

**ATTACHMENT NO. 1**

**SUGGESTED CONDITIONS OF APPROVAL**

**DESIGN REVIEW NO. 25-012**

**SUGGESTED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 25-012**

1. Project plans, color and materials received and dated May 7, 2025, and March 6, 2025, shall be the conceptually approved design, with the following modifications:
  - a. The remodeled fitness center shall match the bungalows in architectural style including roof type, colors, materials, and design elements.
  - b. The patio area for the Ojai bungalow shall be setback 25 feet from the property line.

**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.