



# City of Huntington Beach

File #: 22-012

MEETING DATE: 1/13/2022

## DESIGN REVIEW BOARD STAFF REPORT

**TO:** Design Review Board  
**FROM:** Alyssa Helper, Associate Planner

**SUBJECT:**  
**DESIGN REVIEW BOARD NO. 2021-008 (HOLLY TRIANGLE TOWNHOMES)**

**REQUEST:**  
To review the project design, colors, and materials of a 35-unit townhome project located within the Holly Seacliff Specific Plan.

**LOCATION:**  
19070 Holly Lane, 92648 (east side of Holly Lane, south of Garfield Avenue)

**APPLICANT:**  
Chris Segesman, Bonanni Development, 5500 Bolsa Avenue, Suite 120, Huntington Beach CA 92649

**PROPERTY OWNER:**  
Mountainview Properties, P.O. Box 4604, Huntington Beach, CA 92605 and Bonanni Development, 5500 Bolsa Avenue, Suite 120, Huntington Beach CA 92649

**STAFF RECOMMENDATION:**  
That the Design Review Board take the following actions:

A) Recommend approval of Design Review No. 21-008 to the Planning Commission with suggested conditions of approval.

**General Plan:**  
Commercial Neighborhood-Holly Seacliff Specific Plan

**Zone:**  
SP 9-Holly Seacliff Specific Plan

**Environmental Status:**  
The project will be covered under an Addendum to the Holly Seacliff Specific Plan Environmental

Impact Report.

**Coastal Status:**

Not Applicable.

**Existing Use:**

A glass shop and a surface parking lot for a local car dealership.

**ATTACHMENTS:**

1. Suggested Conditions of Approval
2. Project Plans dated December 1, 2021
3. Digital Colors and Materials Board dated January 5, 2022
4. Digital Front Elevation Renderings dated January 5, 2022