

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

**THURSDAY, JULY 11, 2024 - 3:30 P.M.**

**STAFF LIAISON:** Madalyn Welch

**STAFF MEMBER:** Wayne Carvalho, Michelle Romero

**PUBLIC COMMENTS:**

Cheryl De Marco, local architect, expressed her concern on proposed minutes for the Design Review Board dated May 9, 2024, stating that there wasn't a meeting held that day because there was no quorum. She commented that proposed minutes for the Design Review Board dated May 23, 2024, didn't state that the meeting was a special meeting and not a regularly scheduled meeting. Also commented that board member Dahl was present, Santiago, and Rodriguez were both absent for the May 23, 2024, meeting. She also spoke concerning conditions of approval being dismissed at the ZA hearing.

Robert Granger, resident, spoke regarding Design Review Board proposed meeting minutes for May 23, 2024, stating that board member Dahl was present. He noted that the board's recommendations made for an item were not recognized by the Zoning Administrator. He commented that those recommendations were not reflected on the minutes. He strains the importance of this being on the record because this item is being appealed to the Planning Commission.

Board member Dahl stated that he appreciated their comments and concerns but clarifies that the Design Review Board is only an advisory board. Their purpose is to serve recommendations, but they can be modified by the Zoning Administrator.

Madalyn Welch, staff liaison, clarifies that all recommendations from the Design Review Board are included in the suggested conditions of approval to the Zoning Administrator, which then can be modified at the hearing. She also stated that staff would review the minutes and make sure that the recommendations were included.

**CONSENT CALENDAR**

**24-487 APPROVE DESIGN REVIEW BOARD MINUTES DATED MAY 9, 2024**

**Recommended Action:**

That the Design Review Board take the following action:

"Approve the May 9, 2024, Design Review Board Minutes as submitted."

**24-488 APPROVE DESIGN REVIEW BOARD MINUTES DATED MAY 23, 2024**

**Recommended Action:**

That the Design Review Board take the following action:

"Approve the May 23, 2024, Design Review Board Minutes as submitted."

**24-489 APPROVE DESIGN REVIEW BOARD MINUTES DATED JUNE 13, 2024**

**Recommended Action:**

That the Design Review Board take the following action:

"Approve the June 13, 2024, Design Review Board Minutes as submitted."

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL, DESIGN REVIEW BOARD NO. 24-487, 24-488, AND 24-489 WERE CONTINUED TO THE AUGUST 8, 2024, DESIGN REVIEW BOARD MEETING**

**AYES: Fertal, Dahl, Cutler, Rodriguez**

**NOES: None**

**ABSENT: Santiago**

**MOTION PASSED**

**ITEM 1: DESIGN REVIEW BOARD NO. 24-009 (PLAZA ALMERIA OUTDOOR DINING MASTER PLAN):**

APPLICANT: Michael C. Adams, Adams Associates, 21190 Beach Boulevard, Huntington Beach, CA 92648

PROPERTY OWNER: JT Development Company LLC, 15272 Bolsa Chica Road, Suite 101, Huntington Beach, CA 92649

REQUEST: To review the design, colors, and materials for the Plaza Almeria Outdoor Dining Master Plan for the expansion of approximately 378 sq. ft. of outdoor dining areas with alcohol over four separate businesses on private property and within the public right of way.

LOCATION: 301 Main Street (Plaza Almeria)

CITY CONTACT: Wayne Carvalho

Wayne Carvalho, Contract 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.

Board Member Fertal inquired if staff recommended to have more uniformity on the design.

Wayne Carvalho, Contract Senior Planner, stated planning staff wanted to avoid the standard pickets based on the existing architecture out there.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER RODRIGUEZ TO RECOMMEND DESIGN REVIEW BOARD NO. 24-002 FOR APPROVAL TO THE DIRECTOR OF COMMUNITY DEVELOPMENT.**

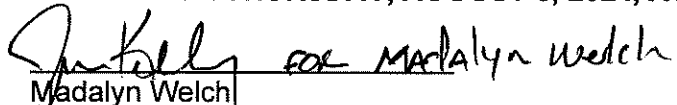
**AYES: Fertal, Dahl, Cutler, Rodriguez**

**NOES: None**

**ABSENT: Santiago**

**MOTION PASSED**

THE MEETING WAS ADJOURNED AT 3:54 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, AUGUST 8, 2024, AT 3:30 P. M.

  
Madalyn Welch  
Staff Liaison

MW:mr