

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

**THURSDAY, MAY 23, 2024 - 3:30 P.M.**

**STAFF LIAISON:** Madalyn Welch

**STAFF MEMBER:** Wayne Carvalho, Michelle Romero, Kimberly De Coite

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

**ITEM 1: DESIGN REVIEW BOARD NO. 24-003 (ZACK'S TOO OUTDOOR DINING AND ALCOHOL SALES):**

**APPLICANT:** Phil L. Edmondson, Pacific Coast Architects, 305 Orange Avenue, Suite B, Huntington Beach, CA 92648  
**PROPERTY OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648  
**BUSINESS OWNER:** Mike Ali, 21579 Pacific Coast Highway, Huntington Beach, CA 92648  
**REQUEST:** To review the design, colors and materials for the proposed outdoor dining area and existing signage at an existing concession stand.  
**LOCATION:** 21579 Pacific Coast Highway  
**CITY CONTACT:** Wayne Carvalho

Wayne Carvalho, Project 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.

Phil L. Edmondson, applicant, stated all proposed updates that were made to the project in response to recommendations from the board.

Board member Santiago stated that the type face signage is dull and sedate.

Mr. Carvalho, stated that the proposed signage was modified since the last meeting to meet sign requirements.

Board member Cutler stated that proposed signage was nice and crisp.

Board member Fertal stated that the board make a motion to recommend the item with a modification for the signage to have a more beach look.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER CUTLER, TO RECOMMEND DESIGN REVIEW BOARD NO. 2024-003 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**AYES:** Fertal, Cutler, Rodriguez, Santiago  
**NOES:** None

**ABSENT: Dahl**  
**MOTION PASSED**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 24-003:**

1. The plans, elevations, and renderings received and dated April 26, 2024 shall be the conceptually approved design with the following modification:
  - a. The signs shall incorporate a coastal design element. The final design of signs, including the fonts shall be approved by the Director of Community Development.

**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 the defense thereof.

**ITEM 2: DESIGN REVIEW BOARD NO. 24-006 (ZACK'S PIER PLAZA OUTDOOR DINING, ALCOHOL SALES, OUTDOOR DISPLAY, STORAGE, LEMONADE STAND, SIGNS, MURAL):**

APPLICANT: Phil L. Edmondson, Pacific Coast Architects, 305 Orange Avenue, Suite B, Huntington Beach, CA 92648  
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648  
BUSINESS OWNER: Mike Ali, 405 Pacific Coast Highway, Huntington Beach, CA 92648  
REQUEST: To review the design, colors, and materials for the outdoor dining area, rental display and storage areas, lemonade stand, mural and signs at an existing concession stand.  
LOCATION: 405 Pacific Coast Highway  
CITY CONTACT: Wayne Carvalho

Wayne Carvalho, Project 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 Fernald expressed concerns with the business having outgrown the space and that there is need for possible reconstruction to accommodate proposed mixed uses.

Board Member Santiago stated that there is heavy traffic in that area and all the businesses aren't cohesive with design.

Board Member Rodriguez noted that there is a definite need for an ongoing conversation to be held between the applicant and the city to outreach to the local business owners on the board walk to address traffic and possible permanent structure options.

Mike Ali, business owner, states he recognizes that his business has outgrown the property and that he is restricted by the Coastal Commission, his request will help him be more competitive and accommodate customers.

Mr. Fertal, states that the board sympathizes with the applicant and makes a motion to recommend approval for the dining area, alcohol sales, and the proposed signage with reservations on other elements.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER SANTIAGO, TO RECOMMEND DESIGN REVIEW BOARD NO. 24-006 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**AYES:** Fertal, Santiago, Cutler, Rodriguez

**NOES:** None

**ABSENT:** Dahl

**MOTION PASSED**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 24-006:**

1. The plans, elevations, and renderings received and dated April 26, 2024 shall be the conceptually approved design with the following modifications:
  - a. The signs shall incorporate a coastal design element. The final design of signs, including the fonts shall be approved by the Director of Community Development.
  - b. The storage structure to the rear of the concession building, the lemonade stand, and the rental display area across the beach path shall be removed.

**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 the defense thereof.

**ITEM 3: DESIGN REVIEW BOARD NO. 24-004 (HBCSD BUS YARD BUILDING AT SOWERS):**

**APPLICANT:** Chris Garcia for Tony Pacheco-Taylor, 424 32nd Street, Newport Beach, CA 92663

**PROPERTY OWNER:** Huntington Beach City School District, 8750 Dorsett Drive, Huntington Beach, CA 92646

**REQUEST:** To review the design, colors, and materials of a 1,280 sq. ft. maintenance and service facility office building and 160 sq. ft. of outdoor storage at the Sowers Middle School site.

**LOCATION:** 9300 Indianapolis Avenue (south of Indianapolis Avenue, east of Bushard Street)

CITY CONTACT: Madalyn Welch

Madalyn Welch, Associate Planner, stated that the applicant is requesting a continuance to a date uncertain.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER RODRIGUEZ, TO CONTINUE THE DESIGN REVIEW BOARD NO. 24-004 TO A DATE UNCERTIAN.**

**AYES: Fertal, Santiago, Cutler, Rodriguez**

**NOES: None**

**ABSENT: Dahl**

**MOTION PASSED**

**ITEM 4: DESIGN REVIEW BOARD NO. 24-005 (HBCSD MAINTENANCE AND OPERATIONS BUILDING):**

APPLICANT: Chris Garcia for Tony Pacheco-Taylor, 424 32nd Street, Newport Beach, CA 92663

PROPERTY OWNER: Huntington Beach City School District, 8750 Dorsett Drive, Huntington Beach, CA 92646

REQUEST: To review the design, colors, and materials of a 7,510 sq. ft. maintenance and operations building at the existing HBCSD office site.

LOCATION: 8750 Dorsett Drive (south of Dorsett Drive, between Poston Lane and Miramar Lane)

CITY CONTACT: Madalyn Welch

Madalyn Welch, 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 expressed concerns, with the building placement being on western property line.

Ms. Welch stated that the placement was decided to create a sound buffer for the single-family residential properties nearby.

Jenny Delgado, District Assistant Superintendent, noted that the building will only provide interior space for the maintenance and operations related work.

Board Member Santiago stated that the placement of the building would cause a visual impairment and suggested an organic wall to avoid possible graffiti.

James De Marco, resident, expressed concerns with improper notification, property values, proposed building structure, and homeless issue. Cited concerns with item not being submitted to the Division of State Architects, before being presented to the Design Review Board. Noted that the proposed item will create a safety issue for the public, with traffic and the rise over the river channel impeding the view.

Autumn DiGiovanni, resident, stated her concerns with the project being a nuisance to the community, creating a homeless issue, traffic, and that an industrial building doesn't belong in a

residential neighborhood. Commented concerns with pollution, environmental issues, and the lack of transparency from the applicant.

Dana Devore, resident, stated concerns with the building size, the building not being aesthetically pleasing, proximity to residential properties, and the lack of transparency from the applicant.

Ms. Welch confirmed the board's recommendations to the Zoning Administrator to move the building to the eastside 20 ft. away from the existing location. Add 8 ft. block wall instead of 6 feet in height to the western property line with a decorative/organic wall using landscaping or something to avoid possible graffiti. Add lighting along the existing walkway, mature landscaping, and western elevation of the proposed building to change material from metal to a material that is complimentary to the residential area.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER CUTLER, TO RECOMMEND DESIGN REVIEW BOARD NO. 24-005 FOR APPROVAL TO THE ZONING ADMINISTRATOR THE FOLLOWING CONDITIONS OF APPROVAL.**

**AYES: Fertal, Cutler, Rodriguez, Santiago**

**NOES: None**

**ABSENT: Dahl**

**MOTION PASSED**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 24-005:**

1. The site plan, floor plans, elevations, and colors/materials board received and dated April 10, 2024 shall be the conceptually approved design with the following modifications:
  - a. Move the location of the proposed building 20 feet east.
  - b. The proposed block wall along the western property line shall be added along the entire length of the property line at 8 feet in height instead of the proposed 6 feet.
  - c. The proposed block wall along the western property line shall be either decorative block wall, a graffiti resistant material, or landscaped, subject to Planning staff approval.
  - d. Lighting shall be added along the walkway at the southwest corner of the lot that is used for accessing the park.
  - e. The landscaping between the proposed building and the adjacent residential properties shall be mature at time of installation.
  - f. The material on the western elevation of the building shall be changed from the proposed metal to a residential type material subject to Planning staff approval.

**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 the defense thereof.

**ITEM 5: DESIGN REVIEW BOARD NO. 23-007 (121 6<sup>TH</sup> STREET LIVE/WORK):**

APPLICANT: Frank Le, FL Design Group, 14211 Riata Street, Westminster, CA 92683  
PROPERTY OWNER: Thomas Nguyen, 9683 Hamilton Avenue, Fountain Valley, CA 92708  
REQUEST: To review the design, colors, and materials of the proposed construction of a new three-story live/work building in District 1 of the Downtown Specific Plan.  
LOCATION: 121 6th Street, 92648 (west of 6th Street, south of Walnut Avenue)  
CITY CONTACT: Madalyn Welch

Madalyn Welch, 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.

James De Marco, resident, stated that designers are limited to 2-story buildings.

Board member Fertal stated that the board make a motion to recommend the item with option one of two, with a modification to incorporate the wood element along both side facades.

**A MOTION WAS MADE BY BOARD MEMBER FERTAL, SECONDED BY BOARD MEMBER CUTLER, TO RECOMMEND DESIGN REVIEW BOARD NO. 23-007 FOR APPROVAL TO THE ZONING ADMINISTRATOR WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**AYES: Fertal, Cutler, Rodriguez, Santiago**

**NOES: None**

**ABSENT: Dahl**

**MOTION PASSED**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 23-007:**

1. The plans and elevations received April 30, 2024 shall be the conceptually approved design with the modification to incorporate the wood element along both side elevations subject to approval of planning staff.

**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 the defense thereof.

**THE MEETING WAS ADJOURNED AT 5:00 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JUNE 13, 2024, AT 3:30 P. M.**

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Madalyn Welch  
Staff Liaison

MW:mr