

Exhibit A – Resolution No. PC2026-15

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 24-17

General Conditions

1. The applicant shall comply with all requirements and conditions of approval as included in AR No. 24-17, and any modifications or extensions thereof, for the respective approval and Resolution No. PC2026-15. All conditions of approval are legally binding and must be adhered to.
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. Architectural approval shall expire two years from approval unless the applicant has: Obtained a building permit; paid all applicable fees; commenced construction; and is diligently pursuing completion. A cessation of construction for a period of more than thirty (30) consecutive days shall be presumed to be nondiligent.
4. The architectural review approval that has been granted, but not been exercised within two years, may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed with the planning director at least ten (10) days prior to one two years after the effective date of the architectural review approval. The original approving authority for the architectural review (planning director or planning commission) shall render a decision regarding an extension. In the event that the planning director or planning commission acts to grant a time extension for the architectural approval, the planning director or planning commission may impose any reasonable conditions on the architectural approval as a condition of its renewal. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning director or planning commission shall deny the time extension request.
5. The floor plan layout attached to these plans are conceptual only. The project is for the construction of a commercial shell building only and exterior architectural renovations and site improvements as per development plan set and these conditions of approval.
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 commercial area so as to cause blight or deterioration.
7. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area per the requirements of the City of Coachella Signage Ordinance.

8. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing.
9. The applicant shall submit signage plans to be reviewed and approved by the Community Development Director. Wall signs should be provided along Grapefruit Boulevard, and should not be placed on 6th Street. There should be a projecting sign facing 6th Street that includes a decorative design, that may include metal and vinyl materials, with embossed or projecting letters from the sign material, and shall be to the satisfaction of the Community Development Director.
10. Rooftop Equipment. Any new rooftop mechanical equipment shall be screened by a parapet wall or other architectural features. Any rooftop screening elements shall be architectural consistent and well-integrated with overall building architecture.
11. Trash Enclosure. The trash enclosure shall be finished with stucco to match the finish of the main building.
12. Lighting. The applicant shall revise exterior landscape light fixtures to provide a grandly ornamented light fixture with a decorative lantern design, this condition shall be met at the discretion of the Community Development Director.
13. Landscaping. 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. Site lighting shall be maintained in an operational condition.
14. Landscaping. The applicant shall provide ¾ inch gravel in all landscape areas. The applicant shall provide vines adjacent to the east facing trash enclosure wall.
15. Landscaping. A final landscape and irrigation plan must be approved by the Community Development Department and Utilities Department. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape and irrigation requirements shall be met to the satisfaction and discretion of the Community Development Director. Landscape modifications shall be approved by the Community Development Director and referred to the Planning Commission for review at the Director's discretion. The final landscape and irrigation plan shall be approved and landscape improvements shall be installed prior to building final.
16. Design. The project shall modify the plans to be compatible with the architectural design of the colored elevation drawing in the attached development plan set, to the satisfaction of the Community Development Director. The iron fence shall be a decorative design per project elevations. Project design elements for the building elevations shall be to the satisfaction and discretion of the Community Development Director.
17. General Maintenance. Applicant shall repair on-site conditions, including touch ups to all building elevations.

18. Maintenance Agreement. Applicant or property owner shall enter into a Maintenance Agreement with the City of Coachella for all commercial center on-site and off-site landscape areas, parking lot asphalt pavement, the establishment of a weekly sidewalk power washing schedule, and site lighting on the subject property. Maintenance Agreement shall ensure commercial irrigation and landscaping is maintained in a first-class condition. Asphalt pavement shall be improved clear of cracks and other visible deterioration. Landscape Maintenance Agreement shall include approved landscape and irrigation plan, and a detailed list of maintenance standards. The Maintenance Agreement shall be reviewed by the City Engineer, Community Development Director, and Code Enforcement Manager. The maintenance agreement shall be approved by the city and recorded with the county.
19. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required. This includes any required encroachment permits, or other permits required by the Engineering Department.
20. Applicant must provide 6-foot clear walkway from back of curb along Grapefruit Blvd. The current proposed layout shows 16'6" to face of curb with an 11'6" patio area and a 5'0" walkway to face of curb. The proposed patio must be reduced in width by 1'6" such that the patio width is 10'0" and the width of the sidewalk is 6'0" to back of curb. This condition shall be to the satisfaction of the City Engineer, and may be modified to the satisfaction of the City Engineer.
21. All proposed future tenants must obtain applicable entitlement approvals, permit approvals, and licenses consistent with the Coachella Municipal Code.

Building

22. Permanent roof access is required for roofs over 15' in height with equipment.
23. Submit complete structural analysis of the existing structure and proposed existing components of the building such as but not limited to the existing, footings, post's and subfloor. Report shall be submitted with the building permit application and align the structural plans of the project.
24. Remove City of Desert Hot Springs (DHS) references on the Applicable Code block on the First Floor Plan & Notes Sheet.
25. Building permit applications made after January 1, 2025 are required to meet the provisions of the 2025 CBC.

Utilities

26. The project is located within the service area of the City's Coachella Water Authority and Coachella Sanitary District.
27. The applicant shall submit water and sewer plans for approval.
28. New water and sewer connections are subject to the collection of impact fees.

29. All fire lines require the installation of above ground Double Check Detector Assemblies.
30. Backflow devices are required on all non-residential connections installed within 12” of the meter box.
31. All buildings may require individual meters.
32. Identify existing meters on plans.
33. Irrigation may require its own meter.
34. All water connections shall install 4G AMI master meters.
35. All service lines shall be copper tubing per the approved list of materials.
36. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
37. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
38. Trees/shrubs within a 10’ distance from the Utilities water/sewer laterals, and other infrastructure requires root barriers.
39. Provide plumbing blueprints depicting sanitary, industrial, and/or grease waste line. (all lines that are applicable)
40. Illustrate domestic water and sewer point of connection to the City’s utilities.
41. Provide plumbing code fixture schedule with total DFU’s listed.
42. Complete Utilities Department’s wastewater discharge survey and submit to Development Services. For tenant improvements, current and proposed plumbing code fixture schedule must be provided
43. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart. Pretreatment Equipment Minimum Requirements:
 - a. 750 gal minimum
 - b. Clean outs and vents before and after pretreatment equipment
 - c. Sample box immediately downstream of the pretreatment equipment
 - d. Multi suite buildings requesting pretreatment installation require separate sewer lateral connection per pretreatment device
 - e. Made from precast concrete form
44. Outside drains connected to the sanitary sewer are prohibited unless drains are protected from rain water by having a permanent berm within a shade structure. Storm water is prohibited from entering the sanitary sewer.

Engineering**PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:****PRECISE GRADING:**

45. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, ADA compliance and all other pertinent information shall be submitted for review and approval by the City Engineer.
46. Garden wall permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

47. Applicant shall make sure that all existing sidewalk and Driveways approaches meet ADA compliance such as, but not limited to City of Coachella Driveway approach standard, sidewalk standard, and minimum sidewalk width for accessible routes of 36 inches between sidewalk and existing poles.
48. Applicant shall remain and protect in place existing curb and gutter, sidewalk and Driveway approach that are on good shape condition and/or remove and replace curb and gutter and sidewalk or existing Driveway approach that is not such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer
49. Applicant shall provide precise improvement plans, prepared by a California Civil Engineer for any elements proposed within the right of way including; shade structures, landscaping, pots, hedges, fencing and dining furniture.
50. Any use of the public right of way for dining shall meet the requirements of the planning department and any applicable state codes and shall require the applicant to submit an encroachment permit for the intended approved use.
51. Applicant may encroach into the public right of way with exterior dining if approved in the CUP. All exterior dining features shall be designed such that they maintain 6 feet of clear pedestrian space between the curb and all site amenities. No exterior amenities or improvements shall block or hamper any ADA paths on sidewalks, Curb ramps, or walkways.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

52. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is

required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

Fire

53. General Fire Department Advisory Comments – Commercial With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Coachella City Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the City of Coachella and/or recognized fire protection standards. These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.
54. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
55. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.
56. Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended, Coachella City Ordinance, and Riverside County Fire Department Policies and Standards.

57. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
58. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
59. 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.
REQUIRED DUE TO CFC 903.2.1.2
60. 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. Please be advised that the following plans by the appropriate specialty contractors will be necessary and will require separate submittal and approval by the Office of the Fire Marshal.
61. DEFERRED SUBMITTALS:
 - a. FIRE SPRINKLER SYSTEMS TO BE INSTALLED.
 - b. FIRE ALARM OR WATERFLOW SYSTEMS TO BE INSTALLED.
 - c. COOKING AND SUPPRESSION SYSTEMS TO BE INSTALLED.