

Exhibit A - Resolution No. PC2023-13
CONDITIONS OF APPROVAL
Conditional Use Permit No. 365 Monarca Salon Studio

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 365:

1. Conditional Use Permit No. 365 is an approval to allow beauty salon studios in an existing commercial building. 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.
2. Facility should commence operations within 12 months of the effective date of this Conditional Use Permit unless a request for 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.
3. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, parking stripping, building maintenance and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The document must be submitted and approved before the issuance of the Certificate of Compliance. The City of Coachella shall be listed as an express third-party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. Recordation of the amended CC&Rs with the City listed as a third-party beneficiary shall occur prior to issuance of the business license and before the Conditional Use Permit No. 365 is considered effective.
4. The CUP No. 365 will be considered effective upon replacement of on-site missing, dead or decaying landscaping and to the satisfaction of the Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed. The Development Services Director will confirm that this condition has been satisfied and that the CUP No. 365 is considered affective.
5. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable and in accordance with the approved landscape and irrigation plan.
6. The applicant proposed landscape plan shall be revised to reflect the same amount of shade trees as the approved conceptual plan for Van Buren Plaza and shrubs as reflected in Van Buren Plaza photos from 2012.

7. The applicant shall install block wall fencing along the southeast portion of the commercial center specifically directly behind the two buildings owned by the applicant, Humberto Cortez.
8. Any break in service, meaning the closure of the beauty salon studio for a period of 180 consecutive days, will result in the expiration of this CUP.
9. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
10. 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.
11. Hours of operation will be from Monday to Saturday, 8AM to 6PM and Sunday, 8AM to 2PM.
12. The applicant shall provide a signage plan compliant with the City standards in Section 17.56.010 before issuance of the Business License.