

Exhibit A - Resolution No. PC2024-18
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 382

General Conditions

1. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective unless alcohol sales is commenced within 12 months of the effective date of this Conditional Use Permit 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. 382 is an approval for the off sale of beer and wine in conjunction with the A & G Mart convenience store. 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. Any modifications shall be administratively reviewed and approved by the Development Services Director and include a stamped approval by the Planning Division.
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 store may be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily.
6. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.
7. Not greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages. The applicant shall provide a revised floor plan with a compliant display area prior to issuance of a certificate of occupancy. The

applicant shall request an inspection by the Development Services Director or designee for compliant of the store and displays with conditions of approval.

8. The applicant shall not store alcoholic beverages or boxes in sales areas beyond the 5% display limitation.
9. 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.
10. Alcohol and tobacco advertisement shall be prohibited on exterior signage and below four feet in height within the store.
11. Alcohol and tobacco products shall be prohibited near candy.
12. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area.
13. The applicant shall ensure that the tenant parking lot frontage is clear of solicitors and debris. The applicant shall ensure there is adequate lighting during business hours to ensure the safety of customers entering and leaving from the parking lot.
14. The applicant shall ensure that a minimum of 5% of the sales area is dedicated to sale of fresh fruit and vegetables and other healthy foods with high nutritional value. The offered fruit and vegetable shall include locally grown and sourced offerings.
15. The applicant shall ensure that offerings in the store include dairy products (i.e. cheese, yogurt, milk, heavy whipping cream, half and half) almond, oat milk, ground beef, bacon, ham and turkey deli meat, varieties of chorizo, eggs, 100% juices, canned foods, dried foods (rice, legumes, and beans, soups, spices), healthy food and condiments in prominent areas within the store.
16. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit.
17. Any break in service, meaning the closure of the convenience grocery store use for a period of 180 consecutive days, will result in the expiration of this CUP.