

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

MONDAY, APRIL 15, 2024 - 3:30 P.M.

STAFF LIAISON: Madalyn Welch

STAFF MEMBER: Wayne Carvalho

PUBLIC COMMENTS: **NONE**

CONSENT CALENDAR

24-221 APPROVE DESIGN REVIEW BOARD MINUTES DATED FEBRUARY 8, 2024

Recommended Action:

That the Design Review Board take the following action:

"Approve the February 8, 2024, Design Review Board Minutes as submitted."

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER RODRIGUEZ, TO APPROVE THE FEBRUARY 8, 2024, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Fertal, Rodriguez, Dahl, Cutler

NOES: None

MOTION PASSED

ITEM 1: DESIGN REVIEW BOARD NO. 23-007 (NGUYEN LIVE/WORK):

APPLICANT: Frank Le, FL Design Group, 14211 Riata Street, Westminster, CA 92683

PROPERTY OWNER: Thomas Nguyen, 9863 Hamilton Avenue, Fountain Valley, CA 92708

REQUEST: To review the design, colors, and materials of the proposed construction of a new three-story live/work building in District 1 of the Downtown Specific Plan.

LOCATION: 121 6th Street, 92648 (west of 6th Street, south of Walnut Avenue)

CITY CONTACT: Madalyn Welch

Madalyn Welch, 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.

Board Member Dahl and Board Member Fertal expressed concerns with treating stone like wallpaper material and that it should be used to be structural. He stated concerns with elevation

and the two stairways that led to the upper deck. He recommended a lighter white and brick material.

Frank Le, applicant, will bring elevations, color schemes, and design options to the next hearing.

A MOTION WAS MADE BY BOARD MEMBER DAHL, SECONDED BY BOARD MEMBER CUTLER, DESIGN REVIEW BOARD NO. 23-007 WAS CONTINUED TO THE MAY 9, 2024, DESIGN REVIEW BOARD MEETING

AYES: Dahl, Cutler, Fertal, Rodriguez

NOES: None

MOTION CONTINUED

ITEM 2: DESIGN REVIEW BOARD NO. 24-003 (ZACK'S TOO BEACH CONCESSION):

APPLICANT: Phil L. Edmondson, Pacific Coast Architects, 305 Orange Avenue, Suite B, Huntington Beach, CA 92648
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
BUSINESS OWNER: Mike Ali, 21579 Pacific Coast Highway, Huntington Beach, CA 92648
REQUEST: To review the design, colors and materials for the proposed outdoor dining area and existing signage at an existing concession stand.
LOCATION: 21579 Pacific Coast Highway
CITY CONTACT: Wayne Carvalho

Wayne Carvalho, 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.

Mike Ali, business owner, stated this project was for family venue purposes.

Board Member Fertal recommended to continue the item to include a sign program, paint colors for the columns on the building, and confirmation for the kind of material for the barrier.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL, DESIGN REVIEW BOARD NO. 24-003 WAS CONTINUED TO THE MAY 9, 2024, DESIGN REVIEW BOARD MEETING

AYES: Dahl, Fertal, Cutler, Rodriguez

NOES: None

MOTION PASSED

ITEM 3: DESIGN REVIEW BOARD NO. 24-004 (ZACK'S CONCESSION):

APPLICANT: Phil L. Edmondson, Pacific Coast Architects, 305 Orange Avenue, Suite B, 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 for the outdoor dining area, rental display and storage areas, lemonade stand, mural and signs at an existing concession stand.
LOCATION: 405 Pacific Coast Highway
CITY CONTACT: Wayne Carvalho

Wayne Carvalho, 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.

Wayne Carvalho, Project Planner, stated that the applicant had updates to present to the board addressing plans, renderings, colors, and materials.

Board Member Cutler stated that the lemonade stand needs a different color.

Board Member Fertal expressed concerns with appeal of boardwalk redesigned with a bigger building with kiosk.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL, DESIGN REVIEW BOARD NO. 24-003 WAS CONTINUED TO THE MAY 9, 2024, DESIGN REVIEW BOARD MEETING

AYES: Dahl, Fertal, Cutler, Rodriguez

NOES: None

MOTION PASSED

THE MEETING WAS ADJOURNED AT 4:39 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, MAY 9, 2024, AT 3:30 P. M.

Madalyn Welch
Staff Liaison

MW:mr