



# City of Huntington Beach

2000 Main Street  
Huntington Beach, CA  
92648

## Meeting Minutes 3

### Zoning Administrator

*JOANNA CORTEZ, Associate Planner*  
*ISELA SIORDIA, Administrative Secretary*

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Wednesday, April 21, 2021

1:30 PM

Virtual ZOOM Meeting

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DUE TO GOVERNOR NEWSOM'S EXECUTIVE ORDER and the City Council's Declaration of Local

Emergency regarding the Covid-19 pandemic, the City will be holding the Zoning Administrator public hearing via the Zoom meeting platform.

Public comments may be submitted via two options:

- 1) Submit comments to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting. If you would like your e-comment read aloud at the hearing, please indicate so on the survey; or
- 2) Join the meeting remotely from your phone.

Please let staff know at the start of the meeting that you wish to speak on a particular item. You will

have THREE MINUTES to speak, per person, no donating of time. The following is the phone number for the Zoom meeting and dial-in instructions:

- a. Phone Number: +1 669 900 6833 US (San Jose)
- b. Meeting ID: 975 0303 2931

Any interested parties can participate in the public hearing via telephone. The dial-in information is

the same as Option 2, which is listed above. All interested parties are invited to contact the staff planner at 714-536-5271 before the meeting if you have any questions about the project or if you need information on participating in the public hearing.

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PUBLIC COMMENTS**

#### **CONSENT CALENDAR**

#### **PUBLIC HEARING ITEMS**

COASTAL DEVELOPMENT PERMIT NO. 20-023 (NGUYEN)

## RESIDENCE)

## REQUEST:

To demolish an existing 2,464 sq. ft. single-story residence and construct a 6,105 sq. ft. two-story residence with an attached three-car garage at an overall height of 29 ft.-5 in.

## LOCATION:

16852 Coral Cay Lane, 92649 (East side of Coral Cay Lane, north of Marina Bay Lane)

**This agenda item was approved with conditions.**

## ENTITLEMENT PLAN AMENDMENT NO. 21-002 (CHEVRON CONVENIENCE MARKET)

## REQUEST:

To amend Conditional Use Permit No. 15-055 to 1) allow the sale of beer, wine, and distilled spirits for off-sale consumption (ABC License Type 21) in conjunction with a 1,631 sq. ft. convenience market; and 2) amend the hours of operation of the gas station and convenience market to 24-hours a day daily with alcohol sales proposed from 6:00 am to 2:00 am.

## LOCATION:

16921 Algonquin Street (northwest corner of Algonquin Street and Davenport Drive)

**This agenda item was continued to May 19, 2021, Zoning Administrator meeting.**

## COASTAL DEVELOPMENT PERMIT 20-020 (TRONG RESIDENCE)

## REQUEST:

To construct a 2,229 sq. ft. second floor addition, 400 sq. ft. two-car garage, 250 sq. ft. one-car garage, 112 sq. ft. covered patio, a 1,125 sq. ft. lattice patio, and 60 sq. ft. of balcony space to an existing 2,021 sq. ft. one-story single-family residence.

## LOCATION:

3392 Gilbert Dr., 92649 (east side of Gilbert Dr., south of Peale Ln.)

**This agenda item was approved with conditions.**

## COASTAL DEVELOPMENT PERMIT NO. 20-017 (TRAN RESIDENCE)

## REQUEST:

To demolish 511 sq. ft. from an existing 3,170 sq. ft. two-story single-family residence and construct a 2,071 sq. ft. first and second floor addition, 1,017 sq. ft. first floor deck, and 344 sq. ft. second floor balcony.

LOCATION:

3282 Gilbert Drive, 92649 (northeast of PCH and east of Gilbert Dr.)

This agenda item was approved with conditions.

CONDITIONAL USE PERMIT NO. 20-027/COASTAL DEVELOPMENT  
PERMIT NO. 21-004 (REISINGER WALL)

REQUEST:

To permit the construction of a 12 ft. high wrought iron/block wall (approximately 69 linear feet), fronted by a 5 ft.-6 in. wide planter, within the rear yard setback of a through lot in lieu of the maximum allowed height of 42 in. within the rear yard setback.

LOCATION:

17091 Westport Drive, 92649 (south side of Westport Dr., north of Roundhill Dr.)

This agenda item was approved with conditions.

**ADJOURNMENT**

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 5, 2021, at 1:30 P.M. in Huntington Beach, California.

**INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF  
REPORT**

**MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:**  
<https://huntingtonbeach.legistar.com/>

**MEETING ASSISTANCE NOTICE:**