

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

**THURSDAY, MARCH 27, 2025 - 3:30 P.M.**

**STAFF LIAISON:** Patty Malagon

**STAFF MEMBER:** Hayden Beckman, Jason Kelley, Michelle Romero

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

**ITEM 1: DESIGN REVIEW NO. 2022-002 (HUNTINGTON'S ON THE PIER REVISION):**

APPLICANT: Jeff Bergsma, 221 Main Street, Suite S, Huntington Beach CA 92648  
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648  
REQUEST: To review the revised design, colors, and materials of a proposed reconstruction and expansion of an existing retail building located on Platform 3 of the Municipal Pier.  
LOCATION: 21 and 22 Main Street, 92648 (Platform 3 of the Municipal Pier)  
CITY CONTACT: Hayden Beckman

Hayden Beckman, 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.

Mr. Beckman cited that staff is presenting an action that came before the Design Review Board in 2022, that was fully entitled. He stated that the Coastal Commission made some modifications to the original proposal. The proposed project is within the Downtown Specific Plan which gives the city the entitlement plan. He clarified that the footprint, dimension and the shape are the same from what was originally proposed, they have now expanded the project.

Jeff Bergsma, architect, stated that when the project was first presented to the Design Review Board, they suggested a more art deco design and more consistency with the neighboring building. He stated that when the project was submitted to the coastal commission, they required many changes. He cited that their biggest concerns were screening the equipment and the bird droppings on the steep roof. He noted that they have taken the coastal commission's requirements and the board's suggestions from the last meeting.

Board Member Thienes stated concern with the new plans and noted that the base drawings look different from the proposed.

Mr. Beckman confirmed that the width of the public access way in between the two buildings is a development standard and is stipulated in the downtown specific plan.

Board Member Thienes proposed that the board approve the project as presented by staff with a recommended condition to provide a new land survey.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 2022-002 FOR APPROVAL TO THE DIRECTOR OF COMMUNITY DEVELOPMENT.**

**AYES: Fertal, Dahl, Thienes**

**NOES: None**

**ABSENT: Cutler, Santiago**

**MOTION PASSED**

**THE MEETING WAS ADJOURNED AT 3:54 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, APRIL 10, 2025, AT 3:30 P. M.**

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Patty Malagon  
Staff Liaison

PM:mr