



CITY OF HUNTINGTON BEACH

Department of Community Development

NOTICE OF ACTION

July 1, 2025

Brian Sassounian
Harbour Cove, LLC, 21190 Beach Blvd.
Huntington Beach, CA 92648

APPLICATION: **DESIGN REVIEW BOARD NO. 19-002 (PEARCE AND GREEN CONDOS)**

**APPLICANT/
PROPERTY OWNER:** Brian Sassounian, Harbour Cove, LLC, 21190 Beach Blvd., Huntington Beach, CA 92648

REQUEST: To review the design, color, and materials of a proposed 18-unit residential development.

LOCATION: 4861 Pearce Drive, 92649 (Northwest corner of Pearce Drive and Green Lane)

DATE OF ACTION: June 26, 2025

The Design Review Board of the City of Huntington Beach took action on your application (s) on **June 26, 2025**, and your application was recommended for **approval** to the **Planning Commission**. Attached to this letter are the recommended conditions of approval for your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Planning Commission. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the Planning Commission for consideration. You will be notified of the pending hearing date.

If you have any questions, please contact Joanna Cortez, Principal Planner at (714) 374-1547 or via email at Joanna.Cortez@surfcity-hb.org or the Planning Division Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Kelley". The signature is fluid and cursive, with the first name "Jason" and last name "Kelley" clearly distinguishable.

Jason Kelley, Secretary
Design Review Board

JK:jc

ATTACHMENTS:

Recommended Conditions of Approval: DR No. 19-002

c: Planning Manager
Project File

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 19-002

RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 19-002

1. Project plans, color and materials received and dated June 6, 2025, shall be the conceptually approved design, with the following modifications:
 - a. On all Plan 2 designs, rotate the second-floor bathroom window to be oriented vertically.
 - b. Provide a stucco parapet cap to the top of each building. The cap shall be painted to match each structure.
 - c. Replace windows with recessed windows or window framing.
 - d. Relocate all trees and lighting along southwest portion of the drive aisle to ensure clear access to the properties not part of this project.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.