

PUBLIC WALKWAYS OCCUPANCY PERMIT

P - 00192

This Public Walkways Occupancy Permit ("Permit") is granted June 13, 2018, pursuant to minute order adopted by the City Council of the City of Long Beach at its meeting held on June 12, 2018, to DESAI HOLDING COMPANY, LLC. THE, a California limited liability company ("Permittee"), whose address is 235 E. Broadway Ave., 11th Floor, Long Beach, California 90802, as the operator of R Bar Long Beach and lessee of premises at 106 W. 3rd Street, Long Beach, California 90802.

Permission is granted to Permittee to occupy the public right-of-way with the following obstruction: **one (1) table, four (4) chairs, one (1) existing tree to remain, one (1) piping and trellis frame and one (1) planter box** at 106 W. 3rd Street, Long Beach, California 90802. Dimensions and location of the area to be occupied are as shown on Exhibit "A", incorporated by reference and made a part of this Permit; provided that all obstructions are placed only within the permit area shown on Exhibit "A".

This Permit is granted with reference to the following facts:

1. Permittee proposes to occupy the public right-of-way as shown on Exhibit "A"; and
2. The proposed occupancy will not now or at any time interfere with continued public use of the public street right-of-way; and
3. That there is no present or foreseeable conflicting public need for the proposed use of the public street right-of-way area and its temporary withdrawal from public use will not be injurious or detrimental to the public; and
4. That this use of a portion of the public street right-of-way is consistent with proper and lawful street uses and the use is approved; and
5. The City Engineer has determined that this use is in compliance with Chapter 14.14 of the Long Beach Municipal Code, all related to temporary use of the public rights-of-way.

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1 The use of the public street right-of-way is granted upon and subject to the
2 following terms and conditions:

3 1. The minimum width of the public walkway shall be ten (10) feet, or as
4 otherwise approved by the City Council pursuant to Chapter 14.14 of the Long Beach
5 Municipal Code, and any obstruction must permit at least five (5) feet of unobstructed area
6 of public walkway.

7 2. The obstruction shall abut the property and not be located in a manner
8 which interferes with the flow of pedestrian or other traffic.

9 3. The maximum height of any such obstruction shall be six (6) feet and
10 all such obstructions shall be entirely portable, except as specifically authorized by the City
11 Engineer.

12 4. This Permit may be immediately suspended for a designated time
13 period at any time in the event that, in the discretion of the City Council or City Manager,
14 such obstruction would interfere with street improvement activities, construction activities,
15 cleaning efforts or other similar activities.

16 5. The obstruction shall be kept in a good state of repair and in a safe,
17 sanitary, and attractive condition.

18 6. Such obstruction may not be located within twenty (20) feet from an
19 intersection (measured to the prolongation of the near curb of the intersecting street) or
20 within ten (10) feet from a driveway or alley (measured to the near end of the fully
21 depressed portion of an apron-type driveway or to the prolongation of the near curb of the
22 driveway) unless otherwise approved by the City Council pursuant to the considerations
23 specified in Chapter 14.14 of the Long Beach Municipal Code.

24 7. The public street right-of-way shall be used by Permittee only for the
25 obstruction described above and in the area shown on Exhibit "A".

26 8. The area in front of the entrance to the business shall not be
27 obstructed by barricades, chairs, tables or other furniture.

28 9. The Permittee shall place all obstructions, and any accessories or

1 equipment located within a dining or entertainment area, in strict accordance with Fire
2 Department and Health and Human Services Department standards and contained within
3 Chapter 14.14 of the City of Long Beach Municipal Code.

4 10. No surface improvements, included but not limited to special paving
5 surfaces, may be removed or altered by the Permittee unless approved in advance in
6 writing by the City Engineer.

7 11. The Permittee shall not allow cleaning chemicals, or other foreign
8 matter to flow into the parkway tree well, and shall otherwise protect the health of adjacent
9 street trees, and shall likewise prevent the discharge of litter, cleaning chemicals and all
10 other foreign matter to the storm drain system.

11 12. The Permittee shall protect any parkway trees in the immediate vicinity
12 of the permit area from damage due to the Permittee's cleaning or other activities on the
13 public walkway. The Permittee shall not interfere with City's access to parkway trees for
14 maintenance purposes. Any special maintenance of the parkway trees is the responsibility
15 of the Permittee and must be performed by a qualified landscape contractor acting under
16 a permit from City's Street Landscaping Division. City shall not be held financially
17 responsible for damage to Permittee's sidewalk furniture or awnings occurring in the course
18 of regular street tree maintenance.

19 13. Upon any termination of this Permit, whether by revocation or
20 otherwise, Permittee shall remove the obstructions authorized by this Permit at the sole
21 discretion of the City Engineer and shall otherwise restore the public street right-of-way to
22 a condition substantially the same as existed immediately prior to the occupancy provided
23 for by this Permit. Should Permittee fail or refuse to remove the obstructions, City may do
24 so and, in such event, the security deposit paid by Permittee shall be applied to City's
25 costs. Permittee shall reimburse City for any costs in excess of the security deposit. In
26 the event of removal by City of all or any portion of the obstructions, City shall not be liable
27 for any damage to or loss of any property of Permittee.

28 14. The following additional conditions shall apply to public walkway

1 occupancy permits for dining or entertainment areas:

2 A. Any dining or entertainment area shall be defined by placement
3 of sturdy fencing or other suitable barriers, not to exceed forty-eight (48) inches in height,
4 as approved by the City Engineer. Such barriers may only be affixed to public property
5 with the prior approval of the City Engineer.

6 B. All accessories to dining or entertainment uses such as plants
7 or planter boxes, umbrellas, podiums, menu boards, musical equipment and heaters may
8 not exceed those enumerated on Exhibit "A", and must be located inside the barrier, as
9 shown on Exhibit "A".

10 C. All dining and entertainment which takes place on the public
11 right-of-way shall conform to the requirements of Chapter 8.80 of the Long Beach Municipal
12 Code regarding noise. Complaints regarding noise shall be logged by city staff and may
13 be the basis for suspension, cancellation, or non-renewal of a permit.

14 D. The Permittee shall be responsible for cleaning the public
15 walkway occupied by a dining or entertainment area.

16 15. Any permit issued within the downtown area as defined on Exhibit "B"
17 and made a part of this Permit shall comply with all of the foregoing requirements and the
18 following additional requirements:

19 A. No tents or windbreaks may be used in, over, or around dining
20 or entertainment areas.

21 B. Temporary banners, not exceeding the height of the barrier and
22 attached to the barrier are permitted for a two (2) week period no more than four (4) times
23 per year.

24 C. Menu boards must be portable, located within the dining area,
25 and must not exceed five (5) feet, six (6) inches tall. Menu boards may be either a single
26 pole pedestal of painted metal or a board attached to the inside of the barrier, parallel to
27 the barrier.

28 D. The following are prohibited on the public walkway in the

1 downtown area: television monitors, canopies and A-frame signs.

2 16. Upon expiration, a new permit must be obtained on the basis of a new
3 application and payment of a new fee and any security deposit amount due. Renewal of
4 the permit is not automatic and there is no right or entitlement to any use of the public right-
5 of-way. Security deposits may be adjusted from year to year based on permit compliance
6 and enforcement cost history. This Permit shall never be construed as the grant by City of
7 any right to permanently use or occupy all or any portion of the public right-of-way; nor shall
8 it ever be construed as a waiver on the part of City, or as an estoppel against it, which
9 would in any manner whatsoever bar or limit, or otherwise prejudice, its right to at any time
10 whatsoever require a discontinuance of the use or occupancy of all or any part of the public
11 street right-of-way, the removal therefrom of all or any obstructions erected or maintained
12 under this Permit and the restoration of such public street right-of-way to a clean condition,
13 all at the sole cost and expense of Permittee.

14 17. Notices of violation of any of the terms and conditions of this permit
15 may be issued by the City of Long Beach. Within the downtown area as defined on Exhibit
16 "B", preliminary informal notices may be issued by Downtown Long Beach Associates. The
17 enforcement process is set forth on Exhibit "C", attached hereto, and made a part of this
18 permit. Notwithstanding the above, City may revoke this Permit at any time by giving thirty
19 (30) days written notice to Permittee or cancel the permit for noncompliance with its terms.
20 Such notice shall be signed by the City Manager, postage pre-paid, and addressed to
21 Permittee at its address provided above.

22 18. Permittee accepts this public right-of-way in its present condition and
23 agrees to maintain the same in a safe, clean, and orderly condition. Any and all uses made
24 of the public right-of-way shall be at the sole risk, cost, and expense of Permittee.
25 Permittee, by its acceptance of this Permit, agrees to indemnify, defend, save and keep
26 City, its officers, agents, and employees free and harmless from and against any and all
27 liability as well as from and against any and all loss, claims, demands, damages, expenses
28 and costs of whatsoever nature arising out of or in any manner resulting, directly or

1 indirectly, from Permittee's operations on or the condition, use or misuse of the public street
2 right-of-way, including liability, claims or damages to or as a result of any structures or
3 fixtures on the public street right-of-way or appurtenances to it.

4 19. In partial performance of this obligation, Permittee shall obtain and
5 keep in full force and effect such public liability insurance and property damage insurance
6 as required by the Long Beach Municipal Code.

7 20. Nothing in this Permit shall be construed to excuse compliance by
8 Permittee with any and all of the laws and ordinances of City and State; neither shall this
9 Permit be deemed to obviate the necessity of Permittee's obtaining such other permits or
10 licenses as are required to conduct specific activities within the area, including but not
11 limited to entertainment or the sale, service or consumption of alcoholic beverages.

12 21. The terms of this permit shall be enforced by the procedure set forth
13 on Exhibit "C", attached and made a part of this permit.

14 22. In case suit shall be brought for the recovery of possession of all or
15 any portion of the public right-of-way or because of the breach of any covenant contained
16 in this Permit to be kept and performed on the part of Permittee, Permittee shall pay to City
17 reasonable attorneys' fees which shall be fixed by the court.

18 23. Permittee shall not assign this Permit, or any interest in it, nor shall
19 this Permit, or any interest in it, be subject to transfer or assignment by order of any court.
20 Any such transfer or assignment shall not create any right whatsoever in the transferee or
21 assignees and shall entitle the City Manager, at his discretion, to terminate this Permit.

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1 The acceptance of this Permit by Permittee shall be endorsed on this Permit
2 and shall be an acceptance by Permittee of all of the terms and conditions of this Permit
3 and an agreement to abide and comply with it. Permittee further acknowledges that
4 Permittee is aware of the requirements of Long Beach Municipal Code Chapter 14.14, and
5 that Permittee shall conduct all activities hereunder in compliance with such chapter.

6 DESAI HOLDING COMPANY, LLC. THE,
7 a California limited liability company

8 June 20, 2018

9 By [Signature]
10 Name Rakesh Desai
11 Title Member

12 July 20, 2018

13 By [Signature]
14 Name Geoffrey Lira
15 Title CEO

16 "PERMITTEE"

17 CITY OF LONG BEACH, a municipal
18 corporation

19 August 2, 2018

20 By [Signature]
21 City Manager

22 "CITY"

23 Approved as to form this 16th day of July, 2018.

24 CHARLES PARKIN, City Attorney

25 By [Signature]
26 Deputy City Attorney

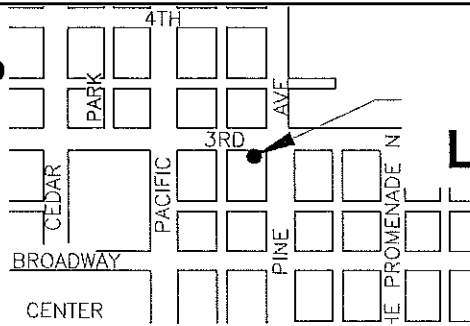
27 **Tom Modica**
28 **Assistant City Manager**

**EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER**

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

VICINITY MAP

NO SCALE



R BAR LONG BEACH

3RD

STREET



BIKE RACK - REMOVE /
RELOCATE & RETURN
RACK TO TRAFFIC
DIVISION AS REQUIRED

CURB FACE

STREET LIGHT AND
STREET PULL BOX

STREET TREE AND TREE
GRATE

TRAFFIC PARKING
METER

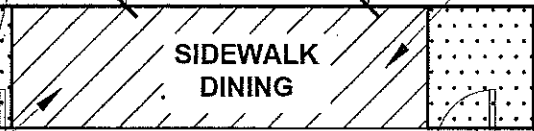
DOOR ENTRANCE - KEEP
CLEAR NO OBSTRUCTIONS

5' SIDEWALK 10'-6"

PROPERTY
LINE

(P) BARRICADE RAILING
TRELLIS FRAME PLANTER 15'

PRIVATE
PROPERTY



PEDESTRIAN ACCESS KEEP
CLEAR - NO OBSTRUCTIONS

PERMIT AREA

36" MIN.

15'-5"

36" MIN.

DOOR ENTRANCE - KEEP
CLEAR NO OBSTRUCTIONS

24'-11"

R BAR LONG BEACH
106 W. 3RD ST

PROPERTY LINE



SHOWS AREA OF PERMIT

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

PUBLIC WALKWAYS OCCUPANCY

PERMIT
R BAR LONG BEACH
106 W. 3RD ST

List of Approved Furnishings and Accessories
(Attachment to Public Walkways Occupancy Permit for Sidewalk Dining Purposes)

Restaurant: R. BAR Permittee: Desai Holdings USA, LLC

Address: 106 West 3rd St Telephone: 562-230-7600
LONG BEACH, CALIFORNIA

Tables
number: 1

Chairs
number: 64 fold

Umbrella(s)
height & number: _____

Heater(s)
height & number: _____

Menu board
note: maximum height of 5 ft 6 in, maximum width of 2 ft
& none permitted in the coastal zone

Waiter station
size: _____

Planters for trees or other greenscaping
describe: EXISTING TREE TO REMAIN

other: Piping and trellis frame and
PLANTER BOXES

We intend to make occasional use of the permit area for live or recorded entertainment
(Note: A separate entertainment permit is required).

The following are prohibited:

- canopies (ground supported)
- television monitors

Permittee signature: [Signature]

Date: 4-4-18
3/9/18 [Signature]

Print name here: Rick Desai

This list of furnishings and accessories is effective only when attached to a completed Public Walkways Occupancy Permit.

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EXHIBIT "B"

"Downtown area" means the area bounded northerly by the centerline of Tenth Street; westerly by the centerline of Maine Avenue north of First Street, and the centerline of Golden Avenue south of First Street and the centerline of Golden Shore and its southerly prolongation; easterly by the centerline of Lime Avenue north of First Street and the centerline of Alamitos Avenue and its southerly prolongation south of First Street; southerly by the mean high tide line of the Pacific Ocean and its prolongation across the entrance to Pacific Terrace Harbor and Queen's Way Landing Boat Basin.

EXHIBIT "C"

**PUBLIC WALKWAYS OCCUPANCY PERMITS
ENFORCEMENT PROCESS**

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1. Letter of information sent to Permittee regarding Long Beach Municipal Code requirements and requested to correct an observed violation of permit conditions.
 - If not remedied in ten (10) working days, send official Notice of Violation.
2. Notice of Violation
 - Indicates that Permittee can be found in default for failure to comply with permit conditions per Long Beach Municipal Code Section 14.14.090.
 - Notes that uncorrected violations will be reported to the City Council at the next permit application.
 - Alerts Permittee that the Alcoholic Beverage Control (ABC) will be notified of all permits declared in default.
 - If violation of permit conditions is not corrected within ten (10) working days, send Second Notice of Violation by certified mail.
 - Copies of Notice of Violation to be sent to the City Manager, Downtown Long Beach Associates (DLBA) and the Redevelopment Agency.
3. Second Notice of Violation
 - Inform Permittee that "On (date 10 working days hence) you will receive a Notice of Default if permit violations not corrected."
 - If permit violations not corrected within ten (10) working days, send Notice of Default by certified mail.
 - Copies of Second Notice of Violation to be sent to the City Manager, DLBA and the Redevelopment Agency.
4. Notice of Default by Department of Public Work
 - Provides Permittee ten (10) working days to remedy violation.
 - "If Permittee fails or refuses to remedy the default within the time specified, the right of the Permittee to use the public walkway shall cease and City shall have the right to remove the public walkway obstruction at Permittee's expense" (LBMC 14.14.090).
 - If a Notice of Default is issued, the security deposit that was paid with the permit application will be forfeited.
 - Second ABC notice of permit status upon actual default.
 - City Manager, DLBA and Redevelopment Agency informed when final default occurs.
5. City pick-up of obstructions at Permittee's expense and/or possible legal action to restrain use of sidewalk by the City Prosecutor.
6. Prior to New Permit Issuance
 - Payment of new permit processing fee and security deposit.
 - Payment of any fees, damages, or City costs assessed for prior code enforcement actions.