

**Exhibit A – Resolution No. PC2026-22**

**CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 26-03**

**General Conditions**

1. Architectural Review No. 26-03 is approved for the “7 Brew” for the construction of a new 910 square foot drive-thru coffee shop on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and the determination that the project is compliant with Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.
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. The applicant shall comply with all requirements and conditions of approval as included in Conditional Use Permit No. 402, Architectural Review No. 26-03, and any modifications or extensions thereof, as listed in those Resolutions for each respective approval, and Resolution No. PC2026-21 unless otherwise modified per the requirements and conditions of approval per this resolution.