

**LICENSES AND CONSUMER SERVICES  
LICENSE INSPECTOR'S REPORT**

**License Number:** L243-50018

**Police File Number:** F13773

**Date of Application:** November 5, 2015

**Inspector:** Julie Casey

**Applicant/Legal Entity:** Pimento, Incorporated

**DBA/Trade Name:** Pimento Jamaican Kitchen

**Complete Address:** 2524 Nicollet Avenue South, Minneapolis, MN 55404

**Responsible person within 75 miles of Minneapolis City Hall:** Derek Beevas

**License(s) Requested:** On Sale Wine with Strong Beer, Class B and Sidewalk Café

**Current License at Location:** None

**License History of Location:** This location was previously Café Kem. Café Kem held a restaurant license as a coffee shop.

**Purpose of Application:** The applicant is applying for a full service restaurant serving wine and strong beer and offering live entertainment.

**Public Hearing Required:** Yes

**Neighborhood/Ward:** Whittier/Ward 10

**Zoning:** C3A

**7 Acre Requirement:** Yes

**Off-Street Parking:** No off street parking required

**Seating:** Interior: 36 Exterior: 4 tables with 8 seats

Total Square feet: 2000

Bar area (stage, dance floor, entertainment area): Chairs and tables will be removed when entertainment is offered. Less than 100 feet

**Food Service Requirement:** Restaurant  
**Health Risk:** One

**Alcohol Server Training:** They have not yet hired a company to provide alcohol server training.

**Hours of Operation Proposed:** Interior: 10:00 a.m. to 11:00 p.m. initially  
Applicant is submitting the 2a.m. application and will determine later if he will move to 2 a.m.  
Exterior: Same as interior  
Hours of Food Service: All hours  
Reduced Menu Hours: No reduced menu

**Metropolitan Council Service Availability Charges:** One SAC required

### **Applicant**

The applicant is Pimento, Incorporated. They are a registered Minnesota corporation under Minnesota Statute 302A.

<b>Name</b>	<b>Title</b>	<b>Shares</b>
Derek Beevas	CEO	100%

Mr. Beevas has previously held short term seasonal food permits in the City of Minneapolis. He does not have previous experience with an alcohol license.

### **Manager**

The manager will be the owner, Derek Beevas

### **Police review**

Minneapolis Police Licenses and 5<sup>th</sup> Precinct has reviewed the application financials, criminal history of the applicant and the security plan. They have determined that the applicant meets the minimum ordinance requirements to obtain a license.

### **Premises**

The premise is located at 2524 Nicollet Avenue South in the center of the block. It is located on the first floor of the building directly accessed on the street. The premise is a total of 2000 square feet. It has seating for 36 at tables and chairs and a food counter. There will be a sidewalk café with four tables and eight chairs on the sidewalk in front of his premises. A sidewalk plan has been approved by Public Works for a 3 foot wide café.

### **Business Plan/Operations**

Pimento Jamaican Kitchen will be a full service restaurant serving Jamaican foods. They will be initially be open seven days a week from 10:00 a.m. to 11:00 p.m. The owner plans to evaluate if opening until 2:00 a.m. will be feasible for his business. He has given us the application for

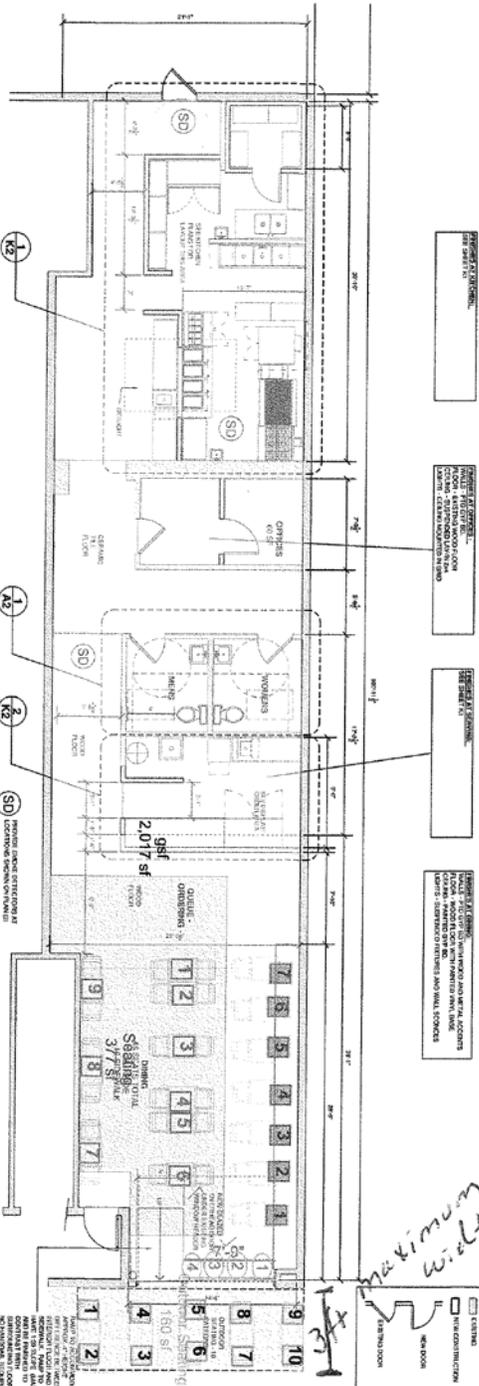
2:00 a.m. but will not be paying for the 2:00 a.m. initially. He plans on having background music with reggae and other forms of Jamaican music. He will offer disc jockeys on the weekends. There will be no outdoor speakers.

**Public Hearing Summary**

A public hearing will be held at CD&RS committee on Tuesday, December 1, 2015. Notices were sent to the property owners and residents within 600 feet. Notices were also sent to the Whittier Neighborhood and Business groups and Council Member Lisa Bender.

**RECOMMENDATION**

Licenses and Consumer Services Division recommends approval of an On Sale Wine with Strong Beer, Class B license.



PERMITTED TO OCCUPY...  
 FLOOR AREA...  
 CLEAR HEIGHT...  
 CLEARANCE...  
 CLEARANCE...

PERMITTED TO OCCUPY...  
 FLOOR AREA...  
 CLEAR HEIGHT...  
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 CLEARANCE...

PERMITTED TO OCCUPY...  
 FLOOR AREA...  
 CLEAR HEIGHT...  
 CLEARANCE...  
 CLEARANCE...

LEGEND  
 [Symbol] EXISTING  
 [Symbol] NEW  
 [Symbol] WINDOW  
 [Symbol] DOOR  
 [Symbol] STAIR

**1** PROPOSED FLOOR PLAN  
 1/8" = 1'-0"  
 NORTH

254 NICOLLET AVENUE S  
 LOT 5 44'4" X 15'  
 LOT AREA = 666 SF PER MINNEAPOLIS PROPERTY RECORDS  
 2017 GROSS SF: 11,000  
 2017 GROSS SF: 11,000  
 BUILDING IS A USE CLASSIFICATION WITH A USE  
 CONSTRUCTION TYPE V-6 NON-FIREWALLS 2 STORES ALLOWED

**CODE ANALYSIS**

APPLICABLE CODE: MINNESOTA BUILDING CODE 2015 (IBC 2012)  
 MINNESOTA CONVENTION CODE FOR EXISTING BUILDINGS 2015  
 CONSTRUCTION TYPE: V-6 UNFIREWALLED, 2 STORES ALLOWED  
 WORK SPACE BELOW EXISTING OCCUPANCY AND ADJACENT TO EXISTING OCCUPANCY LEVEL. NO CHANGE OF OCCUPANCY FROM COMPLIANCE METHOD OF LEVEL 2 ALTERNATION TO EXISTING BUILDING.

**OCCUPANT LOAD:**  
 MAIN LEVEL: 150 OCCUPANTS  
 150 OCC. CHAIRS AND TABLES  
 60 NET S.F. - 40 OCCUPANTS  
 AREA CLASSIFICATION: 1-A2 BUSINESS AREA  
 100 SF OCC. - 2 OCCUPANTS  
 100 SF OCC. - 2 OCCUPANTS  
 AREA CLASSIFICATION: 1-A2 COMMERCIAL KITCHEN  
 400 GROSS S.F. - 3 OCCUPANTS  
 SERVICE AREA  
 AREA CLASSIFICATION: 1-A2  
 150 SF OCC. - 10 OCCUPANTS  
 150 SF OCC. - 10 OCCUPANTS  
 150 SF OCC. - 10 OCCUPANTS  
 100 GROSS S.F. - 80 OCCUPANTS

**TOTAL OCCUPANT LOAD: 150**  
 (3) ASSUMED PER EXISTING LAYOUT  
 EXIT WIDTH: 120 X 2 = 242 SF < 272 PROVIDED  
 REQUIRED AREA/OCCUPANT SEPARATION:  
 NONE REQUIRED AT A2 COMMERCIAL KITCHEN AND SEATING  
 OCCUPANT PERMITS 2. OR OCCUPANT ABOVE  
 PROVIDED BY EXISTING BUILDING  
 NON-FIREWALLED  
 8000 12 1-A2 OCCUPANCY = 5000 S.F. ON 100 OCC.  
 2 EXITS REQUIRED.  
 75' MAX COMMON PATH OF EXITS TRAVEL PROVIDED  
 20' MAX EXIT ACCESS TRAVEL DISTANCE PROVIDED (1015)  
 2 ACCESSIBLE ENTRANCES NOT REQUIRED (1007.1) BUT  
 150 OCC.

**POOR, JANITARY, VESTIBULE - 4 PROVIDED AND  
 DOORS MUST SWING IN DIRECTION OF EXITS FOR  
 OCCUPANT LOAD: 250 (1008.12)  
 (NEBBY) (1008.110)**

**PLUMBING FIXTURES:  
 WATER CLOSERS: 1 PER 40 EACH GROUND - PROVIDED  
 1 SERVICE SINK REQUIRED - PROVIDED**

**GENERAL PLAN NOTES**

1. ALL NEW WALLS TO BE 5.5" MORTAR STUD WITH 5/8" GIBBONS AND 1/2" GIBBONS WITH EXTENDED TO INTERFERENCE OF CEILING GRID. HAVE AND SAND NEW WALLS TO PREPARE FOR PAINT OR FINISH.
2. ALL EXISTING WALLS AND PARTS TO BE REMOVED AND RECONSTRUCTED TO MEET ALL CODES.
3. GROUND FLOOR EXISTING WALLS AND EXISTING WALLS TO BE REPAIRED AND REBUILT TO MEET ALL CODES.
4. PROVIDE CORE REQUIRING POWER RECEPTACLES IN ADDITION TO THOSE SHOWN ON ELECTRICAL PLANS.

*Approved*  
*Bms*  
*11-10-15*

**PERMIT SET - 09.28.15**

**A1**  
 FLOOR PLAN

**ARCHITECTS**  
 412.320.8190  
 BLACKTERRAIN.COM

**PIMENTO JAMAICAN KITCHEN**  
 2524 NICOLLET AVE S  
 MINNEAPOLIS MN 55404

PROJECT NUMBER: 09.28.15  
 PROJECT NAME: PIMENTO JAMAICAN KITCHEN  
 SHEET DATE: 11/10/15