

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

**THURSDAY, FEBRUARY 13, 2025 - 3:30 P.M.**

**STAFF LIAISON:** Patty Malagon

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

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

**CONSENT CALENDAR:**

**APPROVE DESIGN REVIEW BOARD MINUTES DATED APRIL 15, 2024**

**Recommended Action:**

That the Design Review Board take the following action:

“Approve the April 15, 2024 Design Review Board Minutes as submitted.”

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO APPROVE THE APRIL 15, 2024, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION PASSED**

**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.”

**A MOTION WAS MADE BY BOARD MEMBER DAHL, SECONDED BY BOARD MEMBER FERTAL TO APPROVE THE APRIL 15, 2024, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION PASSED**

**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 DAHL, SECONDED BY BOARD MEMBER FERTAL TO APPROVE THE JUNE 13, 2024, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION PASSED**

**ADMINISTRATIVE ITEMS:**

**ITEM 1: DESIGN REVIEW NO. 23-014 (410 MAIN STREET MIXED-USE PROJECT):**

**APPLICANT:** Peter Zehnder, 124 Tustin Avenue, Suite 200, Newport Beach CA 92663  
**PROPERTY OWNER:** Better Future Investment, LLC, 9708 Shamrock Avenue, Fountain Valley CA 92708  
**REQUEST:** To review the design, colors, and materials of a proposed four-story mixed-use project consisting of 8,000 sq. ft. of ground floor retail space, 28 for-sale residential condominium units, 10 ground level commercial and residential parking spaces, and a one-level subterranean parking structure consisting of 44 residential parking spaces on a 0.44-acre site. The request includes a 20% density bonus to allow 5 additional units above the 23 base units, a waiver of development standards to permit 1 ft. in lieu of 3 ft. width for parking stalls when located adjacent to a wall in excess of 12 in. high, and a concession to allow maximum overall height of 55 ft. in lieu of maximum 45 ft. to accommodate 10 ft. ceiling heights for all units, and a rooftop community open space amenity.  
**LOCATION:** 410 Main Street, 92648 (Northeast corner of Main Street at Orange Avenue)  
**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.

Board Member Fertal stated concerns with the project being misplaced on a street like main street.

Mr. Beckman cited that angling the facades, storefronts, and all the balconies provides the perspective to look down on main street.

Peter Zehnder, applicant noted that he is familiar with the site, downtown specific plan, and ordinances. He stated that he had the tenants and homeowners' privacy in mind, with having the proposed project facing the street as opposed to facing each other along with the architectural features being wood slats.

Board Member Dahl noted that the proposed project is a great transitional building between the existing structures but would need to see a material color board of what is being proposed. He stated that there is too many materials presented on the rendering and doesn't like the racing strip along the building.

Peter Zehnder, applicant cited that the materials include natural concrete, wood surfaces, and a color pallet that has an organic beach material.

Board Member Cutler stated that she believed that too much white is being proposed and that the project appears to consist of three different sections.

Board Member Dahl notes that everything should look like a whole unit from the post transitioning to the window then wrapping around the corner of the building. He commented that the transom windows on the fourth floor should be engaged to the windows or doors below them, looking like a whole curtain wall system that's embedded into material.

Peter Zehnder, applicant confirmed that a historical review was done for the site.

Board Member Thienes stated concerns with the height of the building and the requirements for 5 ft. setbacks for alley parking spaces. He noted that the design of the proposed project doesn't meet the requirements of the specific plan and that the request doesn't meet the codes.

Patty Malagon, staff liaison, noted that this project is in the downtown specific plan, which means that they have obligations to follow the requirements of new projects, if the request includes deviations, then the applicant would have to apply for a variance and presented before the planning commission.

Board Member Dahl cited that the Design Review Board is only an advisory board. He stated that he would like to continue this item and request the applicant to bring a material board, elevations around the entire building, and the board will advise the applicant what is appropriate to send to the planning commission as an approval.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL, DESIGN REVIEW BOARD NO. 23-014 WAS CONTINUED TO THE MARCH 13, 2025 DESIGN REVIEW BOARD MEETING.**

**AYES: Fertal, Dahl, Cutler, Santiago, Thienes**

**NOES: None**

**ABSENT: None**

**MOTION PASSED**

**ITEM 2: DESIGN REVIEW NO. 25-002 (HUNTINGTON BEACH ART CENTER PAINT):**

APPLICANT: Dan Faltz, Huntington Beach Art Center, 538 Main Street, Huntington Beach, CA 92648  
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648  
REQUEST: To review the colors proposed to paint the exterior steel frame and electrical tower feature of the existing Huntington Beach Art Center.  
LOCATION: 538 Main Street, 92648 (northeast corner of Main Street and Acacia Avenue)  
CITY CONTACT: Patty Malagon

Patty Malagon, 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 commented that he believed that the red is too red but if the objective is not to be subtle, he's not sure where we land on that spectrum.

Board Member Santiago cited that the color is tone on tone and that's why the building doesn't stand out. He noted that the current rusty red brick color of it looks camouflage and that it should have more of a mid-mod color pallet.

Dan Faltz, applicant noted that the existing bricks are more of a grey tone than brick color. The color that was proposed was chosen because a lot of international museums use this color. He cited that one of his goals, as the new Senior Cultural Art Supervisor, is to get the art center accredited as a nationally recognized museum.

Board Member Santiago commented that this red color works for places like LACMA because red is paired with gold. He stated that just because that red is used for many international museums, he's not sure if it justifies using it here because the community might not automatically see the symbolism.

Board Member Dahl stated that he recommends a matte finished bronze or a slate black color. He commented that he disliked the big recess, and some artistic screening could be done. He noted that the building should be kept a clean minimalist architectural building.

Board Member Santiago cited that due to age and historic inventory of the building, it would be significant to consider the original color.

Board Member Fertal cited that the item be continued, and that the applicant come back with alternate color selections.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER THIENES, DESIGN REVIEW BOARD NO. 25-002 WAS CONTINUED TO THE MARCH 13, 2025 DESIGN REVIEW BOARD MEETING.**

**AYES: Fertal, Dahl, Cutler, Santiago, Thienes**

**NOES: None**

**ABSENT: None**

**MOTION PASSED**

**ITEM 3: DESIGN REVIEW BOARD NO. 23-005 MULTI-USER ELECTRONIC READERBOARD):**

APPLICANT: Jacko Luong, Avant Outdoor Advertising, PO Box 7262, Huntington Beach CA 92615  
PROPERTY OWNER: Ryan Patterson, 7501 McFadden Avenue, Huntington Beach CA 92647  
REQUEST: To review the design, colors and materials associated with a proposed multiple-user electronic readerboard measuring 85 ft. in height with 672 sq. ft. of total sign face area.  
LOCATION: 7501 McFadden Avenue, 92647 (north of McFadden Avenue and south of Interstate 405)  
CITY CONTACT: Joanna Cortez

Patty Malagon, 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. Staff added a condition, for the metal pole to be wrapped with a stucco or similar material and painted with color that compliments the surrounding structures.

Jacko Luong, applicant confirmed that Caltrans had already given preliminary approval. He also confirmed that they are following state and federal code on how the readerboard transitions from one ad to the next on both sides.

Board Member Thienes commented that he had concerns with the brightness that the readerboard would project onto the residential area.

Jacko Luong, applicant confirmed that a light study was done which displayed the light intensity and the nearest house would project an estimated half of a what a movie theater screen would project. He also confirmed that movers would be in place so that on the residential side the light only admits towards the freeway and not beneath the readerboard.

Board Member Fertal recommended the rendering with the single pole option, because the base would be hidden behind the soundwall.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 23-005 FOR APPROVAL TO THE PLANNING COMMISSION.**

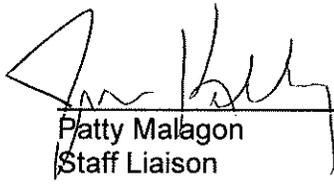
**AYES: Fertal, Dahl, Cutler, Santiago**

**NOES: Thienes**

**ABSENT: None**

**MOTION PASSED**

**THE MEETING WAS ADJOURNED AT 4:42 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, MARCH 13, 2025, AT 3:30 P. M.**

 FOR PATTY  
Patty Malagon  
Staff Liaison

PM:mr