

**Exhibit A - Resolution No. PC2025-08**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 253 (Modification)**

**General Conditions**

- 1.) The Conditional Use Permit shall expire and shall become void two year following the date on which the conditional use became effective 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. A subsequent change in the conditions of a conditional use which has been granted may be authorized by the planning director, provided the change does not increase the density, nor decrease the number of parking stalls, nor substantially alter the intensity of operation beyond what was originally approved. The planning director may also approve minor changes in any required phasing plan provided the cumulative effect of such changes does not increase any scheduled time periods by more than six months.
- 2.) Conditional Use Permit No. 253 (Modification) is an approval for the thrift store use at 1030 6<sup>th</sup> Street Units 2, 3, and 4. 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.
- 3.) 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.
- 4.) Hours of operation of the Los Compadres Thrift Store Discount Boutique may be from 8:30 a.m. to 6 p.m. Monday through Saturday. The applicant may request a change to the operating hours for administrative approval by the Development Services Director.
- 5.) 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, or substantially diminish or impair the property values within the neighborhood. The façade exterior shall be repaired to repair any visible damage at project frontage, prior to occupancy.
- 6.) 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.

- 7.) The applicant shall obtain all required permits, from the appropriate agencies (i.e Fire Department, Building Division, City Engineering Department, etc.).
- 8.) Prior to the issuance of a certificate of occupancy, complete missing landscape improvements on Cesar Chavez Street and 6th Street. Landscaping shall be in compliance with landscape requirements of Section 17.60.010 and Section 17.54 of the Coachella Municipal Code. All landscaping shall be installed, planted, and maintained with a permanent underground irrigation system to be operational prior to building final. Drought tolerant native and desert adaptable shrubs, succulents, groundcover, and ornamental trees are permitted.  $\frac{3}{4}$  inch decorative gravel shall be required.
- 9.) The property owner shall work with all tenants at the property to address the unpermitted signage. The property owner shall submit signage plans to address unpermitted signage within 60 days of certificate of occupancy.
- 10.) All exterior signage shall comply with the sign ordinance. Signage shall be approved by the Development Services Department and installed prior to occupancy.
- 11.) Signage shall be internally illuminated channel lettering. No solid rectangular backing behind channel letters. No display of outdoor feature signs or banners beyond the regular temporary grand opening signage. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area.
- 12.) Donations must occur during business hours. Donation drop off bins outside of the business are prohibited. Unsorted donation bins or storage shall not occur at the front or rear of the building. Outside merchandise displays at the exterior are prohibited.
- 13.) Employee's parking shall be required in the rear parking lot due to limited parking at the front parking lot.
- 14.) Prior to building permit issuance, the applicant shall address the unpermitted structure in the rear parking lot. The applicant shall remove the unpermitted structure or submit an application to get the project permitted, prior to the certificate of occupancy.

#### Utilities

- 15.) If the permit requires landscape plans from Development Services, landscaping plans shall be approved by the Utilities Department.

16.) All water meters serving units contained in this application shall have backflows installed if backflows are missing.

17.) Please contact the Utilities Department to confirm the need for meter backflows.

**Building Division**

18.) Sales Counter shall be accessible.

19.) Electrical panels shall be accessible and no storage is allowed within 36" in front of panels.

20.) Storage Area shall be clear at all times in order to maintain access to the electrical panel.

**Fire Department**

21.) Prior to issuance of Certificate of Occupancy or Building Final, all commercial building shall display street numbers in a prominent location on the street side and rear access location. The number shall be a minimum of twelve (12) inches in height visible and in a contrasting color to the background.

22.) Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access road extend between properties and easement are established to provide obstruction of such road. A – After the local water company signs the plans, the original shall be present to the Fire Marshal's office for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Fire Marshal's office prior to beginning construction. They shall be maintained accessible.

23.) Fire hydrant location shall be visually indicated with blue reflective markers. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced.

24.) Final fire and life safety conditions will be address with the Fire Marshal's Office review building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC) and related codes, which are in effect at the time of building plan submittal.

25.) The Fire Chief Official is authorized to enforce the fire safety during construction requirement of Chapter 33.