

MINUTES
HUNTINGTON BEACH OFFICE OF THE DESIGN REVIEW BOARD
Civic Center, Lower Level, Room B-7
2000 Main Street
Huntington Beach California

THURSDAY, October 9, 2025 - 3:30 P.M.

STAFF LIAISON: Jason Kelley

STAFF MEMBER: Joanna Cortez, Michelle Lopez

PUBLIC COMMENTS: **NONE**

CONSENT CALENDAR:

APPROVE DESIGN REVIEW BOARD MINUTES DATED June 26, 2025

Recommended Action:

That the Design Review Board take the following action:

"Approve the June 26, 2025, Design Review Board Minutes as submitted."

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO APPROVE THE JUNE 26, 2025, DESIGN REVIEW BOARD MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION PASSED

ADMINISTRATIVE ITEMS:

ITEM 1: DESIGN REVIEW BOARD NO. 25-012 (HUNTINGTON CLUB REMODEL AND BUNGALOWS):

**APPLICANT/
PROPERTY OWNER:** Jonathan Bailey, Golf Realty Fund, 1 Upper Newport Plaza,
Newport Beach, CA 92660
REQUEST: Review the design, colors, and materials for the remodel of an
existing private golf and tennis club and the construction of four
detached bungalow structures.
LOCATION: 6501 Palm Avenue, 92648 (East side of Palm Ave., between
Goldenwest St. and Seapoint St.)
CITY CONTACT: Joanna Cortez

Joanna Cortez, 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.

Jonathan Bailey, applicant, confirmed that site plan has been updated to comply with staff's recommendation for the Ojai bungalow patio area to be setback 25 feet from the property line. He gives a lengthy presentation on the proposed project.

Board Member Cutler commented on the proposed color for the clubhouse roof, not matching the proposed bungalow roof.

Carlos, the architect confirmed that the color that is being proposed for the clubhouse roof is zinc, a natural metal color.

Board Member Dahl stated that he is familiar with the architect's work, and he also had an initial inclination about the roofs not have continuity but after careful consideration, he feels that he correctly executed the project with the design and color selection. He noted that the existing clubhouse will need to be updated as well as the porte cochere.

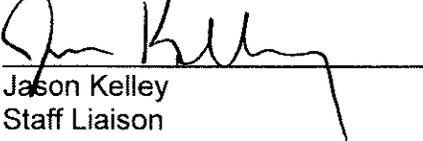
Mr. Fertal stated that at first, he didn't see continuity with what's existing and proposed but after hearing staff and Board Member Dahl's comments, he understands the delivery. He stated he is still hesitant about the variations, but he differs with Board Member Dahl's expertise in these matters. He also noted that this property is isolated and removed, that an impact isn't being made to the public, street, or neighborhood.

Mr. Fertal made a motion for the board to remove suggested condition 1a and 1b, with approved plans as presented.

A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER DAHL TO RECOMMEND DESIGN REVIEW BOARD NO. 25-012 FOR APPROVAL TO THE PLANNING COMMISSION.

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

THE MEETING WAS ADJOURNED AT 3:57 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON THURSDAY, NOVEMBER 13, 2025, AT 3:30 P. M.



Jason Kelley
Staff Liaison

JK:mr