

ATTACHMENT NO. 1

SUGGESTED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 19-002

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1. Project plans, color and materials received and dated June 6, 2025 shall be the conceptually approved design, with the following modifications:
 - a. Provide a contrasting trim to the top of each building.
 - b. Provide an eyebrow overhang or similar element to both sides of the third-floor elevations of each building.
 - c. Replace windows with recessed windows or window framing.
 - d. Plan1A - provide three contrasting materials to avoid a monochromatic color scheme.
 - e. Plan 2A – replace the stone with a warmer color such as the Timberwolf or Whitegold Stone.
 - f. Plan 2B – limit the number of materials and replace Greyscale Stone with Whitegold Stone.
 - g. Plan 3B and 4A – modify one of the materials to provide contrast and avoid a monochromatic color scheme.
 - h. 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.