

**Exhibit A - Resolution No. PC2022-25**

**CONDITIONS OF APPROVAL**

**CHURCH OF THE AMERICAS - CONDITIONAL USE PERMIT NO. 356**

**GENERAL CONDITIONS:**

1. Approval of Conditional Use Permit 356 shall be for the purpose of a maximum 2,760 square feet within the existing building located at 51678 Cesar Chavez Street. Any expansion in the floor area dedicated to the congregating area or increase in the size of the congregation beyond 15 people will require review and approval by the Planning Commission.
2. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective if the site is not utilized for the purposes of the church.
3. A conditional use shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
4. Any break in service, meaning the closure of the church for a period of 180 consecutive days, will result in the expiration of this CUP.
5. 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.
6. The applicant shall comply with the City's Noise Ordinance of the Municipal Code unless authorized by approval of a special event permit.
7. The proposed business shall be limited to one wall sign with a maximum sign area of 25 square feet, and one window sign not to exceed 20 percent of the window area. No temporary signs shall be allowed for the business, except as permitted under Section 17.56.010(I) of the Coachella Municipal Code, subject to review and approval by the Planning Director and subject to obtaining a permit from the Building Division.
8. Prior to the issuance of a business license the applicant shall landscape all planter areas including irrigation, groundcover, shrubs and trees. The landscape areas shall be maintained in a first class condition and be maintained free of debris at all times.
9. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2022 California Building Code.

10. Prior to occupancy the building shall be inspected by the Building Official to ensure accessibility requirements are satisfied into the building.