

1 PUBLIC WALKWAYS OCCUPANCY PERMIT

2 P-00165

3 This Public Walkways Occupancy Permit ("Permit") is granted
4 *AUGUST 20TH*, 2017, pursuant to minute order adopted by the City Council of the City
5 of Long Beach at its meeting held on July 18, 2017 to THONGKASAME THEARA, an
6 individual ("Permittee"), whose address is 149 Linden Avenue, Long Beach, California
7 90802, as the operator of THAI DISTRICT and lessee of premises at 149 Linden Avenue,
8 Suite #E, Long Beach, California 90802.

9 Permission is granted to Permittee to occupy the public right-of-way with the
10 following obstruction: **low barrier, four (4) chairs, one (1) low railing, one (1)**
11 **continuous drink counter** at 149 Linden Avenue, Suite #E, Long Beach, California 90802.
12 Dimensions and location of the area to be occupied are as shown on Exhibit "A",
13 incorporated by reference and made a part of this Permit; provided that all obstructions are
14 placed only within the permit area shown on Exhibit "A".

15 This Permit is granted with reference to the following facts:

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

28 The use of the public street right-of-way is granted upon and subject to the

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

1 following terms and conditions:

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

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

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

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

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

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

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

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

27 9. The Permittee shall place all obstructions, and any accessories or
28 equipment located within a dining or entertainment area, in strict accordance with Fire

1 Department and Health and Human Services Department standards and contained within
2 Chapter 14.14 of the City of Long Beach Municipal Code.

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

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

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

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

27 14. The following additional conditions shall apply to public walkway
28 occupancy permits for dining or entertainment areas:

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

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

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

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

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

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

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

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

27 D. The following are prohibited on the public walkway in the
28 downtown area: television monitors, canopies and A-frame signs.

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

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

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

1 right-of-way, including liability, claims or damages to or as a result of any structures or
2 fixtures on the public street right-of-way or appurtenances to it.

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

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

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

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


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

21 ///
22 ///
23 ///
24 ///
25 ///
26 ///
27 ///
28 ///


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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

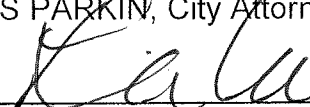
5-5-17, 2017 By 
Thongkasame Theara

THONGKASAME THEARA, an individual
By _____
Thongkasame Theara

8/22, 2017 By 
City Manager

"Permittee"
CITY OF LONG BEACH, a municipal corporation
By _____
City Manager

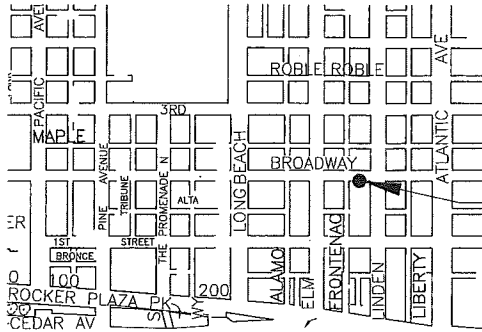
Approved as to form this 8th day of August, 2017.

"City"
By 
Deputy City Attorney

CHARLES PARKIN, City Attorney
By _____
Deputy City Attorney

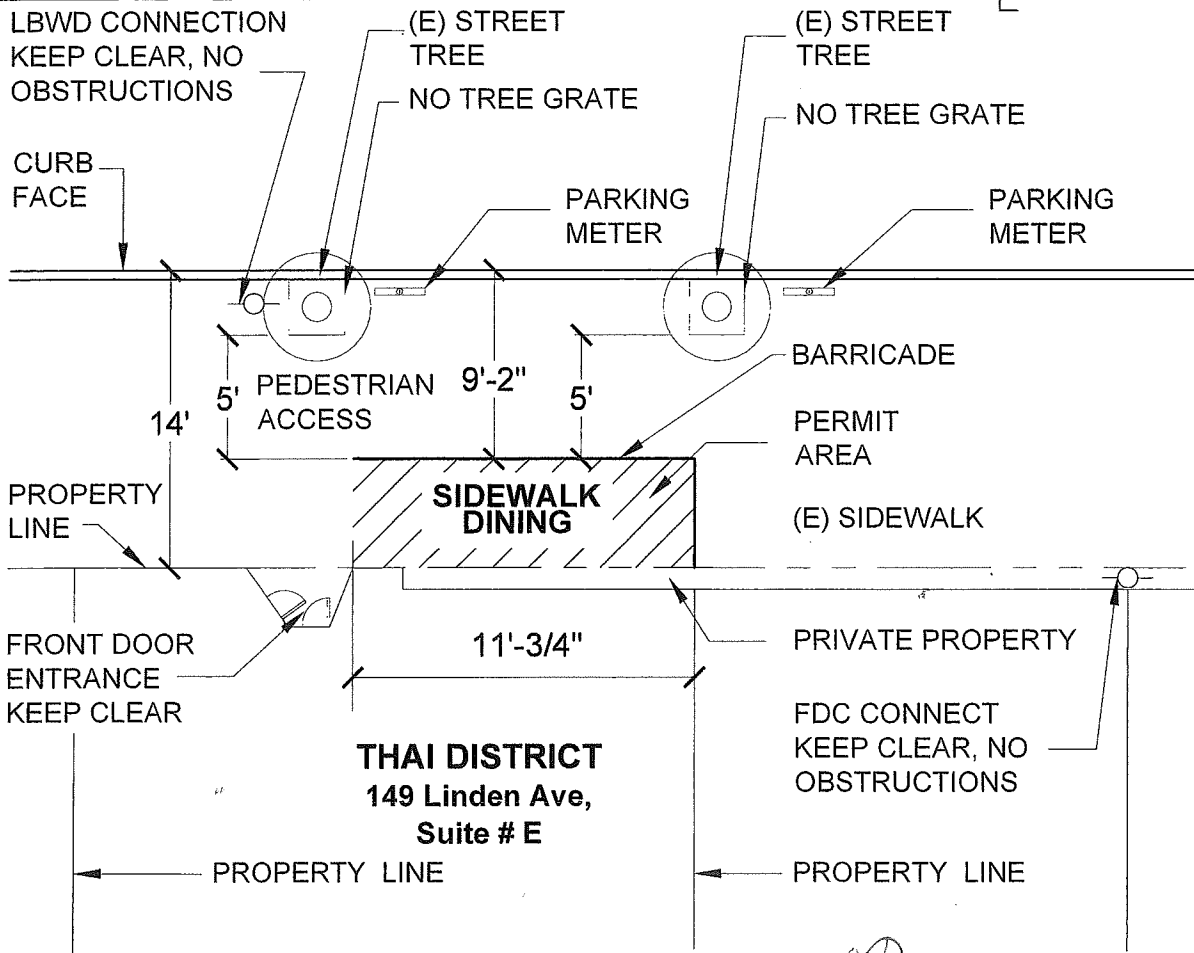
VICINITY MAP

NO SCALE



THAI DISTRICT

BROADWAY



SHOWS AREA OF PERMIT

RECEIVED BY: 

DATE: 5/11/2017

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

PUBLIC WALKWAYS OCCUPANCY

PERMIT

THAI DISTRICT

149 LINDEN AVE, SUITE # E

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

Restaurant: THAI DISTRICT Permittee: THONGKASAME THEARA

Address: 149 LINDEN AVE, SUITE E Telephone: 562-951-7181

Tables
number: 0

Chairs
number: 4

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: _____

Other: ONE LOW RAILING- 2' 8" TALL
ONE CONTINUOUS DRINK COUNTER 20.5" WIDE
AND 12.5" WIDE

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: 

Date: 12/18

Print name here: Thongkasame Theara

04-20-2017

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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**

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.