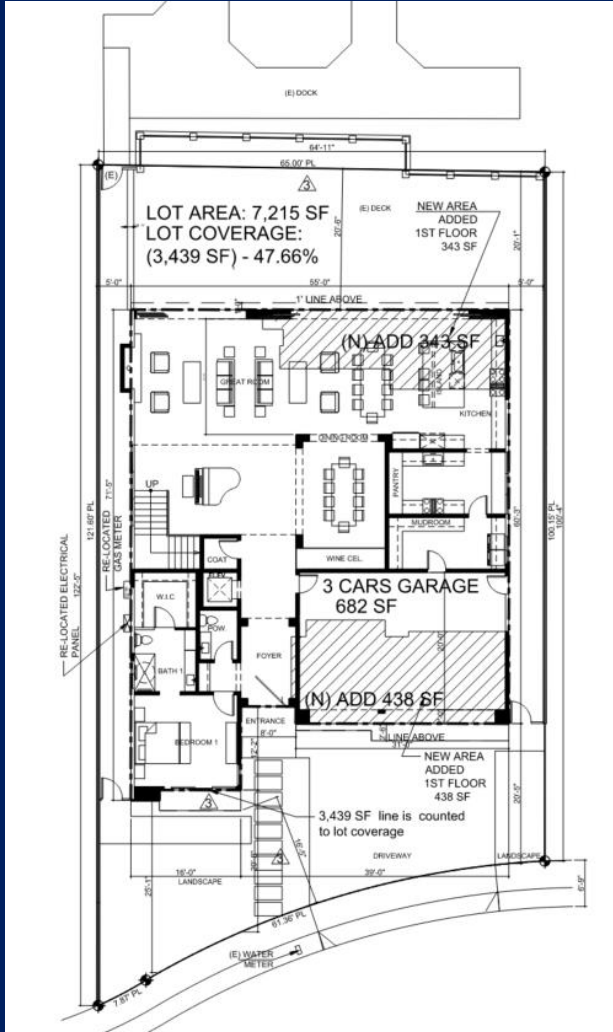




**CONDITIONAL USE PERMIT
NO. 24-032 & COASTAL
DEVELOPMENT PERMIT NO.
24-036**

VU RESIDENCE
JULY 8, 2025



Demolish an existing two-story residence and construct a 7,392 sq. ft. three-story, single-family residence at a height of 35 ft. with a 682 sq. ft. 3-car garage, 35 sq. ft. second floor balcony, and two, 3rd floor balconies totaling 166 sq. ft.



PROJECT SITE



- 16482 Somerset Lane
- 7,215 sq. ft. lot
- Existing two-story residence
- Neighborhood mix of single-, two-, and three-story homes
- General Plan: RL
- Zoning: RL-CZ



ZA ACTION

- Item presented at the May 21st ZA Meeting
- 1 speaker in opposition; voiced concerns:
 - Impacts to solar panels
 - Potential design of fencing/rolling vehicular access gates along front
 - Applicant addressed concerns
- Staff recommended approval:
 - Consistent with base zoning district and General Plan
 - Compatible with surrounding development in Huntington Harbour
- ZA approved the project with added condition
 - 3rd floor windows on front elevation be proportional and symmetrical



APPEAL

Mayor Pat Burns appealed ZA's action on May 29, 2025 citing:

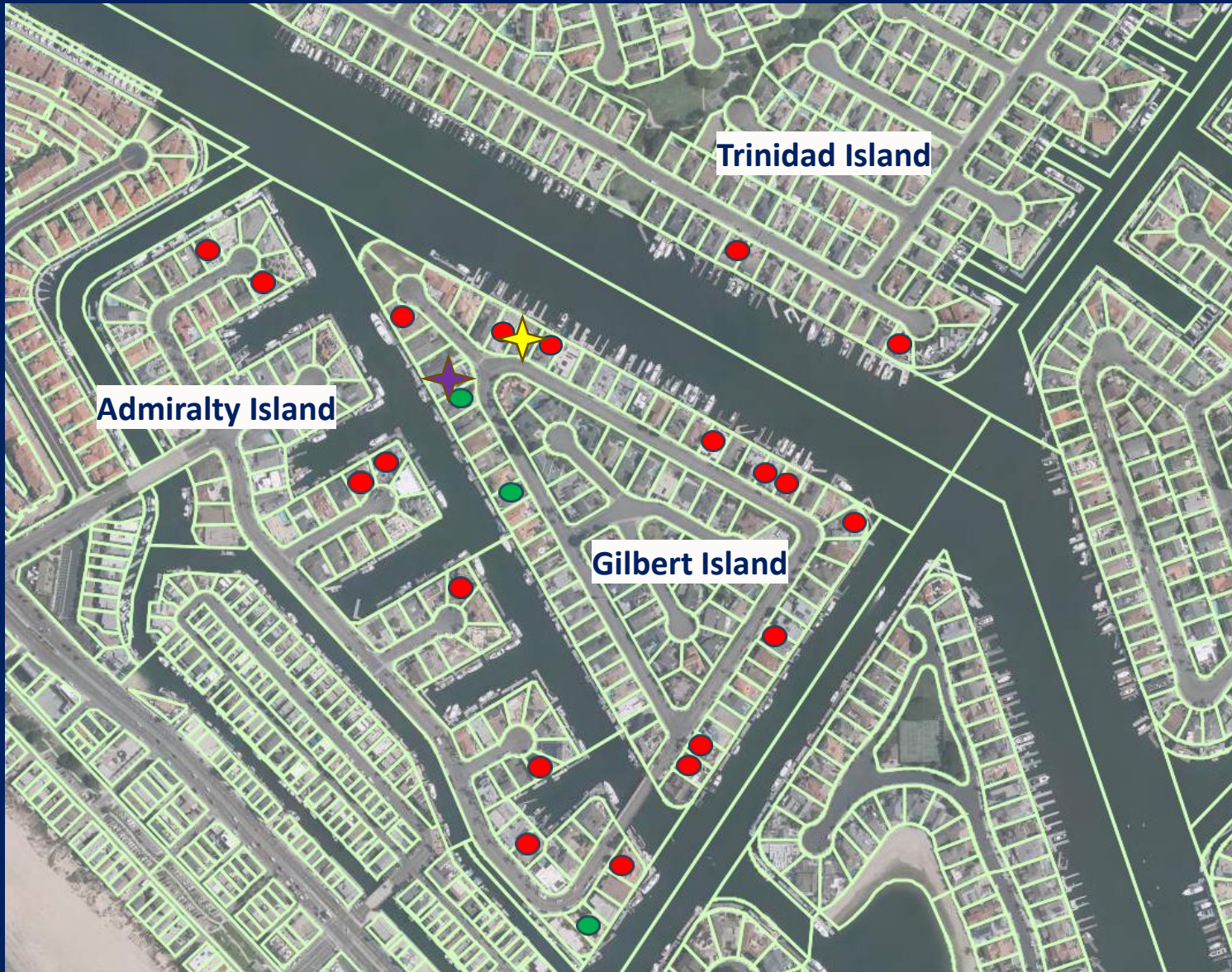
- House out of scale with the neighborhood
- Project was not consistent with General Plan Land Use Policy LU-4 (D) – not compatible in proportion and/or scale to surrounding neighborhood



ANALYSIS

- Project is 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 balconies oriented toward the street and channel and setback five feet from the building exterior





- ✦ SUBJECT SITE
- ✦ APPROVED/APPEALED CUP
- CUP

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)

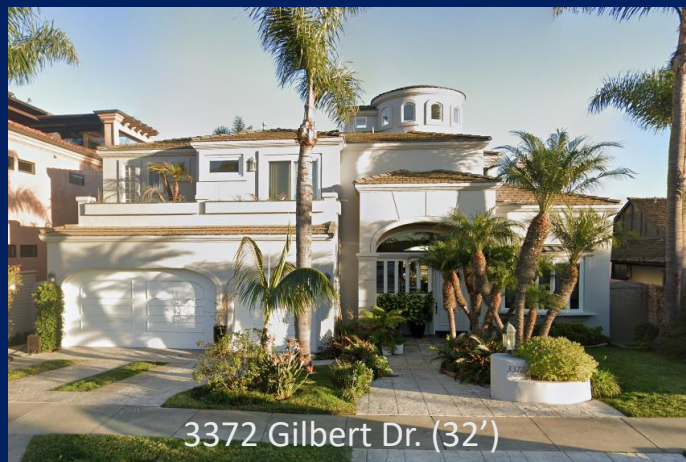
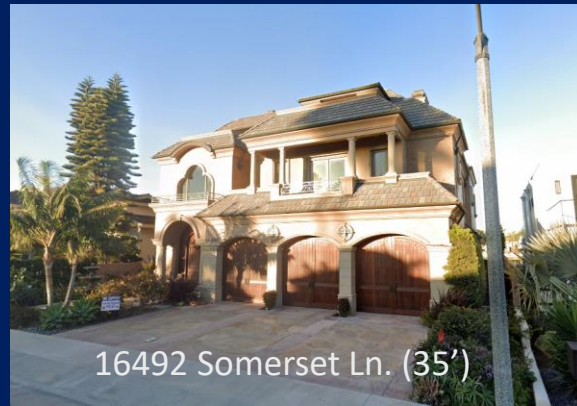
ANALYSIS



Both homes directly adjacent received CUP/CDP approval

- 16472 Malden – 3-story, 34'-9" high (CUP 02-42/CDP 02-22)
 - 16492 Somerset – 3 story, 35 ft. high (CUP 03-10/CDP 03-02)
- Many waterfront lots on Gilbert Island and on surrounding islands with approved CUPs for 3rd story habitable areas and/or roof top decks up to 35' in height





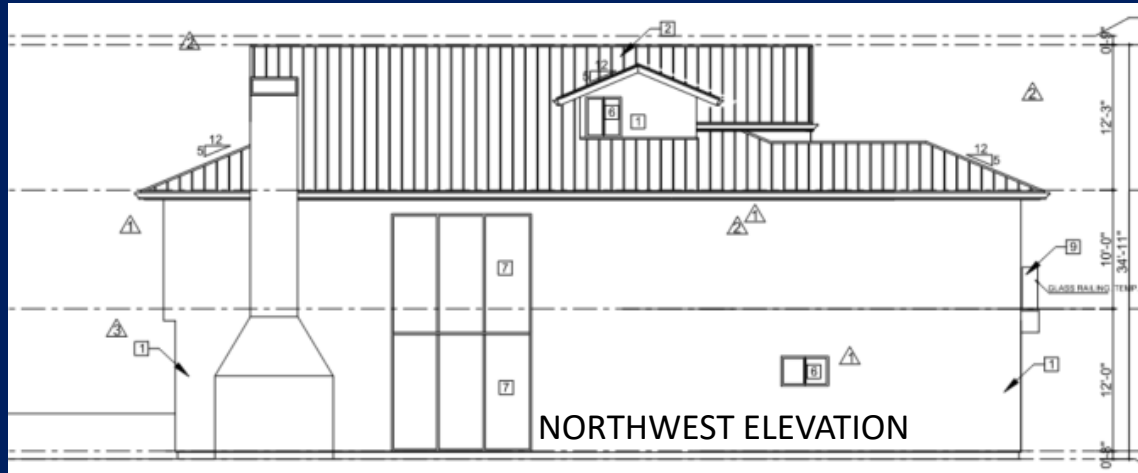
ANALYSIS

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

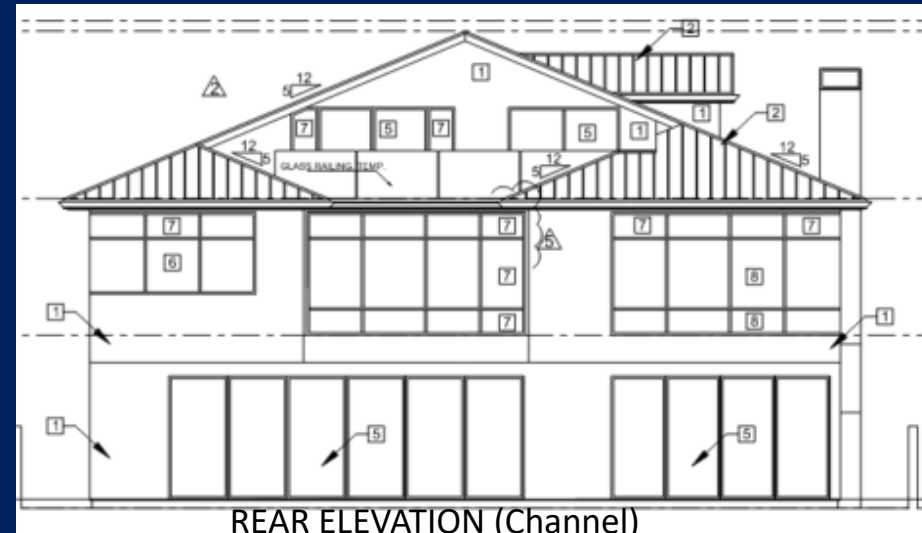
STANDARD	REQUIRED	PROPOSED
Setbacks Front Side Rear Garage	Min. 15 ft. Min. 5 ft. Min. 10 ft. Min. 20 ft.	17 ft., 10 in. 5 ft. 20 ft., 1 in. 20 ft., 5 in.
Lot Coverage (Building Footprint)	Max. 50% of 7,215 sq. ft. lot 3,607.5 sq. ft.	49.9% 3,606 sq. ft.
Building Height	Max. 35 ft. (Min. 5:12 pitch)	34 ft., 11 in.
Landscaping	Min. 40% of front setback 414 sq. ft.	761 sq. ft.
Parking	Min. 3 enclosed, 3 open	3 enclosed, 3 open



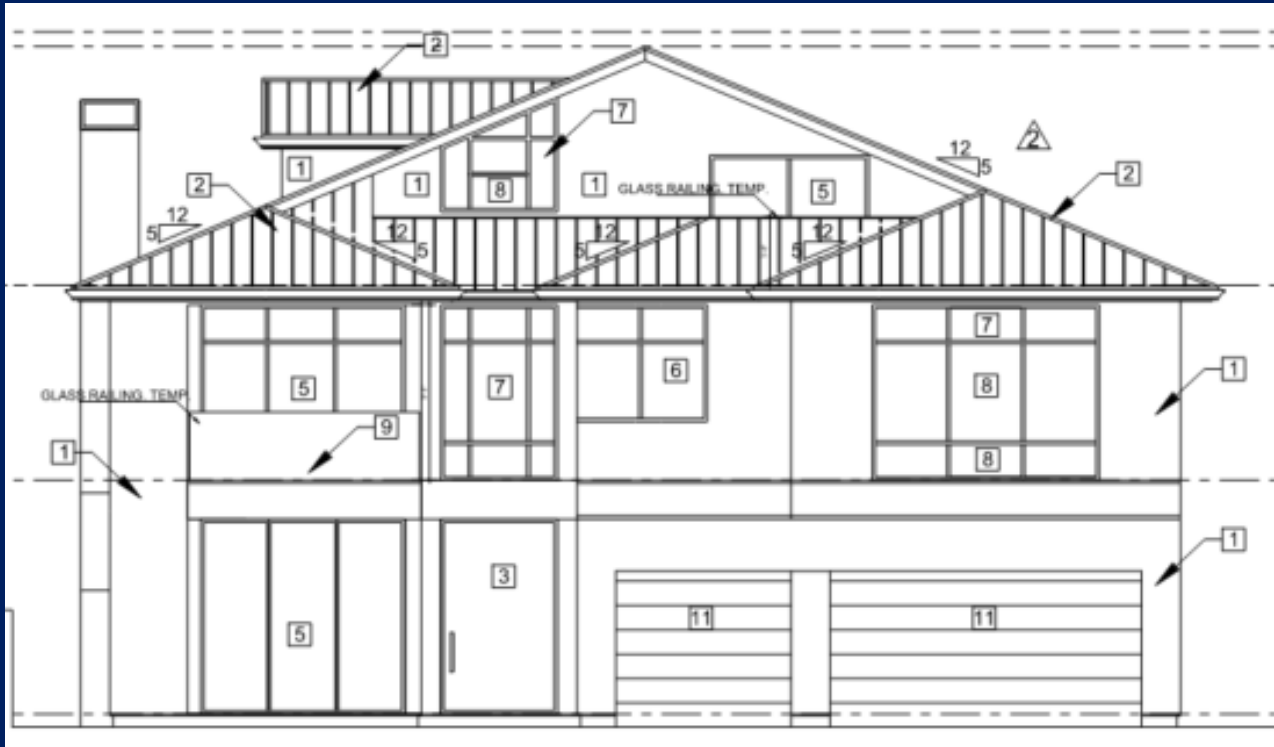
ANALYSIS



- 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, tempered glass, and standing seam metal roof.
- 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. 24-032 and Coastal Development Permit No. 24-036 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 siding, tempered glass, standing seam metal roofing, and building articulation.



Questions?



End of Presentation

