

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 23-002

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 23-002:

1. The site plan, floor plans, elevations, and colors/materials board received and dated January 31, 2023 shall be the conceptually approved design with the following modifications subject to the approval of planning staff:
 - a. The color of the proposed awnings shall be a softer, natural color such as olive green or pastel, in order to maintain compatibility with the conceptual Strand coastal architecture and inspiration board.
 - b. Add planter boxes underneath the windows along the 5th street façade and the boxes shall be a different color or texture such as a stained wood to integrate contrast.

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.