

environment to an equivalent level as outdoor dining and drinking establishments. The alternative use would meet this criteria by having a high pedestrian turnover; be an attraction; provides interest to pedestrian level views; and allowing the use al fresco will add to the intrinsic value of the use.

It shall be the applicant's responsibility to provide justification that the alternative use meets this standard.

- b. The applicant shall reduce the impact on zoning-parking in the downtown by providing a minimum of one (1) off-street parking space for customers or employees. The parking space shall either be ~~provided~~-owned or leased on-site or off-site. Verification shall be provided with the application. This requirement may be met by providing a fee-in-lieu of the parking space in an amount equal to and in addition to the lease amount as provided in the revocable license agreement.
 - c. Construction of the Downtown Street Patio shall meet the specifications of the Community Development Department.
- (3) Revocable License Required. Business owners who receive conditional use approval for a Downtown Street Patios will have to enter into a revocable license agreement with the City of Salida, as approved by the City Council, prior to installation of the patio.

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