

## **ATTACHMENT NO. 4**

### **FINDINGS AND CONDITIONS OF APPROVAL**

#### **DESIGN REVIEW BOARD NO. 21-008**

#### **RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW BOARD NO. 21-008:**

...recommendation

The site plan, floor plans, elevations, landscaping plan, and wall and fencing plan, received and dated December 1, 2021, as well as the colors/materials board and color elevations received and dated January 5, 2022, shall be the conceptually approved design with the following modifications subject to the approval of planning staff:

- Replace the exterior cement plaster in the charcoal grey color (Cloak Grey) with a lighter grey color throughout the project.
- Replace some of the existing and proposed grey exteriors with white plaster throughout the project, with a particular emphasis on units situated along Holly Street, to provide a lighter façade.

#### **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.