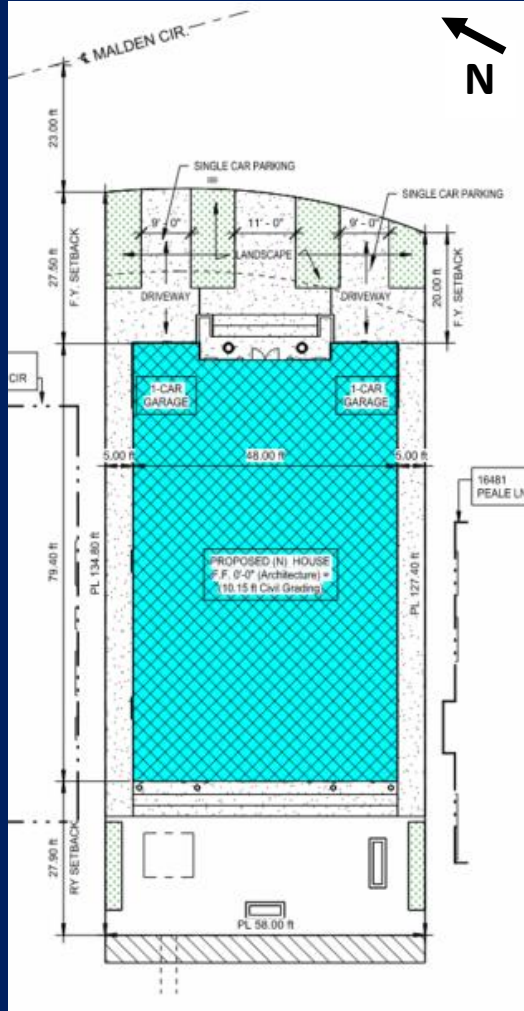




APPEAL OF CONDITIONAL USE PERMIT NO. 24-007 & COASTAL DEVELOPMENT PERMIT NO. 24-005

**VOONG RESIDENCE
CITY COUNCIL MEETING
SEPTEMBER 16, 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



PLANNING COMMISSION ACTION

- ZA approved project with conditions on February 5, 2025
- On appeal, project presented at the June 10, 2025 PC Meeting
- 3 speakers in opposition
- Concerns with:
 - Overall building height, size/massing
 - Potential impacts to sea wall
 - Incompatibility with neighborhood
 - Parking
- Applicant addressed concerns
- Staff determined:
 - Consistency with base zoning district and General Plan
 - Compatible with surrounding development in Huntington Harbour
- Following several motions, PC voted 3-3 which upheld the ZA's approval



APPEAL

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

- Project not compatible to the surrounding community



ANALYSIS

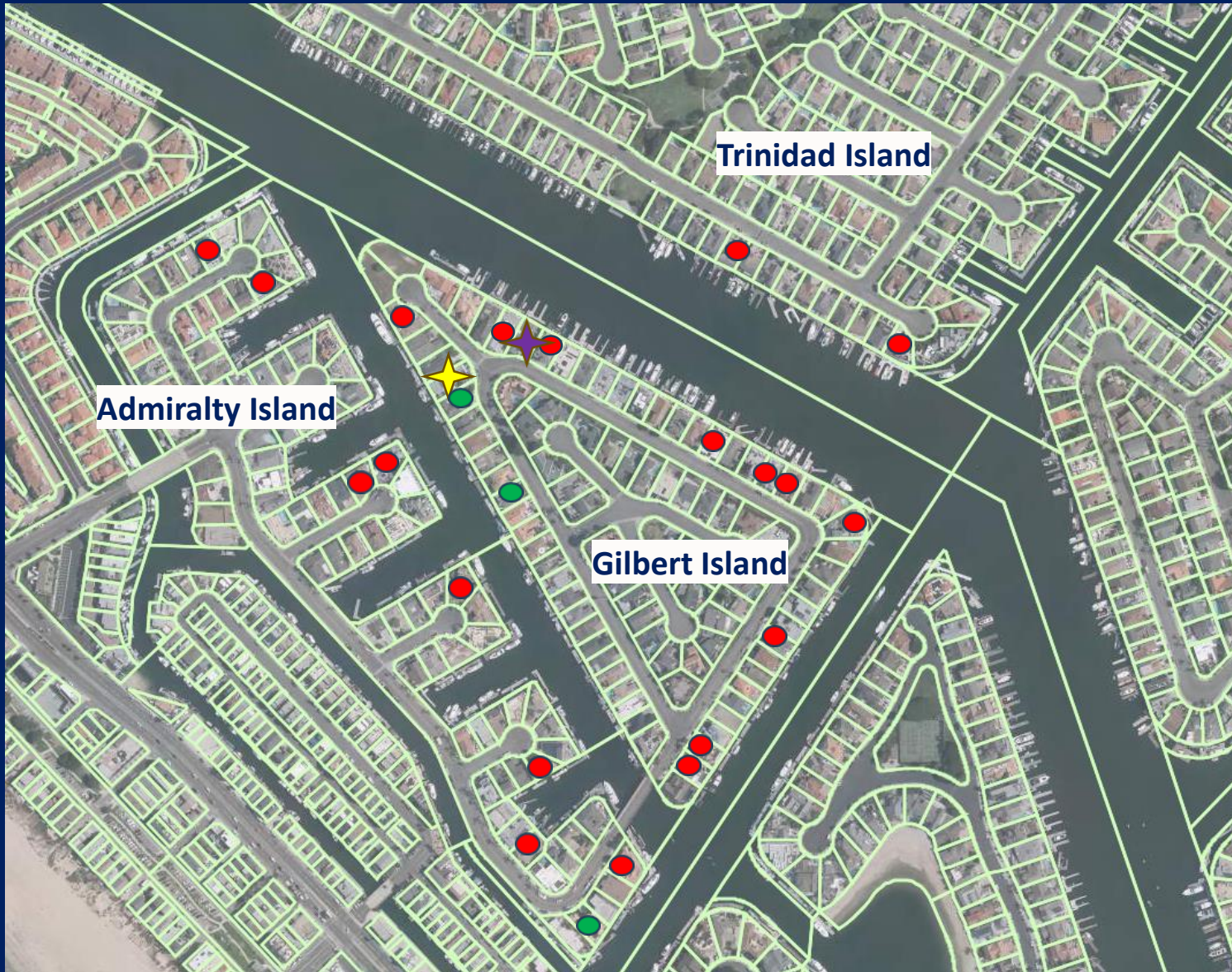
- Development consistent with the existing single-family residential neighborhood and zoning district regulations
- Proposed 30-foot height complies with zoning code (permitted by right)
- Three stories permitted in RL districts Citywide with a CUP
 - Overall height is compatible with surrounding properties 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 as required by code



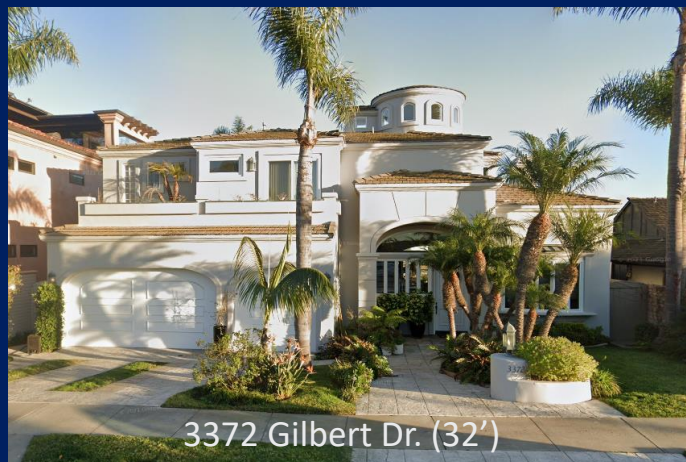
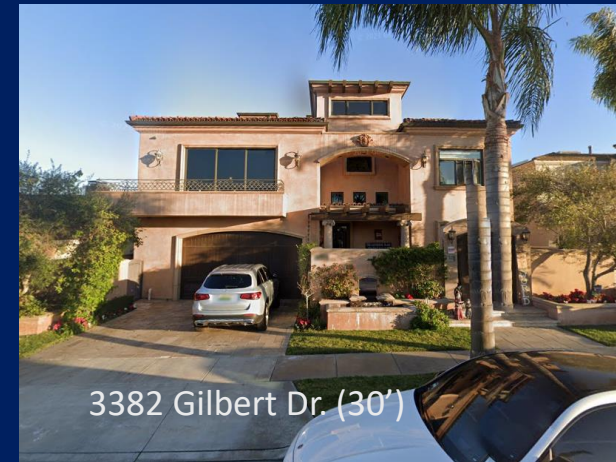
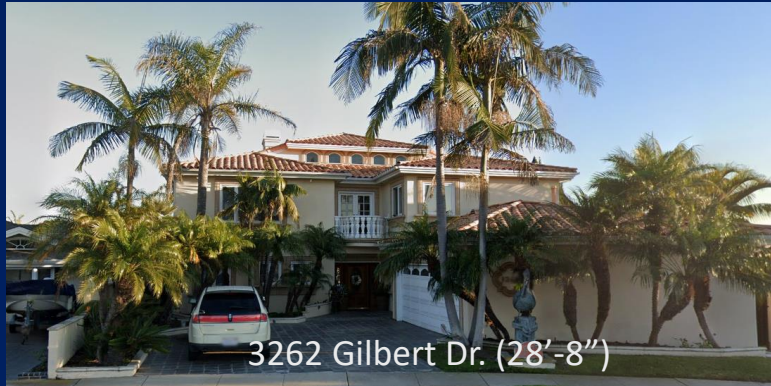
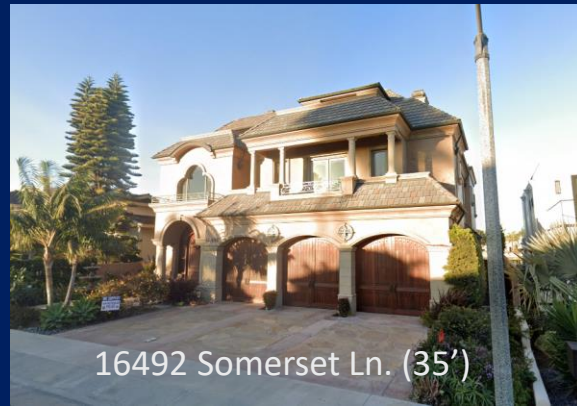
ANALYSIS

- 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





- ★ 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)



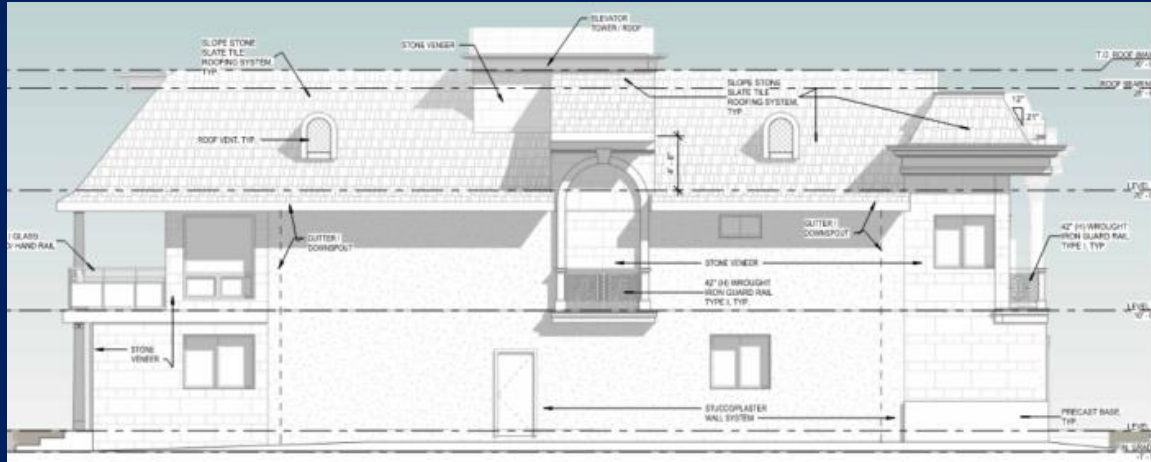
ANALYSIS

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

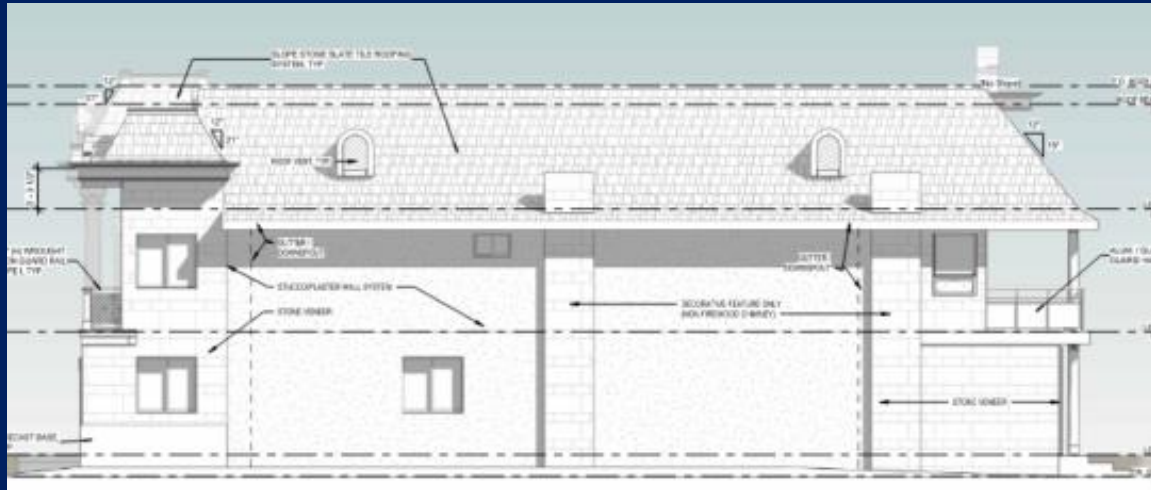
STANDARD	REQUIRED	PROPOSED
Setbacks Front Side Rear	Min. 15 ft. Min. 5 ft. Min. 10 ft.	20 ft. 5 ft. 27 ft.
Lot Coverage (Building Footprint)	Max. 50% of 7,741 sq. ft. lot 3,870 sq. ft.	49.9% 3,863 sq. ft.
Building Height	Max. 35 ft. (Min. 5:12 pitch)	30 ft.
Landscaping	Min. 40% of front setback 355 sq.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



ANALYSIS



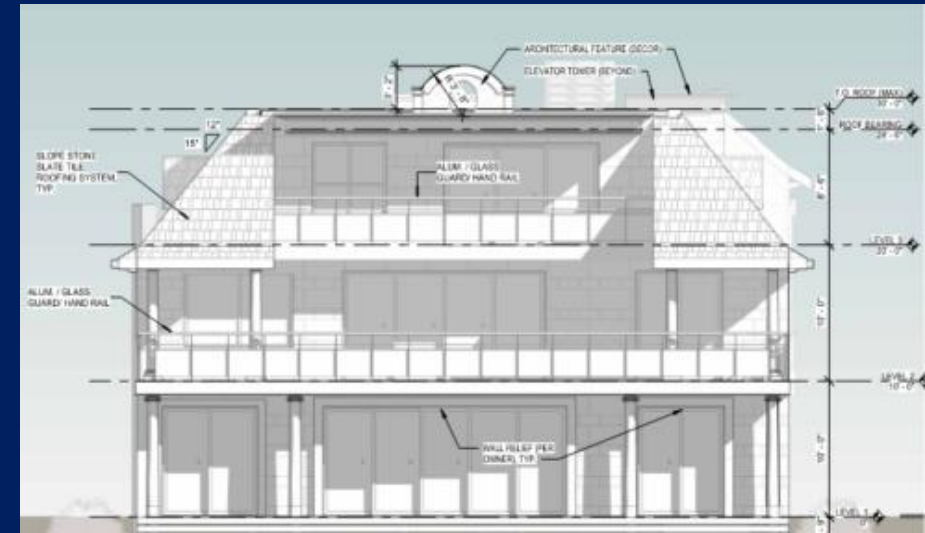
South Elevation



North Elevation



East Elevation (Front)



West Elevation (Rear)



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 City Council may approve Conditional Use Permit No. 24-007 and Coastal Development Permit No. 24-005 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, stone, wrought iron, slate tile roofing, and building articulation.

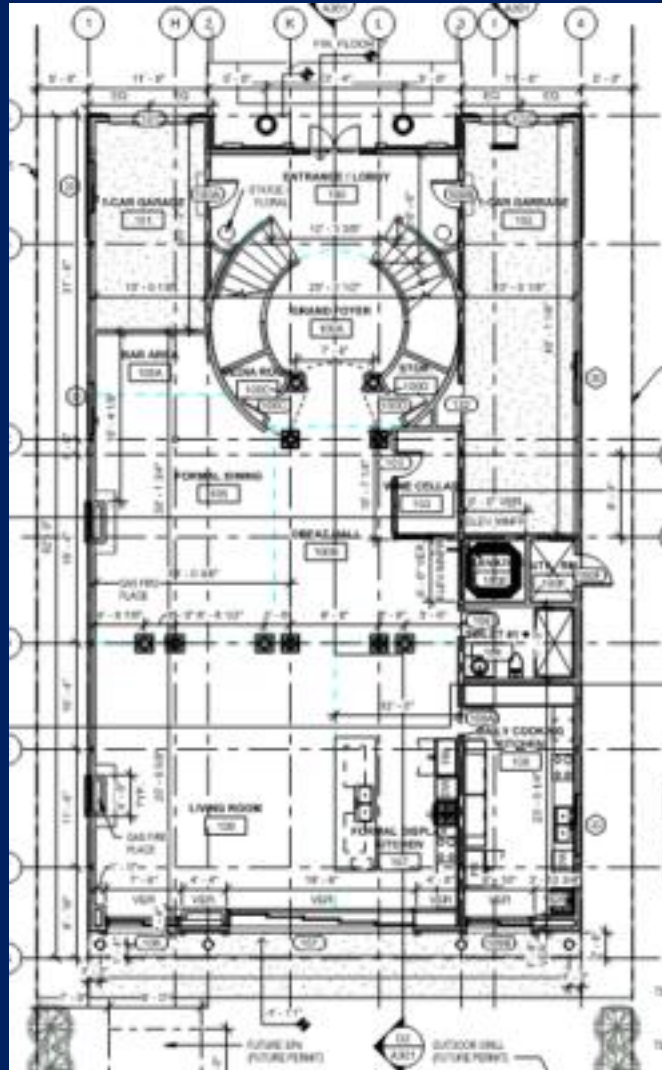


Questions?

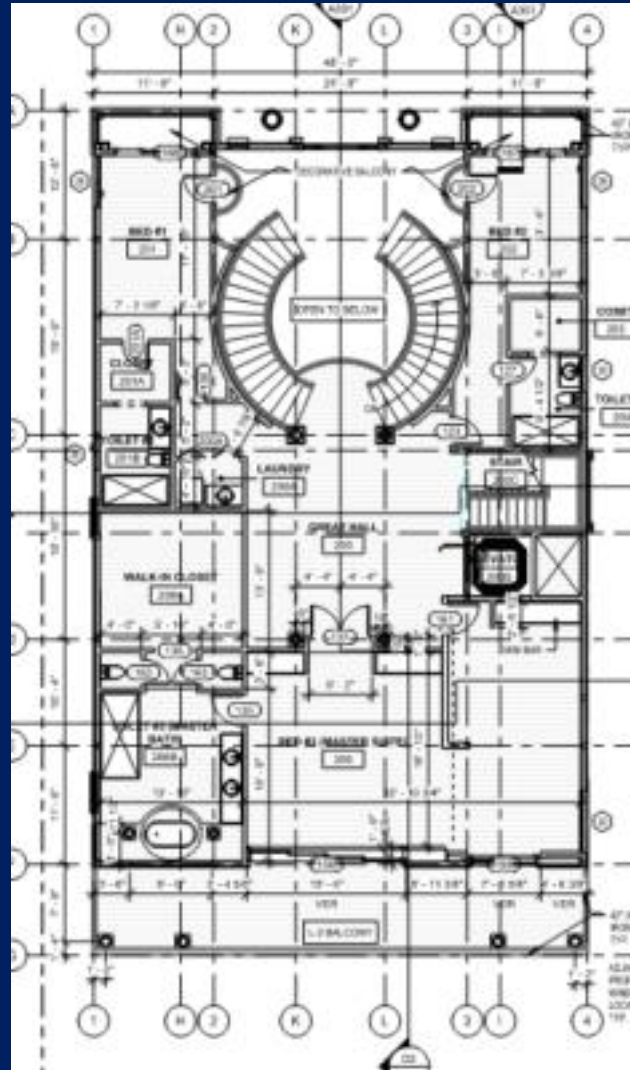


End of Presentation

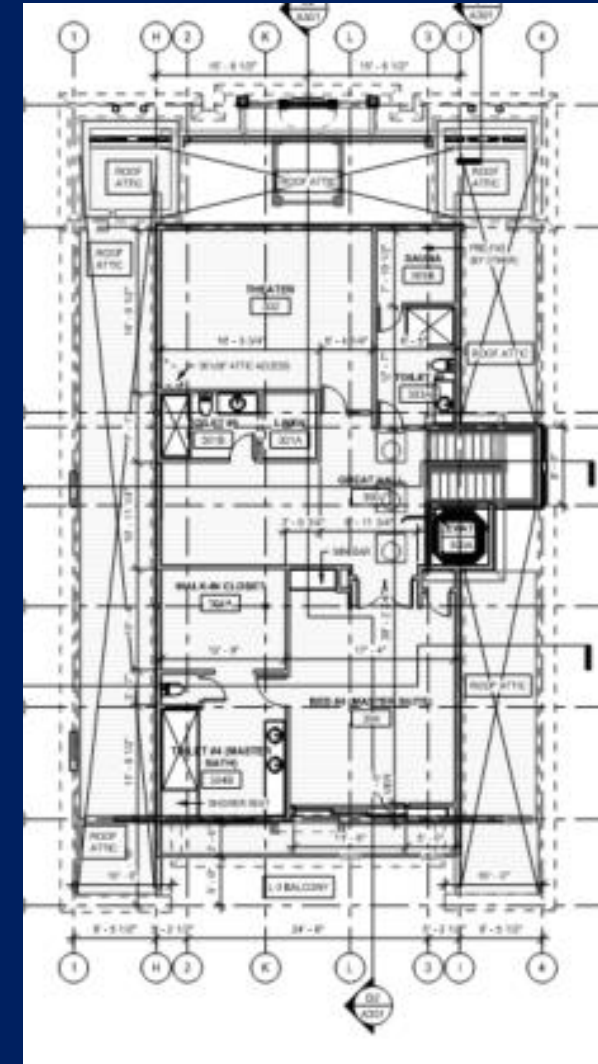




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



