



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

**THURSDAY, NOVEMBER 12, 2009  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, LOWER LEVEL, ROOM B-8  
3:30 P.M.**

---

**ROLL CALL:** Chair Fred Speaker, Chuck Davis (ABSENT), Jason Kelley, Michael Spaulding, Kathleen O'Connor-Phelps

- 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 HUNTINGTON BEACH MUNICIPAL SOLAR PROJECT**

**Applicant:** Aaron Klemm, City Energy Project Manager  
**Request:** Review the design, colors, and materials of a proposed solar installation project that includes the construction of carports over sections of existing parking lots as well as rooftop system installations on buildings owned by the City of Huntington Beach.  
**Project Location:** Ten municipal sites located throughout the City  
**Recommended Action:** Recommendations regarding the scope and design to the Energy Project Manager.  
**Project Planner:** Hayden Beckman

***COMMENTS AND RECOMMENDATIONS WERE FORWARDED TO THE CITY ENERGY PROJECT MANAGER***

**B-2 DESIGN REVIEW NO. 2009-006 (GOLDENWEST ASSISTED LIVING)**

**Applicant:** Douglas Pancake, AIA, Irwin Pancake Architects, 245 Fischer Avenue, Suite B-2, Costa Mesa, CA 92626  
**Request:** Review the design, colors, and materials of an 114,000 sq. ft. assisted living facility with 48 parking spaces and associated site improvements.  
**Project Location:** 17200 Goldenwest Street, 92647 (east side of Goldenwest Street, between Warner Avenue and Betty Drive)  
**Recommended Action:** Recommend Approval to the Planning Commission  
**Project Planner:** Ethan Edwards, Associate Planner

***A MOTION WAS MADE BY O'CONNOR-PHELPS, SECONDED BY SPEAKER TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 2009-006 TO THE PLANNING COMMISSION.***

**VOTE: 4-0-1 (DAVIS – ABSENT)**

**B-3 DESIGN REVIEW NO. 2009-031 (WELLS FARGO ATM)**

**Applicant:** Robert J. Lopez, c/o Hamilton Pacific, 751 N. Todd Road, Azusa, CA 91702  
**Request:** Review the design, colors, and materials of a new Wells Fargo ATM.  
**Project Location:** 101 Main Street, 92648 (northwest corner of Pacific Coast Highway and Main Street)  
**Recommended Action:** Denial  
**Project Planner:** Jill Arabe, Assistant Planner

***A MOTION WAS MADE BY SPEAKER, SECONDED BY SPAULDING TO DENY DESIGN REVIEW NO. 2009-031.***

**VOTE: 4-0-1 (DAVIS – ABSENT)**

**B-4 DESIGN REVIEW NO. 2009-032 (PIERSIDE PAVILION EXTERIOR RENOVATION)**

**Applicant:** Kevin Barnes, 517 Indiana Court, South Pasadena, CA 91030  
**Request:** Review the design, colors, and materials of a façade change to include windows to the west and north elevations of the building.  
**Project Location:** 300 Pacific Coast Highway, 92648 (southeast corner of Pacific Coast Highway and Main Street)  
**Recommended Action:** Approval  
**Project Planner:** Tess Nguyen, Associate Planner

***A MOTION WAS MADE BY SPEAKER, SECONDED BY O’CONNOR-PHELPS TO APPROVE DESIGN REVIEW NO. 2009-032.***

**VOTE: 4-0-1 (DAVIS – ABSENT)**

**B-5 THE RIDGE – 22-UNIT PLANNED UNIT DEVELOPMENT (CONTINUED FROM THE OCTOBER 8, 2009 MEETING)**

**Applicant:** Hearthside Homes, 6 Executive Circle, Suite 250, Irvine, CA 92614  
**Request:** Review the project design, architecture and landscaping in conjunction with “green”/sustainable design features for a residential 22-unit Planned Unit Development known as “The Ridge”.  
**Project Location:** Unimproved 5-acre site, 92649 (southeast of the intersection of Bolsa Chica Street and Los Patos Avenue)  
**Recommended Action:** Review and Provide Recommendations to the Planning Commission  
**Project Planner:** Jennifer Villasenor, Associate Planner

**ITEM B-5 WAS CONTINUED AT THE PLANNING DEPARTMENT'S REQUEST TO A DATE UNCERTAIN.**

**C. DRB MEMBER COMMENTS/ ISSUES**

**C-1 ZONING TEXT AMENDMENT NO. 07-001—To change the composition and scope of the Design Review Board**

**THE BOARD DISCUSSED THE PROPOSED CHANGES TO THE COMPOSITION OF THE DESIGN REVIEW BOARD. CHAIR SPEAKER RECOMMENDED THAT STAFF MEMBERS TO REMAIN ON THE BOARD TO PROVIDE KNOWLEDGE OF THE CITY REQUIREMENTS AND NOT TO ADD A HISTORICAL RESOURCES BOARD MEMBER TO THE DESIGN REVIEW BOARD. OTHER BOARD MEMBERS WILL PROVIDE COMMENTS TO DRB LIAISON NGUYEN TO FORWARD TO THE PLANNING COMMISSION.**

**D. ADJOURN TO THE DECEMBER 10, 2009 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, Five Hundred, Thirty Four Dollars (\$1,534) if the appeal is filed by a single family dwelling property owner appealing the decision on their own property and Two Thousand, Two Dollars (\$2,002) 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, 'Zoning Administrator', or 'Planning Commission'" under the Recommended Action are non-appealable, since final action is taken by the stated body.