



City of Huntington Beach

File #: 22-416

MEETING DATE: 5/18/2022

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