



CONDITIONAL USE PERMIT NO. 24-007 & COASTAL DEVELOPMENT PERMIT NO. 24-005

VOONG RESIDENCE
JUNE 10, 2025

REQUEST

Demolish an existing 2,845 sq. ft. single-story residence and construct a 7,696 sq. ft. three-story, single-family residence at a height of 30 ft. with a 715 sq. ft. two-car garage, 530 sq. ft. of second floor balconies, and a 110 sq. ft. third floor balcony on a 7,741 sq. ft. lot.



PROJECT SITE



- 16471 Malden Circle
- 7,741 sq. ft. lot
- Existing single-story residence
- Neighborhood mix of single-, two-, and three-story homes
- General Plan: RL
- Zoning: RL-CZ



ZA ACTION

- Item presented at the February 5th ZA Meeting
- 2 speakers in opposition
- Concerns with:
 - Overall building height, size/massing
 - Potential impacts to sea wall
 - Incompatibility with neighborhood
 - Tandem garage
- Applicant addressed concerns
- Staff determined:
 - Consistency with base zoning district and General Plan
 - Compatible with surrounding development in Huntington Harbour
- ZA approved the project with modified conditions of approval
 - Entablature architecture between 2nd and 3rd levels be enlarged on front
 - Cover over 3rd floor balcony be limited to 30 in. from building wall



APPEAL

- Appellant, Bradley Bailey, adjacent property owner, appealed the ZA's action on February 20, 2025
- Reasons for project appeal:
 - Third-story Balcony and Safety Concerns
 - Placement of A/C units
 - Architectural Consistency and Neighborhood Fit
 - Seawall Structural Integrity
 - Parking and Community Impact
 - Community Opposition and Petition



ANALYSIS

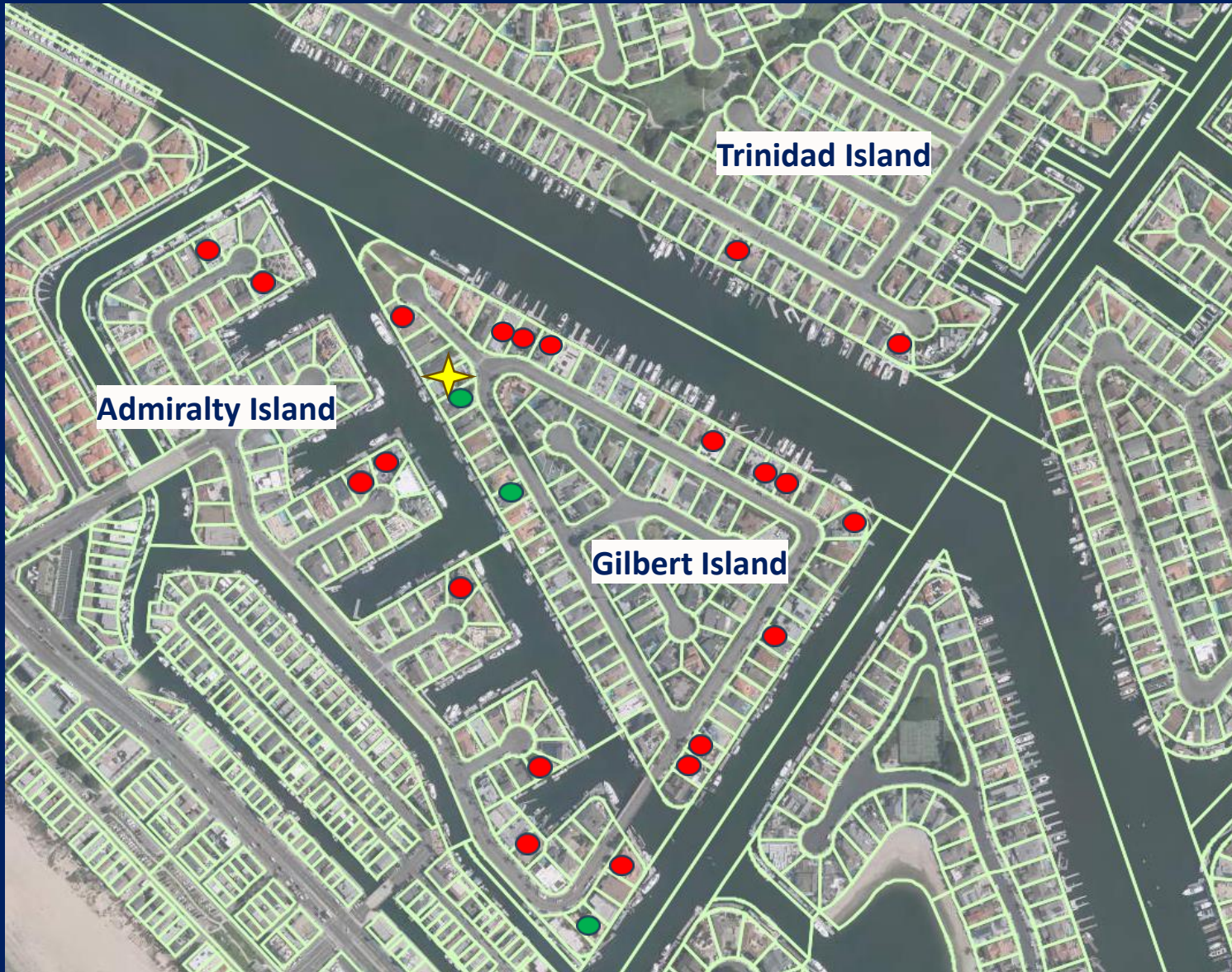
- Third floor deck complies with zoning code. All construction will comply with CBC standards
- A/C units proposed on rooftop to minimize noise impacts
- Other waterfront properties on Gilbert Island and in surrounding islands with approved 3rd story habitable areas and/or decks exceeding 30'
- Geotechnical/soils studies required prior to building permits
- Project complies with city's parking requirement; additional tandem garage space provided
- No use proposed other than a single-family residence
- Two persons spoke in opposition at ZA meeting; No petition received



ANALYSIS

- Development consistent with the existing single-family residential neighborhood and zoning district regulations
- Three stories permitted in RL districts Citywide with a CUP
 - Overall height is compatible with surrounding properties as neighborhood is developed with single-family residences with similar building heights
 - Third-floor space integrated within confines of the second-story roof volume to ensure residence is compatible in proportion and scale with the surrounding neighborhood
 - Third-floor balcony will be oriented toward the channel and setback five feet from the building exterior

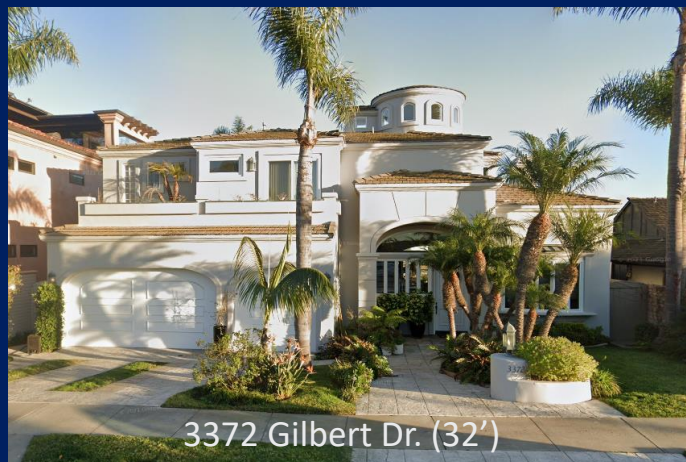
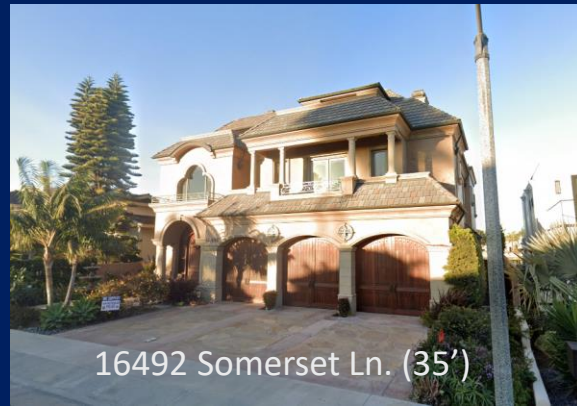




★ SUBJECT SITE

- APPROVED CUPS
 - 3rd story habitable and/or decks
 - Greater than 30'/Max. 35' in height
 - 4682 – 8396 sq. ft. (incl. garage)
 - >30' – 35' in height

- SIMILAR SIZED HOMES
 - 5320- 6472 sq. ft. (incl. garage)



ANALYSIS

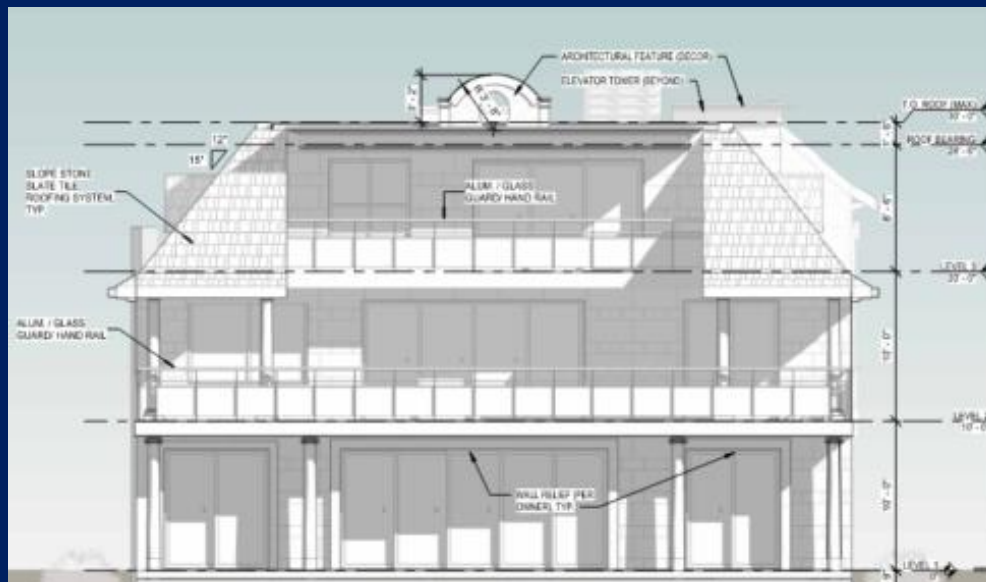
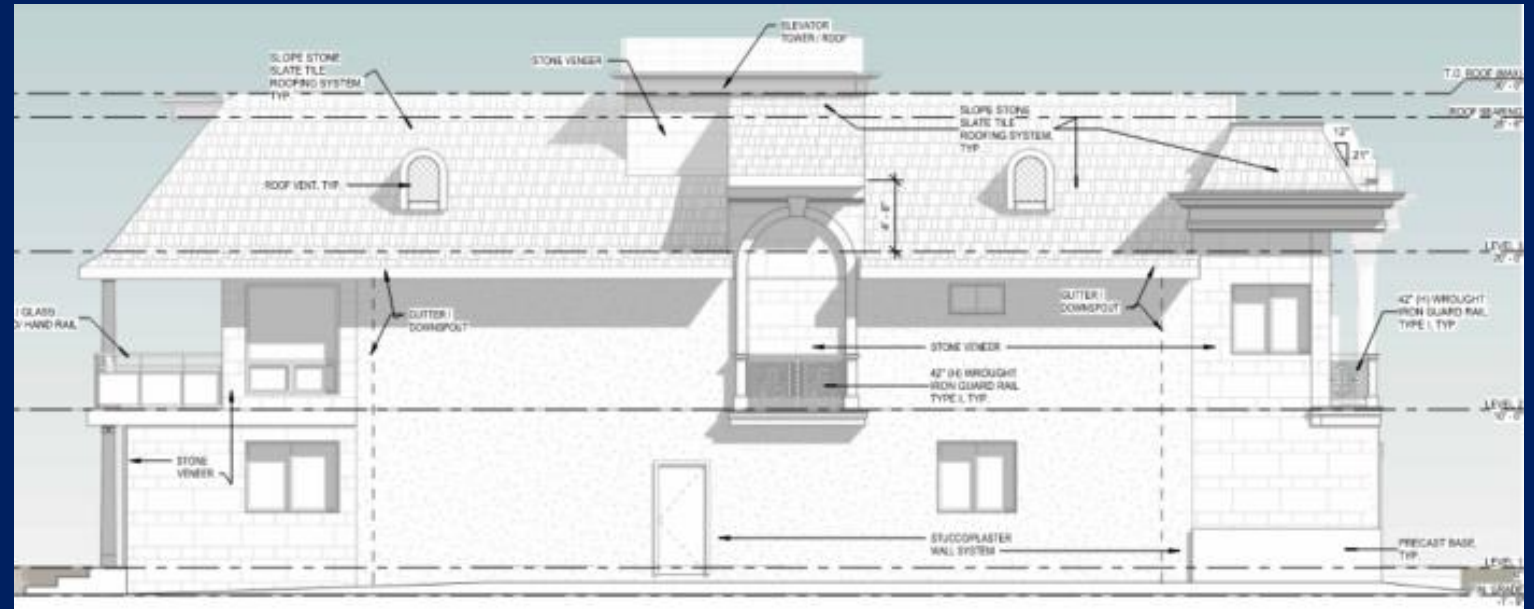
- Complies with the General Plan and base zoning district
 - Including setbacks, building height, minimum landscape, and parking requirements

STANDARD	REQUIRED	PROPOSED
Setbacks Front Side Rear	Min. 15 ft. Min. 5 ft. Min. 10 ft.	20 ft. 5 ft. 27 ft.
Lot Coverage (Building Footprint)	Max. 50% of 7,741 sq. ft. lot 3,870 sq. ft.	49.9% 3,863 sq. ft.
Building Height	Max. 35 ft. (Min. 5:12 pitch)	30 ft.
Landscaping	Min. 40% of front setback 355 sq. ft.	418 sq. ft.
Parking	Min. 2 enclosed, 2 open	2 enclosed, 2 open



ANALYSIS

- Designed as a two-story with habitable floor area within the roof volume.



- Building design and articulation provide interest and help minimize massing



ANALYSIS



- Home incorporates quality materials such as stucco, stone, wrought iron, and slate tile roofs.
- Building design and articulation provide interest and help minimize massing
- Designed as a two-story with habitable floor area within the roof volume.



SUMMARY

- The Planning Commission may either uphold the Zoning Administrator decision (with or without modifications) or take an alternative action.
 - The Planning Commission may approve Conditional Use Permit No. 24-007 and Coastal Development Permit No. 24-005 based on the following:
 - Consistent with General Plan goals and policies;
 - Consistent with the requirements of the base zoning district, as well as other applicable provisions of the Municipal Code;
 - Compatible with the existing surrounding uses in proportion, scale, and character; and
 - Incorporates quality materials and design such as stucco, stone, wrought iron, slate tile roofing, and building articulation.



Questions?



End of Presentation

