

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE DESIGN REVIEW BOARD**  
**Civic Center, Lower Level, Room B-8**  
**2000 Main Street**  
**Huntington Beach California**

**THURSDAY, JUNE 13, 2024 - 3:30 P.M.**

**STAFF LIAISON:** Madalyn Welch

**STAFF MEMBER:** Wayne Carvalho, Michelle Romero

**PUBLIC COMMENTS:** **NONE**

**ITEM 1: DESIGN REVIEW BOARD NO. 24-002 (LIVE/WORK UNIT AND ACCESSORY DWELLING UNIT):**

**APPLICANT:** Jonathan Ma, Douglas Pancake Architects, 19000 MacArthur Blvd. Suite 500, Irvine, CA 92612  
**PROPERTY OWNER:** Caliba, Inc., 8031 Main St., Stanton, CA 90680  
**REQUEST:** To review the design, colors, and materials of the proposed construction of a new three-story building consisting of a live work unit and accessory dwelling unit in District 1 of the Downtown Specific Plan.  
**LOCATION:** 614 Pacific Coast Highway  
**CITY CONTACT:** Wayne Carvalho

Wayne Carvalho, Contract Senior Planner, provided an overview of the proposed project as presented in the Staff Report and outlined staff's recommendation of approval to the Design Review Board.

Board Member Dahl stated long linear brick in dark grey would look nice and suggested a roof projection for the doors on the storefront.

The board approved the project as presented by staff with a suggestion to the applicant, to include a brick element on the lower level and a roof 2-3 feet projection over the storefront, both as conditions of approval.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 24-002 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**AYES:** Fertal, Dahl, Cutler, Rodriguez  
**NOES:** None  
**ABSENT:** Santiago  
**MOTION PASSED**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 24-002:**

1. The conceptual elevations and renderings received and dated May 29, 2024, and colors/materials board received and dated June 11, 2024 shall be the conceptually approved design with the following modifications:
  - a. The architect shall consider use of a brick element on the design of the first floor elevation.
  - b. The first floor commercial area shall be designed with a 2'-0" to 3'-0" roof projection to protect the glazing along the building frontage.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**ITEM 2: DESIGN REVIEW BOARD NO. 24-001 (LIVE/WORK UNIT AND ACCESSORY DWELLING UNIT):**

APPLICANT: Jonathan Ma, Douglas Pancake Architects, 19000 MacArthur Blvd., Suite 500, Irvine, CA 92612  
PROPERTY OWNER: Caliba, Inc., 8031 Main St., Stanton, CA 90680  
REQUEST: To review the design, colors and materials of the proposed construction of a new three-story building consisting of a live work unit and accessory dwelling unit in District 1 of the Downtown Specific Plan.  
LOCATION: 616 Pacific Coast Highway  
CITY CONTACT: Wayne Carvalho

Wayne Carvalho, Contract Senior Planner, provided an overview of the proposed project as presented in the Staff Report and outlined staff's recommendation of approval to the Design Review Board.

The board approved the project as presented by staff with a suggestion to the applicant, to include a brick element on the lower level and a roof 2-3 feet projection over the storefront, both as conditions of approval.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 24-001 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**AYES: Fertal, Dahl, Cutler, Rodriguez**  
**NOES: None**

**ABSENT: Santiago**  
**MOTION PASSED**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 24-001:**

1. The conceptual elevations and renderings received and dated May 29, 2024, and colors/materials board received and dated June 11, 2024 shall be the conceptually approved design with the following modifications:
  - a. The architect shall consider use of a brick element on the design of the first floor elevation.
  - b. The first floor commercial area shall be designed with a 2'-0" to 3'-0" roof projection to protect the glazing along the building frontage.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**THE MEETING WAS ADJOURNED AT 3:48 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, JULY 11, 2024, AT 3:30 P. M.**

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Madalyn Welch  
Staff Liaison

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