

**ATTACHMENT NO. 1**  
**CONDITIONS OF APPROVAL**  
**DESIGN REVIEW NO. 24-009**

**CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 24-009:**

1. The site plan and outdoor dining floor plans received and dated June 27, 2024 shall be the conceptually approved design with the following modifications:
  - a. All outdoor dining fencing barriers shall be designed in a similar fashion to the existing fencing at Suite 101 (Surf City Ale House) and Suite 103 (Sushi on Fire). Existing fencing barriers with typical vertical pickets or horizontal rails shall be replaced with the new design to the satisfaction of the Director of Community Development.
  - b. The color of the fencing shall be consistent throughout the entire Plaza Almeria Master Plan.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, Zoning Administrator, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.