



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

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

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**ROLL CALL:** Chair Fred Speaker, Charles Davis, Jason Kelley, Michael Spaulding, Kathleen O'Connor-Phelps

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**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. 2009-027 (MASON BUILDING TENANT IMPROVEMENTS)**

**Applicant:** Cao Dzung, DC and Associates, 15355 Brookhurst Street, Unit No. 219, Westminster, CA 92683

**Request:** Review the design, colors, and materials of a 272 sq. ft. accessory structure, 32 sq. ft. wall sign, façade modifications including replacement of a garage door, and a request to eliminate the architectural course band and window/door trim as required per Design Review No. 2009-013.

**Project Location:** 218 Walnut Avenue, 92648 (northeast corner of Walnut Avenue and 3<sup>rd</sup> Street, Downtown)

**Recommended**

**Action:** Approve with Modifications

**Project Planner:** Ethan Edwards, Associate Planner

**B-2 DESIGN REVIEW NO. 2009-025; PLANNED SIGN PROGRAM NO. 1990-007 (REVISION NO. 2) (HUNTINGTON SURF & SPORT SIGNAGE)**

**Applicant:** Huntington Surf & Sport, Aaron Pai, 300 Pacific Coast Highway, Unit No. 408, Huntington Beach, CA 92648

**Request:** To amend Planned Sign Program No. 1990-007 to permit an additional wall sign on the business frontage of a multi-tenant, multi-story commercial building.

**Project Location:** 300 Pacific Coast Highway, Unit No. 103, 92648 (northeast corner of Main Street and Pacific Coast Highway)

**Recommended**

**Action:** Approve

**Project Planner:** Andrew Gonzales, Associate Planner

**B-3 DESIGN REVIEW NO. 2009-028 (GOTHARD PRODUCE MARKET)**

**Applicant:** Shakil Patel & Associates, Shakil Patel, 25982 Hinckley Street, Loma Linda, CA 92354

**Request:** To review the design, color, and materials for a 2,418 sq. ft. addition and exterior facade remodel of an existing 4,852 sq. ft. building within a multi-tenant commercial shopping center. The proposed improvements include 36 additional parking spaces and associated landscape improvements.

**Project Location:** 15851 Gothard Street, 92647 (north of Edinger Avenue, west of Gothard Street)

**Recommended**

**Action:** Approve with Modifications

**Project Planner:** Andrew Gonzales, Associate Planner

**B-4 THE RIDGE – 22-UNIT PLANNED UNIT DEVELOPMENT**

**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

**C. DRB MEMBER COMMENTS/ ISSUES**

**D. ADJOURN TO THE NOVEMBER 12, 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 Five Dollars (\$1,535) if the appeal is filed by a single family dwelling property owner appealing the decision on their own property and Two Thousand, Four Dollars (\$2,004) 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.