

Exhibit A – Resolution No. PC2026-17

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-13

General Conditions

1. AR No. 25-13 is conditionally approved for the construction of a 3,360 SF accessory building located at APN: 763-141-009, and the determination that the project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). This approval is based on the architectural plans and site plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Architectural Review. Any modifications shall be administratively reviewed and approved by the Community Development Director and include a stamped approval by the Planning Division.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. The Architectural Review shall expire and shall become void two year following the date of planning commission approval or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
4. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
5. The owner will be required to consult with the Utilities Director and Environmental Programs Coordinator regarding water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.
6. At the direction of Development Services Director, City Engineer, or Code Enforcement Manager, the applicant shall install soil stabilizer at regular intervals or as needed to prevent dust. The applicant may propose other sufficient measures to prevent dust.
7. Signage. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing. Signage shall be in compliance with the City Signage Ordinance.
8. Noise. The applicant is required to meet all noise control requirements per the Coachella Municipal Code Chapter 7.04 – Noise Control.

9. Nuisances. Applicant is required to meet all requirements of the maintenance and abatement of nuisances per Chapter 3.10 – Nuisances. The applicant shall be required to make any modifications to the site as required by the Community Development Director or Code Enforcement Manager to abate any nuisances that may include, but are not limited to, air pollution, offensive odors, hazardous substances and waste, etc.
10. Color Scheme. The proposed accessory structure shall provide a color scheme to match the existing main buildings to the satisfaction of the Community Development Director.
11. Rooftop Equipment. Screening of new rooftop equipment is required. Exposed mechanical equipment shall be visually screened by a seventy-five (75) percent (minimum) opaque or solid, non-reflective visual barrier. The design and materials of the visual barrier shall comply with the following requirements: Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens. Mechanical equipment screening shall be to the satisfaction of the Community Development Director. Plans for rooftop equipment screening shall be submitted for review, approved, and installed prior to building final.
12. Mechanical Equipment. Mechanical equipment shall be ground-mounted and screened to the satisfaction of the Community Development Director.
13. Maintenance Agreement. Applicant shall enter into a Maintenance Agreement that covers all on-site and off-site landscaping, on-site parking lot and pavement. The maintenance agreement is required to be reviewed, approved, and recorded prior to building final.
14. Landscape. Property Owner shall rehabilitate existing landscape and irrigation areas prior to Certificate of Occupancy. Landscape areas shall be rehabilitated along all landscape common areas visible from the public R.O.W along Tyler Street, to the satisfaction of the Community Development Director. The property owner shall submit a final landscape and irrigation plan, to be approved by the Community Development Director and installed by the applicant prior to building final. Property owner shall show on the required landscape submittal, and make the following improvements:
 - a. The submitted landscape plan shall be in substantial conformance to the conceptual landscape plan attached to this resolution.
 - b. Replace missing, dead, or decaying landscaping.
 - c. Landscape areas shall include shade trees, varieties of flowering and shrubs.
 - d. Applicant shall install a weed fabric below DG and rock to prevent weeds for landscape areas to the satisfaction of the Development Services Director.
 - e. Add ¾ inch gravel California Gold in all landscape areas visible from the public R.O.W along Tyler Street. Tyler Street shall include equally spaced shade trees.
 - f. The applicant shall design the common area landscape frontage along Tyler Street to accommodate any potential future sidewalk or improvements to the satisfaction of the Community Development Director and City Engineer.
15. The applicant shall ensure there is proper vehicular circulation for the proposed accessory structure to accommodate vehicular ingress and egress from both sides of the structure, which

may include pavement improvements or changes to the site plan, as determined and to the satisfaction of the Community Development Director and City Engineer.

16. A reciprocal access easement is required over the parcel at APN: 763-141-009.

FIRE

17. Provide dedicated fire access complete with turn around. Identify all inside and outside turning radiuses for turn-a-round. Inside radius shall be 24ft and outside radius shall be 45ft
 - a. Fire Department Access -Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads more than 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius.
18. When submitting for review a fire flow report shall be provided from the closest public hydrant.
 - a. Fire Protection Water Supplies/Fire Flow -Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
19. These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.