

**Exhibit A - Resolution No. PC2024-25**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 383**

**General Conditions**

1. The conditional use permit shall expire and shall become void two year following the date on which the conditional use became effective 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.
2. Conditional Use Permit No. 383 is an approval for the thrift store use at 49-291 Grapefruit Boulevard. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
3. 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.
4. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
5. Hours of operation of the Galilee Center thrift store may be from 9:00 a.m. to 5:00 p.m. Monday through Sunday. The applicant may request a change to the operating hours for administrative approval by the Development Services Director.
6. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The façade exterior shall be repaired to repair any visible damage at project frontage, prior to occupancy.
7. Any break in service, meaning the closure of the thrift store for a period of 180 consecutive days, will result in the expiration of this CUP.

8. All exterior signage shall comply with the sign program for the commercial center. Signage shall be approved by the Development Services Department and installed prior to occupancy.
9. Signage shall be internally illuminated channel lettering. No solid rectangular backing behind channel letters. No display of outdoor feature signs or banners beyond the regular temporary grand opening signage. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area.
10. Donations must occur during business hours. Donation drop off bins outside of business hours is prohibited. Unsorted donation bins or storage shall not occur at the front or rear of the building. Outside merchandise displays at the exterior are prohibited.

Utilities

11. Provide plumbing blueprints depicting water, sanitary, industrial, and/or grease waste line. (all lines that are applicable)
12. Provide plumbing code fixture schedule with total DFU's listed.
13. Complete Utilities Department's wastewater discharge survey and submit to Development Services.
14. For tenant improvements, current and proposed plumbing code fixture schedule must be provided.

Building Division

15. Applicant shall apply for a Tenant Improvement permit for any alterations or repairs to be made to the tenants suite prior to occupying the building.

Fire Department

16. Prior to Permit - Fire Department Plan Review. Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal.
17. Prior to Final (Deferred) - Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

18. Prior to Final (Deferred) - Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.
19. Prior to Final – Fire Department Final Inspections. Prior to issuance of a Building Certificate of Occupancy, the Fire Department shall perform all fire final inspections within the building, fire suppression systems and other related fire permits.