



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

**THURSDAY, DECEMBER 14, 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

- 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. 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 $\pm 28,000$ 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

B-2 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 5th Street, 92648 (southeast corner of 5th Street and Pacific Coast Highway)

Recommended Action: Recommend Approval with Modifications to the Director of Community Development

City Contact: Tess Nguyen, Associate Planner

B-3 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 5th Street, 92648 (southeast corner of 5th Street and Pacific Coast Highway)

Recommended Action: Recommend Approval to the Planning Commission

City Contact: Joanna Cortez, Assistant Planner

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

C. DRB MEMBER COMMENTS/ ISSUES

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.