



Legislation Text

File #: 20-1368, **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. This item was continued from the May 7, 2020, Planning Commission hearing. Specifically, the proposed amendments would reduce bulk and mass associated with future residential development as follows:

Revisions to Third Floor Standards

- Third floor step backs would apply to covered deck areas (currently applies only to enclosed floor area).
- Third floor side step backs would apply to lots 30 feet wide or greater (currently applies to lots wider than 30 feet).
- Maximum covered third floor area (enclosed or unenclosed) limited to 50 percent of buildable area. Uncovered deck area would remain unrestricted.
- Third floor step back standards (front and rear) would apply to 25-foot wide or less lots zoned R-2 (currently exempt).
- Third floor step back standards (front, rear, and sides) would apply to single- and two-unit dwellings in Multiple Residential (RM) zone (currently exempt).

Clarification of Gross Floor Area

- *Unfinished* attics with a ceiling height of 6 feet or higher would count as floor area (currently only finished attics count).
- Covered patios, decks, and balconies above the first floor would count as floor area unless completely open on at least two sides, rather than one side.
- Carports only open on one side would count as floor area.

Single-Unit and Two-Unit Dwellings in the R-BI Zone

Third floor and open volume standards applicable to R-1 and R-2 zones would now apply to single- and two-unit dwellings in Two-Unit Residential, Balboa Island (R-BI) zone.

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. PC2020-031 recommending the City Council approve Amendment No. CA2019-004; and of the proposed amendments to the City Council; and
4. Adopt Resolution No. PC2020-032 recommending the City Council authorize staff to submit Local Coastal Program Amendment No. LC2019-006 to the California Coastal Commission.