



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

**THURSDAY, DECEMBER 8, 2016  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, LOWER LEVEL, ROOM B-8  
3:30 P.M.**

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**ROLL CALL:** Kathleen O'Connor-Phelps, Kathie Schey, Lyn Semeta (Absent), Michael Spaulding

**A. PUBLIC COMMENTS:** None

**B. AGENDA ITEMS:** (**Procedure:** Staff Presentation, DRB Disclosures, DRB Discussion, Applicant Comments, Final Comments, Motion/Vote.)

**B-1 DESIGN REVIEW NO. 2016-015 (THUNDER SELF-STORAGE)**

**Applicant:** Chris Alsop, 6831 Brentwood Dr., Huntington Beach, CA 92648  
**Property Owner:** Robert Mandic, 16242 Tisbury Circle, Huntington Beach, CA 92649  
**Request:** Review the design, colors, and materials of a proposed 21,747 sq. ft. self-storage building on an approximately 1.02 acre parcel.  
**Project Location:** 18796 Stewart Lane, 92648 (West of Stewart Lane between Ernest Drive and Garfield Avenue)  
**Recommended Action:** Recommend Approval with Modifications, to the Zoning Administrator  
**City Contact:** Joanna Cortez, Assistant Planner

***A MOTION WAS MADE BY SCHEY, SECONDED BY SPAULDING TO RECOMMEND APPROVAL TO THE ZONING ADMINISTRATOR WITH MODIFICATIONS***

**VOTE: 3 - 0 (SEMETA ABSENT)**

**B-2 SIGN CODE EXCEPTION NO.16-007/ PLANNED SIGN PROGRAM NO.15-004 (ARCO LUMINATE PROGRAM)**

**Applicant:** Ahmad Ghaderi, 24805 Sand Canyon Road, Suite B, Canyon Country, CA 91387  
**Property Owner:** OI Food Inc. DBA Heil Gas, 16501 Goldenwest St., Huntington Beach, CA 92647  
**Request:** **SCE:** To permit new canopy signs in conjunction with existing building wall signs in lieu of no wall signs. **PSP:** To review the design, colors and materials for a proposed planned sign program for an existing service station.  
**Project Location:** 16501 Goldenwest St., 92647 (SWC of Goldenwest Street and Heil Avenue)  
**Recommended**

**Action:** Recommend Approval to the Community Development Department  
**City Contact:** Alex Truong, Contract Planner

***A MOTION WAS MADE BY O’CONNOR-PHELPS, SECONDED BY SPAULDING TO RECOMMEND APPROVAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT WITH MODIFICATIONS***

**VOTE: 3 - 0 (SEMETA ABSENT)**

**B-3 SIGN CODE EXCEPTION NO.16-006/ PLANNED SIGN PROGRAM NO.15-003 (ARCO LUMINATE PROGRAM)**

**Applicant:** Ahmad Ghaderi, 24805 Sand Canyon Road, Suite B, Canyon Country, CA 91387  
**Property Owner:** Best California Gas, Ltd., 13116 Imperial Highway, Santa Fe Springs, CA 90670  
**Request:** **SCE:** To permit new canopy signs in conjunction with existing building wall signs in lieu of no wall signs. **PSP:** To review the design, colors and materials for a proposed planned sign program for an existing service station.  
**Project Location:** 19971 Beach Blvd. (NWC of Beach Boulevard and Adams Avenue)  
**Recommended Action:** Recommend Approval to the Community Development Department  
**City Contact:** Alex Truong, Contract Planner

***A MOTION WAS MADE BY O’CONNOR-PHELPS, SECONDED BY SPAULDING TO RECOMMEND APPROVAL TO THE COMMUNITY DEVELOPMENT DEPARTMENT WITH MODIFICATIONS***

**VOTE: 3 - 0 (SEMETA ABSENT)**

**C. DRB MEMBER COMMENTS/ ISSUES**

None

**D. ADJOURN TO THE JANUARY 12, 2017 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 Community Development’, ‘Zoning Administrator’, or ‘Planning Commission’ under the Recommended Action are non-appealable, since final action is taken by the stated body.