

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL**

**DESIGN REVIEW NO. 23-001**

**RECOMMENDED CONDITION OF APPROVAL – DESIGN REVIEW NO. 23-001:**

1. The site plan, floor plans, elevations received and dated January 31, 2023 and colors/materials board received and dated February 21, 2023 shall be the conceptually approved design with the modification to add an exterior lighting element to the front façade subject to the approval of planning staff.

**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, 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.