PUBLIC HEARING TO CONSIDER CODE AMENDMENTS RELATED TO THE LONG —TERM OUTDOOR DINING PROGRAM DEVELOPMENT

NOVEMBER 18, 2025

CITY COUNCIL



CONTENTS

- Background
- Amendment Scope
 - Sidewalk Dining
 - Private Property Outdoor Dining
 - Commercial Vehicle Loading
- Tiered Sidewalk Dining Use Fee
- Outdoor Dining Guidelines



BACKGROUND

202

JUNE

Temporary outdoor program begins

202

AUGUST

City Council direction to pursue a work plan item for long-term program



BACKGROUND

202

FEBRUARY

Temporary outdoor program ends

MAY

Task force meetings kick-off

OCTOBER

Community Workshop No. 1

2023-2024

CITY COUNCIL STATUS REPORTS

Task force recommendations, preferred program vision, pilot project, preliminary plans, code amendment initiation



BACKGROUND

202

JANUARY

Community Workshop No. 2

APRIL

Parking and Public Improvements Commission (sidewalk dining and vehicle loading)

MAY

Planning Commission study session

OCTOBER

Planning Commission public hearings (private property outdoor dining)



AMENDMENT SCOPE

Supplement and revise existing chapters of Municipal Code and Local Coastal Program with a focus on operational standards





Occupancy increase



Alcohol service



Parking requirements



Music/Live Entertainment



Enforcement and revocation



AMENDMENT SCOPE



Sidewalk Dining: MBMC Chapter 7.36 (Private Use of the Public Right of Way)



Private Property Outdoor Dining: MBMC Section 10.60.080/MBLCP Section A.60.080 (Outdoor facilities)



Commercial Vehicle Loading: MBMC Chapters 14.01 (Definitions) and 14.44 (Stopping for Loading or Unloading Only)





Location:

Downtown and North MB only; adjacent to business frontage

 Director authorized to condition or modify with PPIC recommendation:

Provides flexibility in applying the provisions



- Unobstructed sidewalk width: Min.
 48 → 60 inch
- Sidewalk dining related objects:
 - Tables and chairs by-right
 - Umbrellas, heaters, bussing station, etc. allowed with permits; prohibited when causes traffic safety or coastal view impairment



• Alcohol Service:

Allowed with Use Permit



<u>Initially drafted to NOT require Use</u> Permit

AB 592 extends relief until Jan. 2029; otherwise, City provision applies requiring Use Permit



- Music and entertainment:
 - Continue to prohibit, but allow per MBMC (Amplified Sound Permit)
- Code compliance:

Includes enforcement and revocation provisions (3 strikes and out)



Occupancy:

Allow net increase, if trash enclosure and service levels are available

Parking requirements:

Allow bike parking as an alternative

AB 592 waives parking requirements indefinitely for certain establishments





- Codify existing practices:
 - No queuing with outdoor dining furniture
 - o Two-seat tables for sidewalks ≤9.5 feet in width
 - Operate per approved plans
 - Permit renewed on March 1 of each year

Q & A







- Music and entertainment:
 - Allow per existing permits in the code; prohibit for outdoor dining above ground floor
- Alcohol service:

Allow with Use Permit, if located above the ground floor, operates beyond 10:00 p.m., or within 150 feet of residential zone

Same relief applies per AB 592





Occupancy:

Same as sidewalk dining. Use Permit not required including minor expansions for access to above ground outdoor dining

Operating hours:

Limited to 10pm, unless located min. 150 feet from residential

Compliance with applicable code





- Parking requirements:
 - Allow bike parking as an alternative
 - Clarifies off-street parking can only be utilized on excess spaces

Same relief applies per AB 592 to existing expansions



- Outdoor dining above the ground floor:
 - Require not facing and min. 15 feet from residential
 - Incorporate sound attenuation guidelines
 - Prohibit outdoor dining areas over right-of-way



- Enforcement and revocation:
 - Permit revoked on 3rd violation within a one-year period; unable to reapply for one full year
- Permit renewal:
 - Excludes renewal for outdoor dining above ground floor



Q & A







New definitions added for,

Commercial loading and unloading

The stopping or standing of a commercial vehicle for the purpose of loading or unloading goods, wares or merchandise from or to any commercial building or structure

Large commercial vehicle

A commercial vehicle as defined by Section 260 of the California Vehicle Code that is 30 feet or more in length



- Prohibit large commercial vehicles from loading,
 - Along streets and alleys less than 36 feet in width within CD*and CNE* zones
 - During set timeframe (11pm-7am, except Fri. & Sat. from 6pm), unless no residential uses exist on either side

* CD: Downtown Commercial / CNE: North End Commercial





 Allows City's traffic engineer with flexibility to prohibit loading beyond set time on certain streets

Q & A





TIERED SIDEWALK DINING USE FEE

Task Force Recommendation

- 1. Increase monthly use fee (previously \$3/sf)
 - >> Recently updated to \$4/sf
- 2. Implement tiered use fee based on;
 - Alcohol service
 - Location (i.e., Downtown vs. North MB)
 - >> Maximum fee not to exceed avg. market rent

(\$5 for Downtown and \$4 for North MB)



TIERED SIDEWALK DINING USE FEE

Example: \$0.50 incremental increase

Tier	Fee/sf/month	Applicability
1	\$4 (Base)	All businesses
2	\$4.5	With alcohol service OR located Downtown
3	\$5	With alcohol service AND located Downtown



OUTDOOR DINING GUIDELINES

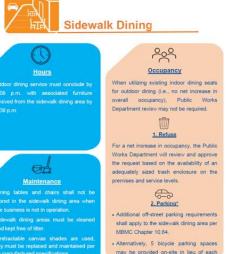
User-friendly manual for outdoor dining with design and operational standards





DESIGN STANDARDS Proposed projects shall be consistent with all applicable standards including, but not limited to, the Americans with Disabilities Act (ADA), MBMC/MBLCP, and adopted Building and Fire Codes. If there is a conflict between any design standards in this document and applicable codes and regulations, the more restrictive provision shall apply, unless explicitly stated otherwise. **Sidewalk Dining** Sidewalk dining is a form of outdoor dining that occurs on the sidewalk area within the public right-of-way adjacent to an Eating Private Property Outdoor Dining Private property outdoor dining can take place in various forms on the ground level (e.g., excess off-street parking spaces, oper spaces, courtyards, etc.) and generally within the building footprint.





(AB 592)

MANHATTAN BEACH

PUBLIC HEARING - CONSIDERATION OF CODE AMENDMENTS RELATED TO OUTDOOR DINING **NOVEMBER 18, 2025**

OUTDOOR DINING GUIDELINES

Two guidelines prepared due to coastal zone requiring MBLCP amendment certification from Coastal Commission

- 1. Private property outdoor dining
 - >> Publish after Council adoption
- 2. Sidewalk dining added to 1. above
 - >> Requires Coastal certification









ENVIRONMENTAL REVIEW

- Draft Initial Study (IS)/Negative Declaration (ND)
 prepared and circulated for review
- Two public comments received
 - Sidewalk obstructions and enforcement
 - Above ground floor outdoor dining noise
- >> Included in final IS/ND with City responses



CONCLUSION

1. Introduce proposed ordinance and adopt Negative Declaration

Upon adoption of ordinance, submit MBLCP amendments to Coastal Commission

- 2. Provide direction on establishing a tiered sidewalk dining use fee
 - Tier categories (e.g., location, alcohol service)
 - Fee structure



