

Attachment No. PC 5

Multi-Unit Objective Design Standard
Checklist

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Objective Design Standards Checklist

Community Development Department
Planning Division
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Disclaimer: This checklist is intended to help ensure compliance with Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC). It does not include all design and development standards from other sections of the NBMC, planned community development plans, or any overlay zoning district; however, compliance with all applicable standards is still required. If you have questions on which standards apply to your project, please contact a planner at 949-644-3204.

Name of applicant: _____

Date: _____

Project Address: _____

Project Application # (City staff to fill out) _____

Development Type:

Multi Family Unit Residential

Mixed Use Development

Project Site Context (check all that apply)

Situated adjacent to existing residential development

Situated next to existing commercial development

Situated adjacent to designated historical structure

Other _____

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
A. General Standards							
1: Multi-unit development orientation							
a. Development color scheme (8+ buildings)							
b. Development color scheme (30+ buildings)							
c. Pedestrian walkways and linkages							
d. Architectural variety and features							
e. Structured parking visibility							
f. Corner lot loading docks/service areas							
g. Parking facility entrances							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
2: Mixed-use buildings orientation							
a. Commercial unit entrances							
b. Residential unit entrances							
B. Orientation							
1. Orientation to primary public street							
2. Screening of parking areas							
3. Multi-unit projects across from single-family							
4. Building arrangement for outdoor space							
C. Parking Standards							
1: Parking compliance with NBMC 20.40.070							
a. Parking lot placement							
b. Landscaped area							
2: Residential garages							
a. Street facing garage door							
i. Consistent garage and building architecture							
ii. Arbor or other similar feature							
3. Parking structures and loading bays							
a. Shielding of parked vehicles							
b. Minimize blank concrete facades							
D. Common Open Space (C.O.S)							
1: Common recreation area requirement							
2: Residential entry distance from C.O.S.							
3: Pedestrian walkway connection points							
4: Open space location							
5: Usable open space grade							
6: Seating and lighting							
E. Recreation Activities							
1: Play area location and visibility							
2: Senior housing areas of congregation							
3: Recreational amenities per unit count							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
F. Landscaping							
1: Min. 8% of total site landscaped							
2: Landscaping materials							
a. Ground cover							
b. Nonliving decorative landscaping							
c. Turf areas for recreation							
3: Landscaping and irrigation							
G. Frontage Types and standards							
1: Storefronts							
a. Ground floor elevation location							
b. Entrance using one of given methods							
c. Windows and/or glass doors coverage							
d. Upper floor facade window coverage							
e. Floor to floor height (15 ft)							
f. Awnings or marquees min/max height							
2: Live work/office fronts							
a. Ground floor elevation location							
b. Entrance for ground floor tenant							
c. Entrance for upper floor tenants							
d. Ground floor facade coverage							
e. Upper-level facade coverage							
f. Ground floor to ceiling height							
g. Awnings or marquees min/max height							
h. Setbacks							
3: Residential fronts							
a. Ground floor elevation							
i. Garage length of building facade							
ii. Entrance for ground floor tenants							
iii. Entrance for upper-floor tenants							
iv. Ground and upper floor facade coverage							
v. Setbacks							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
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H. Walls and Fences							
1: Community perimeter and theme walls							
2: Wall materials							
3: Wall style conformance with architecture							
4: Exterior perimeter wall depth							
I. Utilities							
1: Utility locations and placement							
2: Mechanical equipment screening (if needed)							
3: Utility rooms (if feasible) for certain equipment							
a. If not feasible, incorporated into design							
J. Private Street Standards							
1: Private street right-of-way width							
a. Without on-street parallel parking (41 ft)							
b. With on-street parallel parking (50 ft)							
2: Private street zones							
a. Street zone (SZ) design standards							
b. Sidewalk zone(SWZ) design standards							
c. Landscaping and paving zone (LPZ) design standards							
K. Private Driveway Zones							
1: Private driveway right-of-way (dimensions)							
2: Driveway zones							
a. Driveway zone (DZ)							
b. Landscape and paving zone (LPZ)							
L. Publicly Accessible Open Space (PAOS) Standards							
1: Required PAOS							
2: Site area calculations							
3: PAOS Design Standards							
a. PAOS minimum width							
b. PAOS access							
M. Façade Modulation Standards							
1: Density and building typology							

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N. Vertical Modulation							
1: Components							
a. Base							
b. Middle							
c. Top							
2: Changes in facade material and/or color							
a. Banding							
b. Floor heights							
c. Fenestration							
d. Cladding material							
3. Additional vertical modulation standards							
a. First floor height							
i. Density less than 30 units/acre							
ii. Density greater than 30 units/acre (residential only)							
iii. Density greater than 30 units/acre (commercial units on ground floor)							
b. Vertical variation							
i. Density less than 30 units/acre							
ii. Density greater than 30 units/acre							
O. Horizontal Modulation							
1: Building standards for developments with density of less than 30 units/acre							
a. Maximum building length							
b. Required minimum modulation area							
c. Minimum depth							
d. Maximum number							
2: Building standards for developments with density of 30 units/acre or greater							
a. Maximum facade length							
b. Required minimum modulation area							
c. Minimum depth							
d. Minimum width							
e. Maximum number							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
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P. First Floor Opening and Transparency Standards							
1: Building standards for development with density less than 30 units/acre							
a. Minimum opening standard							
2: Building standards for development with density of 30 units/acre or more							
a. Minimum opening standard							
i. For any at-grade or above-grade first floor unit fronting a street or paseo							
ii. For any mixed-use multi-unit building with a first-floor commercial use fronting a street, courtyard, or paseo							
Q. First Floor Entry Standards							
1: Individual residential unit entrances							
a. Residential front door standards							
i. Minimum entry sidewalk width							
ii. Entry stoop, terrace and patio area							
2: Lobby Entrances							
a. Location standards and accessibility							
i. Sidewalk entry width							
ii. Entry landing area							
iii. Prohibited primary entries							