



## Legislation Details (With Text)

**File #:** 22-416 **Version:** 1  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 5/6/2022 **In control:** Zoning Administrator  
**On agenda:** 5/18/2022 **Final action:**  
**Title:** CONDITIONAL USE PERMIT NO. 21-028/COASTAL DEVELOPMENT PERMIT NO. 21-022 (WONG RESIDENCE)

**REQUEST:**

To demolish an existing two story single-family residence and permit the construction of a new two-story approximately 5,092 sq. ft. single-family residence with a 667 sq. ft. 3-car garage, and an approximately 690 sq. ft. rooftop deck with stairway and elevator access at an overall height of 35 feet.

**LOCATION:**

16205 Wayfarer Lane, 92649 (South side of terminus of Wayfarer Lane in Huntington Harbour)

**Attachments:** 1. Att #1 Suggested Findings and Conditions, 2. Att #2 Site Plan and Floor Plans received and dated April 6, 2022, 3. Att #3 Roof Deck Exhibits received and dated April 11, 2022

Date	Ver.	Action By	Action	Result
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## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 21-028/COASTAL DEVELOPMENT PERMIT NO. 21-022 (WONG RESIDENCE)**

**REQUEST:**

To demolish an existing two story single-family residence and permit the construction of a new two-story approximately 5,092 sq. ft. single-family residence with a 667 sq. ft. 3-car garage, and an approximately 690 sq. ft. rooftop deck with stairway and elevator access at an overall height of 35 feet.

**LOCATION:**

16205 Wayfarer Lane, 92649 (South side of terminus of Wayfarer Lane in Huntington Harbour)

**APPLICANT:**

Anna Aldrin, DKY Architects, 15375 Barranca Parkway, Suite 216, Irvine CA 92618

**PROPERTY  
OWNER:**

Wayfarer Group, Inc., 2865 Maricopa Street, Torrance CA 90503

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-028 and Coastal Development Permit No. 21-022 with suggested findings and conditions of approval.

**General Plan:**

Residential Low Density (RL)

**Zone:**

Residential Low Density - Coastal Zone Overlay (RL-CZ)

**Environmental Status:**

This request is covered by Categorical Exemption, Section 15303, Class 3, of the California Environmental Quality Act.

**Coastal Status:**

Appealable.

**Existing Use:**

Two story single family residence.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval.
2. Site Plan and Floor Plans received and dated April 6, 2022
3. Roof Deck Plan and Exhibits received and dated April 11, 2022