



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

**THURSDAY, MARCH 14, 2013  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, LOWER LEVEL, ROOM B-8  
3:30 P.M.**

---

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

**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. 13-001 (PANERA BAKERY CAFÉ)**

**Applicant:** William D. Fancher, Fancher Development, 1342 Bell Ave. #3K, Tustin, CA 92780  
**Property Owner:** Paula Langevin, Seacliff Village Shopping Center, Inc., 130 Vantis, Suite 200, Aliso Viejo, CA 92656  
**Request:** Review the design, colors, and materials of a proposed exterior façade remodel of an existing tenant space including new window awnings, exterior lighting fixtures, and window graphics in conjunction with an interior tenant remodel.  
**Project Location:** 19461 Main Street, Suite 101, 92648 (northwest corner of Main Street at Yorktown Avenue)  
**Recommended Action:** Recommend Approval to the Zoning Administrator  
**Project Planner:** Hayden Beckman, Planning Aide

***A MOTION WAS MADE BY O'CONNOR-PHELPS, SECONDED BY HAUG TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 13-001 TO THE ZONING ADMINISTRATOR***

**VOTE: 4-0-1 (SPAULDING ABSENT)**

**B-2 DESIGN REVIEW NO 13-002 (VERIZON WIRELESS FACILITY)**

**Applicant:** Yumi Kim, Core Development Services, 2749 Saturn Street, Brea, CA 92821  
**Property Owner:** Southern California Edison, 4900 Rivergrade Road, Building 2-B, First Floor, Irwindale, CA 91076  
**Request:** Review the design, colors, and materials of new wireless communication antennas mounted onto an existing Southern California Edison (SCE) transmission tower at an overall height of 65 ft. The facility consists of the installation of twelve (12) panel antennas, two (2) microwave dishes, two (2) GPS antennas, and associated support equipment within a 244 sq. ft., 12-foot high roofed enclosure.

**Project Location:** 21261 Brookhurst Street, 92646 (east side of Brookhurst Street, between Effingham Drive and Hamilton Avenue)

**Recommended**

**Action:** Recommend Approval to the Zoning Administrator

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

***A MOTION WAS MADE BY PETERSON, SECONDED BY SCHEY TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 13-002 TO THE ZONING ADMINISTRATOR***

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

**B-3 DESIGN REVIEW NO. 12-023 (BEACH CITIES INTERFAITH SERVICES DISTRIBUTION CENTER)**

**Applicant:** Chris Christie, Beach Cities Interfaith Services, Inc., 18631 Chapel Lane, Huntington Beach CA 92646

**Property Owner:** Eli Esber, County of Orange, 300 N. Flower Street, Suite 400, Santa Ana, CA 92703

**Request:** Review the design, colors, and materials of the proposed distribution center that provides assistance to the homeless and at risk families.

**Project Location:** 18131 Gothard Street, 92648 (west side of Gothard Street, south of Talbert Avenue)

**Recommended**

**Action:** Recommend Approval to the Planning Commission

**Project Planner:** Tess Nguyen, Associate Planner

***A MOTION WAS MADE BY PETERSON, SECONDED BY HAUG TO RECOMMEND APPROVAL OF DESIGN REVIEW NO. 12-023 TO THE PLANNING COMMISSION WITH MODIFICATIONS***

**VOTE: 4-0-1 (SPAUDLING ABSENT)**

**B-4 SIGN CODE EXCEPTION NO. 13-003/PLANNED SIGN PROGRAM NO. 12-005 (SEACLIFF OFFICE PARK SIGNS)**

**Applicant:** Jeff Sherman, Sign Specialists Corporation, 111 West Dyer Road # F, Santa Ana, CA 92707

**Property Owner:** Seaclyff Partners, LLC, 2361 Campus Drive #280, Irvine, CA 92612

**Request:** **SCE:** To permit (a) wall signs on the second floor or third floor for major tenants without exterior access in lieu of wall signs allowed only for second floor businesses with exterior access; (b) two (2) tenant directory signs measuring approximately 6 ft. 8 in. in height and 15 sq. ft. in area in lieu of a maximum of one (1) sign tenant directory sign permitted; and (c) two (2) real estate signs measuring approximately 8 ft. in height and 20 sq. ft. in area in lieu of a maximum of one (1) real estate sign permitted. **PSP:** To review the design, colors, and materials for a proposed planned sign program for an existing multi-tenant office complex.

**Project Location:** 2100-2134 Main Street, 92648 (northeast corner of Main Street and Yorktown Avenue)

**Recommended**

**Action:** Recommend Approval to the Director of Planning and Building  
**Project Planner:** Tess Nguyen, Associate Planner

***A MOTION WAS MADE BY HAUG, SECONDED BY O'CONNOR-PHELPS TO RECOMMEND APPROVAL OF SIGN CODE EXCEPTION NO. 13-003 AND PLANNED SIGN PROGRAM NO. 12-005 TO THE DIRECTOR OF PLANNING AND BUILDING***

**VOTE: 4-0-1 (SPAULDING ABSENT)**

**C. DRB MEMBER COMMENTS/ISSUES**

Election of Chair and Vice-Chair at the next meeting

**D. ADJOURN TO THE MARCH 28, 2013 SPECIAL 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.