



### Legislation Details (With Text)

**File #:** 25-013

**Type:** Public Hearing                      **Status:** Agenda Ready

**File created:** 1/9/2025                      **In control:** Zoning Administrator

**On agenda:** 2/5/2025                      **Final action:**

**Title:** COASTAL DEVELOPMENT PERMIT NO. 24-005/CONDITIONAL USE PERMIT NO. 24-007 (VONG RESIDENCE)

**REQUEST:**

To demolish an existing single-story residence and construct a new 7,696 sq. ft. 3-story single-family dwelling at a height of 30 ft., including a 715 sq. ft. 2-car garage, 530 sq. ft. of 2nd floor balconies, and a 110 sq. ft. 3rd floor balcony.

**LOCATION:**

16471 Malden Circle, 92649 (Gilbert Island in Huntington Harbour)

**Attachments:** 1. Att #1 - Suggested Findings and Conditions of Approval, 2. Att #2 - Conceptual Site Plan, Floor Plans and Elevations received November 14, 2024, 3. Att #3 - Project Narrative, 4. Att #4 - Site Photos

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

**TO:** Zoning Administrator  
**FROM:** Wayne Carvalho, Contract Planner

**SUBJECT:**  
**COASTAL DEVELOPMENT PERMIT NO. 24-005/CONDITIONAL USE PERMIT NO. 24-007 (VONG RESIDENCE)**

**REQUEST:**  
To demolish an existing single-story residence and construct a new 7,696 sq. ft. 3-story single-family dwelling at a height of 30 ft., including a 715 sq. ft. 2-car garage, 530 sq. ft. of 2nd floor balconies, and a 110 sq. ft. 3rd floor balcony.

**LOCATION:**  
16471 Malden Circle, 92649 (Gilbert Island in Huntington Harbour)

**APPLICANT:**  
Duc-Huy Huynh, 15551 Eden St. Westminster CA, 92683

**PROPERTY OWNER:**  
Andy Pho, P.O. Box 669, Huntington Beach, CA 92648

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 24-005 and Conditional Use Permit No. 24-007 with findings and conditions of approval

**General Plan:**

RL (Residential Low Density)

**Zone:**

RL-CZ (Residential Low Density - Coastal Zone)

**Environmental Status:**

The project is Categorically Exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Single family residence

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Conceptual Site Plan, Floor Plans and Elevations received November 14, 2024
3. Project Narrative
4. Site Photos