

ATTACHMENT NO. 1
CONDITIONS OF APPROVAL
DESIGN REVIEW NO. 25-009

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 25-009:

1. The site plan, floor plans and elevations received and dated April 21, 2026 shall be the conceptually approved design with the following modifications:
 - a. The garage area shall be redesigned to accommodate tandem parking for the live/work unit. The required disabled parking space shall not be designed as a tandem space.
 - b. The building façade shall be designed to accommodate a commercial wall sign.
 - c. The primary access into the commercial space shall be designed in front of the proposed gate.
 - d. The stairway to the rooftop deck shall be redesigned to minimize the overall length of the vertical projection above the roof.

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.