



# City of Huntington Beach

File #: 26-380

MEETING DATE: 5/6/2026

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Madalyn Welch, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 25-030/COASTAL DEVELOPMENT PERMIT NO. 25-018**  
**(VOONG RESIDENCE)**

**REQUEST:**  
To demolish an existing two-story single-family residence and construct a new 6,800 sq. ft. three-story single-family dwelling at an overall height of 30 ft.

**LOCATION:**  
16902 Coral Cay Lane, 92649 (within Coral Cay community, northeast of Marinabay Drive)

**APPLICANT:**  
Kevin Voong, 16902 Coral Cay Lane, Huntington Beach, CA 92649

**PROPERTY OWNER:**  
The Sanford VB Living Trust, Benjamin Voon, 3335 Ivar Avenue, Rosemead, CA 91770

### **STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and

B) Approve Conditional Use Permit No. 25-030 and Coastal Development No. 25-018 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. Plans received and dated March 3, 2026
3. Project Narrative
4. Site Photos