



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

**THURSDAY, DECEMBER 14, 2017  
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, Mariana Morris, Lilli Cutler (Absent), Michael Grant

**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. 17-013 (JIMBOY'S TACOS FAÇADE MODIFICATION)**

**Applicant:** Herman Ajamian, Kobra Design, 10184 Kingbird Avenue, Fountain Valley, CA 92708  
**Property Owner:** CAPREF Strand LLC, 8333 Douglas Avenue #975, Dallas, TX 75209  
**Request:** Review the design, colors, and materials of a façade modification to an existing restaurant (former Johnny Rockets) in the Strand Development.  
**Project Location:** 120 5<sup>th</sup> Street, 92648 (southeast corner of 5<sup>th</sup> Street and Pacific Coast Highway)  
**Recommended Action:** Recommend Approval with Modifications to the Director of Community Development  
**City Contact:** Tess Nguyen, Associate Planner

***A MOTION WAS MADE BY GRANT, SECONDED BY SCHEY TO RECOMMEND APPROVAL TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.***

***VOTE: 4 - 0 (CUTLER ABSENT)***

**B-2 DESIGN REVIEW NO. 17-003 (MAIN STREET MIXED-USE)**

**Applicant/  
Property Owner:** Peter Zehnder, HB Main L.P., 124 Tustin Ave., Ste. 200, Newport Beach, CA 92663  
**Request:** Review the design, colors, and materials of a proposed mixed-use building consisting of 5,000 sq. ft. of ground floor commercial space and 20 condominium units.  
**Project Location:** 120 5<sup>th</sup> Street, 92648 (southeast corner of 5<sup>th</sup> Street and Pacific Coast Highway)  
**Recommended**

**Action:** Recommend Approval to the Planning Commission  
**City Contact:** Joanna Cortez, Assistant Planner

***A MOTION WAS MADE BY GRANT, SECONDED BY MORRIS TO RECOMMEND APPROVAL TO THE PLANNING COMMISSION.***

**VOTE: 3-1-1 (O'CONNOR-PHELPS ABSTAIN, CUTLER ABSENT)**

**B-3 DESIGN REVIEW NO. 17-006 (AUTUMN CARE ASSISTED LIVING)**

**Applicant:** Amanda Locke, AMG & Associates, 16633 Ventura Blvd., Suite 1014, Encino, CA 91436  
**Property Owner:** Autumn Care Development Partners, LLC, 11600 Montana Ave., #19, Los Angeles, CA 90049  
**Request:** Review the design, colors, and materials of a proposed ±28,000 square foot assisted living facility with a building height of 38.5 feet.  
**Project Location:** 9960 Garfield Ave., 92646 (near the southwest corner at Brookhurst Street and Garfield Avenue)  
**Recommended Action:** Recommend Denial to the Planning Commission  
**City Contact:** Ricky Ramos, Senior Planner

***A MOTION WAS MADE BY GRANT, SECONDED BY SCHEY TO FORWARD TO PLANNING COMMISSION WITHOUT A RECOMMENDATION.***

**VOTE: 4 - 0 (CUTLER ABSENT)**

**B-4 DESIGN REVIEW NO. 17-011 (JACK'S SURFBOARDS)**

**Applicant:** Greg Thien, 18365 Mount Baldy Circle, Fountain Valley, CA 92708  
**Property Owner:** Jamal Abdelmuti, 16350 Gothard Street Suite 101, Huntington Beach, CA 92648  
**Request:** Review the design, colors, and materials of a façade modification to a commercial building (Jack's Surf Shop).  
**Project Location:** 101 Main Street, 92648 (northeast corner of Pacific Coast Highway and Main Street)  
**Recommended Action:** Recommend Approval with Modifications to the Director of Community Development  
**City Contact:** Jessica Bui, Assistant Planner

***A MOTION WAS MADE BY O'CONNOR-PHELPS, SECONDED BY SCHEY TO RECOMMEND APPROVAL TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT WITH MODIFICATIONS.***

**VOTE: 4 - 0 (CUTLER ABSENT)**

**C. DRB MEMBER COMMENTS/ ISSUES**

Acknowledged Kathleen O'Connor-Phelps for her term ending and was thanked by all board members for her many years of service on the Design Review Board.

**D. ADJOURN TO THE JANUARY 11, 2018 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 Two Thousand, Four Hundred, Fifty Eight Dollars (\$2,458) if the appeal is filed by a single family dwelling property owner appealing the decision on their own property and Three Thousand, Three Hundred, Ninety Three Dollars (\$3,393) 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.