

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

**WEDNESDAY, JANUARY 14, 2026 - 3:30 P.M.**

**STAFF LIAISON:** Madalyn Welch  
**STAFF MEMBER:** Jason Kelley, Michelle Lopez  
**PUBLIC COMMENTS:** **NONE**

**CONSENT CALENDAR:**

**APPROVE DESIGN REVIEW BOARD MINUTES DATED DECEMBER 11, 2025**

**Recommended Action:**  
That the Design Review Board take the following action:

“Approve the December 11, 2025, Design Review Board Minutes as submitted.”

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO APPROVE THE DECEMBER 11, 2025, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION PASSED**

**ADMINISTRATIVE ITEMS:**

**ITEM 1: DESIGN REVIEW BOARD NO. 25-010 (MAGNOLIA TANK FARM WALL):**

**APPLICANT:** Debra Schales, Fuscoe Engineering, Inc., 15535 Sand Canyon Avenue, Suite 100, Irvine, CA 92616  
**PROPERTY OWNER:** SLF-HB Magnolia LLC, 18565 Jamboree Road, Suite 200, Irvine, CA 92612  
**REQUEST:** Review the design, colors and materials of a proposed 1,290 linear feet retaining and block wall.  
**LOCATION:** 21845 Magnolia Street, 92646 (West side of Magnolia Street between Pacific Coast Highway and Hamilton Avenue)  
**CITY CONTACT:** Jason Kelley

Jason Kelley, 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. Staff added a condition to incorporate raised planters on the southside of the wall.

Board Member Thienes questioned whether the proposed project location would be the backyard for homes.

Mr. Kelley confirmed that the proposed area is zoned as residential, but it hasn't been confirmed what types of homes will be built has not been confirmed it's still all very conceptual.

Board Member Thienes suggested adding two planters in the front setback area.

Debra Schales, applicant, stated that the proposed project does include a lot of landscaping, especially the portion of the Huntington Beach channel going towards Magnolia Street.

Board Member Thienes stated that he would like to approve the item, with a modification to the condition stating that the raised planter be constructed within the front 70 feet of the park area adjacent to Magnolia Street.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER THIENES TO RECOMMEND DESIGN REVIEW BOARD NO. 25-010 FOR APPROVAL TO THE PLANNING COMMISSION.**

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

#### **CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)**

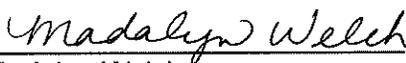
Madalyn Welch, Staff Liason collected the signed Annual Code of Ethics packets from board members.

#### **DESIGN REVIEW BOARD CHAIR AND VICE CHAIR**

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER THIENES TO NOMINATE AND ELECT BOARDMEMBER DAHL FOR CHAIR AND BOARDMEMBER FERTAL AS VICE CHAIR.**

**AYES: Fertal, Thienes**  
**NOES: None**  
**ABSENT: Santiago**  
**ABSTAIN: None**

**THE MEETING WAS ADJOURNED AT 3:46 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, FEBRUARY 12, 2026, AT 3:30 P. M.**

  
Madalyn Welch  
Staff Liaison  
MW:ml