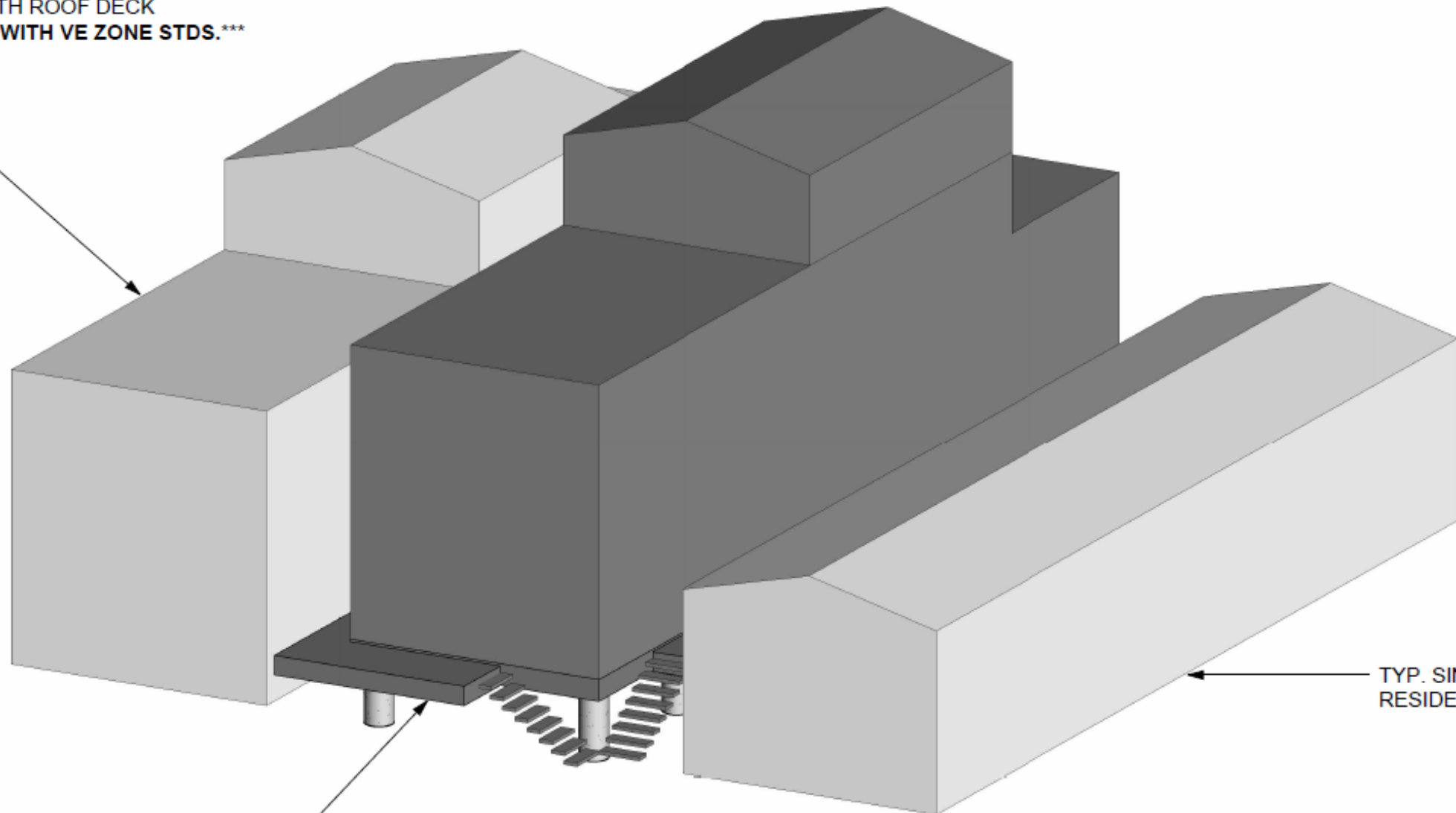


■ RAISED WALKWAY & DECK IN SETBACK



Cross-section to show typical floor system with NO raised walkways on both sides

TYP. 3-STORY
RESIDENCE WITH ROOF DECK
NOT IN COMPLIANCE WITH VE ZONE STDS.



TYP. SINGLE STORY
RESIDENCE

3-STORY RESIDENCE WITH ROOF DECK
IN COMPLIANCE WITH VE ZONE STDS.

Comments

Email Planning staff by **February 2, 2022**

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TYP. 2-STORY BUILDING WITH 3RD FLOOR DECK

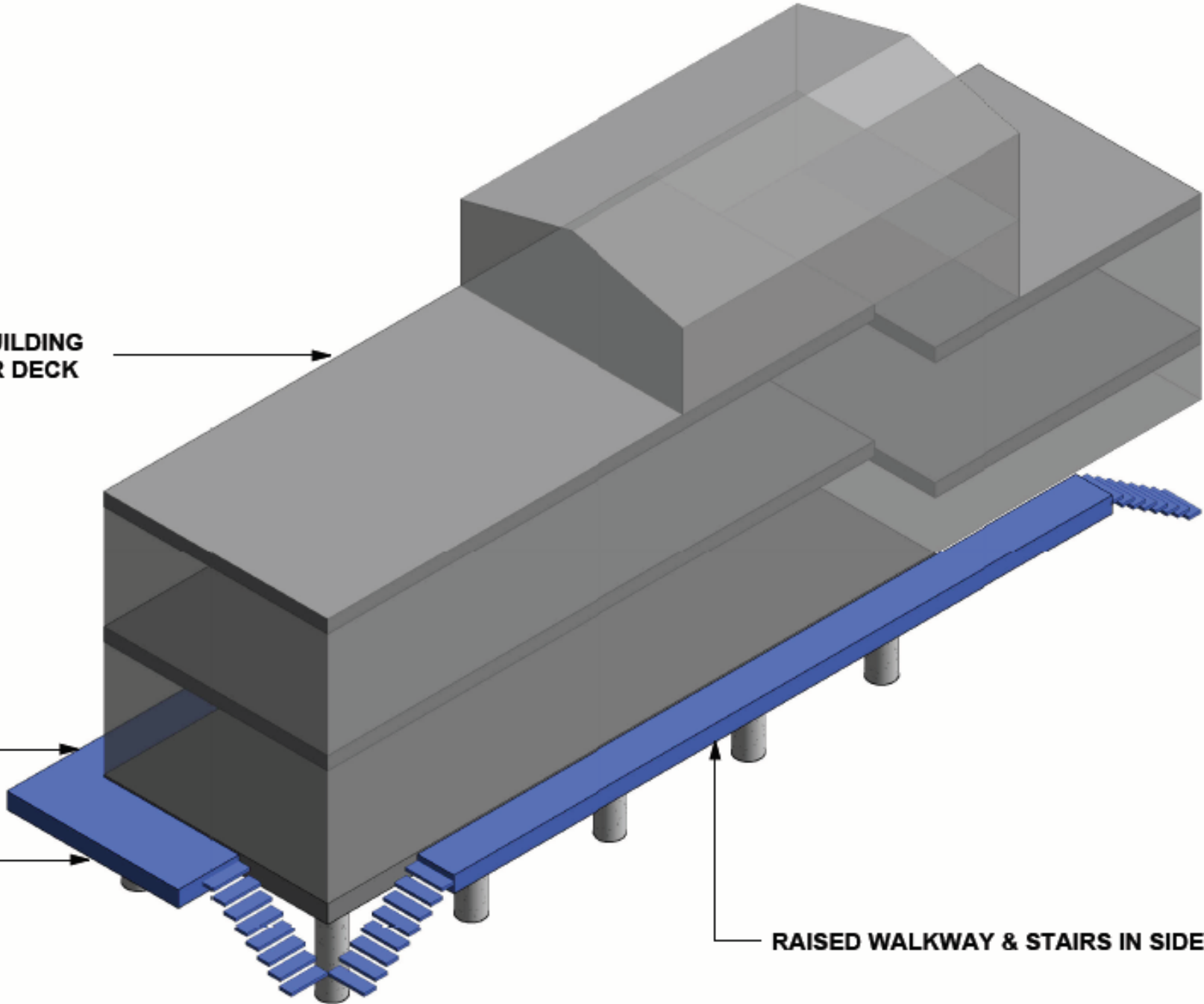
ALLEY

RAISED WALKWAY & STAIRS IN SIDEYARD

RAISED DECK

RAISED WALKWAY & STAIRS IN SIDEYARD

BEACH



Next Steps for Zoning Amendment

- City Council study session
- Planning Commission consideration
- City Council adoption
- Coastal Commission approval
- City Council acceptance & final approval

Online Information

City Websites:

- **FEMA Flood Maps:**

<https://www.newportbeachca.gov/government/departments/community-development/building-division/floodplain-management-information>

- **VE Flood Zone Code Amendment:**

<https://www.newportbeachca.gov/trending/community-issues/ve-flood-zone-update>

PowerPoints available online:

- 4/8/19 Community Meeting
- 12/2/21 Design Community Meeting
- 1/19/22 Resident Meeting