



# City of Huntington Beach

File #: 25-013

MEETING DATE: 2/5/2025

## 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