

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

THURSDAY, MAY 23, 2024 - 3:30 P.M.

STAFF LIAISON: Madalyn Welch

STAFF MEMBER: Wayne Carvalho, Michelle Romero

PUBLIC COMMENTS: **NONE**

ITEM 1: DESIGN REVIEW BOARD NO. 2024-003 (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, Project 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.

Phil L. Edmondson, applicant, stated all proposed updates that were made to the project in response to recommendations from the board.

Board member Santiago stated that the type face signage is dull and sedate.

Mr. Carvalho, stated that the proposed signage was modified since the last meeting to meet sign requirements.

Board member Cutler stated that proposed signage was nice and crisp.

Board member Fertal stated that the board make a motion to recommend the item with a modification for the signage to have a more beach look.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER CUTLER, TO RECOMMEND DESIGN REVIEW BOARD NO. 24-003 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.

AYES: Fertal, Cutler, Rodriguez, Santiago
NOES: None
ABSENT: Dahl

MOTION PASSED

ITEM 2: DESIGN REVIEW BOARD NO. 2024-006 (ZACK'S PIER PLAZA 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, 405 Pacific Coast Highway, 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, Project 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 Fertal expressed concerns with the business having outgrown the space and that there is need for possible reconstruction to accommodate proposed mixed uses.

Board Member Santiago stated that there is heavy traffic in that area and all the businesses aren't cohesive with design.

Board Member Rodriguez noted that there is a definite need for an ongoing conversation to be held between the applicant and the city to outreach to the local business owners on the board walk to address traffic and possible permanent structure options.

Mike Ali, business owner, states he recognizes that his business has outgrown the property and that he is restricted by the Coastal Commission, his request will help him be more competitive and accommodate customers.

Mr. Fertal, states that the board sympathizes with the applicant and makes a motion to recommend approval for the dining area, alcohol sales, and the proposed signage with reservations on other elements.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER SANTIAGO, TO RECOMMEND DESIGN REVIEW BOARD NO. 24-006 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.

AYES: Fertal, Santiago, Cutler, Rodriguez

NOES: None

ABSENT: Dahl

MOTION PASSED

ITEM 3: DESIGN REVIEW BOARD NO. 24-004 (HBCSD BUS YARD BUILDING AT SOWERS):

APPLICANT: Chris Garcia for Tony Pacheco-Taylor, 424 32nd Street, Newport Beach, CA 92663
PROPERTY OWNER: Huntington Beach City School District, 8750 Dorsett Drive, Huntington Beach, CA 92646
REQUEST: To review the design, colors, and materials of a 1,280 sq. ft. maintenance and service facility office building and 160 sq. ft. of outdoor storage at the Sowers Middle School site.
LOCATION: 9300 Indianapolis Avenue (south of Indianapolis Avenue, east of Bushard Street)
CITY CONTACT: Madalyn Welch

Madalyn Welch, Associate Planner, stated that the applicant is requesting a continuance to a date uncertain.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER RODRIGUEZ, TO CONTINUE THE DESIGN REVIEW BOARD NO. 2024-004 TO A DATE UNCERTAIN.

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

ITEM 4: DESIGN REVIEW BOARD NO. 24-005 (HBCSD MAINTENANCE AND OPERATIONS BUILDING):

APPLICANT: Chris Garcia for Tony Pacheco-Taylor, 424 32nd Street, Newport Beach, CA 92663
PROPERTY OWNER: Huntington Beach City School District, 8750 Dorsett Drive, Huntington Beach, CA 92646
REQUEST: To review the design, colors, and materials of a 7,510 sq. ft. maintenance and operations building at the existing HBCSD office site.
LOCATION: 8750 Dorsett Drive (south of Dorsett Drive, between Poston Lane and Miramar Lane)
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 Fertal expressed concerns, with the building placement being on western property line.

Ms. Welch stated that the placement was decided to create a sound buffer for the single-family residential properties nearby.

Jenny Delgado, District Assistant Superintendent, noted that the building will only provide interior space for the maintenance and operations related work.

Board Member Santiago stated that the placement of the building would cause a visual impairment and suggested an organic wall to avoid possible graffiti.

James De Marco, associated with an architecture firm, expressed concerns with improper notification and property values.

Autumn DiGiovanni, resident, stated her concerns with the project being a nuisance to the community and creating a homeless issue.

Dana Devore, resident, stated concerns with the building size and proximity to residential properties.

Ms. Welch cited recommendations from the board as to move the building to the eastside 20 ft. away from the existing location. Add 8 ft. block wall instead of 6 feet in height to the western property line with a decorative/organic wall using landscaping or something to avoid possible graffiti. Add lighting along the existing walkway, mature landscaping, and western elevation of the proposed building to change material from metal to a material that is complimentary to the residential area.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER CUTLER, TO RECOMMEND DESIGN REVIEW BOARD NO. 24-005 FOR APPROVAL TO THE ZONING ADMINISTRATOR THE FOLLOWING CONDITIONS OF APPROVAL.

AYES: Fertal, Cutler, Rodriguez, Santiago

NOES: None

ABSENT: Dahl

MOTION PASSED

ITEM 5: 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, 9683 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.

James De Marco, associated with an architecture firm, quoted the business professions code and expressed concerns with architect licensing because it is a two-story building design.

Board member Fertal stated that the board make a motion to recommend the item with option one of two, with a modification to incorporate the wood element along both side facades.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER CUTLER, TO RECOMMEND DESIGN REVIEW BOARD NO. 23-007 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.

AYES: Fertal, Cutler, Rodriguez, Santiago

NOES: None
ABSENT: Dahl
MOTION PASSED

THE MEETING WAS ADJOURNED AT 5:00 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JUNE 13, 2024, AT 3:30 P. M.

Madalyn Welch
Staff Liaison

MW:mr