



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

July 30, 2010

Becky Sullivan
DJM Capital Partners
922 Laguna Street
Santa Barbara, CA 93101

APPLICATION: DESIGN REVIEW NO. 10-026

**APPLICANT/
PROPERTY OWNER:** Becky Sullivan, DJM Capital Partners
922 Laguna Street, Santa Barbara, CA 93101

REQUEST: Review the design, colors, and materials of a new 154,113 square foot Costco Wholesale store with outside food sales, tire sales/installation, and a 16-pump gas station

LOCATION: 7601 Edinger Avenue, 92647 (between Edinger Avenue and Center Avenue, east of the Southern Pacific Rail Road and west of the existing Bella Terra mall)

DATE OF ACTION: July 29, 2010

The Design Review Board of the City of Huntington Beach took action on your application on **July 29, 2010**, and your application was recommended for **approval** to the Planning Commission. Attached to this letter are the recommended conditions of approval for your application.

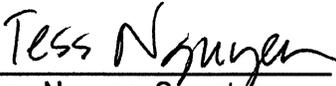
Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards any recommendations to the Planning Commission. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. 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 recommendations of the Design Review Board will be forwarded to the Planning Commission for consideration. You will be notified of the pending hearing date.

DR No. 10-026
July 30, 2010
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If you have any questions, please contact Jane James, Senior Planner at (714) 536-5596 or via email at jjames@surfcity-hb.org or the Planning and Building Department Zoning Counter at (714) 536-5271.

Sincerely,


Tess Nguyen, Secretary
Design Review Board

TN:jj

ATTACHMENTS:

Recommended Conditions of Approval: DR No. 2010-026

c: Becky Sullivan, 922 Laguna Street, Santa Barbara, CA 93101
Herb Fauland, Planning Manager
Project File

ATTACHMENT NO. 1

RECOMMENDED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 2010-026

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 2010-026

1. The main store entrance shall be embellished to improve it as the main focal point. Embellishments may consist of raising the roof height, increasing architectural projections, and providing richer accent materials instead of split face and smooth face concrete masonry units for wall materials. Other embellishments proposed by the applicant's architect may also be acceptable.
2. Additional building projections shall be incorporated on the north elevation. The projections shall also include a return to the roof area for a three-dimensional appearance instead of a flat plane.
3. The proposed texture clad metal panels shall include a smooth stucco finish instead of a rough stucco finish.
4. The split face and smooth face concrete masonry units as the predominant exterior building material on the north and east elevations shall be revised to include or be accented with other exterior building materials, such as, brick, wood, sandstone, other native stone, smooth stucco, smooth plaster, tile, or other decorative material as listed in the Specific Plan.
5. Enhanced paving materials, lighting, signage, and landscaping pattern and materials at driveway entrances and pedestrian connections should match existing color and materials found at Bella Terra Phase I. Enhanced paving materials at the store entrance shall be consistent with color, pattern, and design elements found at Bella Terra Phase I but may be stamped and scored concrete in lieu of pavers.
6. The design of the metal pipe shopping cart corrals within the parking lot should be improved for architectural consistency with materials and colors found at Bella Terra Phase I.

