

## **ATTACHMENT NO. 1**

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

#### **SIGN CODE EXCEPTION NO. 19-004**

#### **RECOMMENDED FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 19-004:**

1. Sign Code Exception No. 19-004 to permit the installation of a 20 ft. 3 in. high pole mounted sign in lieu of a maximum 10 ft. high pole mounted sign is compatible with the character of the area and similar signs in the surrounding area. The sign height will allow for better visibility of the car dealership from Beach Blvd.
2. The signs will not adversely affect other signs in the area because the proposed signs will not obscure views to other signs or businesses in the vicinity as only one sign is proposed for the property frontage, the sign is located toward the middle of property frontage near a point of entry, and the sign height is less than that of the adjacent property allowing for the signage to be visually staggered and therefore resulting in no visual obstruction.
3. The proposed sign will not be detrimental to properties located within the vicinity because the proposed sign is proposed to complement building façade with similar design, material, and colors. Furthermore, the proposed sign is similar to that of signs located on the adjacent vehicle sales dealerships, as well as dealerships found throughout the City.
4. The proposed signs will not obstruct vehicular or pedestrian traffic visibility and will not be a hazardous distraction because the signs will be located outside the code required driveway visibility triangle and is designed in such a way that the massing of the sign is located atop the pole minimizing any impact to traffic visibility.

#### **RECOMMENDED CONDITIONS OF APPROVAL - SIGN CODE EXCEPTION NO. 19-004**

1. The plans received and dated April 25, 2019, shall be the conceptually approved planned sign program.
2. Sign Code Exception No. 19-004 shall become null and void unless exercised within two 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.