

**Memorandum of Understanding  
OHB Hive and City of Orland**

Objective: to provide a solution regarding the compliance issues faced by The Hive Restaurant, a significant local business and cultural asset to our community. Given the recent concerns over building and fire codes, this MOU is intended to demonstrate Orland’s commitment to both building code regulation and community support.

The Hive's Commitment to Compliance:

1. Permanent Structure: OHB is designing and will install a permanent patio structure to replace the tent, ensuring compliance with applicable building codes. If OHB chooses not to build a permanent structure they will not revert to a tent.
2. Permits and Plans: OHB will secure necessary permits and develop a site plan, recognizing that as a C-2 zoned property alcohol beverage sales and a restaurant are principal permitted uses of the property with the proper ABC License.
3. Landscaping and Parking: OHB commits to enhancing the corner lot area with landscaping, if it is not going to be designated as parking.

The City’s Accommodations in the Case, given the economic importance of The Hive:

1. Temporary Tent Use: Allow one approved dining tent, ensuring it meets applicable building code safety standards comparable to those applied to prior similar citywide approvals, for a period of six months. An additional six months’ permission may be granted by City based on progress.
2. Parking Variance: Adjust on-site parking requirements to match downtown standards, without prejudice to future inclusion in the downtown parking zone exemption
3. Outdoor Dining Conversion: Permit conversion of the 6th Street parking area into an outdoor dining space, with parking relocation to the north lot or across 7<sup>th</sup> Street.
4. Street Enhancements: Approve and facilitate minor street improvements including a curb bulb, crosswalk, and diagonal parking, to the extent logistics allow, to enhance safety and aesthetics.

For the City of Orland:

For OHB Hive:

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Chris Dobbs, Mayor      Date

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Ray Olivarez, Jr.      Date