



# City of Huntington Beach

File #: 21-349

MEETING DATE: 4/21/2021

## ZONING ADMINISTRATOR STAFF REPORT

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

**SUBJECT:**  
**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)

**APPLICANT:**  
Nicolle Hannouche, 20250 SW Acacia Street, Newport Beach CA 92660

**PROPERTY OWNER:**  
Son and Debbie Nguyen, 16852 Coral Cay Lane, Huntington Beach CA 92649

**STAFF RECOMMENDATION:**  
That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 20-023 with Suggested Findings and Conditions of Approval.

**General Plan:**  
RL (Residential Low Density)

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

**Environmental Status:**  
The request is covered by Categorical Exemption, Section 15303, Class 03, California Environmental Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Existing single-family residence.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans Received and Dated January 12, 2021