

Exhibit A - Resolution No. PC2023-20
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 366

General Conditions

1. Conditional Use Permit No. 366 is an approval for the on sale of beer, wine and distilled spirits in conjunction with the Sush eating place. 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. Alcohol sales must be commenced 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. Any break in service, meaning the closure of the restaurant use for a period of 180 consecutive days, will result in the expiration of this CUP.
4. 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.
5. 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.
6. Hours of operation for the restaurant may be from 8:00 a.m. to 11:30 p.m. Thursday through Saturday. Hours of operation of the restaurant Monday through Wednesday may be from 8:00 a.m. to 10 p.m.
7. 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.
8. The applicant may not conduct entertainment related activities such as live bands, DJ's or other entertainment activities as defined in the Coachella Municipal Code without first obtaining an entertainment establishment permit from the City of Coachella with approval from the Coachella City Council.
9. Conditional Use Permit No. 366 shall not be considered effective until the applicant has obtained all required tenant improvement permits from the County Health Department, Fire Department, and Coachella Building Division.

10. 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.
11. 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.
12. The applicant will be required to make some accessibility improvements as part of his Tenant Improvement project. To comply with the State Building Codes the applicant will need include 20% of the total budget for the Tenant Improvements for accessibility improvements.
13. CUP No. 366 will not be considered effective until the Building Official conducts an inspection of the restaurant and if determined that a tenant improvement plan is required that all improvements are constructed and approved by the Building Official.
14. Alcohol and tobacco advertisement shall be prohibited on exterior signage and below four feet in height.