



NEWPORT BEACH

City Council Staff Report

September 10, 2019
Agenda Item No. SS5

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Code Amendment Update Related to Residential Design Standards (PA2019-070)

ABSTRACT:

In May of 2019, the City Council initiated amendments to Newport Beach Municipal Code (NBMC) Title 15 (Building and Construction), Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) related to building height and massing, third story development standards, and beach cottage preservation. Staff conducted a community meeting on August 19, 2019, presenting the proposed amendments to the public and design community.

Staff will provide an update to the City Council regarding the current amendment proposals and the comments received at the community meeting. Lastly, staff is asking for the City Council's input on the proposed amendments.

RECOMMENDATION:

Receive presentation and provide staff direction regarding proposed amendments.

BACKGROUND:

On Monday, August 19, 2019, staff held a community meeting to share potential code amendments intended to minimize bulk and mass associated with current residential development trends. Specifically, three separate amendments were proposed:

1. **Third Floor Massing-** Establish limitations regulating covered roof deck areas and redefining the definition of gross floor area to include unfinished attics with a ceiling height of 6 feet or greater.
2. **Single-Unit and Two-Unit Developments in the Multiple Residential Zoning District** - Restrict single-unit and two-unit dwellings developed on lots zoned for Multiple Residential (RM) to the development standards applicable to the standards of the Two-Unit Residential (R-2) Zoning District.

3. **Cottage Preservation**- Provide an incentive to preserve small cottages while allowing additions and alterations thereby discouraging full redevelopment of property.

The meeting was well attended by over 60 members of the public and design community. Generally, the proposed amendments related to reducing third floor massing and incentives for preservation of cottages were well received and supported by the community. However, several property owners of RM zoned lots were in attendance and shared significant concerns related to the proposed amendment to restrict height and massing of single-unit dwellings and duplex structures in the RM zone, including loss of property values and unequal application of standards to properties in the same zone. Staff also received written correspondence, which is included as Attachment A.

STUDY SESSION:

Prior to proceeding with the proposed amendments, staff will provide the City Council an overview of the proposed amendments shared during the community meeting and a summary of the comments received (Attachment B).

After receiving City Council direction at the study session, staff will present the proposed amendments to the Planning Commission for their review and recommendations, and ultimately return to the City Council for final review and adoption.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Correspondence

Attachment B – Study Session Presentation