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

THURSDAY, MAY 14, 2026 - 3:30 P.M.

STAFF LIAISON: Madalyn Welch

STAFF MEMBER: Wayne Carvalho, Jennifer Ash, Carolyn Camarena, Marco Cuevas Jr., Michelle Lopez

PUBLIC COMMENTS: **NONE**

CONSENT CALENDAR:

APPROVE DESIGN REVIEW BOARD MINUTES DATED APRIL 9, 2026

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

"Approve the April 9, 2026, Design Review Board Minutes as submitted."

A MOTION WAS MADE BY BOARD MEMBER WENTWORTH, SECONDED BY BOARD MEMBER THIENES TO APPROVE THE APRIL 9, 2026, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION PASSED

ADMINISTRATIVE ITEMS:

ITEM 1: DESIGN REVIEW BOARD NO. 26-005 (MAIN STREET SEAT WALLS):

APPLICANT:	Kriss Cassanova, Community Development Department, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 9264
PROPERTY OWNER:	City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST:	To review the design, colors, and materials for the redesign of 15 existing seat walls on Main Street.
LOCATION:	Public right-of-way, 92648 (along the north and south sides of Main Street between Pacific Coast Highway and 6th Street)
CITY CONTACT:	Madalyn Welch

Madalyn Welch, 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.

Kriss Cassanova, applicant, confirmed that staff provided design options that comply with the downtown specific plan. She noted that this project is in partnership with the Visit Huntington Beach Team. She added that this is an annual partnership, which provides funding for tours and enhancement projects. She stated that the goal is to lighten and freshen up Main Street and prominent corners. She cited that the area is very high traffic, so the durability of the sea walls needs to be maintained along with preserving the existing brick.

Board Member Wentworth questioned if the original concrete seawall would be to face it with brick and then paint it, so it looks like the rest.

Ms. Cassanova confirmed that they intend to make them all look the same.

Frank Drevdahl, Capital Projects Administrator, confirmed that there would be something central surrounded by brick and then painted.

Board Member Wentworth noted that he didn't like the color presented in the picture but the sample of the color was much better.

Board Member Dahl questioned if they planned to relandscape, so everything is consistent. He also questioned the material for the HB Logo.

Ms. Cassanova confirmed that the landscape in the interior will not be changed since it was recently relandscaped. She noted that some refreshed landscape will occur in the exterior. She added that the HB Logo would be recessed to prevent vandalization and durability. She cited that they had existing license agreements with the nearby property owners and would make an effort to have consistency.

Board Member Dahl noted that custom tile for the HB Logo would be great, for durability and a clean look, he just doesn't want to see it painted.

Ms. Cassanova confirmed that the applicant was in favor of concrete, so that it can be power washed.

Board Member Thienes questioned the purpose of the dividers.

Ms. Cassanova confirmed that the purpose was to assist the transient community.

Board Member Dahl noted that he recommends the lighter color concrete caps along with the sample paint color presented and to have the HB Logo be a material other than just paint.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 26-005 FOR APPROVAL TO THE DIRECTOR OF COMMUNITY DEVELOPMENT.

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

MOTION PASSED

ITEM 2: DESIGN REVIEW BOARD NO. 25-009 (FIVE LIVE/WORK UNITS WITH ACCESSORY DWELLING UNITS):

APPLICANT:	Jack Bian, P.O. Box 48185, Los Angeles, CA 90048
PROPERTY OWNER:	HB Pierside LLC, Ronald Hsueh, 212 S. Palm Avenue #200, Alhambra, CA 91801
REQUEST:	To review the design, colors and materials of the proposed construction of five (5) three-story 3,000 sq. ft. live/work units, each with an accessory dwelling unit and rooftop deck in District 1 of the Downtown Specific Plan.
LOCATION:	210 - 218 3rd Street, 92648 (south side of 3rd Street, between Olive Avenue and Walnut Avenue)
CITY CONTACT:	Wayne Carvalho

Wayne Carvalho, Contract Principal 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 Thienes noted that according to the American Disabilities Act, a person needs to have access to a parking stall, so a tandem parking space is almost impossible to meet the requirements. He stated that he is aware that due to the senate bills you don't need parking for the ADU.

Mr. Carvalho confirmed that there are three accessor parcel numbers. He also confirmed that the parcels were never merged.

Board Member Thienes noted that if the project were seen as a multi-family, then the three-bedroom unit would require 2.5 parking spaces; the two-bedroom unit would require two parking spaces; the guests' space would require 2.5 parking spaces; and the commercial space would require one parking space. He stated that because it is considered an accessory dwelling unit it doesn't have to comply with any of the parking space requirements, like a multi-family project.

Ms. Welch confirmed what was being proposed was individual live-work units and don't require guests' spaces.

Board Member Thienes commented that this project's ADA parking space is not compliant with ADA and the site plan would need to be redrawn.

Mr. Carvalho noted that this concern is addressed in one of the recommended conditions of approval.

Board Member Thienes expressed concern with recommending approval with the existing site plan and already discussing colors. He noted that there is an existing parking problem downtown. He added that it would be required to have 25 ft. back up space radius, requiring the garage space to be setback further than 3 ft. because it is not going to add up to 25 ft. He noted that the site plan needed to be set further forward.

Board Member Dahl stated that it is all dependent upon the review of what currently exists across the alley of each of the five plots in relation to the property line. He questioned if there has been dedications.

Ms. Welch confirmed there has been some dedications made on a case-by-case basis.

Board Member Dahl noted that with the proposed design, they have 15 ft. from the center line to the alley to the back of the garages, which means they need 10 ft. from the center line to the alley to the other side.

Mr. Carvalho confirmed that one of the recommended conditions stated that parking be modified to address the ADA requirements. He confirmed that each of the parking garages must have a handicapped parking space. He also confirmed that they require three parking spaces, two for the live-work and the ADA compliant space for commercial use.

Board Member Wentworth stated that most of the houses on the opposite side of the alley, were built in the last 25 years, which would mean they have full dedications and there should be no issue with parking.

Ms. Welch noted that there was a recommended condition to resolve the issue and it is also a code requirement so when the project is reviewed it will have to comply, in order for the permits to be issued and approved.

Jack Bian, applicant, noted that he has worked attentively with staff to resolve the issue and that the recommended condition is a clever solution. He noted that the concerns about accessory dwelling units not having to comply with any of the parking space requirements, like a multi-family project, was out of his scope of work. He added that as an architect he works closely with the code requirements to allow this project to be approved, and he isn't asking for anything that the code doesn't allow. He stated that he has been working on this project for the last four years, carefully selecting the materials, colors, to match the downtown environment. He commented that he tried to relate the design to Shorehouse, a multi-family development which has a modern contemporary look with white stucco and acid wood touches. He added that this is a relatively smaller project, and that the live-works will be sold to individual buyers.

Board Member Dahl noted the applicant is a brilliant architect and is pleased to have him working in Huntington Beach. The project is stellar and something to be proud of, given the assumption that we can solve the ADA parking problem. He noted that the project was very well done. He added that the products selected by the architect for the design are superior and advised that the client not substitute anything.

Board Member Dahl stated that he is very confident with staff's recommended condition that the issue with the ADU space will be resolved. He noted that he likes that the architect sealed up the workspace and provides security. He stated he liked the courtyard, volume space to the front and inside of the building.

Mr. Carvalho stated that plans may be different from the ones in plan check. Plans may change if new conditions are placed by the decision body.

Ms. Welch stated that the materials and design are to be reviewed by DRB and that the project will go to Planning Commission.

Board Member Dahl stated that he wanted to remove the recommended conditions 1b, 1c, and 1d.

Board Member Fertal made a motion for the board to approve the item.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 25-009 FOR APPROVAL TO THE PLANNING COMMISSION.

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

MOTION PASSED

THE MEETING WAS ADJOURNED AT 4:21 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, JUNE 11, 2026, AT 3:30 P. M.

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Madalyn Welch
Staff Liaison
MW:ml