

**Exhibit A – Resolution No. PC2024-02**

**CONDITIONS OF APPROVAL FOR  
VARIANCE NO. 23-04  
ROCHIN, SETBACK**

**General Conditions**

1. Variance 23-04 is approved for a five foot five inch rear yard setback variance and five percent lot coverage variance that allows for an accessory structure to be constructed at a four foot and seven inch rear yard setback from the rear property line and at 55% lot coverage at 48440 Charlton Peak Street.
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 the City Attorney, within five days of the effective date of this approval.
3. The applicant shall submit a building permit application for the structure that shall be approved by the Development Services Department.

**Fire**

4. The projection shall comply with the minimum setback detailed in the CA Residential Code Section R302, Table R302.1(1). This section and table identify a minimum 5.0-foot setback for non-fire-resistance rated projections. The existing projection is less than the 5.0-foot required and will need to (1) be modified to reduce beyond this requirement, or (2) Provide Plans detailing compliance with the fire-resistance rated requirements. Building Official will need to review and approve for minimum CRC compliance.