

ATTACHMENT NO. 1

SUGGESTED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 26-004

SUGGESTED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 26-004:

1. The plans and elevations received and dated March 3, 2026, shall be the conceptually approved design with the following modifications:
 - a. The mural shall not contain any painted signage for business identification. Signs painted directly on the wall are not permitted. **(DTSP 3.2.22.3)**
 - b. Remove the mural proposed on the east side elevation (facing Pacific Coast Highway).
 - c. In order to preserve the existing structure's neutral façade and prevent duplicate murals, remove the mural on the south side elevation (facing the surfaced parking lot).

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.