

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 20-007

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 20-007:

1. The site plan, floor plans, elevations, landscaping plan, fencing plan, and colors/materials board received and dated July 14 and Aug. 27, 2021 shall be the conceptually approved design with the following modifications subject to the approval of planning staff:
 - a. Eliminate all Dutch gable roof design.
 - b. Add eaves on all elevations.
 - c. Revise the Plan 1C front and rear elevations to provide a more symmetrical roofline.
 - d. Provide four-sided architecture by adding architectural features to the rear and side elevations including architectural trim on all windows, accent materials on the front elevations shall wrap around the side elevations more, and adding one more architectural feature to the rear elevations.
 - e. Vinyl private yard fencing shall be 6 feet tall.
 - f. Add at least two design features (enhanced landscaping on city parking lot, pilasters, change in plane, raised planter, view fencing) to the tract wall segments along street side yards and facing the city parking lot in compliance with the Urban Design Guidelines (Chapter 2, Section C.10). The tract wall segments along Gisler Park and facing B Street shall incorporate pilasters at minimum every 100 feet.
 - g. The Plan 2c covered front entry shall comply with the required 15-foot front setback (**HBZSO Section 210.06**).

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.