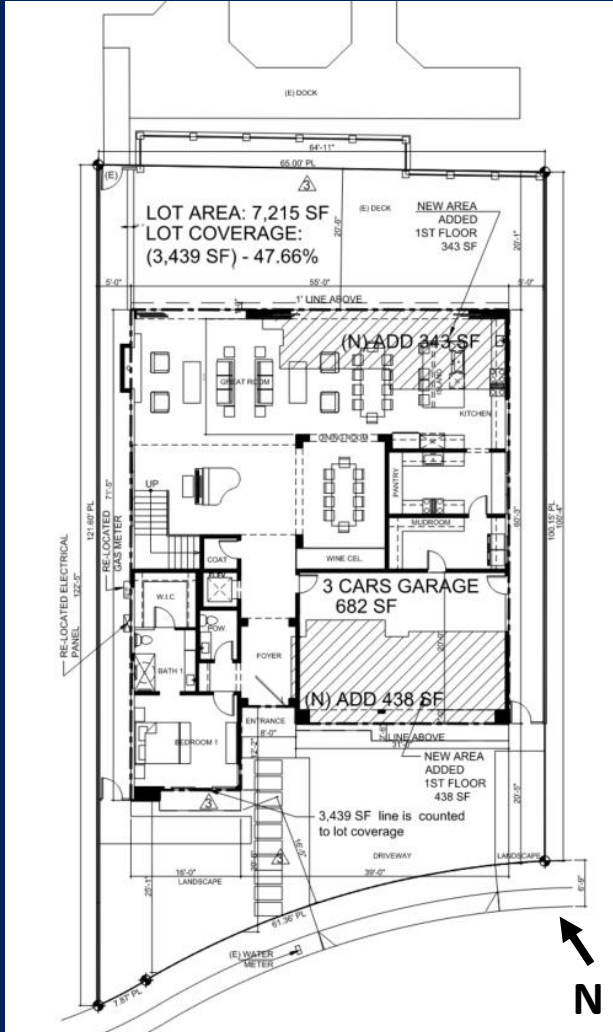




APPEAL OF CONDITIONAL USE PERMIT NO. 24-032 & COASTAL DEVELOPMENT PERMIT NO. 24-036

VU RESIDENCE
CITY COUNCIL MEETING
SEPTEMBER 16, 2025

A two-story house with a light-colored exterior and a dark roof. The house features a balcony with a white railing and a large window with a grid pattern. The front yard is landscaped with various plants and a paved driveway.



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



PLANNING COMMISSION ACTION

- ZA approved the project with conditions on May 21, 2025
- On appeal, project presented at the July 8th PC Meeting
- 1 speaker in support:
 - Comparable size of adjacent houses
- Staff recommended approval:
 - Consistent with base zoning district and General Plan
 - Compatible with surrounding development in Huntington Harbour
- Planning Commission voted 3-3 which upheld the ZA's approval



APPEAL

Appeal of the Planning Commission's action filed by Mayor Pat Burns

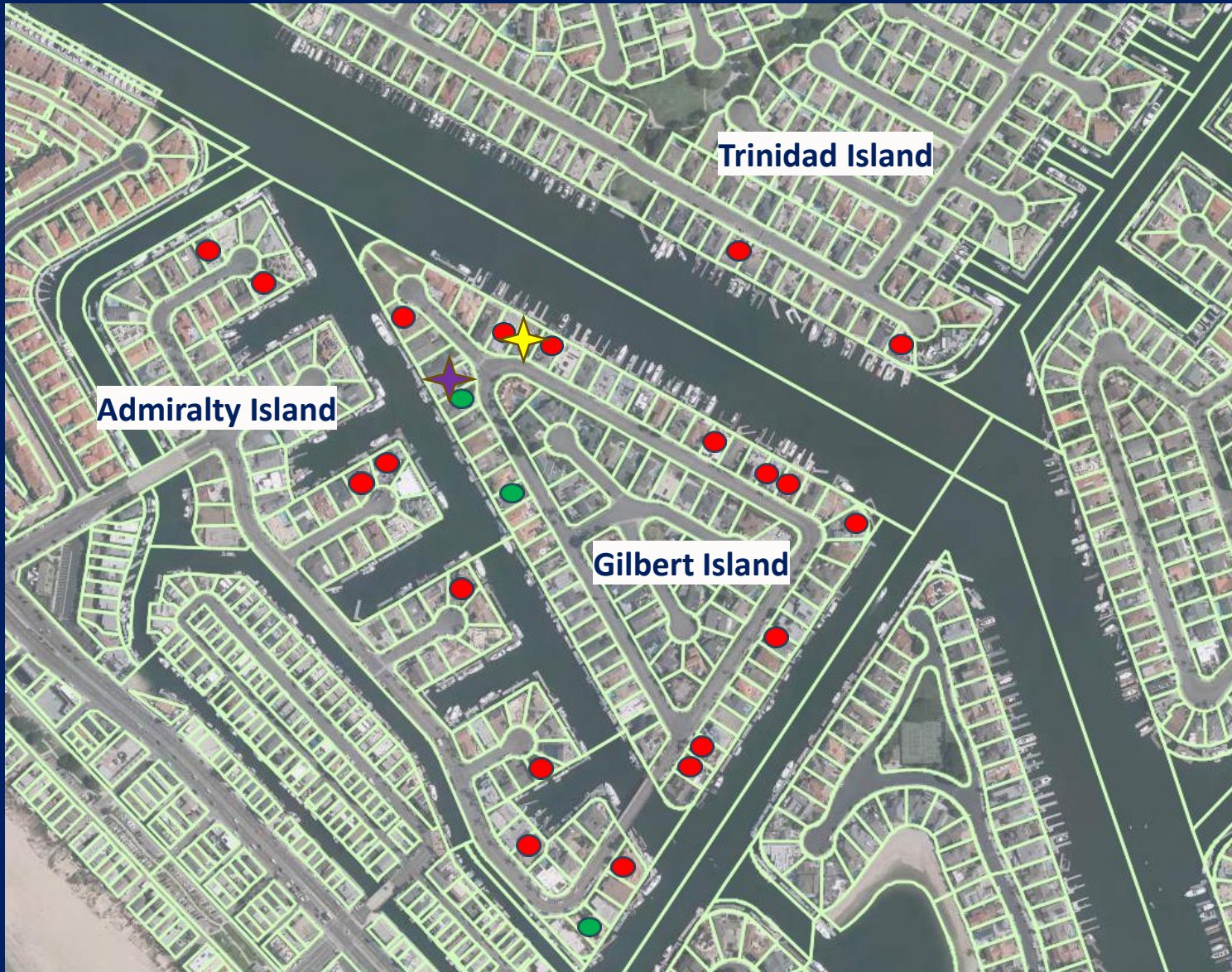
- House out of scale with the neighborhood
- Project was not consistent with General Plan Land Use Policy LU-4 (D) – not compatible in proportion and/or scale to surrounding neighborhood



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

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)

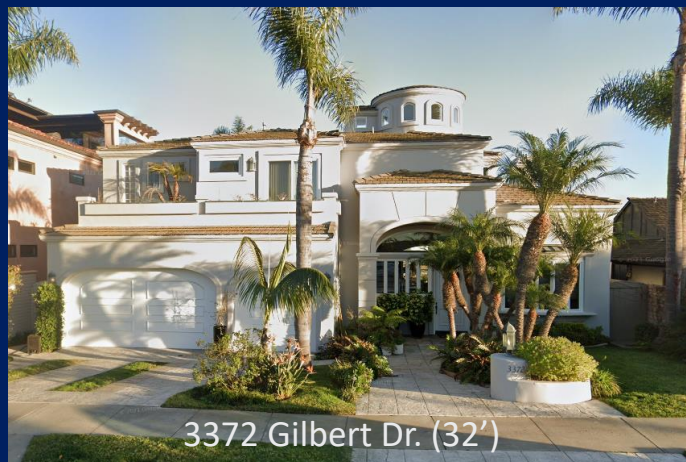
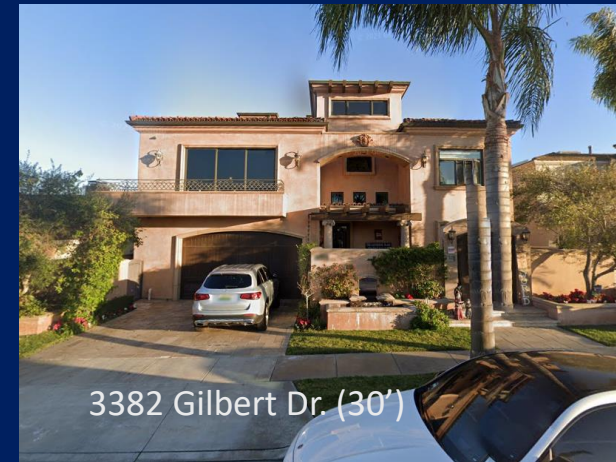
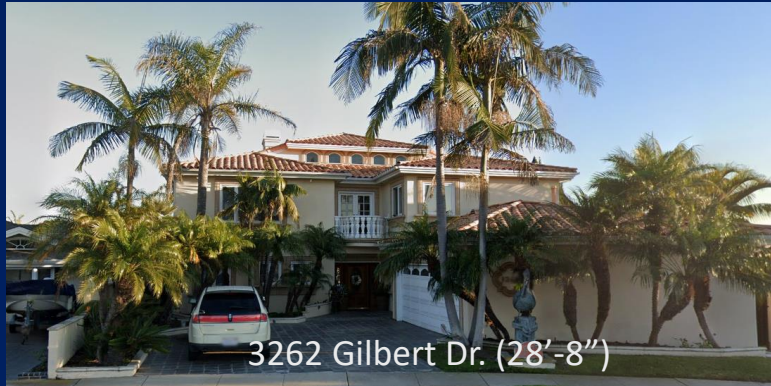
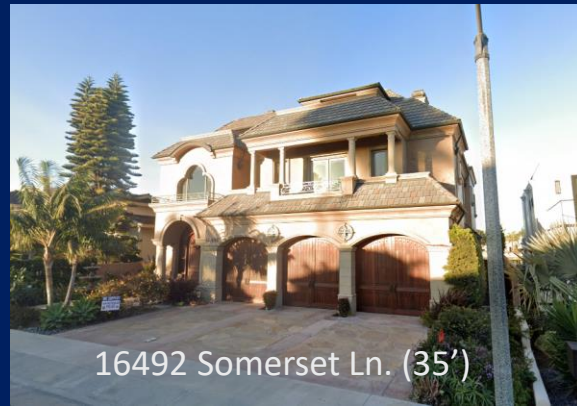
ANALYSIS



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





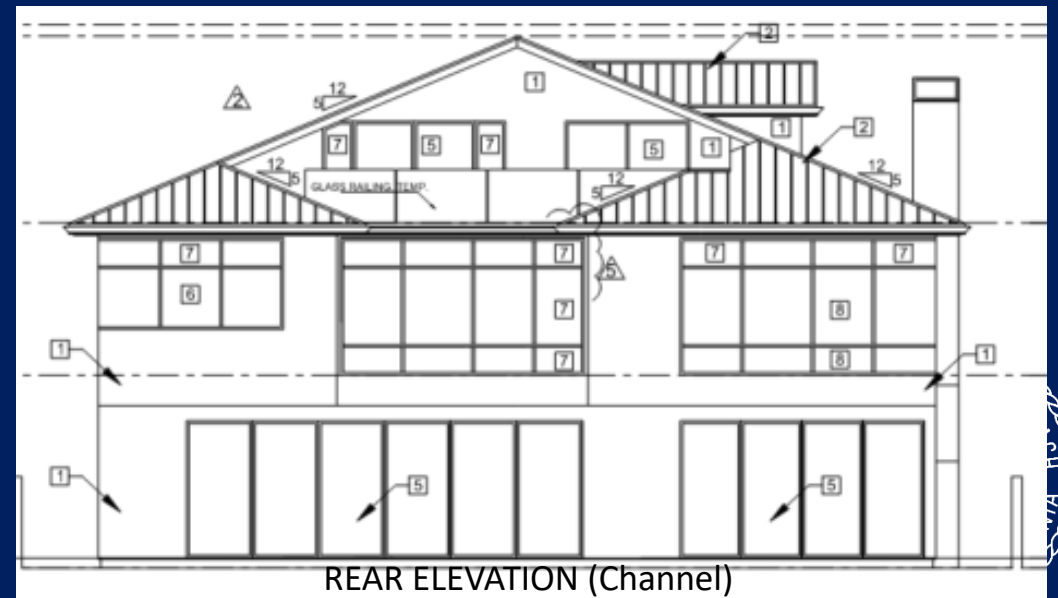
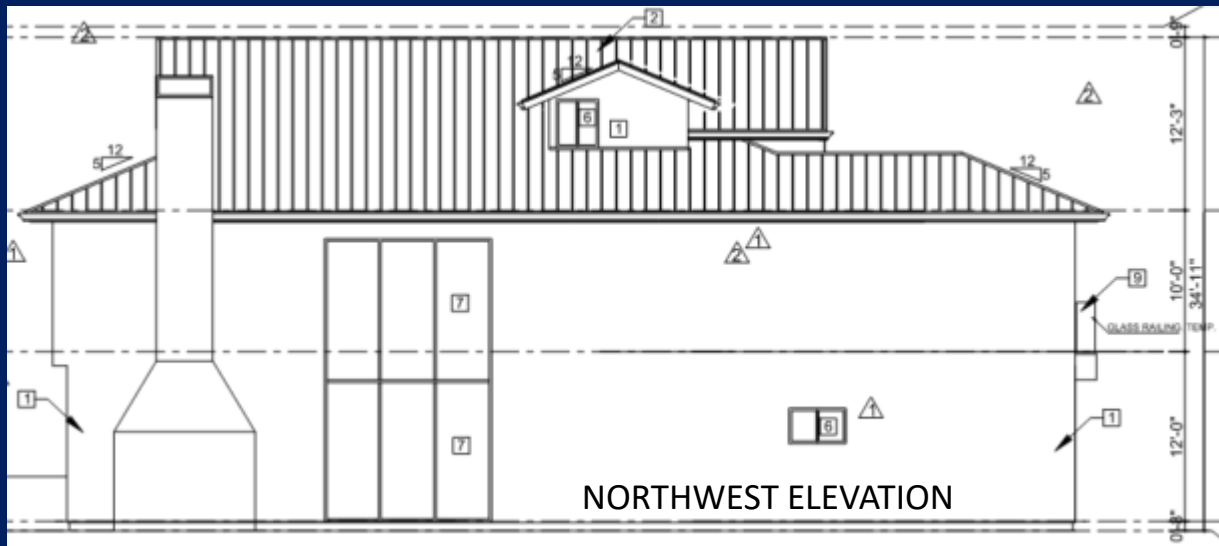
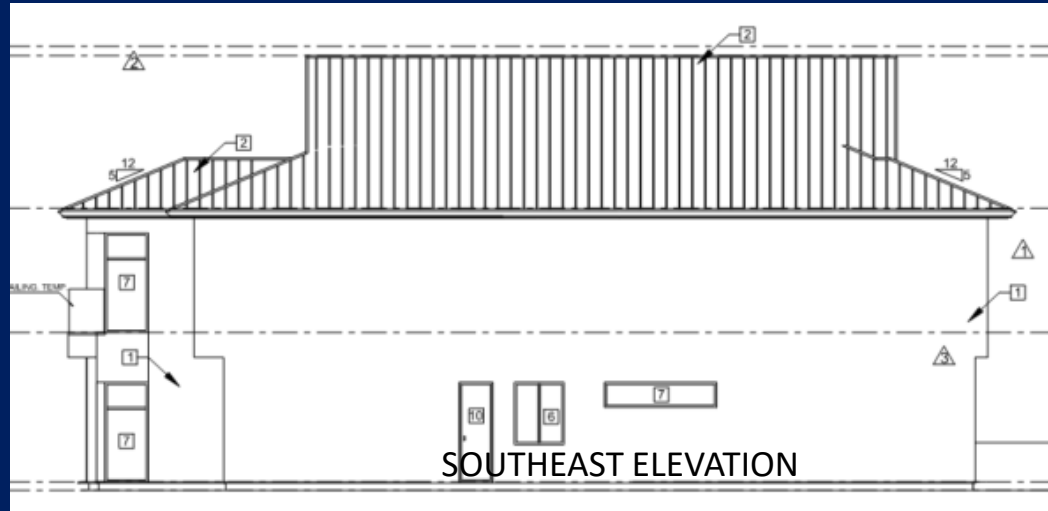
ANALYSIS

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

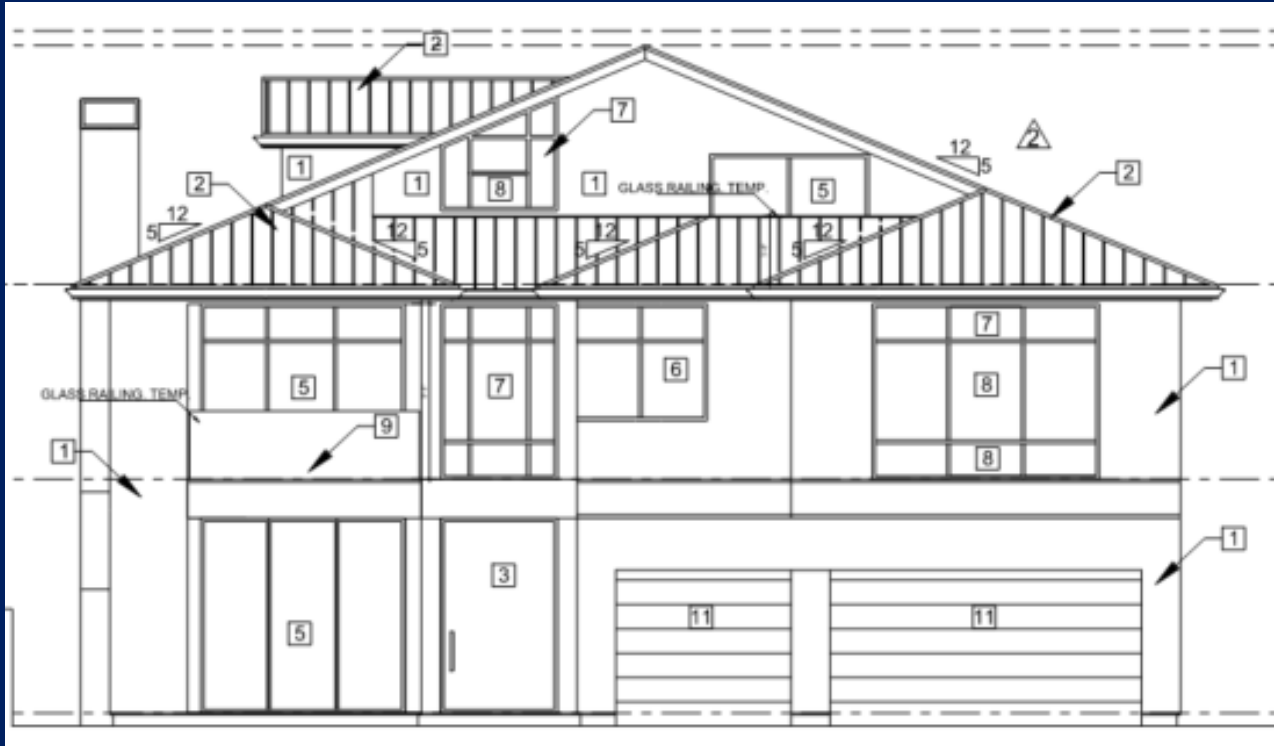
STANDARD	REQUIRED	PROPOSED
Setbacks Front Side Rear Garage	Min. 15 ft. Min. 5 ft. Min. 10 ft. Min. 20 ft.	17 ft., 10 in. 5 ft. 20 ft., 1 in. 20 ft., 5 in.
Lot Coverage (Building Footprint)	Max. 50% of 7,215 sq. ft. lot 3,607.5 sq. ft.	49.9% 3,606 sq. ft.
Building Height	Max. 35 ft. (Min. 5:12 pitch)	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



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 City Council may approve Conditional Use Permit No. 24-032 and Coastal Development Permit No. 24-036 based on the following OR take an alternative action:

- 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?

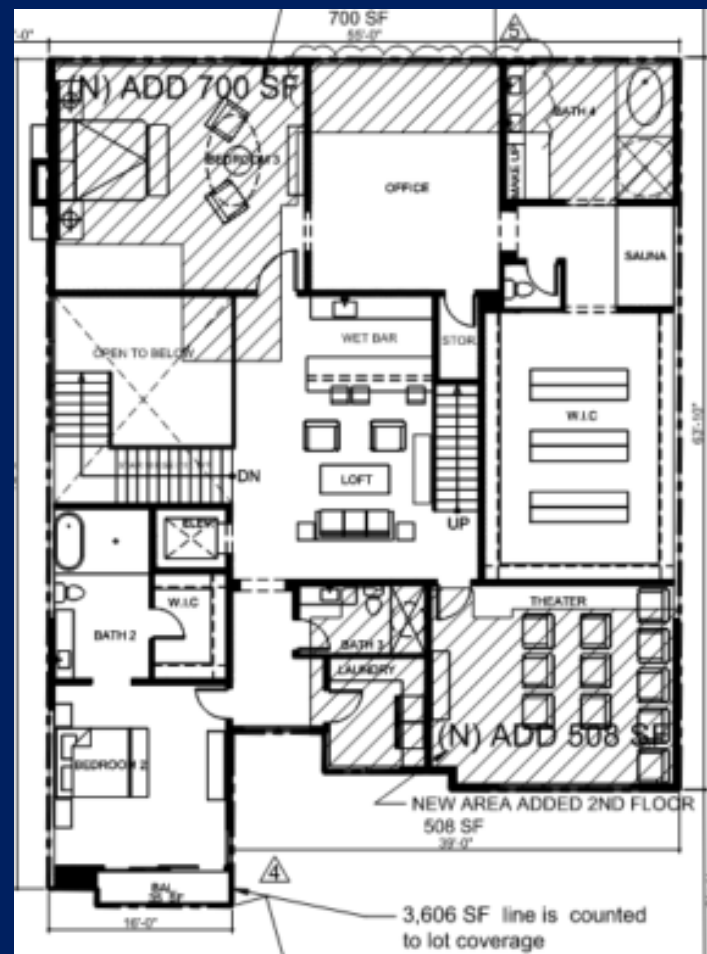


End of Presentation

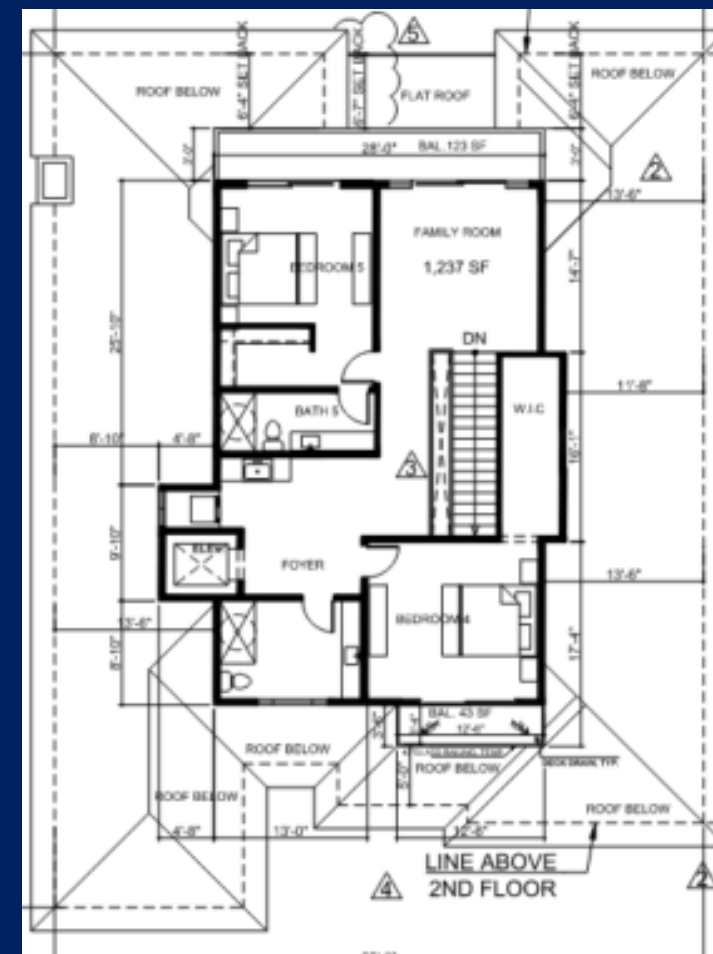




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



