



APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 24-016 & COASTAL DEVELOPMENT PERMIT NO. 24-011

TRAN RESIDENCE
DECEMBER 9, 2025

PROJECT SITE

- 16741 Carousel Lane
- 5,289 sq. ft. lot
- Existing two-story residence
- Neighborhood mix of single-, two-, and three-story homes
- General Plan: RL
- Zoning: RL-CZ



[illegible]

Demolish an existing two-story residence and construct a 5,671 sq. ft. three-story, single-family residence at a height of 34 ft. 1 in. with a 3-car garage.



ZA ACTION

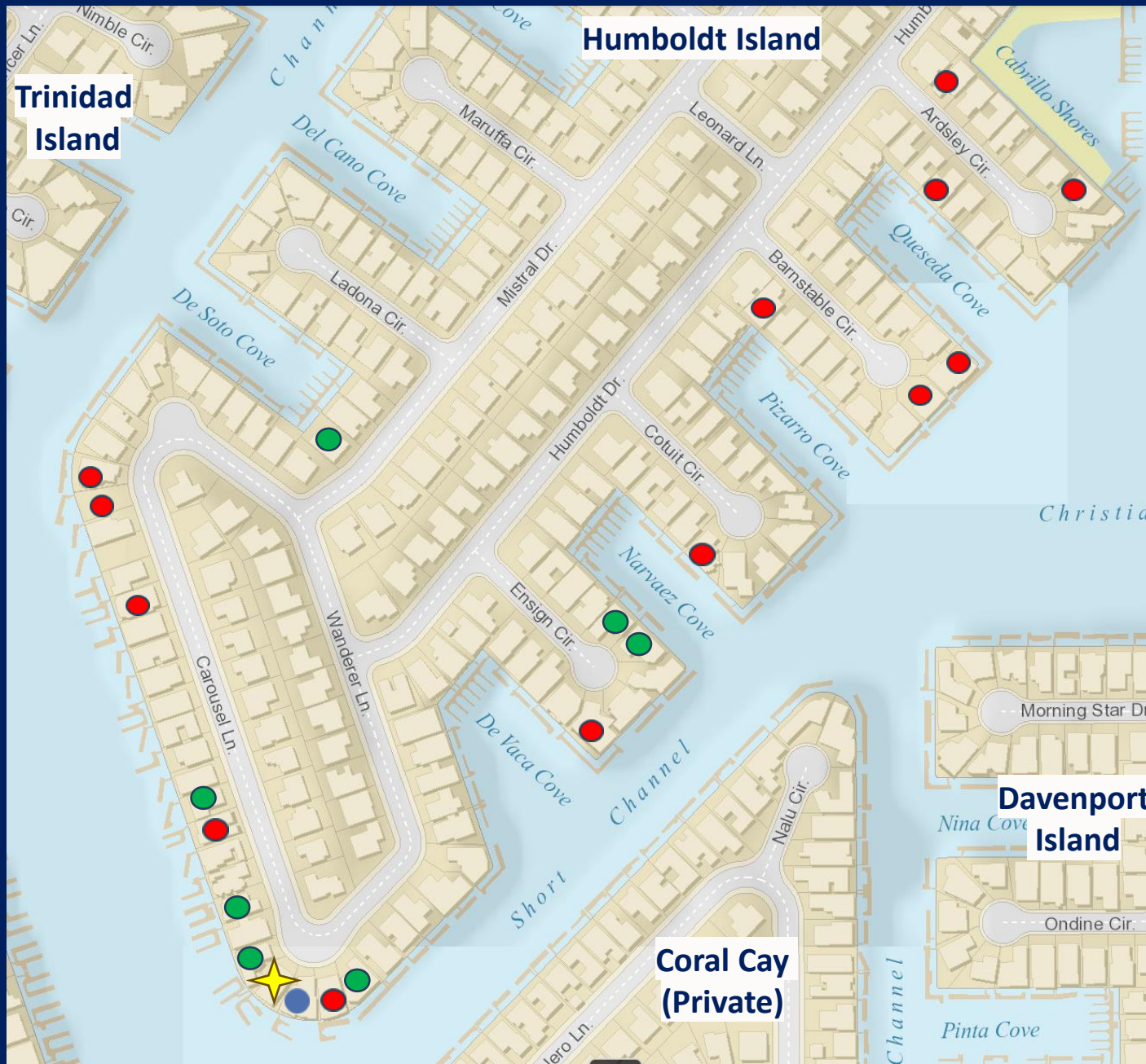
- Item presented at the October 15, 2025 ZA Meeting
- No speakers in opposition to the proposed project
- Applicant spoke on behalf of the project
- Staff recommended approval:
 - Consistent with base zoning district and General Plan
 - Compatible with surrounding development in Huntington Harbour
- ZA approved with conditions to revise the third-floor habitable area to reach the second story top plate and limit the maximum building height to 30 feet
- ZA approval based on the following:
 - Variety of 1- to 3-story homes with diverse architectural styles
 - Multiple homes approved at heights ranging 25-35 feet
 - Conditioned to comply with code and consistent with height of residences directly adjacent and recently approved homes in Huntington Harbour



ANALYSIS

- Appeal was filed on October 27, 2025 citing condition limiting the 30 ft. height limit was arbitrary and unsupported
- 3-story OR height > 30 ft. -- subject to CUP review and approval
 - Consistent and compatible with the existing SFR neighborhood and zoning
 - 30 ft. height similar with adjacent home and surrounding homes in vicinity
 - Third-floor space within confines of second-story roof volume, as conditioned
 - Third-floor balcony oriented toward the channel and setback five feet from the building exterior



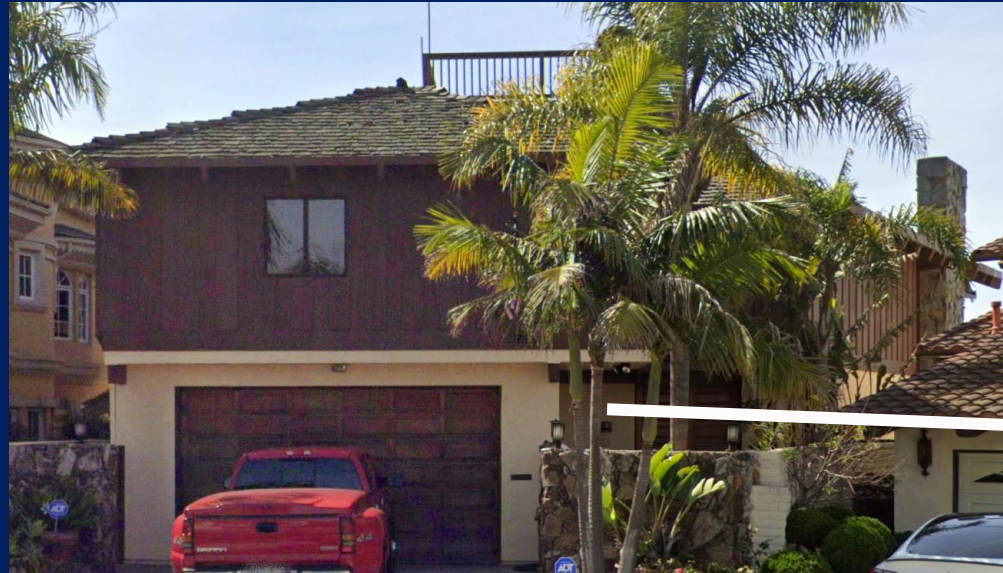


SUBJECT SITE

✦ 16741 Carousel Lane

APPROVED CUP/CDP's

- 3rd story habitable and/or decks
- Does not exceed 30' in height
- Allowed with Building Permit



16752 Wanderer Lane - 33 ft. high



16731 Carousel Lane – 30 ft. high

**Subject Site:
16741 Carousel Lane**





16591 Carousel Lane (35')



16681 Carousel Lane (31'-6")



16541 Carousel Lane (34')



16732 Wanderer Lane (29')



16711 Carousel Lane (30')



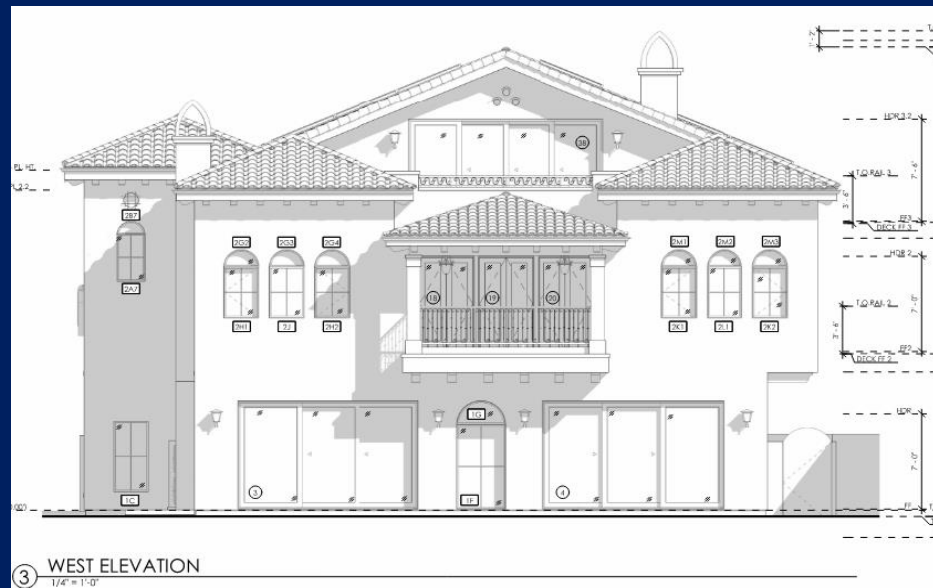
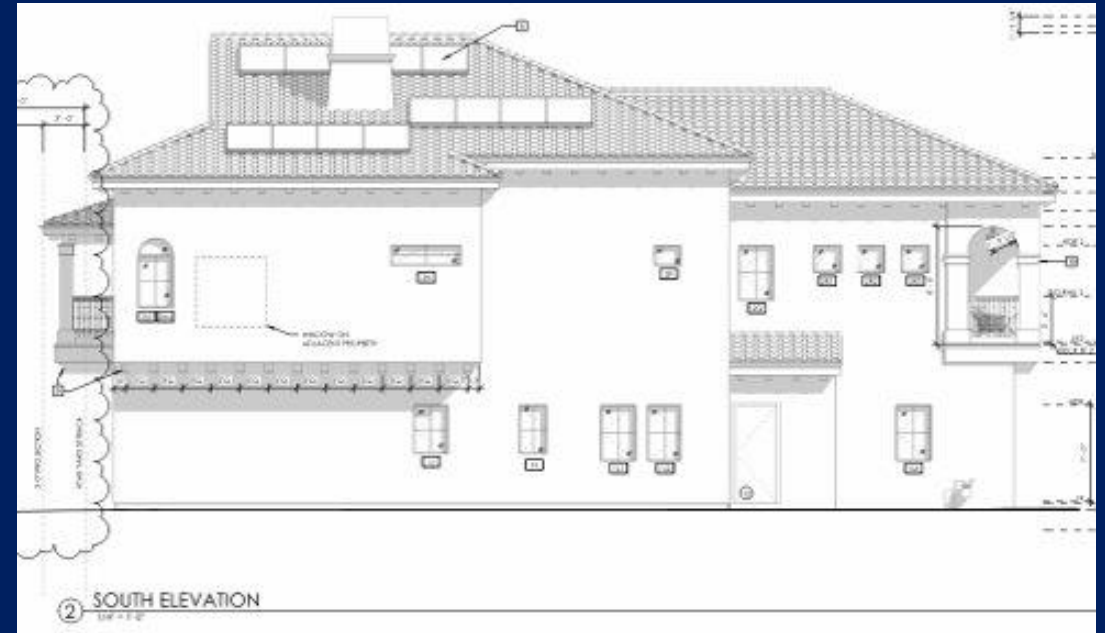
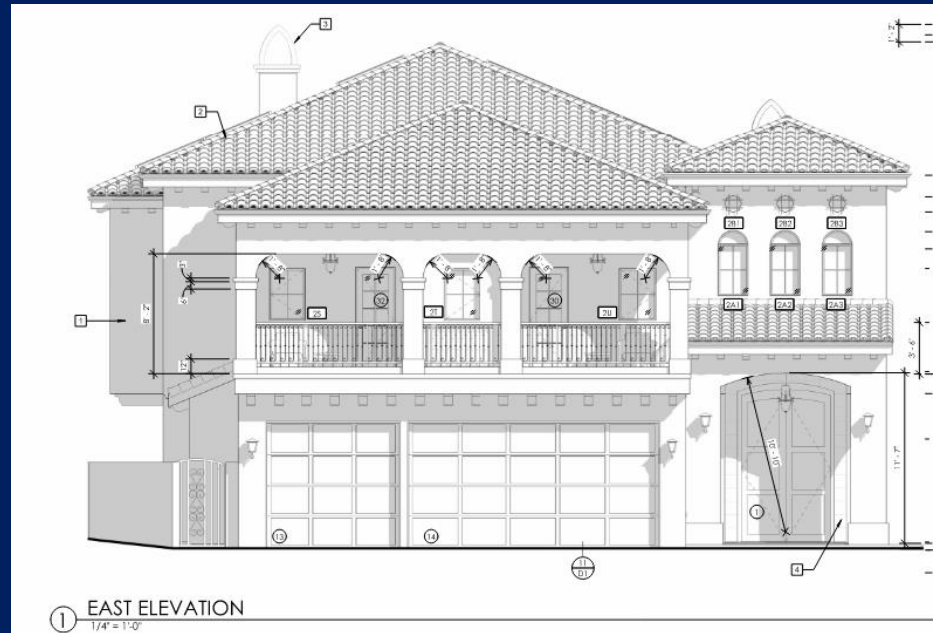
COMPLIANCE

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

STANDARD	REQUIRED	PROPOSED
Setbacks Front Side Rear Garage	Min. 15 ft. Min. 5 ft. Min. 10 ft. Min. 20 ft.	20 ft., 5 in. 5 ft. 10 ft. 20 ft., 5 in.
Lot Coverage (Building Footprint)	Max. 50% of 5,289 sq. ft. 2,644.5 sq. ft.	49.8% 2,632-sq. ft.
Building Height	Max. 35 ft.	34 ft., 1 in.
Landscaping	Min. 40% of front setback 214 sq. ft.	226 sq. ft.
Parking	Min. 3 enclosed, 3 open	3 enclosed, 3 open



ELEVATIONS



SUMMARY

The Planning Commission may either uphold the Zoning Administrator decision (with or without modifications) or take an alternative action:

ZONING ADMINISTRATOR ACTION:

- A. Find the proposed project categorically exempt from the CEQA pursuant to Section 15303, Class 3; and
- B. Approve CUP No. 24-016 and CDP No. 24-011 with suggested findings and conditions of approval

SUMMARY (CONT.)

ALTERNATIVE ACTION(S)

- A. Find the proposed project categorically exempt from the CEQA pursuant to Section 15303, Class 3; and
- B. Approve CUP No. 24-016 and CDP No. 24-011 with modified findings and conditions of approval (Appellant's Request)

OR

- A. Continue CUP No. 24-016 and CDP No. 24-011 and direct staff accordingly

Questions?

