

**CONDITIONS OF APPROVAL  
ARCHITECTURAL REVIEW NO. 23-08 MODIFICATIONS TO EXTERIOR  
ELEVATIONS FOR LOVE'S TRAVEL STOP AND 200 SQ. FT. ADDITION**

**Architecture**

1. Architectural Review No. 23-08 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission.
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. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. (City of Coachella submitted this documentation).
4. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
5. Elevations plans shall be revised to include additional windows along the front elevation.

**Landscape**

6. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights. Landscape shall include decorative gravel a minimum of ¾ inch, shade trees, and flowering shrubs.
7. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part

of the landscaping and irrigation plan.

8. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
9. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
10. 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 plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first-class conditions.
11. Renovated landscaping shall be installed prior to issuance of the final certificate of occupancy.
12. The applicant shall install “Coachella” ground mounted illuminated entry monument designed in coordination with the City of Coachella Public Information Officer at the corner landscape planter due to the location as a key entry point to the City of Coachella and as a placemaking visitor attraction.

**Site Improvements:**

13. The applicant shall conduct an analysis of the on-site pavement condition and rehabilitate all cracked and deteriorating pavement of the project site prior to final certificate of occupancy.