

## **RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 19-001**

1. The site plan and elevations received and dated September 6, 2019 shall be the conceptually approved design with the following modifications:
  - a. Provide a metal canopy at the main entry for the office building and along the retail entry way; and
  - b. Remove the two gray panels along the railings on the third floor front façade and provide for one continuous railing; and
  - c. Remove the proposed steel channel along the front elevation; and
  - d. Replace the wood siding on the elevator tower with the proposed brick and carry the brick element from top to bottom; and
  - e. Remove brick element on the first and second floors and replace with stucco that matches the grout color of the brick on the elevator tower, which should be darker than the third and fourth floors. The proposed colors must be submitted for review and approval by the Community Development Department.

### **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 defense thereof.