

MINUTES
HUNTINGTON BEACH OFFICE OF THE DESIGN REVIEW BOARD
Civic Center, Lower Level, Room B-7
2000 Main Street
Huntington Beach California

THURSDAY, JUNE 26, 2025 - 3:30 P.M.

STAFF LIAISON: Jason Kelley

STAFF MEMBER: Marco Cuevas Jr., Joanna Cortez, Michelle Romero

PUBLIC COMMENTS: **NONE**

CONSENT CALENDAR:

APPROVE DESIGN REVIEW BOARD MINUTES DATED MAY 8, 2025

Recommended Action:

That the Design Review Board take the following action:

“Approve the May 8, 2025, Design Review Board Minutes as submitted.”

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO APPROVE THE MAY 8, 2025, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Fertal, Dahl, Thienes

NOES: None

ABSENT: Cutler, Santiago

ABSTAIN: None

MOTION PASSED

ADMINISTRATIVE ITEMS:

ITEM 1: DESIGN REVIEW BOARD NO. 19-002 (PEARCE AND GREEN CONDOS):

APPLICANT/

PROPERTY OWNER: Brian Sassounian, Harbour Cove, LLC, 21190 Beach Blvd., Huntington Beach, CA 92648

REQUEST: To review the design, color, and materials of a proposed 18-unit residential development.

LOCATION: 4861 Pearce Drive, 92649 (Northwest corner of Pearce Drive and Green Lane)

CITY CONTACT: Joanna Cortez

Joanna Cortez, Principal 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.

Staff stated that for Condition 1a, a substantial cap or trim on the plans is being suggested. Staff stated that she would like to omit Condition 1b.

A representative of the applicant gave a lengthy presentation on the proposed project.

Board Member Dahl stated that he liked the design and that he agreed with the applicant, to omit the contrasting color trim on top. He stated that on plan two the horizontal window by the bathroom should be vertically rotated and that the corners on the buildings should be wrapped a few more feet. Also cited that he liked the stucco material, that was being proposed.

Board Member Fertal commented that the high-quality proposed project, would not blend with the surrounding existing development, which looks predominantly from the 60s and 70s. He noted that this type of architecture will stand alone in the proposed location.

Ms. Cortez confirmed that nothing had been developed in the area, in effort to soften the proposed contemporary design they have added materials, articulation, landscaping, and more than is required for the upper story setback.

Board Member Dahl stated that he understood the concern but that it is time for a change and believed that the proposed project will set a new standard for the area.

Brian Sassounian, property owner, confirmed that he has been actively communicating with adjacent property owners about the proposed project.

Board Member Thienes cited concerns with overburdening easements because of the merging of parcels and parking spaces.

Ms. Cortez confirmed that staff is working with the city attorney's office in finalizing the details for the easements. She stated that there is an upper story requirement for anything on the third floor, which only applies to the facade that faces the street, the proposed project is going to apply that to all the units. She noted that the code designates 2.5 parking spaces per unit and .5 guest parking per unit, the majority of the units will have two-car garages and a two-car driveway along with guest parking.

Ms. Cortez stated that there is a conditional use permit request for the development because of the number of units and another one to allow private open space for the 3rd floor. This property is zoned as residential medium density, and the project complies with code.

Mr. Dahl made a motion for the board to modify Condition 1a, to have a stucco over cap and parapet, delineated on the plans. Also to omit conditions 1b, 1d, 1e, and 1g. He also recommended rotating the window vertically on plan two.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER THIENES TO RECOMMEND DESIGN REVIEW BOARD NO. 19-002 FOR APPROVAL TO THE PLANNING COMMISSION.

AYES: Fertal, Dahl, Thienes
NOES: None
ABSENT: Cutler, Santiago
ABSTAIN: None

ITEM 2: DESIGN REVIEW BOARD NO. 25-005 (HUNTINGTON BEACH SPORTS COMPLEX OUTDOOR DINING PATIO AND SIGNAGE):

APPLICANT: Matt Olmstead, HBSC Partners, Inc., 18100 Goldenwest Street, Huntington Beach, CA 92648
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST: To review the design, colors, and materials of a proposed outdoor dining patio area and signage to be installed at the Sports Complex Concession Area.
LOCATION: 18260 Goldenwest Street, 92648 (Between Talbert Avenue and Ellis Avenue, East of Taylor Drive)
CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., Associate 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.

Dave Chennault, resident, cited concerns with the project not having barrier restrictions, neighboring playing fields and a toddler playground. Also stated concerns with signage advertising alcohol and access to the ADA bathroom. He cited conditions of approval that were used for Kathy May's Lakeview Café. He stated that he was a player agent for Huntington Beach girls' softball and witnessed many parent altercations without the consumption of alcohol.

Jerry Marchbank, representative of the applicant, noted that he and his partners are residents of Huntington Beach. He cited that he will be running the daily operations and would like to attract revenue to the city. He noted that they're booked 50 weekends a year and last year 1.4 million people came to the park. Also stated his goal is to build a destination and elevate the concessions with their food offerings. He added that they're in the process of acquiring a permit to serve alcohol and part of that process is providing physical barriers and security.

Board Member Thienes cited that he is in support of the project.

Board Member Dahl stated that he is in support of the project and architecturally what is being proposed.

Board Member Fertal cited concerns with the bathrooms that are attached to the concession building being the only ones available for park use. He noted that it might be cumbersome for children or toddlers to have to walk through an area serving alcohol, to access the restrooms.

Board Member Thienes recommended separating the restrooms, so people can have direct access to the restrooms from the outside of the complex. He also recommended that the applicant provide a non-alcohol grab and go service window.

A MOTION WAS MADE BY BOARD MEMBER DAHL, SECONDED BY BOARD MEMBER FERTAL TO RECOMMEND DESIGN REVIEW BOARD NO. 25-005 FOR APPROVAL TO THE ZONING ADMINISTRATOR.

AYES: Fertal, Dahl, Thienes
NOES: None
ABSENT: Cutler, Santiago
ABSTAIN: None

ITEM 3: DESIGN REVIEW BOARD NO. 25-007 (HUNTINGTON BEACH SPORTS COMPLEX OUTDOOR DINING PATIO AND SIGNAGE):

APPLICANT: Matt Olmstead, HBSC Partners, Inc., 18100 Goldenwest Street, Huntington Beach, CA 92648
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST: To review the design, colors, and materials of a proposed outdoor dining patio area and signage to be installed at the Sports Complex Concession Area.
LOCATION: 7300 Talbert Avenue, 92648 (East of Goldenwest Street and West of Gothard Street)
CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., Associate 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.

Dave Chennault, resident, commented that alcohol is not allowed at the parks, with the exception of a full-service restaurant. He noted that this will change the nature of the facility from kids buying a candy bar into a full-service restaurant, with no walk-up window for concessions.

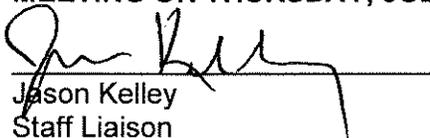
Jerry Marchbank, representative of the applicant, stated that their intent is to offer table service and a walk-up window as well. He added that they also have a snack golf cart that drives around the park and pop-up tents with refreshments.

Board Member Fertal recommended separating the restrooms, so people can have direct access to the restrooms from the outside of the complex. He also recommended that the applicant provide a non-alcohol grab and go service window.

A MOTION WAS MADE BY BOARD MEMBER DAHL, SECONDED BY BOARD MEMBER FERTAL TO RECOMMEND DESIGN REVIEW BOARD NO. 25-007 FOR APPROVAL TO THE ZONING ADMINISTRATOR

AYES: Fertal, Dahl, Thienes
NOES: None
ABSENT: Cutler, Santiago
ABSTAIN: None

THE MEETING WAS ADJOURNED AT 5:10 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, JULY 10, 2025, AT 3:30 P. M.


Jason Kelley
Staff Liaison

JK:mr