



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 20, 2011

DEPARTMENT: BUILDING AND SAFETY

ITEM DESCRIPTION: FOR POSSIBLE ACTION TO APPROVE AN ENCROACHMENT AGREEMENT WITH EVAPS, LLC, OWNER (400 SOUTH 4TH STREET, 139-34-701-009) – WARD 5 (BARLOW)

This request is for four balconies on the north side of the EVAPS Law Office Building, two on the fourth floor and two on the fifth floor. The fourth floor balconies are approximately 37 feet above the sidewalk and the fifth floor balconies are approximately 14 feet above the fourth floor balconies. Each balcony will be 20 feet long and 10 feet wide and will extend 9 feet into the airspace over Chef Andre Rochat Place. A portion of the roof cornice, 19.25 feet above the fifth floor balcony, 106.83 feet long and 2.33 feet wide, will extend into the airspace over the sidewalk on Chef Andre Rochat Place. A portion of the decorative cornice molding, 15 feet above the sidewalk on 7th Street, is approximately 142.75 feet long, 2 feet tall and 1 foot wide and will extend into the airspace on 7th Street. There are two strips of landscaping on Chef Andre Rochat Place and on 7th Street. On Chef Andre Rochat Place, the landscaping strip in the right-of-way is 2 feet by 115.33 feet adjacent to the building and the second strip is 7 feet by 29 feet along the back of curb. On 7th Street, the landscaping in the right-of-way is 2 feet by 105 feet adjacent to the building and the second strip is 156.87 feet along the back of curb, for a total of approximately 2,387 square feet of landscaping, consisting of a mixture of trees, landscaping, shrubs ground cover and an irrigation system.