

ATTACHMENT NO. 1

SUGGESTED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 20-006

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1. Project plans, color and materials received and dated September 30, 2025, shall be the conceptually approved design, with the following modifications:
 - a. For the service station:
 - i. Add the stone material from the carwash building to the canopy columns.
 - ii. Add brown cornice/cap along the top of the canopies to match carwash roof.
 - iii. Relocate or reconfigure the ADA parking space encroaching into the landscape area along the north of the property.
 - b. For the carwash:
 - i. Replace the Sherwin Williams "Torchlight" with a more subtle color that complements both buildings.
 - ii. Provide taller and more lush landscaping in the landscape planter in front of the carwash drive-thru lane (along Goldenwest Street) and the equipment enclosure (along Garfield Avenue).

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.