



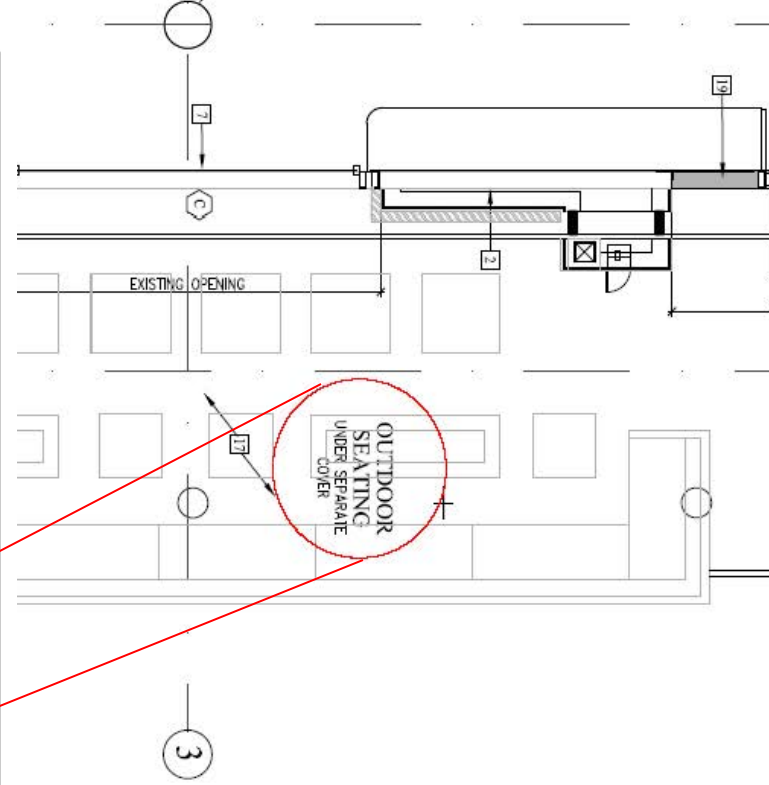
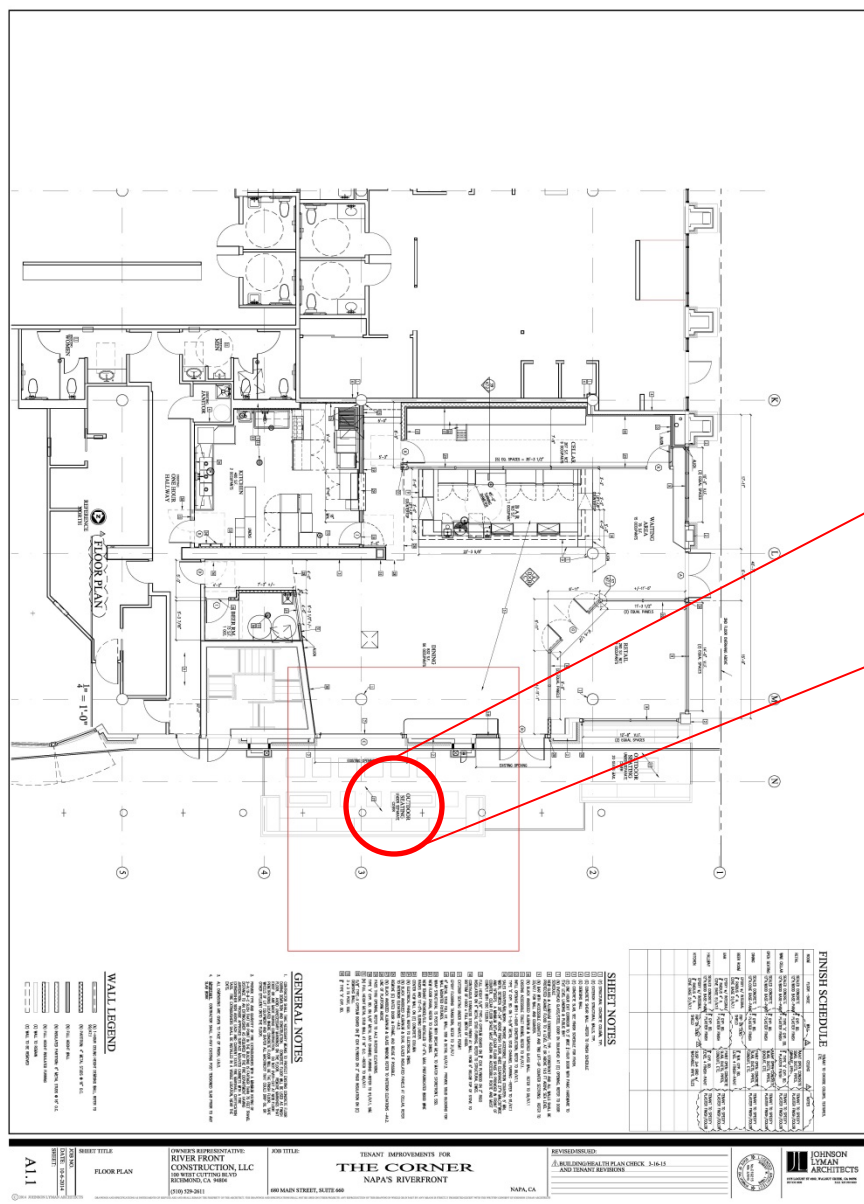
# The Corner Capacity Charges for Exterior Sit Down Dining

Napa Sanitation District  
Board of Directors Meeting  
November 16, 2016



# The Corner Background

- Restaurant and bar
- 660 Main Street (Riverfront Building)
- Tenant Improvement
  - Submitted Oct 2014
  - Approved May 2015





# NSD Code

## 5.02.030.B.2.a

### 2) Food Service Establishments.

- a) **Charge Methodology.** Food service establishments shall be assessed capacity charges based square footage of the entire unit, **including any exterior space that will be used for sit down dining.** The charge shall be based on 3.25 EDU for the first 2,000 square feet, and 3.25 EDU for each 1,000 square feet thereafter, prorated.

Effective Date – August 31, 2015



# Outside Seating Application

- Planning application for outside seating – Sep 2015
- Conditions of approval – Oct 2015
  - Plan submittal
  - Pay capacity charges



# Correspondence

- NSD letter to owner Sep 2016
  - Capacity charges due
- Letter from restaurant Oct 2016
  - Requested relief on application



# Estimated Capacity Charges

- District code 3.25 EDU per 1,000 SF
- Estimated 580 SF

$$580 \text{ SF}/1,000 \times 3.25 = 1.88 \text{ EDU}$$

$$1.88 \text{ EDU} \times \$8,950 = \$16,826$$



# Timeline

- Oct 2014      TI plans submitted
- May 2015      TI plans approved
- Aug 2015      Code change
- Sep 2015      Outside dining app
- Oct 2015      COA
- Sep 2016      NSD letter to owner
- Oct 2016      Request for relief letter





# Options

- Confirm that The Corner is required to pay capacity charges for outside seating per Code Section 5.02.030.B.2.a.
- Relief on application