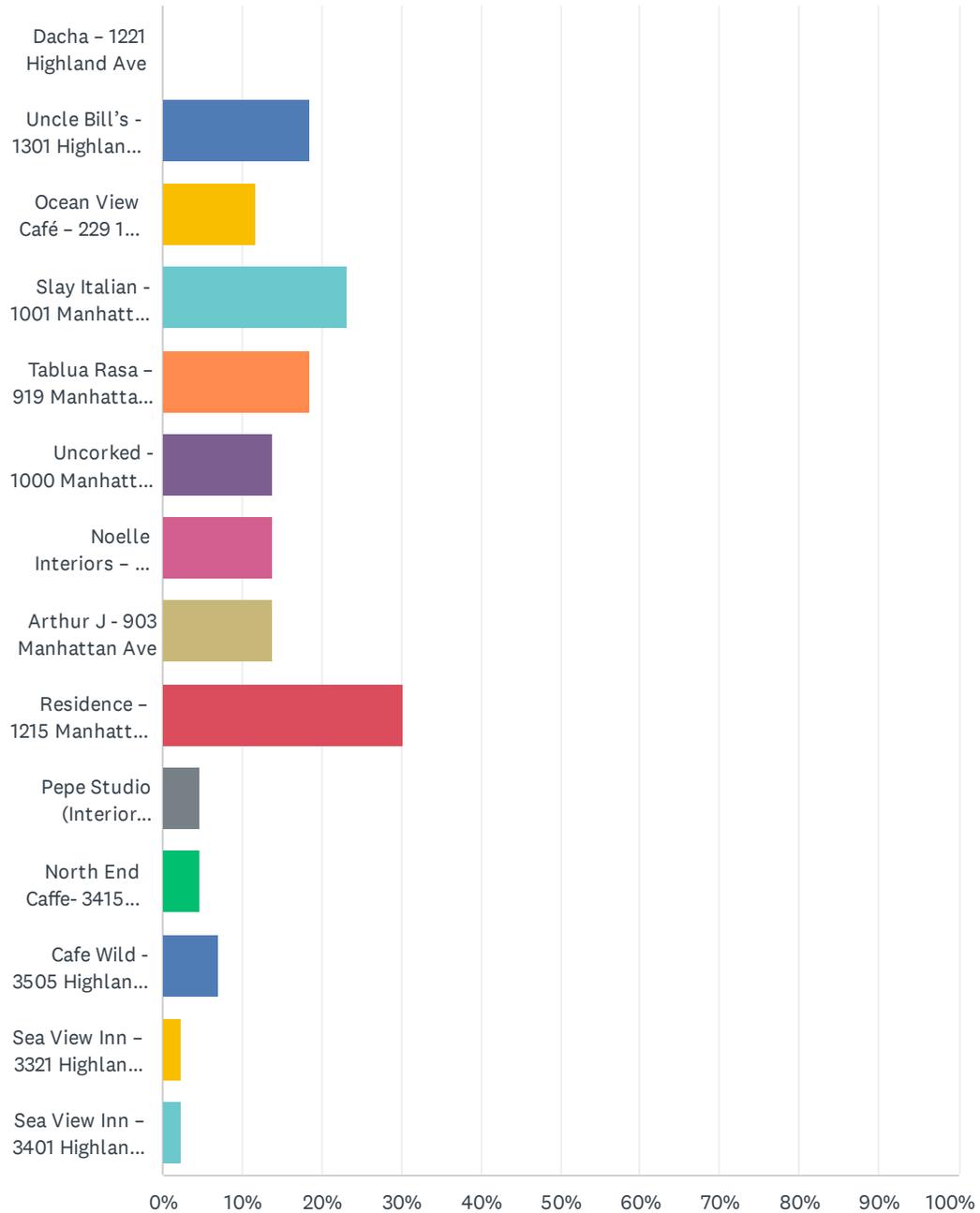


# Q1 Which of the walk street commercial corners do you live closest to?

Answered: 43 Skipped: 0

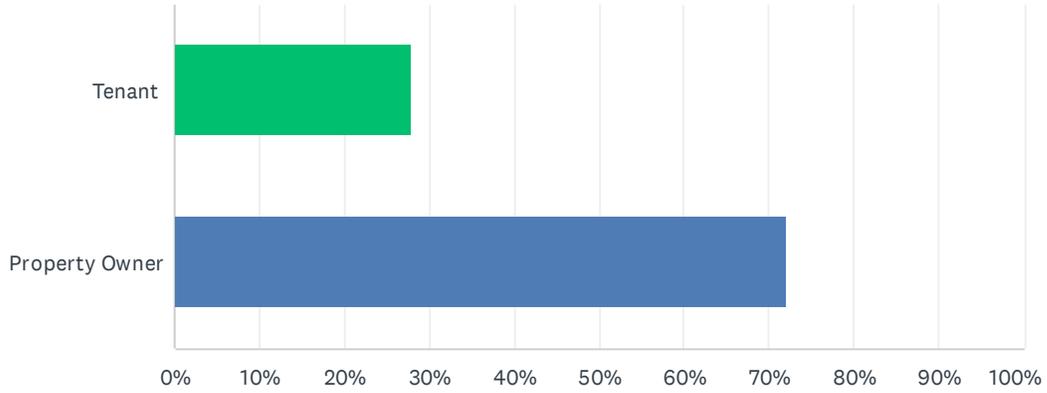


## Utilizing Walk Streets for Outdoor Dining

ANSWER CHOICES	RESPONSES	
Dacha – 1221 Highland Ave	0.00%	0
Uncle Bill's - 1301 Highland Ave	18.60%	8
Ocean View Café – 229 13th St	11.63%	5
Slay Italian - 1001 Manhattan Ave	23.26%	10
Tablua Rasa – 919 Manhattan Ave	18.60%	8
Uncorked - 1000 Manhattan Ave	13.95%	6
Noelle Interiors – 815 Manhattan Ave	13.95%	6
Arthur J - 903 Manhattan Ave	13.95%	6
Residence – 1215 Manhattan Ave	30.23%	13
Pepe Studio (Interior Design) – 803 Manhattan Ave	4.65%	2
North End Caffe- 3415 Highland Ave	4.65%	2
Cafe Wild - 3505 Highland Ave	6.98%	3
Sea View Inn – 3321 Highland Ave	2.33%	1
Sea View Inn – 3401 Highland Ave	2.33%	1
Total Respondents: 43		

Q2 Please indicate whether you are a tenant or property owner in proximity to the walk street commercial corner:

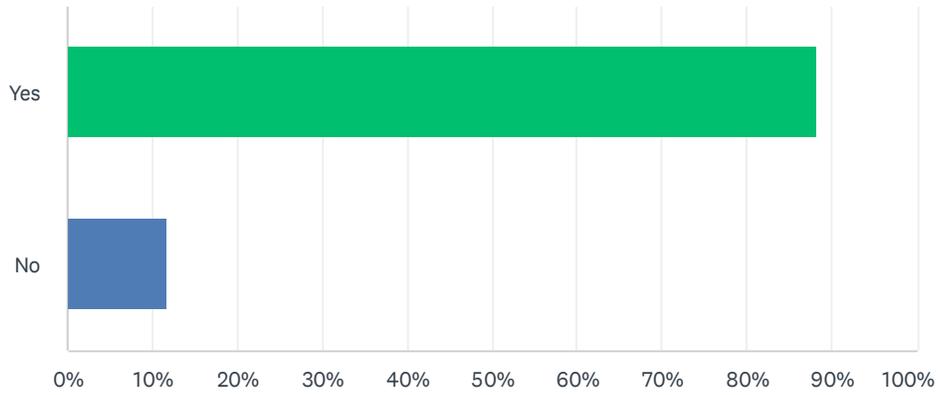
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Tenant	27.91%	12
Property Owner	72.09%	31
TOTAL		43

### Q3 Did you patronize local establishments with temporary outdoor dining during the pandemic?

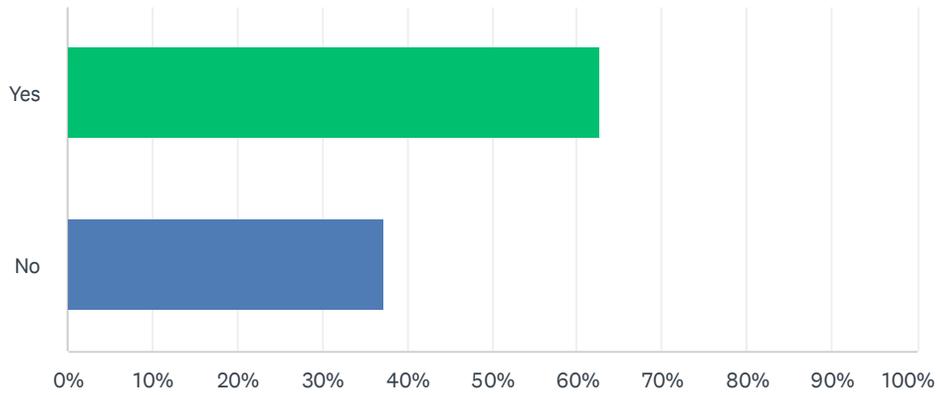
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	88.37%	38
No	11.63%	5
TOTAL		43

### Q4 As a Downtown or North Manhattan Beach resident, did you experience any negative impacts associated with the temporary outdoor dining program?

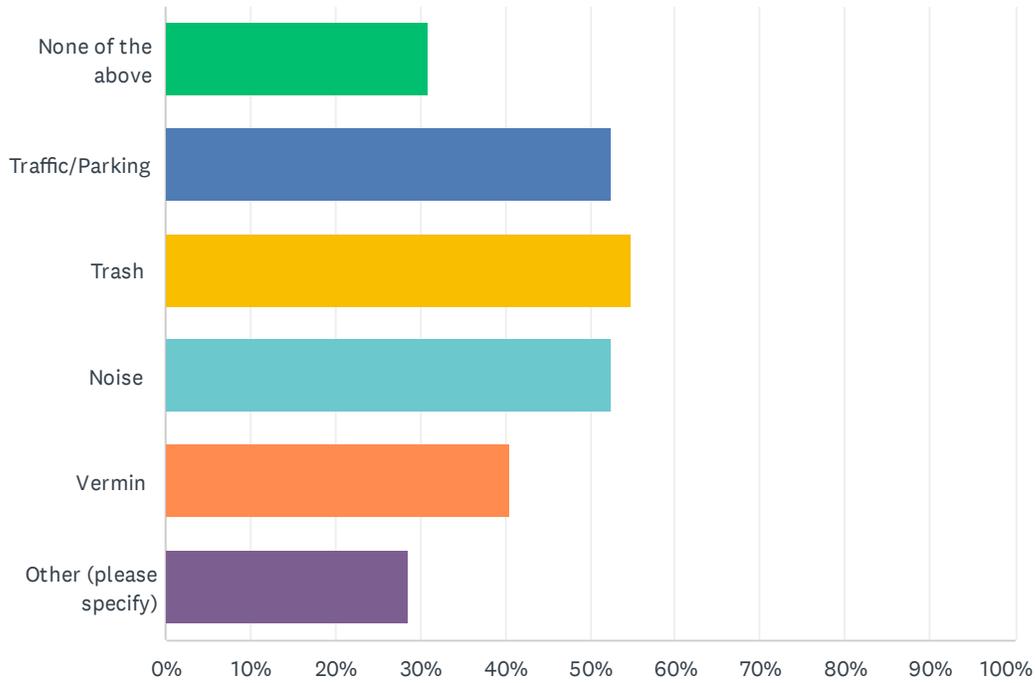
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	62.79%	27
No	37.21%	16
<b>TOTAL</b>		<b>43</b>

### Q5 As a Downtown or North Manhattan Beach resident, what negative impacts did you experience? (Select all that apply)

Answered: 42 Skipped: 1



ANSWER CHOICES	RESPONSES
None of the above	30.95% 13
Traffic/Parking	52.38% 22
Trash	54.76% 23
Noise	52.38% 22
Vermin	40.48% 17
Other (please specify)	28.57% 12
Total Respondents: 42	

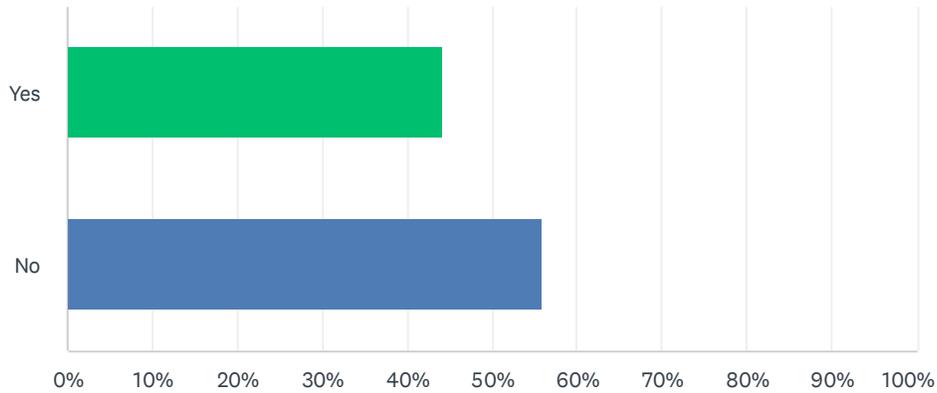
#	OTHER (PLEASE SPECIFY)	DATE
1	Overcrowded waiting areas for tables	11/29/2023 7:20 PM
2	Walkability was impacted	11/29/2023 5:51 PM
3	It makes walking down the sidewalk difficult when you have to walk through people eating. And makes parking even harder to find for residents who don't have much parking space. I can't have guest over if there's nowhere for them to park their cars.	11/28/2023 5:46 PM
4	Parking summarized as a downtown resident as it is. The event was absolutely no sidewalk room for walking, pets, strollers etc. Not ADA compliant, and god forbid there was an actual emergency we would've been impacted to death.	11/28/2023 5:45 PM

## Utilizing Walk Streets for Outdoor Dining

5	Crowded, impassible sidewalks	11/28/2023 5:19 PM
6	ADA violations	11/28/2023 9:34 AM
7	Patrons of restaurants coming over to our fence and interacting with our dog and young children and	11/18/2023 1:19 PM
8	Filth; not just trash.	11/15/2023 12:38 PM
9	We did not have any issues. This proposal only addresses a portion of the opportunity. The outdoor dining we had during COVID was amazing. We want that back! Please!	11/15/2023 7:45 AM
10	Fewer parking spaces available for contractors and guests.	11/14/2023 8:11 PM
11	Side walks filled with heat lamps and tables while restaurants are closed	11/13/2023 11:45 AM
12	Smoking by patrons	11/8/2023 12:48 AM

**Q6 Are you supportive of amendments to the Municipal Code and related policies to create outdoor dining opportunities on the two identified walk street commercial corners (i.e., Uncorked and Aviator Nation/Manhattan Denim) that are immediately adjacent to COMMERCIAL uses?**

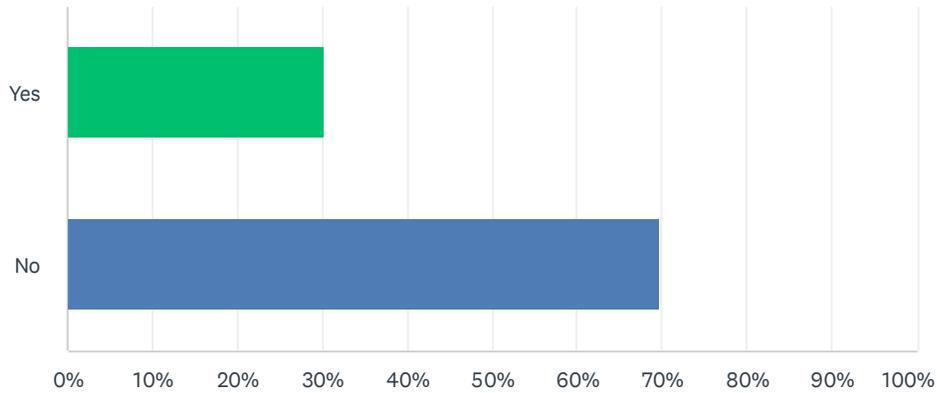
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	44.19%	19
No	55.81%	24
TOTAL		43

**Q7 Are you supportive of amendments to the Municipal Code and related policies to create outdoor dining opportunities on a limited number of the identified walk street commercial corners immediately adjacent to RESIDENTIAL uses?**

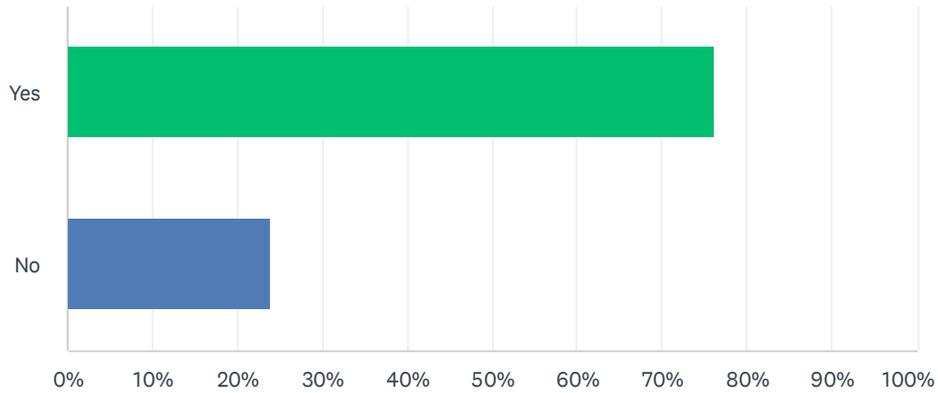
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	30.23% 13
No	69.77% 30
TOTAL	43

### Q8 Are you concerned about negative impacts walk street commercial uses may have on adjacent residential uses?

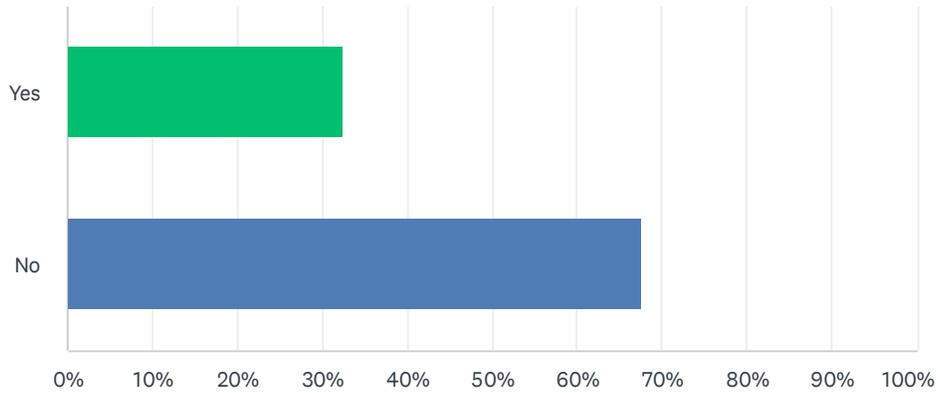
Answered: 42 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	76.19%	32
No	23.81%	10
TOTAL		42

### Q9 If yes, would you be inclined to support the concept if we included measures to minimize impacts to residents?

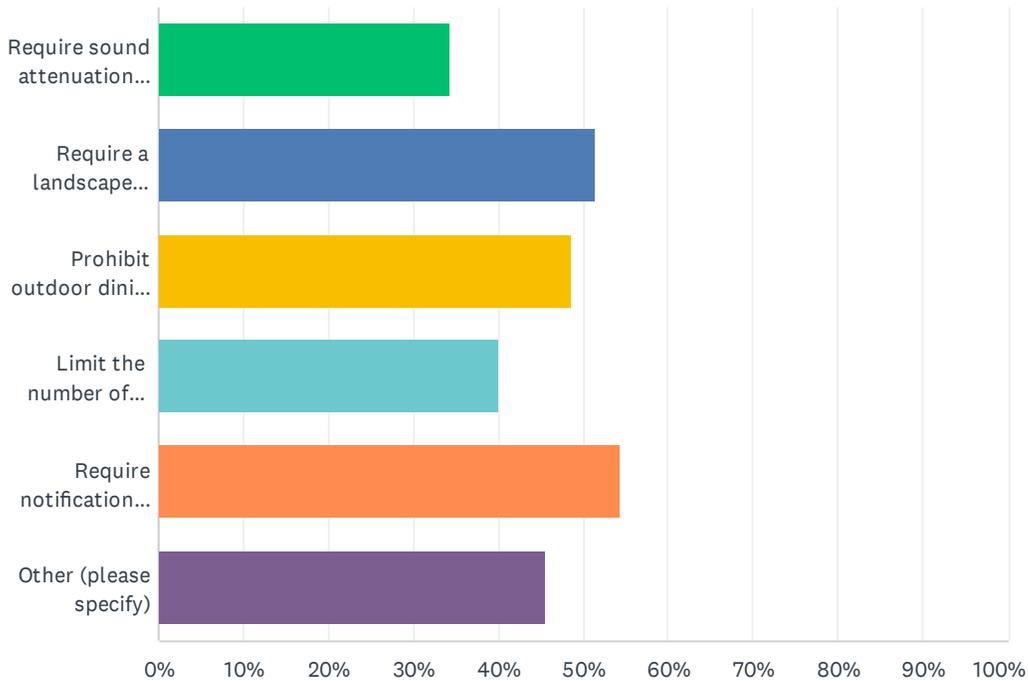
Answered: 37 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	32.43%	12
No	67.57%	25
TOTAL		37

**Q10 Please select measures you would like incorporated into the program if walk street commercial corners are utilized for outdoor dining to help minimize any impacts to adjacent residential uses. (Select all that apply)**

Answered: 35 Skipped: 8



ANSWER CHOICES	RESPONSES
Require sound attenuation systems/baffles adjacent to outdoor dining operations	34.29% 12
Require a landscape buffer of 5 to 10 ft from the shaded property line to the outdoor dining operations	51.43% 18
Prohibit outdoor dining operations from 9:00 PM to 9:00 AM	48.57% 17
Limit the number of seating available (e.g., 4 seats/100 sq.ft)	40.00% 14
Require notification to neighboring properties when dining operations will be expanded into walk street commercial corners or when the area changes in outdoor dining operations	54.29% 19
Other (please specify)	45.71% 16
Total Respondents: 35	

#	OTHER (PLEASE SPECIFY)	DATE
1	all of above.	12/1/2023 1:38 PM
2	There are no mitigation measures that would make having walk street corners used for dining uses. This use is not desirable adjacent to residences period	11/29/2023 5:51 PM
3	I don't think commercial spaces should be so close to residential homes, people here have families some with kids. Everyone deserves privacy and less noise when in the homes.	11/28/2023 5:46 PM
4	None of these is sufficient. It is extremely selfish to attempt to implement additional commercial	11/28/2023 5:45 PM

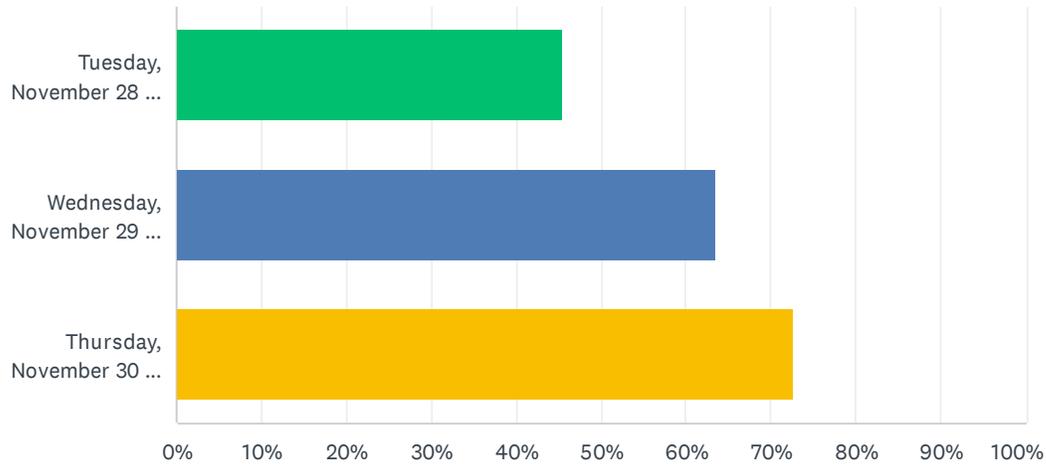
## Utilizing Walk Streets for Outdoor Dining

spaces closer to residential homes. People have families here, and we deserve the right to refuse an encroachment on our daily lives and privacy.

5	There s no acceptable way to mitigate all the impacts to residents, or to the downtown character	11/28/2023 5:19 PM
6	Should not be used commercially under any circumstances	11/27/2023 8:06 PM
7	Strict requirements for trash management. Fines for trash/food scraps not cleaned before closing.	11/25/2023 8:05 PM
8	I don't believe the City can or will mitigate the negative impacts	11/21/2023 12:23 PM
9	No outdoor dining on walk streets No	11/21/2023 12:16 PM
10	Pay damages to neighboring residential property owners for the nuisance and the decrease in their property value caused by Municipal code change	11/17/2023 12:34 PM
11	No walk street outdoor dining	11/17/2023 8:29 AM
12	Sea View Inn— no f&b services available close by?	11/16/2023 11:13 AM
13	We don't need any of these. A few tables on the walk streets isn't a huge deal.	11/15/2023 7:45 AM
14	Prohibit it completely. It's a law that the residents fought for and should be respected. 5-10 feet isn't high enough. None of this addresses having large numbers of people basically sitting in your backyard. 5-10 feet is not a high enough barrier. There is no way to avoid the noise. This entire push to take advantage of pandemic policies to steamroll the residential tenants and landowners is disgusting.	11/14/2023 8:11 PM
15	I do not want walk streets used for dining period.	11/13/2023 5:17 PM
16	Bring back the outdoor dining in the parking spots	11/13/2023 3:36 PM

### Q11 Please select dates that you are available to attend a virtual focus group meeting to further discuss this topic:

Answered: 22 Skipped: 21



ANSWER CHOICES	RESPONSES	
Tuesday, November 28 at 4:00 PM	45.45%	10
Wednesday, November 29 at 4:00 PM	63.64%	14
Thursday, November 30 at 4:00 PM	72.73%	16
Total Respondents: 22		

Q12 If you are able to participate, please provide your email address so we may send you an invite:

Answered: 20 Skipped: 23

#	RESPONSES	DATE
1	[REDACTED]	11/29/2023 5:40 PM
2	[REDACTED]	11/28/2023 5:45 PM
3	[REDACTED]	11/28/2023 5:19 PM
4	[REDACTED]	11/28/2023 9:34 AM
5	[REDACTED]	11/25/2023 8:05 PM
6	[REDACTED]	11/21/2023 12:23 PM
7	[REDACTED]	11/21/2023 12:16 PM
8	[REDACTED]	11/21/2023 10:33 AM
9	[REDACTED]	11/20/2023 3:17 PM
10	[REDACTED]	11/18/2023 4:49 PM
11	[REDACTED]	11/18/2023 8:14 AM
12	[REDACTED]	11/17/2023 12:39 PM
13	[REDACTED]	11/17/2023 12:34 PM
14	[REDACTED]	11/15/2023 12:38 PM
15	[REDACTED]	11/14/2023 9:22 PM
16	[REDACTED]	11/14/2023 8:11 PM
17	[REDACTED]	11/13/2023 7:16 PM
18	[REDACTED]	11/13/2023 4:41 PM
19	[REDACTED]	11/13/2023 1:58 PM
20	[REDACTED]	11/13/2023 11:21 AM

## Walk Street Commercial Corner Outreach \_ Virtual Focus Group Summary

Date	Participants
November 29, 2023	<ul style="list-style-type: none"> <li>• Public: Alexandra Smith, George Kaufman, Jody Leventhal</li> <li>• City Staff: Talyn Mirzakhian (Community Development Director), Erik Zandvliet (Traffic Engineer), Jaehee Yoon (Senior Planner), Tari Kuvhenguhwa (Associate Planner), Fel Cortez (Planning Technician)</li> </ul>
November 30, 2023	<ul style="list-style-type: none"> <li>• Public: Martha Andreani, Kathleen Smith, Neil Leventhal, Bruce and Sandy Hilton, Debbie and Darrell Huddleston</li> <li>• City Staff: Talyn Mirzakhian, Erik Zandvliet, Jaehee Yoon, Tari Kuvhenguhwa, Carianne Chavez (Administrative Analyst)</li> </ul>
December 4, 2023	<ul style="list-style-type: none"> <li>• Public: Suzanne Lerner</li> <li>• City Staff: Talyn Mirzakhian, Jaehee Yoon</li> </ul>
Discussions	
<p><b><u>General thoughts from resident participants on long-term outdoor dining</u></b></p> <ul style="list-style-type: none"> <li>• The City is creating a solution in search of problems</li> <li>• There are 25 existing restaurants with outdoor dining opportunities in Downtown and many more in proximity to the City; we do not need more</li> <li>• Expanding more outdoor dining opportunities is going beyond what the City could balance with its residential, small town character</li> <li>• The idea of outdoor dining is great but it is important to find adequate locations for it by taking into account the balance of different uses</li> <li>• Outdoor dining should not encroach into residential neighborhoods</li> <li>• Increased outdoor dining capacity affects numerous issues and cause inconvenience to residents and other non-participating businesses</li> <li>• The City has a unique balance of character that is important to maintain</li> <li>• We have been losing a variety of small businesses that have made the City unique over time and concerned long-term outdoor dining will make it worse by only attracting restaurants to available spaces in downtown</li> <li>• Do not expand beyond commercial uses designated in the General Plan</li> <li>• There should be a way to balance everyone’s interests without encroaching on each other’s respective rights</li> <li>• It is important to determine the capacity we can accommodate and what the fair market value is to charge for outdoor dining operators</li> <li>• When you bring more people into the City, it radically changes things</li> <li>• The long-term outdoor dining effort is inconsistent with the General Plan and is turning Downtown into an upscale food court</li> </ul> <p><b><u>Impacts experienced from outdoor dining in public right-of-way, as described by participating residents (i.e., sidewalk, on-street decks, walk streets)</u></b></p> <ul style="list-style-type: none"> <li>• On-street decks blocked access and circulation along the public right-of-way. Participants were especially concerned with Fire access for emergency vehicles</li> <li>• It was difficult to walk along sidewalks, took away available public parking spaces and increased traffic congestion, became unsightly, attracted vermin, and blocked views, thus there were visibility issues</li> <li>• Sidewalks were too congested which often made it difficult to walk down the sidewalk or access other businesses, waiters crossing the sidewalk contributed to this</li> <li>• There were instances where the temporary improvements were noncompliant with ADA regulations</li> </ul>	

## Walk Street Commercial Corner Outreach \_ Virtual Focus Group Summary

- Sidewalk dining is the least impactful among the public right-of-way outdoor dining options
- Outdoor dining impacts on residents are worse when it occurs on public right-of-way compared to private property

### **Input from participating residents on utilizing a limited number of walk streets for outdoor dining**

- The commercial use of walk streets has been discussed in the past, which led to codifying such activity as prohibited
- There has been a long-standing prohibition on commercial use of walk streets for a reason and there has not been significant interest in changing that status quo
- This idea should not have been initiated to begin with and residents oppose amending the code
- This will only benefit two businesses (i.e., Slay Italian and Arthur J's in which Slay Italian has indicated to residents that they are not interested); and the relationship residents have with them may be harmed if they operate on walk streets
- There is an issue of fairness as it only benefits a very small number of businesses since a majority of other businesses will not have the same opportunity; it will only make that small fraction of eligible businesses happy at the expense of residents being negatively impacted
- Most people like outdoor dining but not necessarily in this form; it should be on private property and not public right-of-way
- Generally, residents on walk streets often interact with people passing by their front yards who compliment how charming the City is to have such walk streets. If outdoor dining is allowed on these walk streets, the leisurely walks by the public will be negatively impacted too
- The boundary between private and public property is blurred on the walk streets which will be more difficult to delineate if outdoor dining is allowed
- There are no mitigation measures available if the code is amended to allow for outdoor dining on walk streets
- Unless the outdoor dining space is designed and placed strategically, impacts from outdoor dining operations will be difficult to mitigate
- The City is designed for a certain scale and character where the public right-of-way is meant for public use; not privatization
- Appears to be giving restaurants preference and priority over residents
- Allowing walk street dining will further take away existing retail as restaurants will be favored over other businesses
- It will take away the beautiful landscaping along walk streets and completely change the character of the City
- Encroachment into walk streets for outdoor dining is taking it a bit too far; walk streets should be protected as it is

### **Main reason in opposing the idea of outdoor dining on select walk street commercial corners, as identified by participating residents**

- The residential block will be negatively impacted with view impairment, noise, vermin, delivery/garage trucks, reduced property value, privacy, and quality of life.
- Rodent and pest issues that were non-existent are now a problem without permanent outdoor dining, which could get worse with more outdoor dining nearby
- We currently have issues related to intensification of use such as noise, traffic, vermin, crowded sidewalks, all of which will get worse
- The distance between commercial uses and residents are really close in Downtown, especially along walk streets which will have severe impacts to quality of life and property value

## Walk Street Commercial Corner Outreach \_ Virtual Focus Group Summary

- Businesses come and go but residents stay put for a long while
- Do not believe businesses will cooperate to mitigate their impacts on residences
- It will be an intensification of use which will change the character of the residential block and harm the small town vision the residents have been trying to preserve and balance
- The block along Uncle Bill's is not an attractive walk street even though they only operate until lunch with no alcohol served; it will be worse if operating hours are allowed between 9am to 9pm
- Current regulations on walk street improvements such as hedge height limitations will not offer any or enough privacy for residents if businesses utilized walk streets for outdoor dining

### **Aspects of the temporary program that were particularly noteworthy or should be avoided, as described by participating residents**

- Outdoor dining was ok during COVID since we needed to adapt to the emergency order and it has helped some businesses even thrive while others had a difficult time and had to eventually close their business
- There is no reason to create an outdoor dining program since COVID is over; it was intended to temporarily help restaurants survive and is currently not warranted
- It was wonderful to dine outdoors during COVID but will not do so at the same establishments now which currently have sidewalk dining as they do not wish to dine next to moving pedestrian and vehicle traffic; long-term outdoor dining is not for this City
- Most residents made special accommodations during COVID to allow temporary outdoor dining that intensified the use of existing infrastructure in Downtown
- The amplified music from restaurants were an issue related to noise

### **Other comments provided by participating residents**

- Objection to the targeted outreach process and survey questions, which appear biased
- Questioned the scope of outreach as residents outside of the same block as the walk street commercial corners will be impacted too
- City should be careful when analyzing the survey results in terms of quantification
- Outdoor dining may be preferred by the public half of the year since when it gets chilly outside, people tend to dine indoors; not sure how economically feasible it is to invest in outdoor dining space when it will not be used all year round
- The residents who will be most impacted are not represented by a majority of the Task Force and City Council members so they may not fully understand these concerns
- Based on past experience, there can be conditions imposed and agreements to mitigate impacts but they are not followed through by the applicants and the residents become the enforcers
- Residents have worked long and hard to find the balance we have today and it should be maintained
- The City should also consider achieving a better balance between restaurants and other commercial uses
- Requiring trash enclosures is one thing but does not help with rodents when the trash bins stay open
- It should be mandatory for the establishments to clean and maintain their store front on a daily basis
- Parking is an issue that will be exacerbated; consider providing parking alternatives for employees off-site