



City of Huntington Beach
**DESIGN REVIEW BOARD
ACTION AGENDA**

**THURSDAY, AUGUST 8, 2013
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, LOWER LEVEL, ROOM B-8
3:30 P.M.**

ROLL CALL: Renato Haug, Kathleen O'Connor-Phelps, Erik Peterson, Kathie Schey (Absent), Michael Spaulding (Absent)

- A. PUBLIC COMMENTS:** Public comments for items not scheduled on the agenda.
- B. AGENDA ITEMS:** (**Procedure:** Staff Presentation, DRB Disclosures, DRB Discussion, Applicant Comments, Final Comments, Motion/Vote)

B-1 DESIGN REVIEW NO. 13-012 (STARBUCKS ALCOHOL)

Applicant: Candice Doyle, Architects Orange, 144 N. Orange Street, Orange, CA 92866

Property Owner: Shea Properties Management Co, 130 Vantis, Suite 200, Aliso Viejo, CA 92656

Request: Review the design, colors, and materials of the installation of a 42" high steel railing to enclose the outdoor seating area within the colonnade of the Starbucks, in conjunction with the Condition Use Permit No. 13-016 to permit the on-site sale and consumption of beer and wine.

Project Location: 7101 Yorktown Avenue, Suite 104, 92648 (north side of Yorktown Avenue, between Goldenwest Street and Main Street)

Recommended Action: Recommend Approval to the Zoning Administrator

City Contact: Kristi Rojas, Contract Planner

A MOTION WAS MADE BY HAUG, SECONDED BY O'CONNOR-PHELPS TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 13-012 TO THE ZONING ADMINISTRATOR

VOTE: 3-0-2 (SPAULDING, SCHEY ABSENT)

B-2 DESIGN REVIEW NO. 13-011 (ELAN MIXED USE PROJECT – PUBLIC ART)

Applicant: Beatrix Baker, 555 Sierra Vista Avenue, San Marino, CA 91108

Property Owner: Dan Milich, Senior Director, Greystar, 444 South Cedros Avenue #172, Solano Beach, CA 92075

Request: Review the design, colors, and materials for the installation of the public art component for the Elan Mixed Use Project.

Project Location: 18502 Beach Boulevard, 92648 (southeast corner of Beach Boulevard and Ellis Avenue)

Recommended Action: Approval to the Director of Planning and Building

City Contact: Rosemary Medel, Associate Planner

A MOTION WAS MADE BY PETERSON, SECONDED BY HAUG TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 13-011 TO THE DIRECTOR OF PLANNING AND BUILDING

VOTE: 3-0-2 (SPAULDING, SCHEY ABSENT)

B-3 DESIGN REVIEW NO. 13-013 (BOARDWALK MIXED USE PROJECT – PUBLIC ART)

Applicant: Sares-Regis Group, 18825 Bardeen Avenue, Irvine, CA 92612
Property Owner: Freeway Industrial Park, 2032 La Colina Drive, Santa Ana, CA 92705
Request: Review the design, colors, and materials for the installation of the public art component for the Boardwalk Mixed Use Project.
Project Location: 7441 Edinger Avenue, 92647 (north side of Edinger Avenue, between Gothard Street to the west and the U.P.R.R. tracks to the east)
Recommended Action: Approval to the Director of Planning and Building
City Contact: Jennifer Villasenor, Senior Planner

A MOTION WAS MADE BY PETERSON, SECONDED BY O’CONNOR-PHELPS TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 13-011 TO THE DIRECTOR OF PLANNING AND BUILDING

VOTE: 3-0-2 (SPAULDING, SCHEY ABSENT)

B-4 DESIGN REVIEW NO. 13-004 (PACIFIC CITY COMMERCIAL)

Applicant: Becky Sullivan, DJM Capital Partners Inc., 922 Laguna Street, Santa Barbara, CA 93101
Property Owner: PC Group Retail LLC, 922 Laguna Street, Santa Barbara, CA 93101
Request: Review the revised design, colors, and materials and conceptual plans for a previously approved approximately 191,000 sq. ft. commercial project containing a subterranean parking structure, retail and restaurant uses, public plazas, and pedestrian corridor. The commercial project is part of a larger mixed use development known as Pacific City.
Project Location: 21002 Pacific Coast Highway, 92648 (bounded by Pacific Coast Highway, First Street, Pacific View Avenue, and Huntington Street)
Recommended Action: Recommend Approval to the Planning Commission
City Contact: Jill Arabe, Associate Planner

A MOTION WAS MADE BY HAUG, SECONDED BY PETERSON TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 13-004 TO THE PLANNING COMMISSION WITH MODIFICATIONS

VOTE: 3-0-2 (SPAULDING, SCHEY ABSENT)

B-5 SIGN CODE EXCEPTION NO. 13-008/PLANNED SIGN PROGRAM NO. 13-005 (HUNTINGTON BEACH CHRYSLER, DODGE, JEEP, RAM AUTO DEALERSHIP SIGNS)

Applicant: Larry Tidball, Stantec Architecture Inc., 38 Technology Drive, Suite 100, Irvine, CA 92618

Property Owner: Chrysler Group Realty Co. LLC, 1000 Chrysler Drive, Auburn Hills, MI 48326

Request: **SCE:** To permit (a) eight (8) wall signs in lieu of the maximum allowed of one (1) wall sign under the Beach and Edinger Corridors Specific Plan; (b) 299 sq. ft. of wall signs in lieu of the maximum allowed of 230 sq. ft. for the entire site; (c) one (1) directional sign at 5 sq. ft. in lieu of the maximum allowed of 2 sq. ft.; (d) a freestanding sign at the height of 35 ft. in lieu of the maximum allowed of 25 ft.; (e) a freestanding sign at 162 sq. ft. in area in lieu of the maximum allowed of 125 sq. ft.; and (f) a freestanding sign with the thickness of 2 ft. 4 in. in lieu of the maximum allowed of 12 in. **PSP:** To review the design, colors, and materials for a proposed planned sign program for an existing auto dealership.

Project Location: 16555 Beach Boulevard, 92647 (northwest corner of Beach Boulevard and Chrysler Drive)

Recommended Action: Recommend Approval with Modifications to the Director of Planning and Building

City Contact: Tess Nguyen, Associate Planner

A MOTION WAS MADE BY PETERSON, SECONDED BY O'CONNOR-PHELPS TO RECOMMEND APPROVAL OF CODE EXCEPTION NO. 13-008/PLANNED SIGN PROGRAM NO. 13-005 TO THE DIRECTOR OF PLANNING AND BUILDING AS PROPOSED BY APPLICANT

VOTE: 3-0-2 (SPAULDING, SCHEY ABSENT)

C. DRB MEMBER COMMENTS/ISSUES

The election of Chair and Vice-Chair is postponed until the next regular meeting.

D. ADJOURN TO THE SEPTEMBER 12, 2013 REGULAR MEETING

Appeals

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the Design Review Board's action is final unless an appeal is filed to the Planning Commission by the applicant or an interested party. The appeal must be in writing and must set forth, in detail, the action and grounds by which the applicant or interested party deems themselves aggrieved. The appeal must be accompanied by a filing fee of One Thousand, Nine Hundred, Seventeen Dollars (\$1,917) if the appeal is filed by a single family dwelling property owner appealing the decision on their own property and Two Thousand, Five Hundred, One Dollars (\$2,501) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Design Review Board's action. Design Review Board actions that are listed as 'Recommendation to the Director of Planning and Building, 'Zoning Administrator', or 'Planning Commission' under the Recommended Action are non-appealable, since final action is taken by the stated body.