

1 PUBLIC WALKWAYS OCCUPANCY PERMIT

2 (WITH STANDARDS VARIANCE)

3 31507

4 This Public Walkways Occupancy Permit ("Permit") is granted this 20th day
5 of January, 2010, pursuant to minute order adopted by the City
6 Council of the City of Long Beach at its meeting held on January 19, 2010 to AMIR
7 ZOLGHADR AND KAMRAN ASSADI ("Permittee"), whose address is 445 East First
8 Street, Long beach, California 90802, as the operator of the UTOPIA GOOD FOOD AND
9 FINE ARTS and lessee of premises at 445 East First Street, Long Beach, California.

10 Permission is granted to Permittee to occupy the public right-of-way with the
11 following obstruction: **low barrier, eight (8) tables, fourteen (14) chairs and six (6)**
12 **umbrellas** at 445 East First Street, Long Beach, California. Dimensions and location of
13 the area to be occupied are as shown on Exhibit "A", incorporated by reference and
14 made a part of this Permit; provided that all obstructions are placed only within the permit
15 area shown on Exhibit "A".

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

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

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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
6 area of public walkway.

7 2. The obstruction shall abut the property and not be located in a
8 manner 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
11 City 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 feet from a driveway or alley (measured to the near end of the fully depressed
21 portion of an apron-type driveway or to the prolongation of the near curb of the driveway)
22 unless otherwise approved by the City Council pursuant to the considerations specified in
23 Chapter 14.14 of the 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
9 adjacent street trees, and shall likewise prevent the discharge of litter, cleaning chemicals
10 and all other foreign matter to the storm drain system.

11 12. The Permittee shall protect any parkway trees in the immediate
12 vicinity of the permit area from damage due to the Permittee's cleaning or other activities
13 on the public walkway. The Permittee shall not interfere with City's access to parkway
14 trees for maintenance purposes. Any special maintenance of the parkway trees is the
15 responsibility of the Permittee and must be performed by a qualified landscape contractor
16 acting under a permit from City's Street Landscaping Division. City shall not be held
17 financially responsible for damage to Permittee's sidewalk furniture or awnings occurring
18 in the course 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
23 provided for by this Permit. Should Permittee fail or refuse to remove the obstructions,
24 City may do so and, in such event, the security deposit paid by Permittee shall be applied
25 to the City's costs. Permittee shall reimburse City for any costs in excess of the security
26 deposit. In the event of removal by City of all or any portion of the obstructions, City shall
27 not be liable 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
3 placement of sturdy fencing or other suitable barriers, not to exceed forty-eight (48)
4 inches in height, as approved by the City Engineer, unless a Standards Variance is
5 attached hereto as Exhibit "D". Any variance is subject to immediate deletion from this
6 permit if the Building Official, the City Engineer, or the Fire Marshall determines that the
7 variance constitutes a threat to public health or safety. Such barriers may only be affixed
8 to public property with the prior approval of the City Engineer.

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

13 C. All dining and entertainment which takes place on the public
14 right-of-way shall conform to the requirements of Chapter 8.80 of the municipal code
15 regarding noise. Complaints regarding noise shall be logged by city staff and may be the
16 basis for suspension, cancellation, or non-renewal of a permit.

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

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

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

24 B. Temporary banners, not exceeding the height of the barrier
25 and attached to the barrier are permitted for a two-week period no more than four times
26 per year.

27 C. Menu boards must be portable, located within the dining area,
28 and must not exceed five (5) feet, six (6) inches tall. Menu boards may be either a single

1 pole pedestal of painted metal or a board attached to the inside of the barrier, parallel to
2 the barrier.

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

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

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

26 18. Permittee accepts this public right-of-way in its present condition and
27 agrees to maintain the same in a safe, clean, and orderly condition. Any and all uses
28 made of the public right-of-way shall be at the sole risk, cost, and expense of Permittee.

1 Permittee, by its acceptance of this Permit, agrees to indemnify, defend, save and keep
2 City, its officers, agents, and employees free and harmless from and against any and all
3 liability as well as from and against any and all loss, claims, demands, damages,
4 expenses and costs of whatsoever nature arising out of or in any manner resulting,
5 directly or indirectly, from Permittee's operations on or the condition, use or misuse of the
6 public street right-of-way, including liability, claims or damages to or as a result of any
7 structures or fixtures on the public street right-of-way or appurtenances to it.

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

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

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

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

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

27 The acceptance of this Permit by Permittee shall be endorsed on this
28 Permit and shall be an acceptance by Permittee of all of the terms and conditions of this

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1 Permit and an agreement to abide and comply with it. Permittee further acknowledges
2 that Permittee is aware of the requirements of Long Beach Municipal Code Chapter
3 14.14, and that Permittee shall conduct all activities hereunder in compliance with such
4 chapter.

5 AMIR ZOLGHADR AND KARMAN
6 ASSADI

7 121181, 2009

By  12/18/09
Amir Zolghadr

8 12118, 2009

By 
Karman Assadi

11 2.3, 2010

10 "PERMITTEE"

11 CITY OF LONG BEACH, a municipal
12 corporation

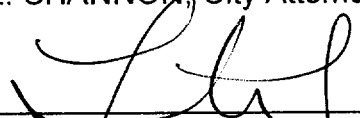
By  Assistant City Manager
City Manager

15 "CITY"

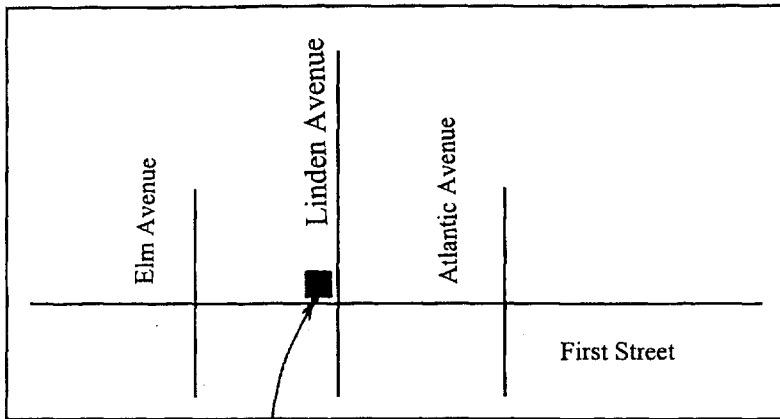
EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER

16 Approved as to form this 26th day of January, 2010

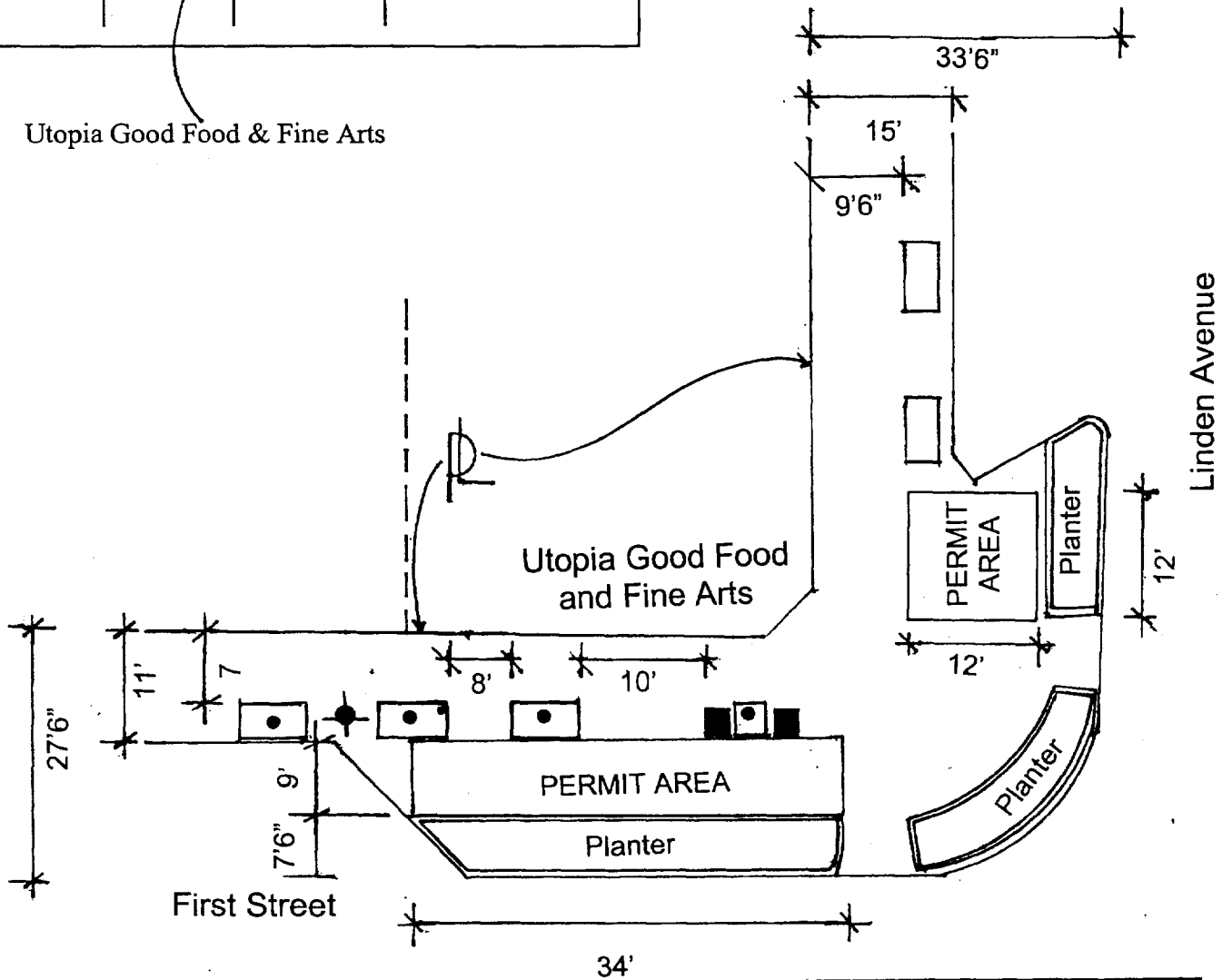
18 ROBERT E. SHANNON, City Attorney

19 By 
Deputy City Attorney

28



Utopia Good Food & Fine Arts



City of Long Beach, California
Department of Public Works, Engineering Bureau

Public Walkways Occupancy Permit
Utopia Good Food and Fine Arts
445 East First Street

List of Approved Furnishings and Accessories

(Attachment to Public Walkways Occupancy Permit for Sidewalk Dining Purposes)

Restaurant: Utopia Good Food and Fine Arts Permittee: AMIR Zolghadr / KAMRAN ASSA

Address: 445 E. 1st St Telephone: (562) 432-6888

Tables number: 8

Chairs number: 14

Umbrella(s) height & number: 6

Heater(s) height & number: 0

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: _____

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: Amir Zolghadr

Date: 9/25/09

Print name here: Amir Zolghadr

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

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EXHIBIT "B"

1
2 "Downtown area" means the area bounded northerly by the centerline of Tenth Street;
3 westerly by the centerline of Maine Avenue north of First Street, and the centerline of
4 Golden Avenue south of First Street and the centerline of Golden Shore and its southerly
5 prolongation; easterly by the centerline of Lime Avenue north of First Street and the
6 centerline of Alamitos Avenue and its southerly prolongation south of First Street;
7 southerly by the mean high tide line of the Pacific Ocean and its prolongation across the
8 entrance to Pacific Terrace Harbor and Queen's Way Landing Boat Basin.

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EXHIBIT "C"

**PUBLIC WALKWAYS OCCUPANCY PERMITS
ENFORCEMENT PROCESS**

1. Letter of information sent to permittee regarding Municipal Code requirements and requested to correct an observed violation of permit conditions.
 - If not remedied in 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 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 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 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 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.

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EXHIBIT "D"
STANDARDS VARIANCE

Permittee is granted the following standards variance:

- Portable barricades, such as ropes and stanchions will be used to identify the sidewalk dining area, as opposed to customary firmly fixed wrought iron barricades.

Any standards variance is subject to immediate deletion from this permit if the Building Official, the City Engineer, or the Fire Marshall determine that the variance constitutes a threat to public health or safety.