Residential Design Standards for “VE” Flood Zone Properties
Welcome & Staff Introduction

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

VE Flood Zone varies from 13 to 15 feet
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)
Lowest Floor Elevation
Enclosed Area
What is allowed below the BFE?

Free of obstructions except:

• A vehicle
• A small storage container less than 100 SF
• Miscellaneous items
Zoning Code Issues
Zoning Code Issues

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

Existing Grade vs Finished Floor

Previous Design

FEMA Compliant Design

Existing Grade 12'

BFE 15'

Finish Floor 17'

29'

29'
• 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

Side Setback
- 18” stair/deck/landing limit

Access to Dwelling
• 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
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
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
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
EXISTING 2-STORY BLDG.

EXISTING 1-STORY BLDG.

BEACH

DECK

ALLEY

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

RAISED WALKWAY & DECK IN SETBACK
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
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.**

3-STORY RESIDENCE WITH ROOF DECK

**IN COMPLIANCE WITH VE ZONE STDS.**

TYP. SINGLE STORY RESIDENCE
Comments

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

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Next Steps for Zoning Amendment

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


*PowerPoints available online:*
- 4/8/19 Community Meeting
- 12/2/21 Design Community Meeting
- 1/19/22 Resident Meeting