



Legislation Text

File #: 20-0742, **Version:** 1

RESIDENTIAL DESIGN STANDARDS CODE AND LCP AMENDMENTS (PA2019-070)

Site Location: Citywide

To comment on this item during the meeting, please call 949-270-8165.

Summary:

Amendments to Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) revising development standards applicable to single- and two-unit residential development. Specifically, the proposed amendments are designed to reduce bulk and mass associated with future residential development as follows:

Revisions to Third Floor Development Standards

- Application of existing third floor front and rear step back requirements to covered deck areas and to narrower lots 25-foot wide or less lots that are zoned R-2 (the narrower lots are currently exempt).
- Application of existing third floor side step back requirements to lots 30 feet wide or greater.
- Establish a new maximum coverage standard for third floor structures (enclosed or unenclosed) by limiting them to 50 percent of buildable area of a lot. Uncovered deck area would remain unrestricted.

Clarification of the Definition of Gross Floor Area

- Currently finished attics with a ceiling height of 6 feet or higher meet the definition and the amendment would change the definition to include unfinished attics.
- Covered patios, decks, and balconies above the first floor would be defined as floor area unless completely open on at least two sides, rather than one side.
- Carports only open on one side would be defined as floor area.

Changes Applicable to Single-Unit and Two-Unit Dwellings in the R-BI and RM Zones

Existing third floor and open volume standards applicable to residences and duplexes in the R-1 (Single-unit Residential) and R-2 (Two-unit Residential) zones would apply to future single- and two-unit dwellings in Two-Unit Residential, Balboa Island (R-BI) and Multiple Residential (RM) zones.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378. The proposed action is also exempt pursuant to State CEQA Guidelines Section 15061 (b)(3) because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2020-013 recommending the City Council approve Amendment No. CA2019-004; and of the proposed amendments to the City Council; and
4. Adopt Resolution No. PC2020-014 recommending the City Council authorize staff to submit Local Coastal

Program Amendment No. LC2019-006 to the California Coastal Commission.