



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

**THURSDAY, NOVEMBER 13, 2014  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, LOWER LEVEL, ROOM B-8  
3:30 P.M.**

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

- 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. 12-007 (MORNING JADE MIXED USE BUILDING)**

**Applicant:** Jeff Bergsma, Team Design, 221 Main Street, Suite 'S', Huntington Beach, CA 92648

**Property Owner:** Morning Jade Corp, Sam Lim, 3810 Wilshire Boulevard #911, Los Angeles, CA 90010

**Request:** Review the design, colors, and materials of the relocated and rehabilitated storefront facades and new three-story mixed use building.

**Project Location:** 122-124 Main Street, 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue)

**Recommended Action:** Recommend Approval with Modifications to the Planning Commission

**City Contact:** Jill Arabe, Associate Planner

**B-2 SIGN CODE EXCEPTION NO. 13-010/ PLANNED SIGN PROGRAM NO. 13-011 (PACIFIC CITY COMMERCIAL SIGN PROGRAM)**

**Applicant:** Brett Thornton, DJM Capital Partners Inc., 21022 Pacific Coast Highway, Huntington Beach, CA 92648

**Property Owner:** DJM Capital Partners Inc., 922 Laguna Street, Santa Barbara, CA 93101

**Request:** **PSP:** To establish sign criteria for the Pacific City commercial center including allowing more than one freestanding sign per parcel. **SCE:** To permit (a) five vehicular directional signs to exceed two square feet in area and four feet in height, and (b) allow two project identification signs of 476 sq. ft. and 435 sq. ft. in lieu of 256 sq. ft. and 329 sq. ft., respectively.

**Project Location:** 21002 Pacific Coast Highway, 92648 (bounded by 1<sup>st</sup> Street, Pacific Coast Highway, Huntington Street, and Pacific View Avenue)

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

**City Contact:** Jill Arabe, Associate Planner

**C. DRB MEMBER COMMENTS/ISSUES**

**D. ADJOURN TO THE DECEMBER 11, 2014 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.