

## **ATTACHMENT NO. 1**

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

#### **SIGN CODE EXCEPTION NO. 22-003**

##### **FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 22-003:**

1. Sign Code Exception No. 22-003 to permit one freestanding sign in a 5-ft. wide planter in lieu of a minimum 7-ft. wide planter and one freestanding sign at 7-ft. high in lieu of a maximum of 5 ft. is compatible with the character of the area and is needed due to special circumstances defined by the applicant and applicable to the property because the site, a redeveloped service station, is a major development within the Beach and Edinger Corridors Specific Plan (BECSP) and the proposed signs are necessary due to the size and configuration of the site. The site is surrounded by streets on three sides of the property and was developed to comply with required street dedications and as well as widening for a future right turn lane along Warner Avenue. In order to maintain a viable service station with adequate on-site circulation, the site has limited space to accommodate freestanding signage. The larger signs will identify the service station to motorists and pedestrians along a major intersection. The signs are also compatible with the architectural style of the redeveloped service station as well as other signs in the area.
2. The locations of the proposed free standing signs will not adversely affect other signs in the area in that the proposed signs will not obscure views to other signs or businesses in the vicinity. The signs will be located outside of any required visibility triangle area. In addition, the larger signs are appropriate for a development of this size.
3. The locations of the proposed freestanding signs will not be detrimental to properties located within the vicinity because they are designed to complement the design, colors and materials of the service station and are compatible in size with nearby development.
4. The locations of the proposed freestanding signs will not obstruct vehicular or pedestrian traffic visibility and will not be located within required visibility triangles at driveway and street intersections. The proposed signs will be compatible with the surrounding uses, and provide sufficient visibility along Beach Boulevard and Warner Avenue. The design, colors and materials of the two freestanding signs will also be consistent with the design, colors, and materials of the service station.

##### **CONDITIONS OF APPROVAL - SIGN CODE EXCEPTION NO. 22-003:**

1. The site plan and elevations dated January 4, 2023, shall be the conceptually approved design.
2. Sign Code Exception No. 22-003 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

**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.