

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 395 TROPICANA SUPERMARKET TYPE 20
LIQUOR LICENSE

General Conditions

1. The applicant shall comply with all requirements and conditions of approval as included in CUP No. 395, and any modifications or extensions thereof, for the respective approval and Resolution No. PC2025-14.
2. The conditional use permit shall expire and shall become void two years following the date on which the conditional use became effective unless alcohol sales is commenced within 24 months of the effective date of this Conditional Use Permit 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.
3. Conditional Use Permit No. 395 is an approval for the off-sale of beer and wine in conjunction with the Tropicana Supermarket. 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. Any modifications shall be administratively reviewed and approved by the Community Development Director and include a stamped approval by the Planning Division.
4. 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.
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 of the store may be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily.
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. 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. The applicant shall provide a revised floor plan with a compliant display area prior to issuance of a certificate of occupancy. The applicant shall request an inspection by the Community Development Director or designee for compliance of the storage and displays with conditions of approval.
9. The applicant shall not store alcoholic beverages or boxes in sales areas beyond the 5% display limitation.
10. 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.
11. 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.
12. Alcohol products shall be prohibited near candy.
13. 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. Signage shall be in compliance with Van Buren Plaza sign program to the satisfaction of the Community Development Director.
14. Alcohol advertisement shall be prohibited on exterior signage and below four feet in height.
15. 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.
16. Shopping Carts. The shopping center shall provide shopping cart locks and sensors to ensure that shopping carts are not being taken off the premises. Plans that show shopping cart areas and sensors shall be submitted to the building department, approved and installed prior to the sale of alcohol. The business shall ensure that shopping carts are appropriately racked in the designated areas.
17. 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. Parking lot lighting and any landscape lighting shall be maintained in an operational condition.
18. Landscaping. The applicant shall provide ¾ inch gravel in the entire landscape area adjacent the building and adjacent to the Avenue 50, with the inclusion of some copper

canyon boulders, and some broken rock approximately 3” to 6” in size. There shall be no visible D.G areas in the above-mentioned landscape planter along Avenue 50 and adjacent to the building. All landscape planters within the site shall implement ¾ inch gravel, and low-intensity landscape lighting. There shall be a diversity of shrubs and flowering varieties in all landscape planter areas. The applicant shall provide sufficient shade tree coverage in the parking lot to ensure compliance with California Green Building Standard Code requirements. Any missing landscaping shall be replaced.

19. Landscaping. A final landscape, lighting and irrigation plan must be approved by the Development Services Department and Utilities Department with added low intensity landscape lighting. Parking areas shall comply with City Parking Landscape Standards per Section 17.54 of the Coachella Municipal Code. All landscape, lighting, 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, lighting, and irrigation plan shall be approved and landscape improvements shall be installed prior to the sale of alcohol.
20. Parking Lot. Applicant shall repair the on-site parking lot, curb, driveway, and driveway approach pavement to a high quality and safe condition in conformance with the standards of the City Municipal Code to the satisfaction of the City Engineer. Parking lot parking spaces to be slurry and restriped to the satisfaction of the City Engineer and Community Development Director. Parking Lot repairs shall be submitted to the engineering department, approved, and installed prior to the sale of alcohol.
21. General Maintenance. Applicant shall repair on-site conditions, including touch ups to all building elevations including repaint faded green façade elements, repaint yellow façade of the building and trash enclosure to ensure a consistent color, repair cracked and damaged stucco, replacing missing metal roof fascia, replacing any missing stone veneer at the building elevations and monument sign at Avenue 50 entrance, repair windows, repair any broken lights, replace backflow preventor box, ensure all parking lot light fixtures are in operational condition, and any additional items called out during a city site inspection with the applicant. The applicant shall schedule a site inspection with the Community Development Director, and repairs and maintenance shall be completed to the satisfaction and approval of the Community Development Director and Code Enforcement Manager, prior to the sale of alcohol.
22. 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. Parking lot and site lighting shall be in a functional condition. 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, prior to sale of alcohol.

23. CUP No. 395 shall be considered effective upon the completion of all conditions of approval required prior to the sale of alcohol for this project. The Development Services Director will confirm with the CA Alcohol Beverage Control that this condition has been satisfied and that the CUP No. 395 is considered affective.

Engineering Department

24. Applicant shall make sure that all existing appurtenant roadway components meet ADA compliance and be in good condition such as, but not limited to City of Coachella Driveway approach standard, sidewalk standard, cross gutters, walkways, parking stalls and path of travel to the satisfaction of the City Engineer.
25. Applicant shall crack fill cracks, slurry parking lot and strip parking lot area that are designated to Tropicana Supermarket to the satisfaction of the City Engineer.
26. 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.

Economic Development Department

27. Please uphold your commitment to sourcing local and sustainable produce and products; supporting local farms and brands from the city of Coachella and/or the Coachella Valley.
28. Composting Program – Please help us comply with this in an effort to reduce GHG emissions at landfills.
29. Glass Reuse Program – Customers redeem cash for glass containers at supermarkets.
30. Signage for the Store – Please be sure to adhere to the City's signage ordinance.
31. Shopping Cart Corral Locations – Please identify on site plan.

32. Landscaping and Shading – to increase visual appeal, provide comfortable shading for customers (heat mitigation); for wayfinding, hardscape paths with landscaping or a vertical garden.
33. Active Transportation Furnishings – bicycle racks, benches.
34. If at all possible, it would be great to see a mini design that would support “programming” at the supermarket (in order to encourage people to stay and further support the market).

Building Department

35. Applicant must obtain Tenant Improvement permit prior to starting any alterations to the building.
36. Check out registers must be accessible and meet the 2022 California Building Code requirements of Chapter 11B.

Utilities Department

37. Submit a Wastewater Discharge Survey prior to the issuance of the subject permit request.
38. Contact the Utilities Department to determine if any pre-treatment devices such as grease interceptor are required.
39. All commercial customers require backflow protection. Contact the Utilities Department to determine if a backflow device needs to be installed.