



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

**THURSDAY, NOVEMBER 8, 2012  
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 PLANNED SIGN PROGRAM AMENDMENT NO. 04-03R2 (THE RESIDENCES AT BELLA TERRA SIGNAGE)**

**Applicant:** Brittany Schoff, DJM Capital Partners, Inc., 922 Laguna Street, Santa Barbara, CA 93101

**Property Owner:** Bella Terra Villas LLC, 1745 Shea Center Drive, Suite 200, Highlands Ranch, CO 80129

**Request:** Review the design, colors, and materials of modifications to an existing Planned Sign Program (PSP No. 04-03) proposed to incorporate retail tenant wall signage and blade signage for the Villages at Bella Terra Phase II project under construction. The amendments proposed will be incorporated to the existing PSP No. 04-03.

**Project Location:** 7601 Edinger Avenue (north side of Edinger Avenue, between Gothard Street and Beach Boulevard)

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

**Project Planner:** Hayden Beckman, Planning Aide

**B-2 DESIGN REVIEW NO. 12-016/PLANNED SIGN PROGRAM NO. 12-006 (BRUXIE GOURMET WAFFLES)**

**Applicant:** Todd Voelker, Architect, 14988 Sand Canyon Avenue, Studio 2, Irvine, CA 92618

**Property Owner:** CIM Huntington LLC, 155 5<sup>th</sup> Street, P100, Huntington Beach, CA 92648

**Request:** Review the design, colors, and materials of the proposed façade remodel establishing a new restaurant at The Strand, including outdoor dining, canopies projecting from the building at 6 ft. 6 ½ in. to 12 ft. The proposal includes an amendment to the existing planned sign program to permit a wall sign installed on a building not adjacent to building suite.

**Project Location:** 155 5<sup>th</sup> Street, Suite 120 (southeast corner of 5<sup>th</sup> Street and Walnut Avenue—The Strand)

**Recommended**

**Action:** Recommend Approval with Modifications Planning Commission

**Project Planner:** Rosemary Medel, Associate Planner

**C. DRB MEMBER COMMENTS/ISSUES**

**D. ADJOURN TO THE DECEMBER 13, 2012 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.