

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 21-006

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 21-006:

1. The site plan, floor plans, elevations, and colors/materials board received and dated December 24, 2022 and January 4, 2023 shall be the conceptually approved design with the following modifications subject to the approval of planning staff:
 - a. Provide a different brick design at the bottom of the building.
 - b. Enhance the front façade by adding architectural features/elements and a variety of building materials and colors.
 - c. Incorporate different building materials (i.e. more wood siding) on all building facades.
 - d. Provide variation in colors and materials that will be compatible with the surrounding area. It is recommended to utilize colors that are consistent with recent developments across the street.

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 the defense thereof.