



Residential Design Standards

Proposed Code Amendments



**City Council
Study
Session**

September 10, 2019



Proposed Code Amendments

- A. Third Floor Massing
- B. Cottage Preservation
- C. Single-Unit and Two-Unit Dwellings in RM Zoning District

Problem

Third Floor Massing

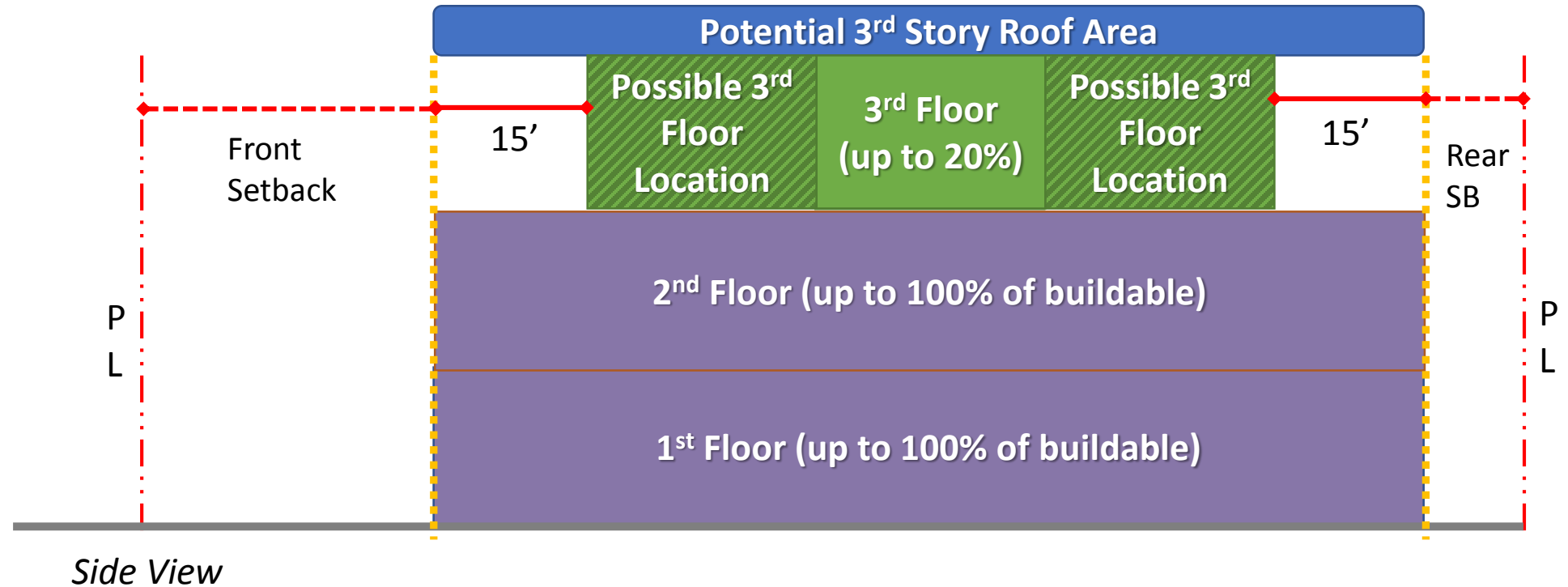


“Open” means any area open on at least one side or to the sky

Current Regulations

Third Floor Limits

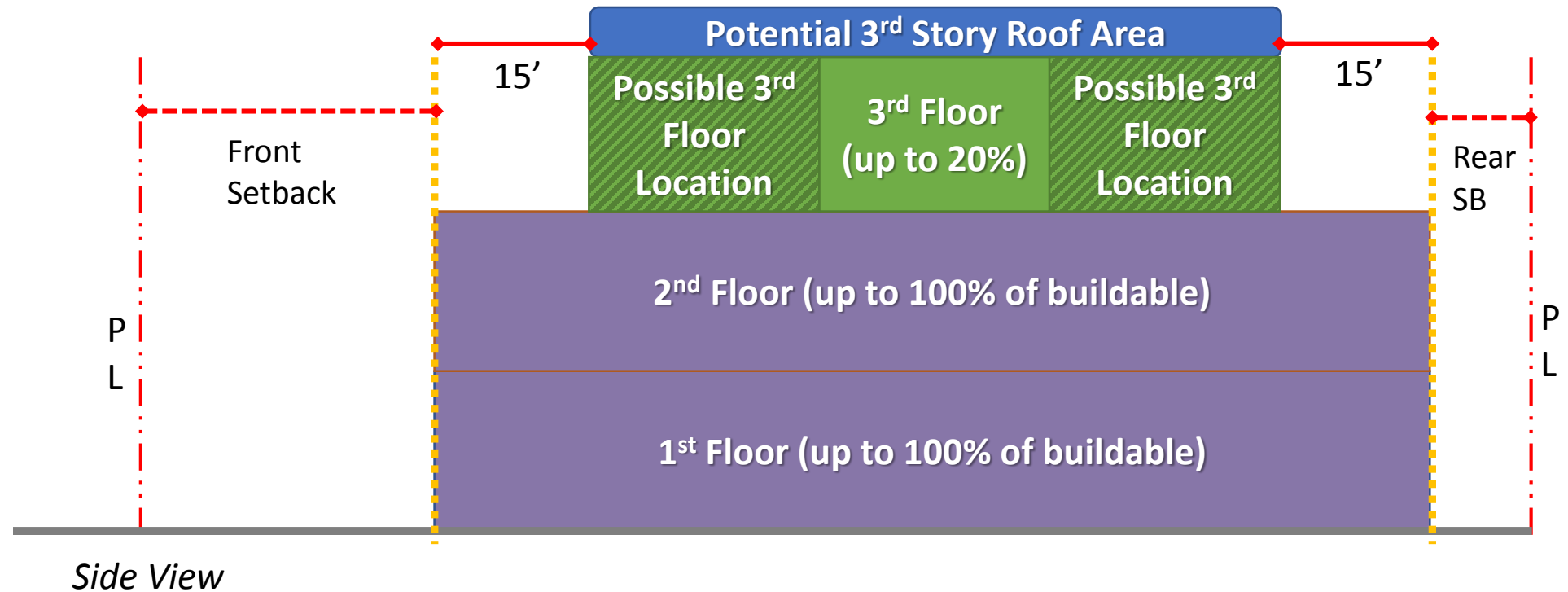
- 15-ft stepbacks
- Floor area limit (15-20% of buildable area)
- No limits on non-floor area
- No limits on covers



Proposed Regulations

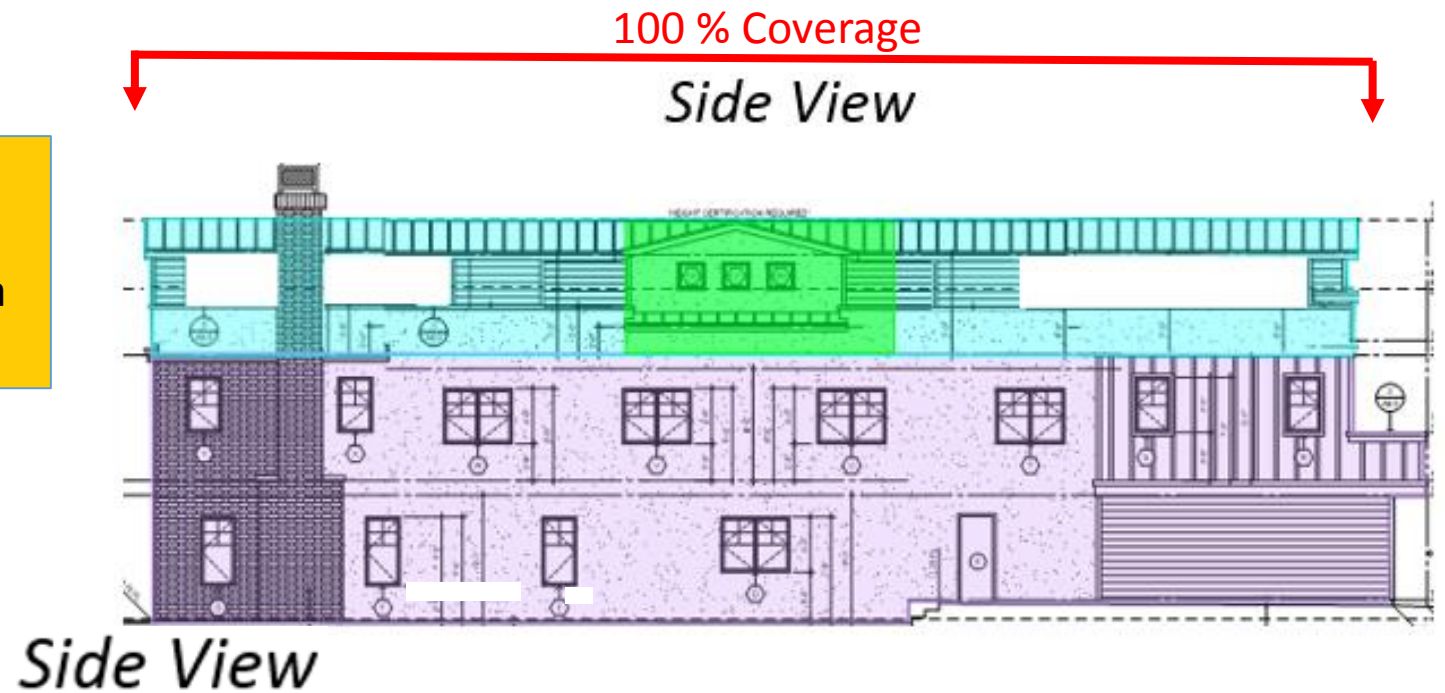
Third Floor Limits

- 15-ft stepbacks
- Floor area limit
- **Covered 3rd floor deck areas subject to stepbacks**
- **Attics count as floor area**



Current Regulations

- 15-ft stepbacks
- Floor area limit
- No limits on non-floor area
- No limits on covers



Code Amendment A Proposed

- All of the above, plus:
- Covered 3rd floor deck areas subject to stepbacks
 - Attics count as floor area

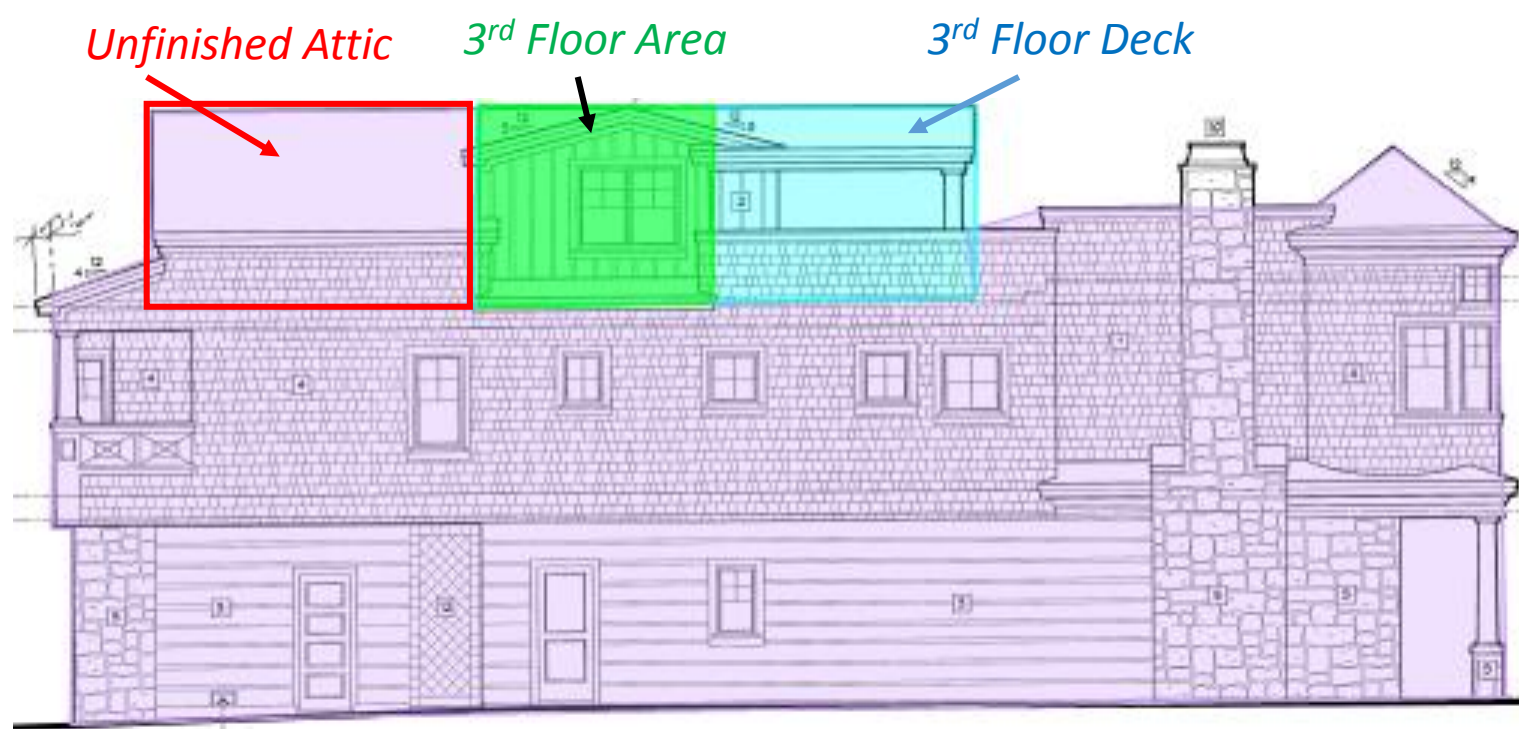


Code
Amendment A

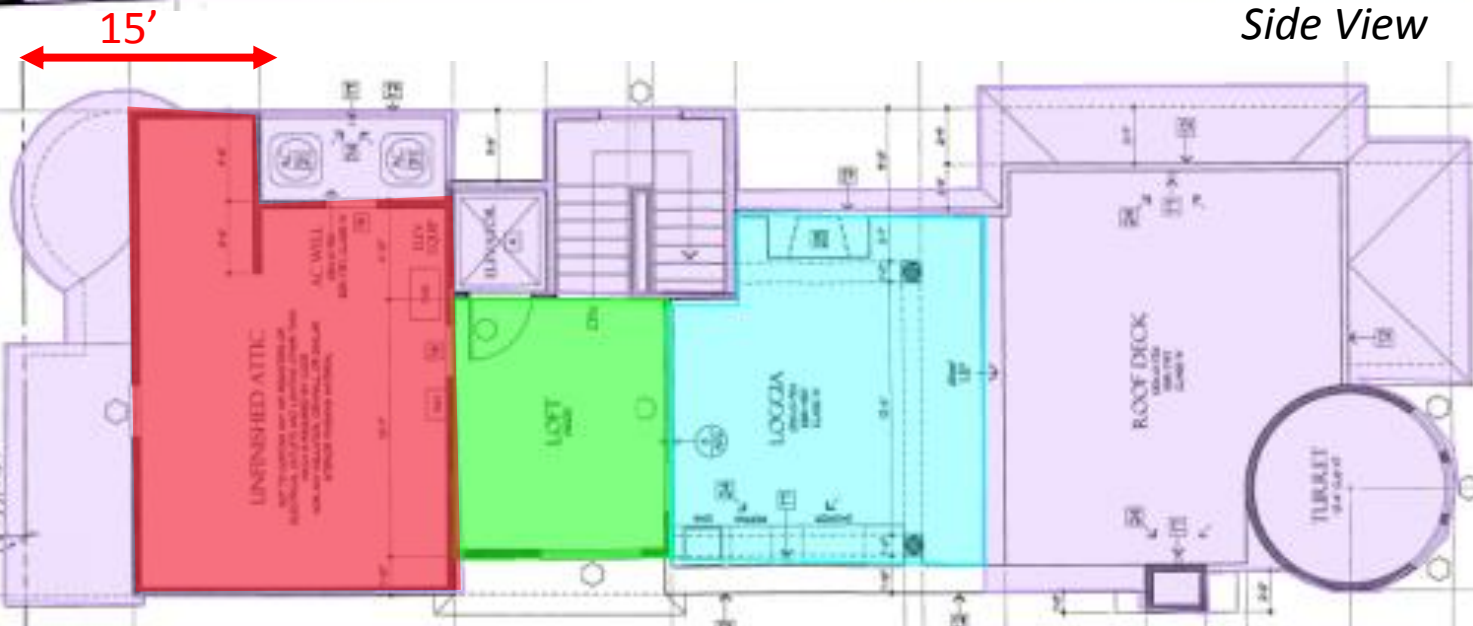
Attic Problem

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



Side View



Overhead View

Code
Amendment A

Proposed Attic Fix

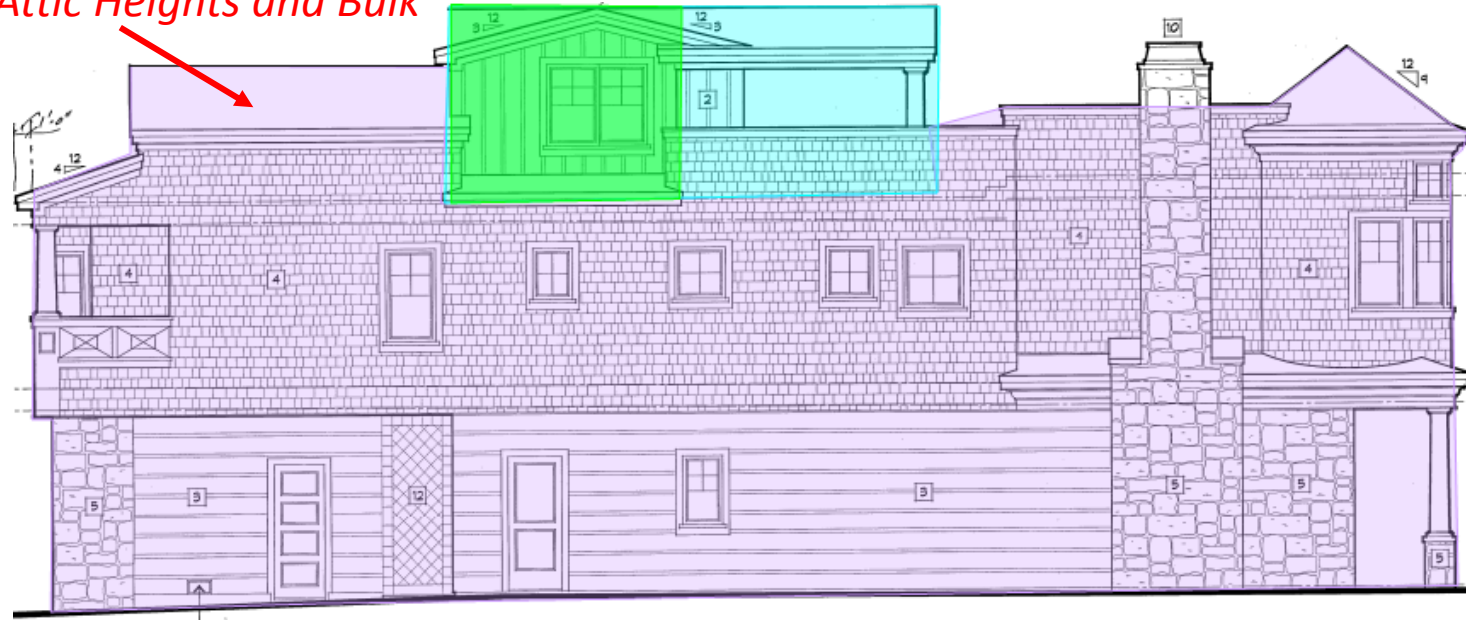
Gross Floor Area

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

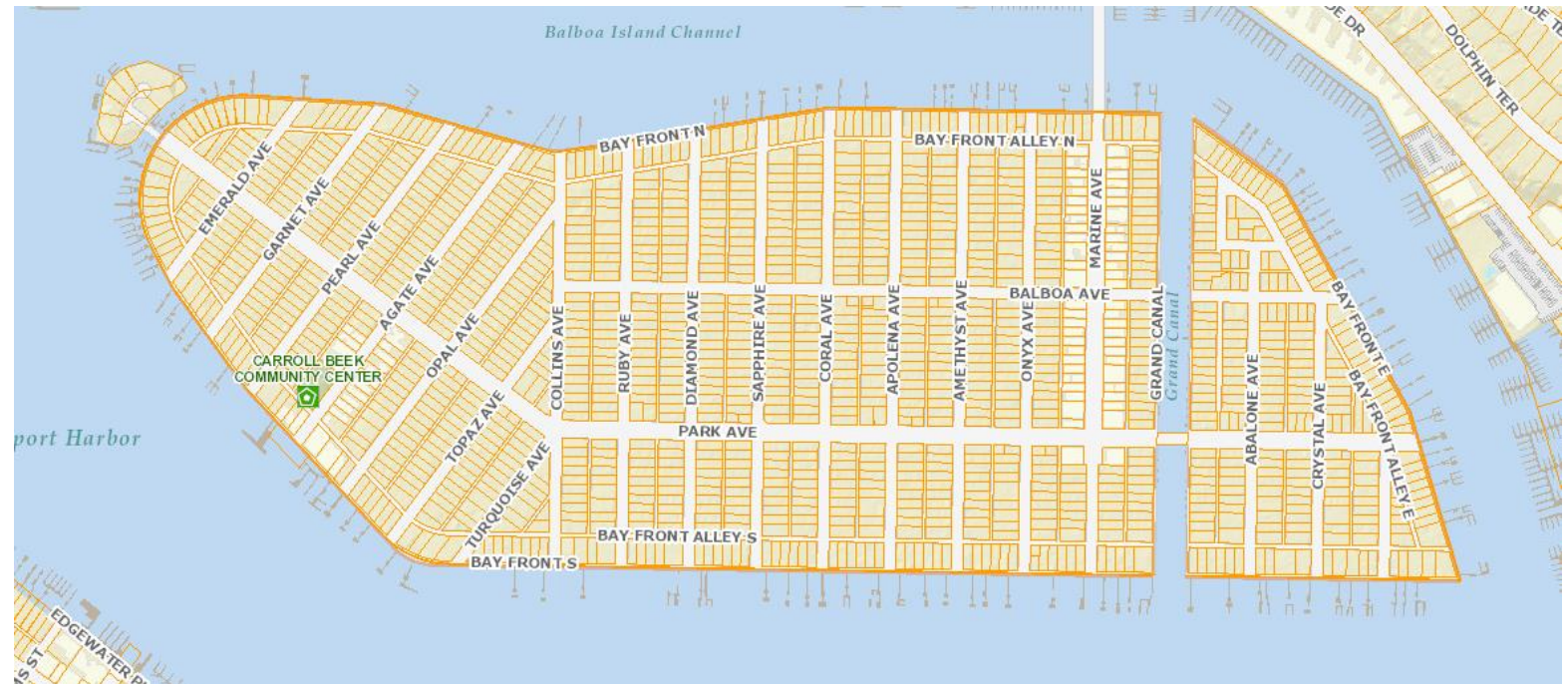




Amendment A

Balboa Island Fix

Apply third floor and open volume standards to Balboa Island too.





Amendment A

Third Floor Massing

Summary of Community Comments

Support

- Yes, overwhelming support

Concerns

- May not go far enough (i.e., dormers and 2nd floor vaulted space)
- Creation of nonconformities

Community Recommendations

- Enhanced enforcement of illegal 3rd floor enclosures
- Code Enforcement mobile app



Proposed Code Amendments

- A. Third Floor Massing
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Why we are losing beach cottages?

- Nonconforming Parking
- Additions to existing homes limited to 10%
- Building Code limitations

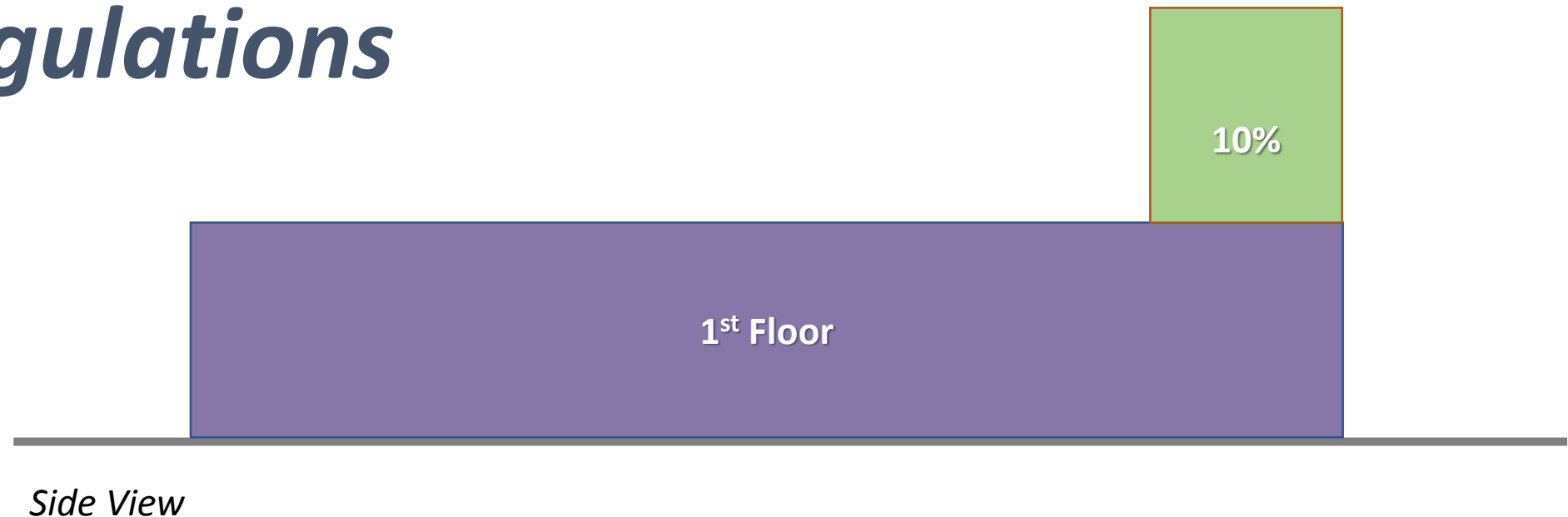
Amendment B *Cottage Preservation*



Proposed Incentives

- Increase allowed additions for nonconforming structures due to parking from **10%** to **50%**
- Exempt from Building Code valuation thresholds that trigger full Building Code compliance (*not applicable in special flood hazard area)

Current Regulations



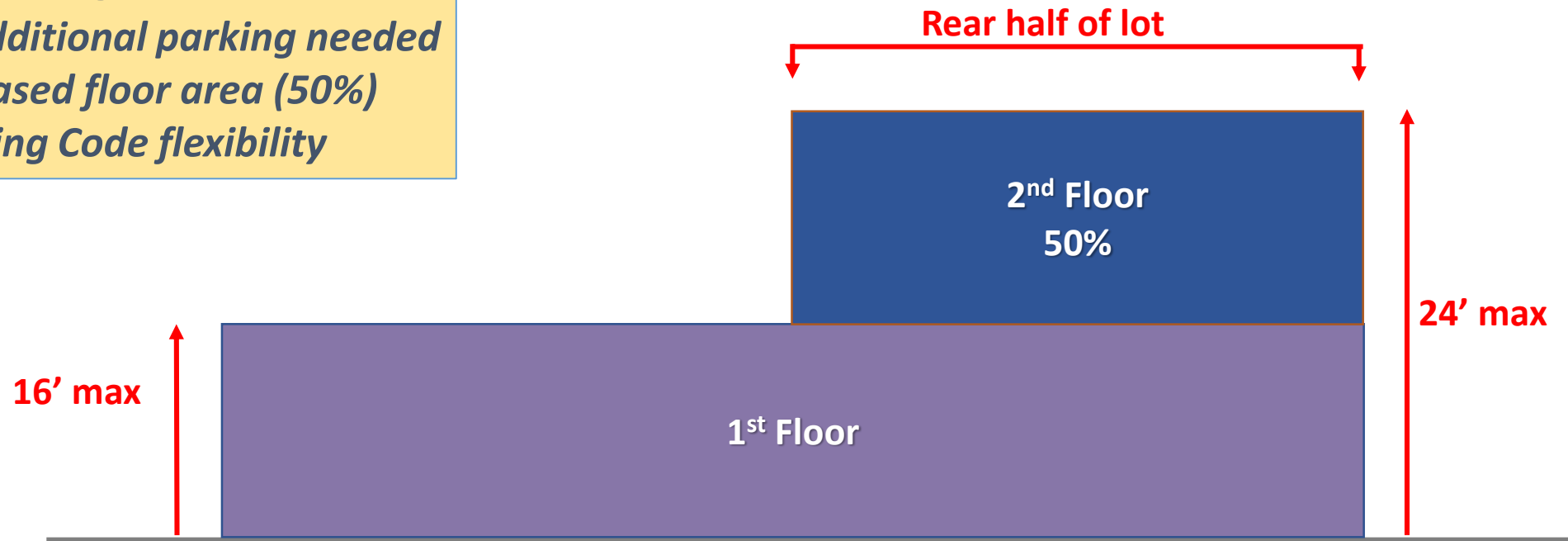
What qualifies for cottage preservation?

- 16' max single-story
- 24' max 2nd story
- 2nd story limited to rear half
- No third floor
- No third floor decks
- Deed restriction

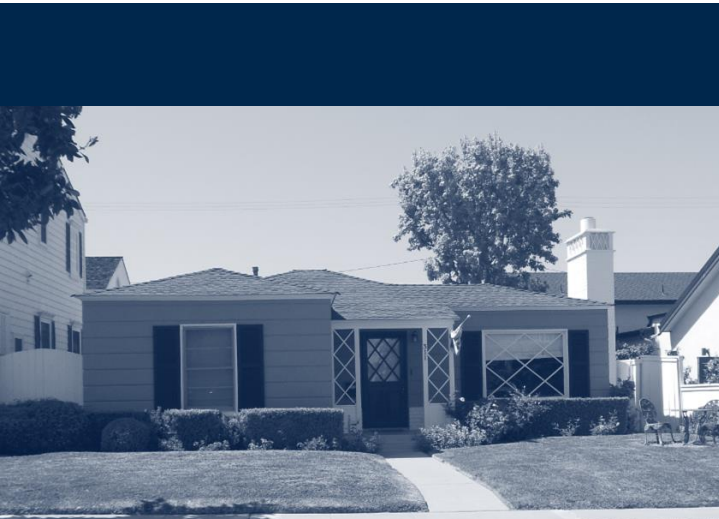
Benefits

- No additional parking needed
- Increased floor area (50%)
- Building Code flexibility

Form Based Qualifications



Side View



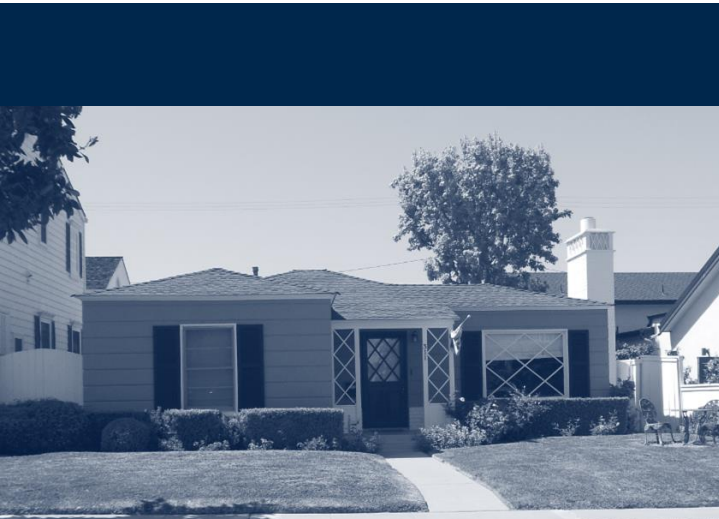
Amendment B

Cottage Preservation

Example



Existing



Amendment B

Cottage Preservation

Example



Proposed Allowance



Amendment B *Cottage Preservation*

Summary of Community Comments

Support

- Yes, overwhelming support
- Incentive based

Concerns

- Must comply with FEMA regulations

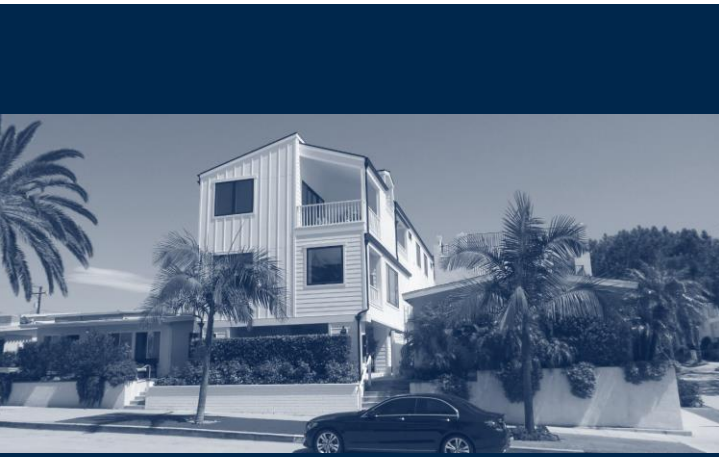
Community Recommendations

- Waive permit fees for cottage projects
- Ease building permit restrictions



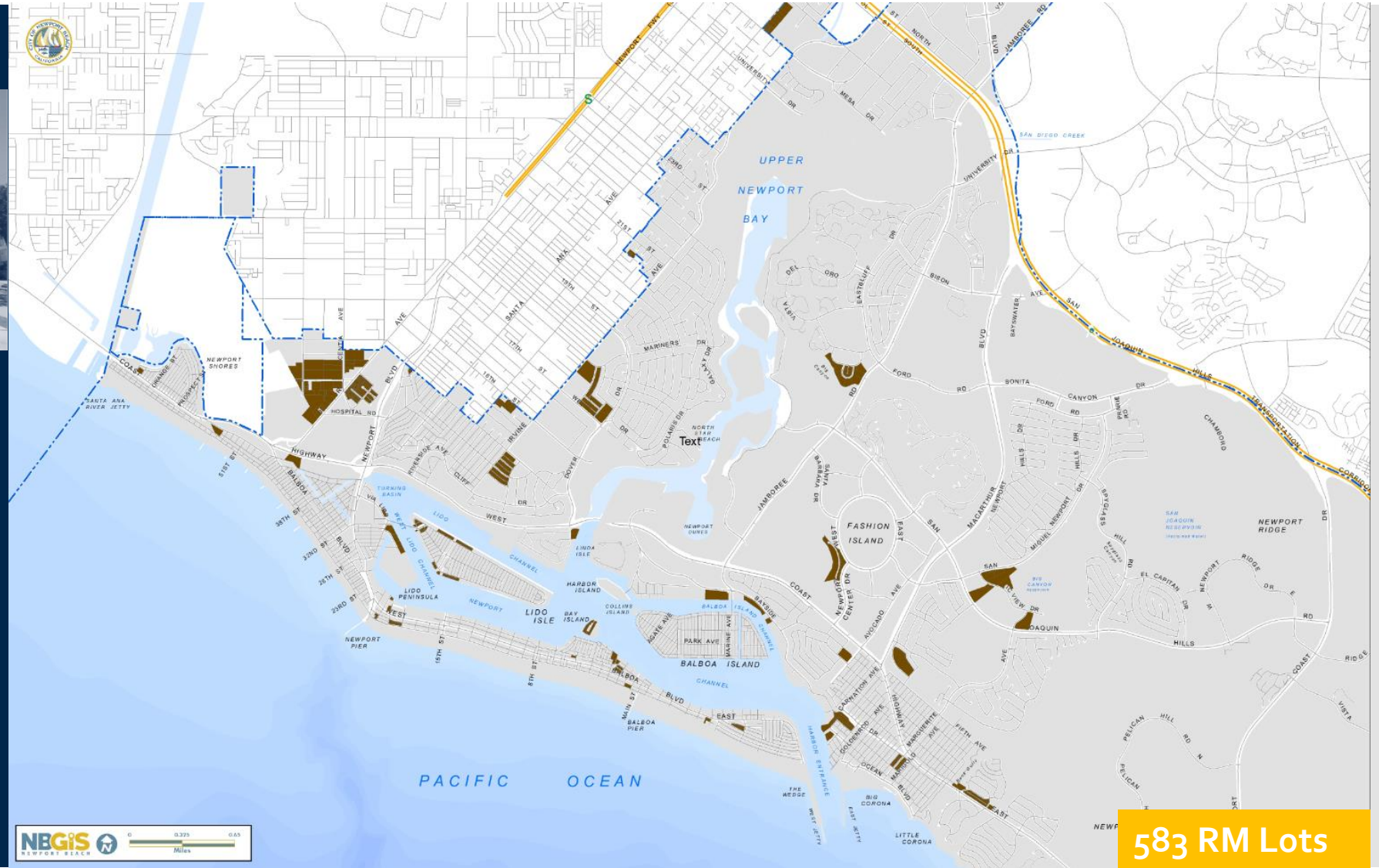
Proposed Code Amendments

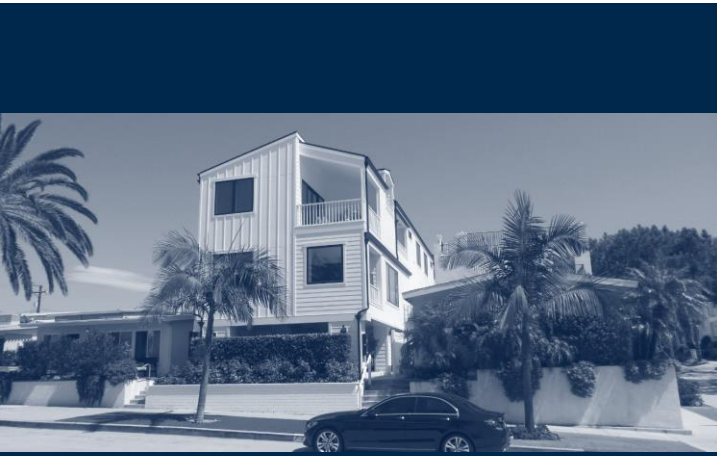
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Amendment C

Single-Unit & Duplexes in RM Zoning





Amendment C

Single-Unit & Duplexes in RM Zoning



Problem

*Single-unit dwellings
and duplexes built to
multi-unit standards*

*-Increased height
-Less articulation*



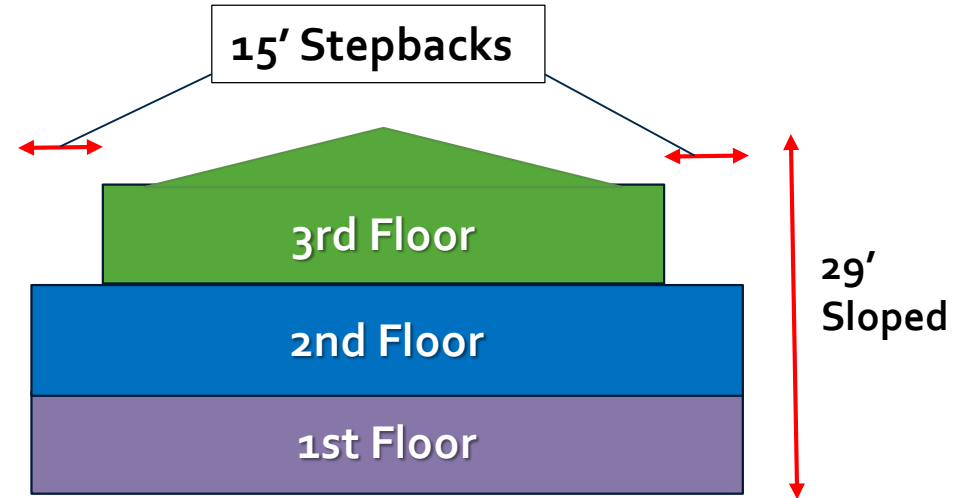


Amendment C

Single-Unit & Duplexes in RM Zoning

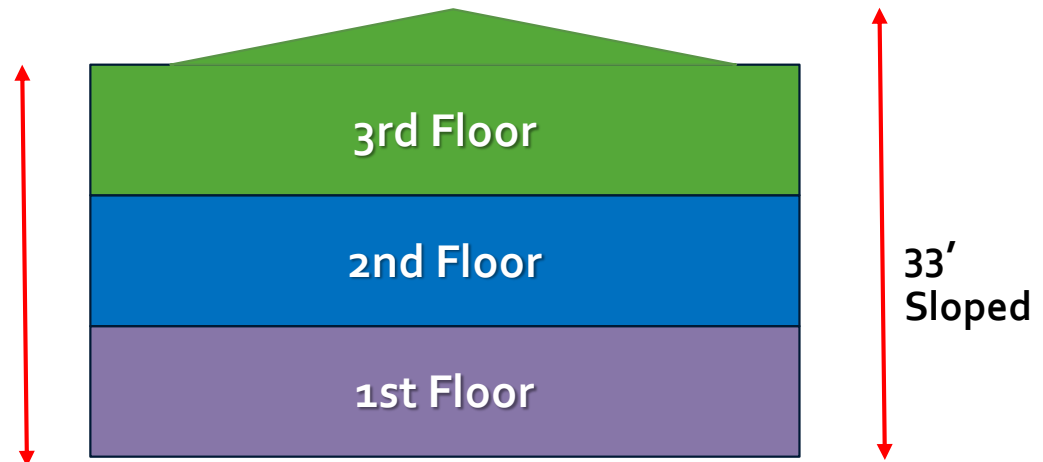
**R-1 & R-2
Envelope**

24'
Flat



**RM
Envelope**

28'
Flat



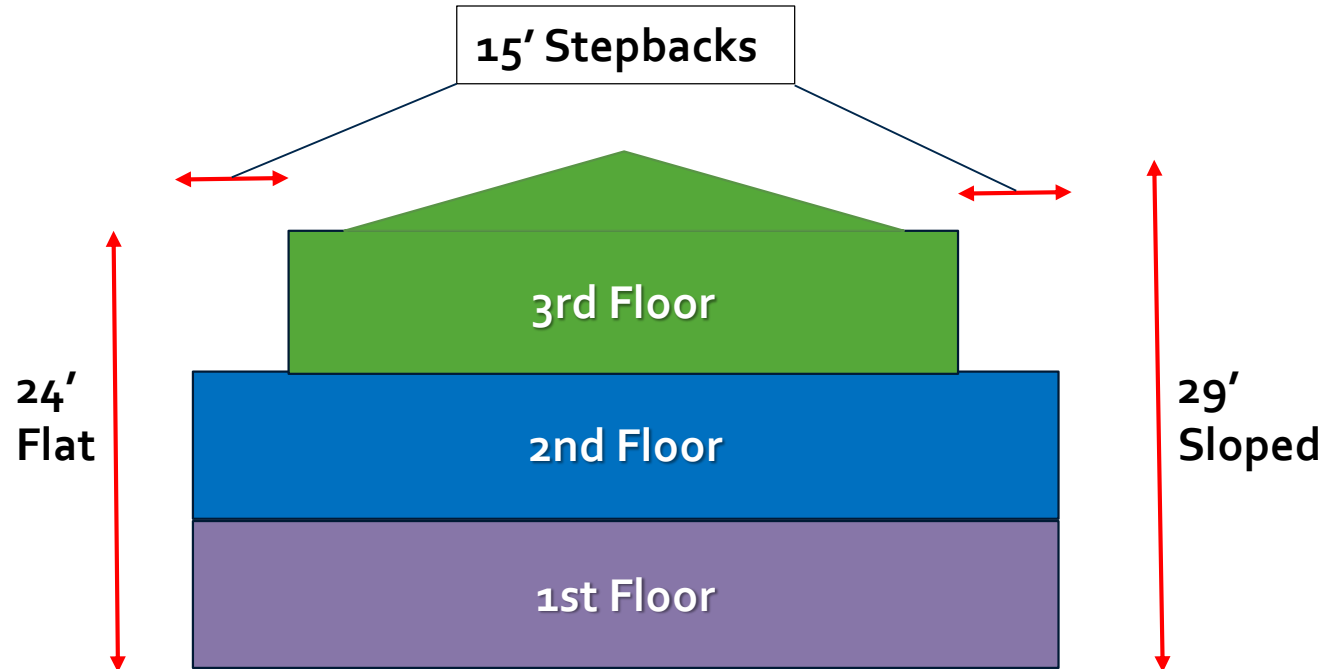


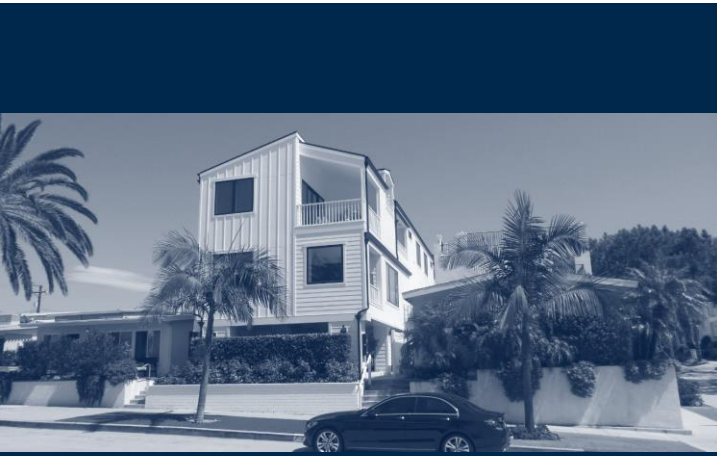
Amendment C

Single-Unit & Duplexes in RM Zoning

Proposal

- Apply Third Floor Limits
- Reduce Height





Amendment C

*Single-Unit & Duplexes in
RM Zoning*

*Summary of
Community Comments*

Support

- No, significant concerns from property owners

Concerns

- “Ship has sailed”
- Unequal application of standards on same blocks
- Unusual development patterns
- Financial penalty
- Taking
- Not feasible to build 3 units in many cases
- Creation of nonconformities

Community Recommendations

- Focus on neighborhoods instead of citywide
- Apply 3rd floor stepbacks but not lower height

Next Steps



- ~~Community Meeting~~
- Receive Council direction
- Public Hearings:
 - Planning Commission: October
 - City Council: November
- Cottage Preservation requires LCP Amendment and Coastal Commission approval

For additional information:

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Thank you!

