

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL**

**DESIGN REVIEW NO. 23-005**

**RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 23-005**

1. Site plan and elevations received and dated September 10, 2024 shall be the conceptually approved design with the following modification: the metal pole/support shall be wrapped with a stucco or similar material and shall be painted with color that complements the surrounding structures.
2. The entire readerboard sign shall be maintained in good appearance at all times. Any evidence of vandalism/graffiti, weathering, or disrepair shall be immediately repaired or replaced.

**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.