

**ATTACHMENT NO. 1**

**SUGGESTED CONDITIONS OF APPROVAL**

**DESIGN REVIEW NO. 19-002**

**SUGGESTED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 19-002**

1. Project plans, color and materials received and dated September 10, 2025, shall be the conceptually approved design, with the following modifications:
  - a. The proposed privacy along Pearce Drive shall be reduced to 44 inches in height and shall have smooth stucco to complement the proposed two units.
  - b. On all Plan 2 designs, rotate the second-floor bathroom window to be oriented vertically.
  - c. Provide a stucco parapet cap to the top of each building. The cap shall be painted to match each structure.
  - d. Replace windows with recessed windows or window framing.
  - e. Relocate all trees and lighting along southwest portion of the drive aisle to ensure clear access to the properties not part of this project.

**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, 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 defense thereof.