



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

**THURSDAY, FEBRUARY 9, 2017
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, LOWER LEVEL, ROOM B-8
3:30 P.M.**

ROLL CALL: Kathleen O'Connor-Phelps, Kathie Schey, Mariana Morris, Lilli Cutler, Michael Grant—All Present

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. 16-018 (BLACK BULL OUTDOOR DINING AREA RELOCATION)

Applicant: Jeff Bergsma, 221 Main Street, Suite S, Huntington Beach, CA 92648
Property Owner: Pierside Pavilion LLC, 300 Pacific Coast Highway, Huntington Beach, CA 92648
Request: Review the design, colors, and materials of a new 400 sq. ft. outdoor dining area adjacent to a public sidewalk.
Project Location: 300 Pacific Coast Highway, #112, Huntington Beach, CA 92648 (on the south side of Walnut Avenue between Main Street and 3rd Street)
Recommended Action: Recommend Approval to the Planning Commission
City Contact: Christopher Wong, Associate Planner

A MOTION WAS MADE BY GRANT, SECONDED BY CUTLER TO RECOMMEND APPROVAL TO THE PLANNING COMMISSION

VOTE: 5-0

B-2 DESIGN REVIEW NO. 16-020 (HQ GASTROPUB)

Applicant: Heather Anderson, 3195B Airport Loop Drive, Costa Mesa, CA 92626
Property Owner: Capref Strand LLC, 8343 Douglas Avenue, Suite 200, Dallas, TX 75225
Request: Review the design, colors, and materials of proposed improvements to an existing storefront façade, which include: new brick veneer, hydraulic vertical bi-fold windows (that will project into the public right-of-way), canopies, and a wood door.
Project Location: 155 5th Street, #183, Huntington Beach, CA 92648 (on the north side of Pacific Coast Highway between 5th Street and 6th

Street)
Recommended
Action: Recommend Approval to the Planning Commission
City Contact: Christopher Wong, Associate Planner

A MOTION WAS MADE BY CUTLER, SECONDED BY SCHEY TO RECOMMEND APPROVAL TO THE PLANNING COMMISSION

VOTE: 5-0

B-3 DESIGN REVIEW NO. 17-001 (CITY WAYFINDING SIGNS)

**Applicant/
Property Owner:** Kellee Fritzal, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
Request: Review the design, colors, and materials of proposed signage to replace existing City wayfinding signs and 20 new freestanding directory signs.
Project Location: Citywide
**Recommended
Action:** Recommend Approval to the Department of Community Development
City Contact: Joanna Cortez, Assistant Planner

A MOTION WAS MADE BY GRANT, SECONDED BY O'CONNOR-PHELPS TO RECOMMEND APPROVAL TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT

VOTE: 5-0

B-4 DESIGN REVIEW NO. 16-012 (WATER WELL NO. 9)

**Applicant/
Property Owner:** Duncan Lee, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
Request: Review the design, colors, and materials of proposed improvements to an existing City-owned water treatment facility consisting of the addition of six water filters at the reduced setback of 2 ft. in lieu of the required 10 ft; construct a 210 sq. ft. pump room; and construct a 10 ft. high block wall (approx. 110 linear feet) at zero front yard setback in lieu of maximum 42 inches high within the front yard setback area.
Project Location: 8851 Warner Ave., 92647 (northwest corner of Warner Avenue and Riverbend Avenue)
**Recommended
Action:** Recommend Approval to the Planning Commission
City Contact: Joanna Cortez, Assistant Planner

A MOTION WAS MADE BY SCHEY, SECONDED BY CUTLER TO RECOMMEND APPROVAL TO THE PLANNING COMMISSION

VOTE: 5-0

C. DRB MEMBER COMMENTS/ ISSUES

The Design Review Board members nominated and voted for Kathleen O'Connor-Phelps for the Chair position and Kathie Schey as Vice Chair (vote: 5-0).

D. ADJOURN TO THE MARCH 9, 2017 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.