

# LONG-TERM OUTDOOR DINING PROGRAM DEVELOPMENT STATUS UPDATE

MARCH 11, 2025

CITY COUNCIL MEETING



# CONTENTS

- Background
- Program Development
- Preferred Program Vision
  - Sidewalk Widening
  - Parking Reconfiguration
  - Public Flex Space Improvements
- Task Force Recommendations
- Code Amendment Initiation



# BACKGROUND

- Jun. 2020: Temporary outdoor program begins
- Aug. 2021: City Council direction to pursue a work plan item for long-term outdoor dining
- Feb. 2023: Temporary outdoor program ends
- May 2023: Task force meetings kick-off
  - 15 meetings conducted to date
  - Agenda and minutes available at [manhattanbeach.gov/outdoordining](https://manhattanbeach.gov/outdoordining)



# BACKGROUND

- Jun. 2023: Contract with consultant (MIG) approved
- Sep. 2023: City Council status update report no. 1
  - Program scope (Business Uses, Locations)
  - Local Coastal Program amendment options
- Oct. 2023: Community workshop no. 1 and Hometown Fair
- Nov. 2023: Targeted walk street outreach



# BACKGROUND

- Dec. 2023: Stakeholder interviews through Apr. 2024
- Feb. 2024: City Council status update report no. 2
  - Preferred program vision
  - Potential PSA amendment to develop plans
- Apr. 2024: City Council status update report no. 3
  - Rough Order of Magnitude (ROM) estimate
  - PSA amendment approved



# BACKGROUND

- Jul. 2024: Business outreach through Jan. 2025
  - Interest in preferred program vision
  - Cost estimate and potential contributions
- Oct. 2024: City Council status update report no. 4
  - Pilot project to partially implement preferred program vision
- Jan. 2025: Community workshop no. 2



# PROGRAM DEVELOPMENT

## Purpose

To propose a long-term solution to bring back outdoor dining in a way that ensures fiscal, environmental, parking, and other impacts are accounted for

## Objective



Resident's  
quality of life

Outdoor dining  
opportunities



# PROGRAM DEVELOPMENT

## Community Input

- Sidewalks are narrow and congested
- On-street decks cause numerous issues
- Parking/traffic impacts
- Trash and noise

## Task Force Input

- Widen sidewalks; place dining closer to business and pedestrian path closer to the street
- Improve landscaping and allow flexible seating/spaces for the public in the right-of-way





# PROGRAM DEVELOPMENT

Community  
Input



Task Force  
Input



Inter-Dept.  
Discussions



Potential  
long-term  
solution

Preferred Program  
Vision

Permanent  
Sidewalk  
Widening

Parking  
Reconfiguration

Public Flex  
Space  
Improvements



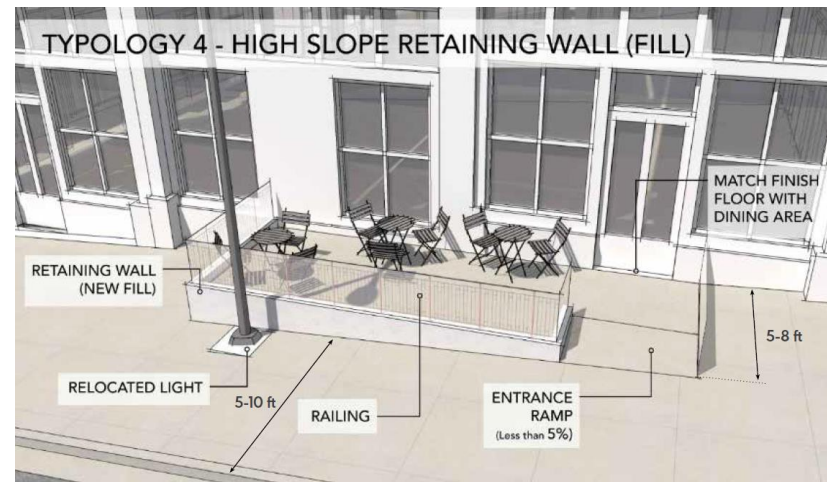
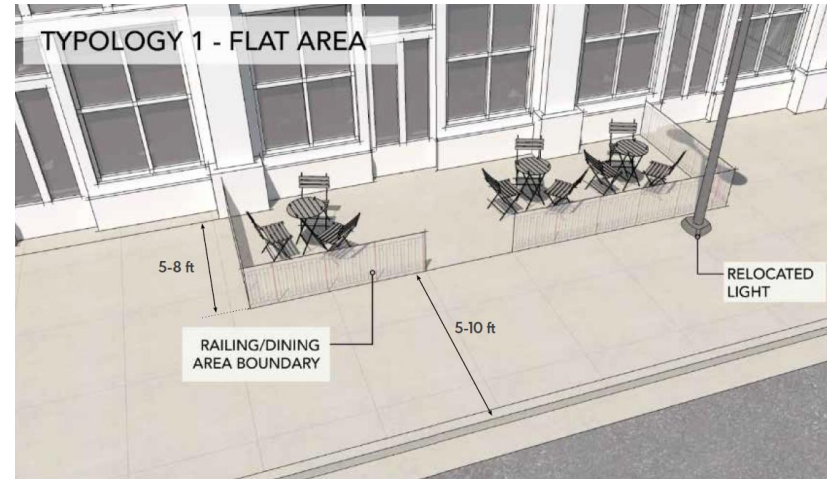
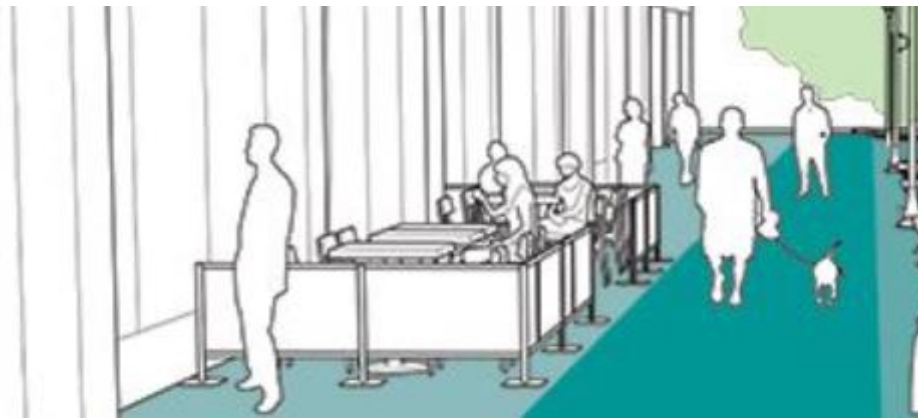
# PREFERRED PROGRAM VISION

## 1. Sidewalk Widening



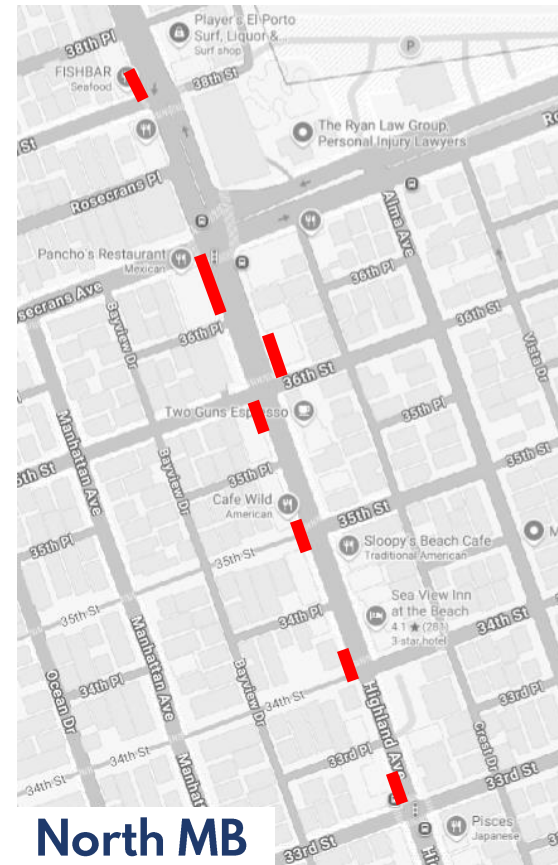
Before

After



# PREFERRED PROGRAM VISION

## Sidewalk Widening Locations



# PREFERRED PROGRAM VISION

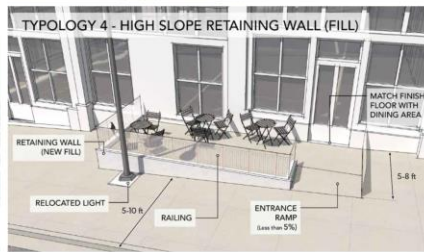
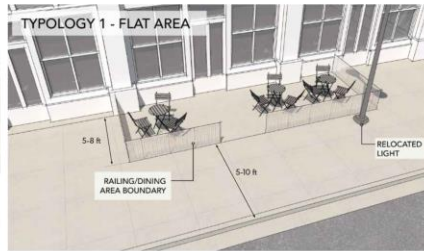
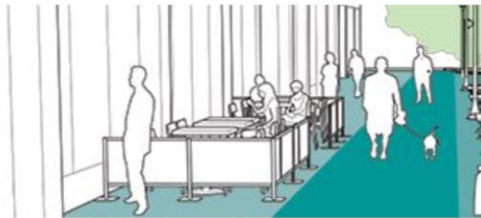
## Q&A

### 1. Sidewalk Widening



Before

After



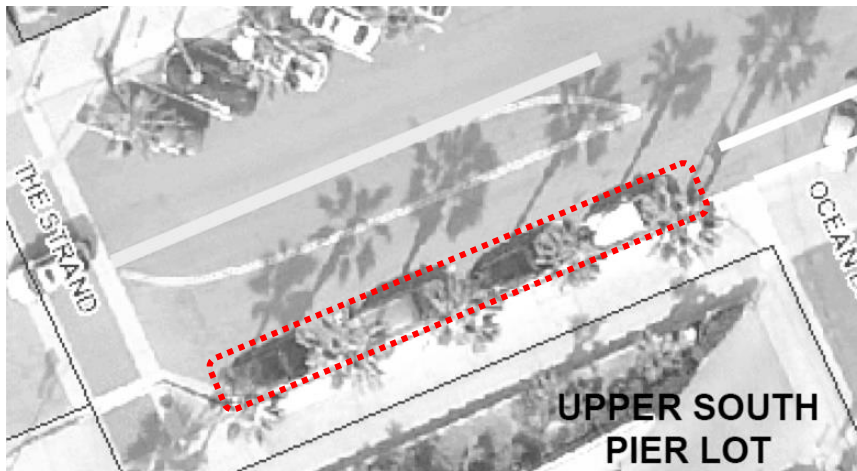
### Sidewalk Widening Locations



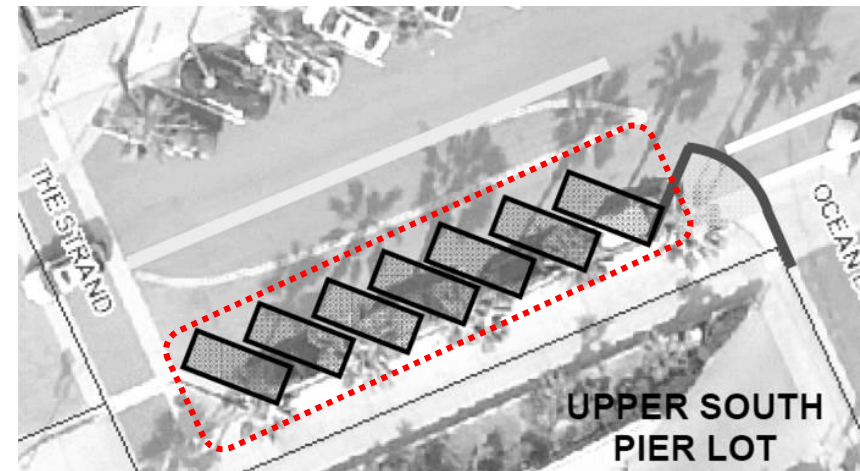
# PREFERRED PROGRAM VISION

## 2. On-Street Parking Reconfiguration

Example: Parallel to angled parking



Existing



Proposed

Based on Preliminary Plans, there will be a net loss of 7 on-street parking spaces (Downtown: 5 and North MB: 2)



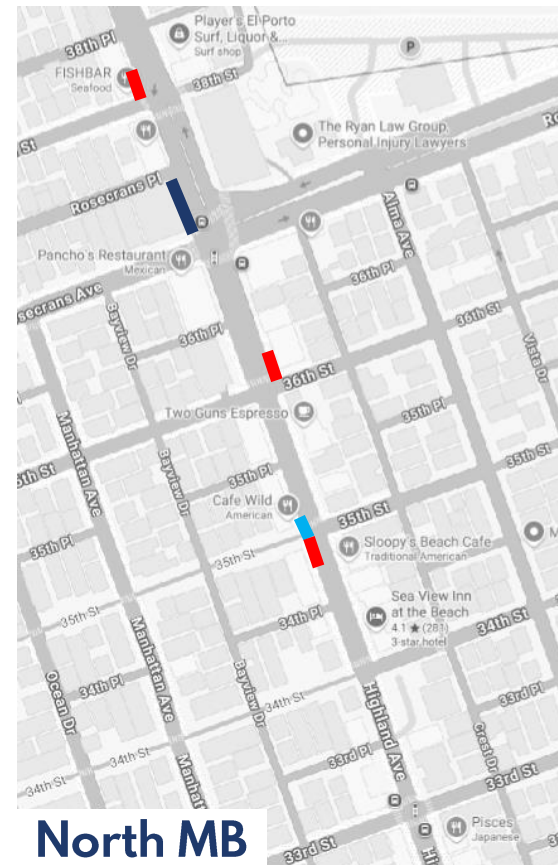
# PREFERRED PROGRAM VISION

## Locations of Parking Restriping/Changes

### Downtown



- Parking converted from diagonal to parallel or vice versa
- New ADA Parking
- New parking stalls
- Parking stall removed



### North MB



# PREFERRED PROGRAM VISION

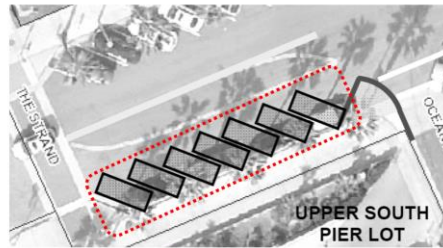
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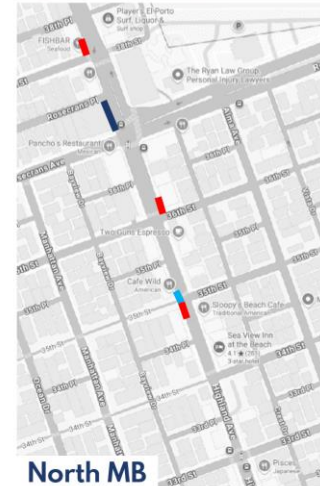
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North MB



# PREFERRED PROGRAM VISION

## 3. Public flex space improvements

Opportunities for seating, bike parking, landscaping, public art, lighting, trash and recycling

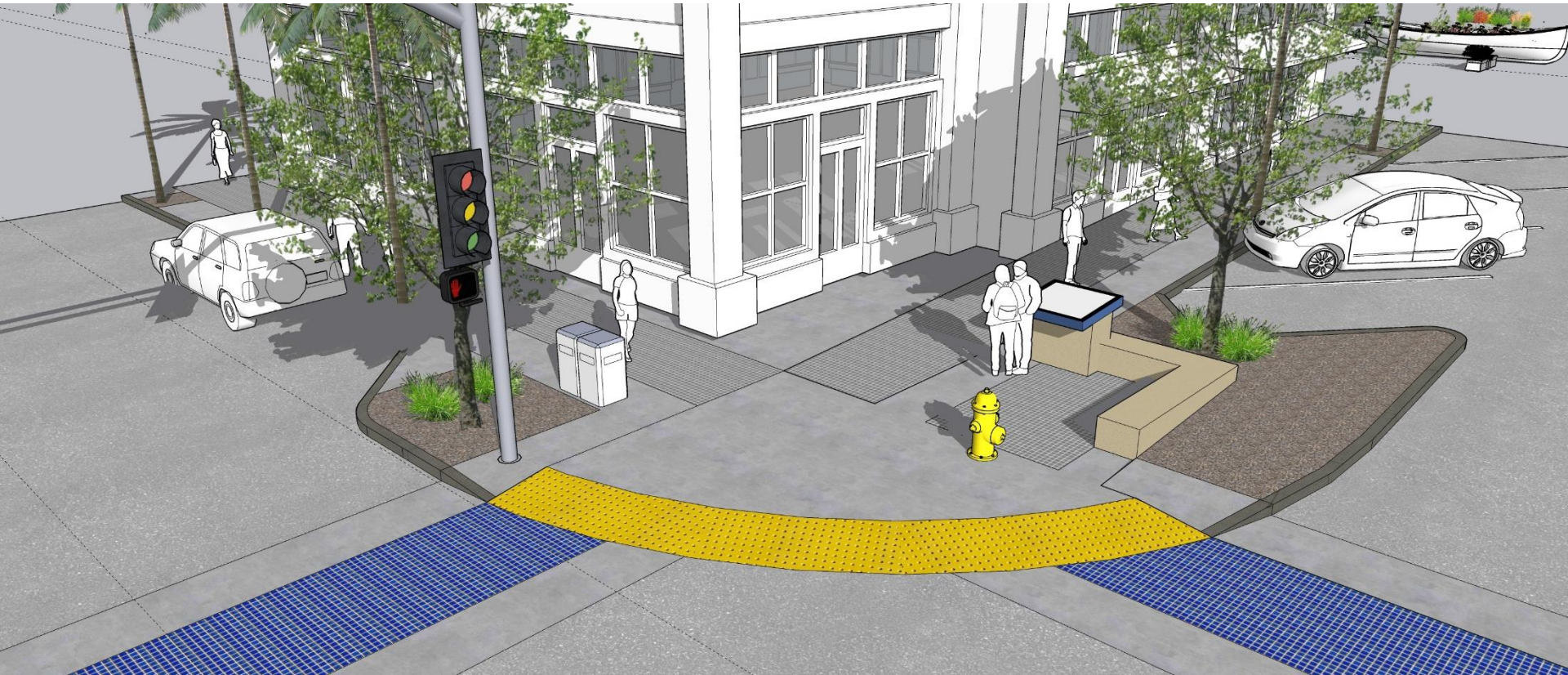




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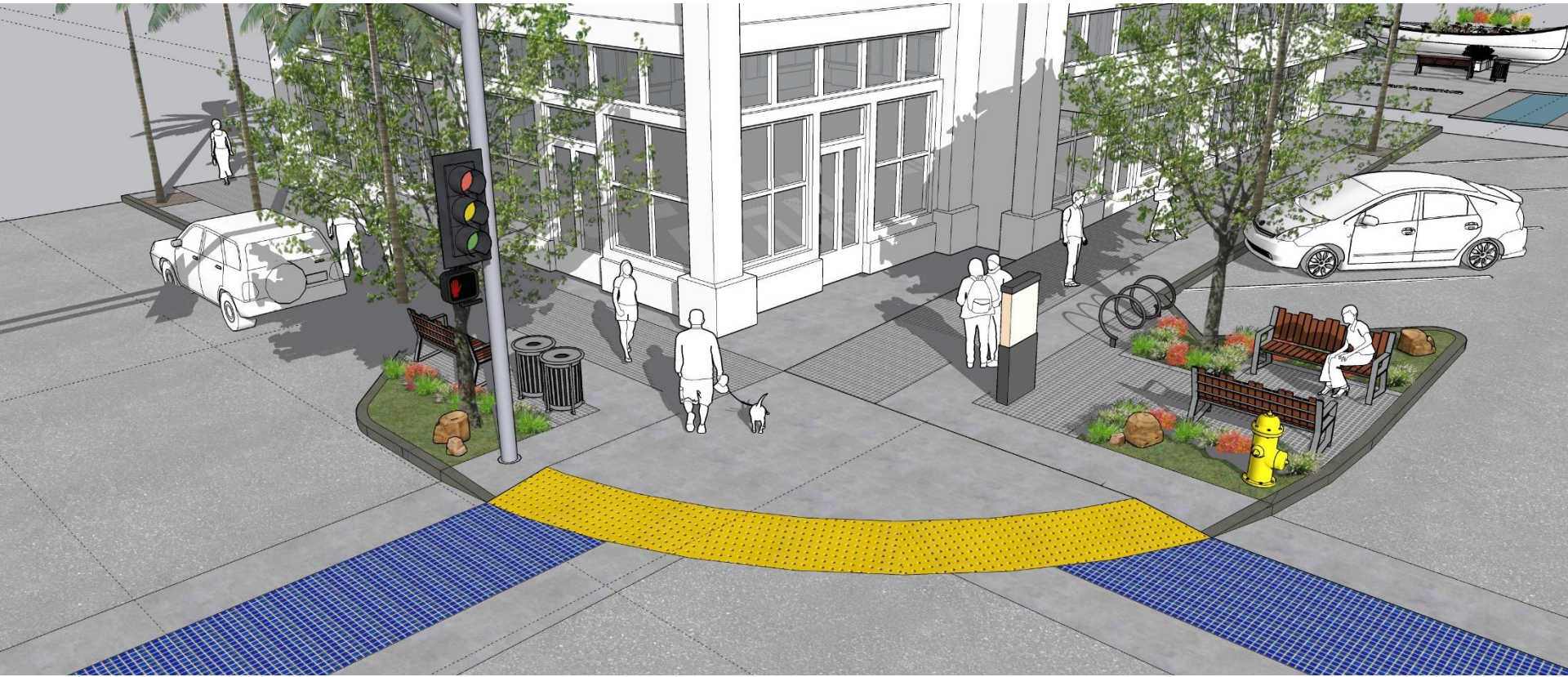
## Public Flex Space - Example

### Existing Conditions



# PREFERRED PROGRAM VISION

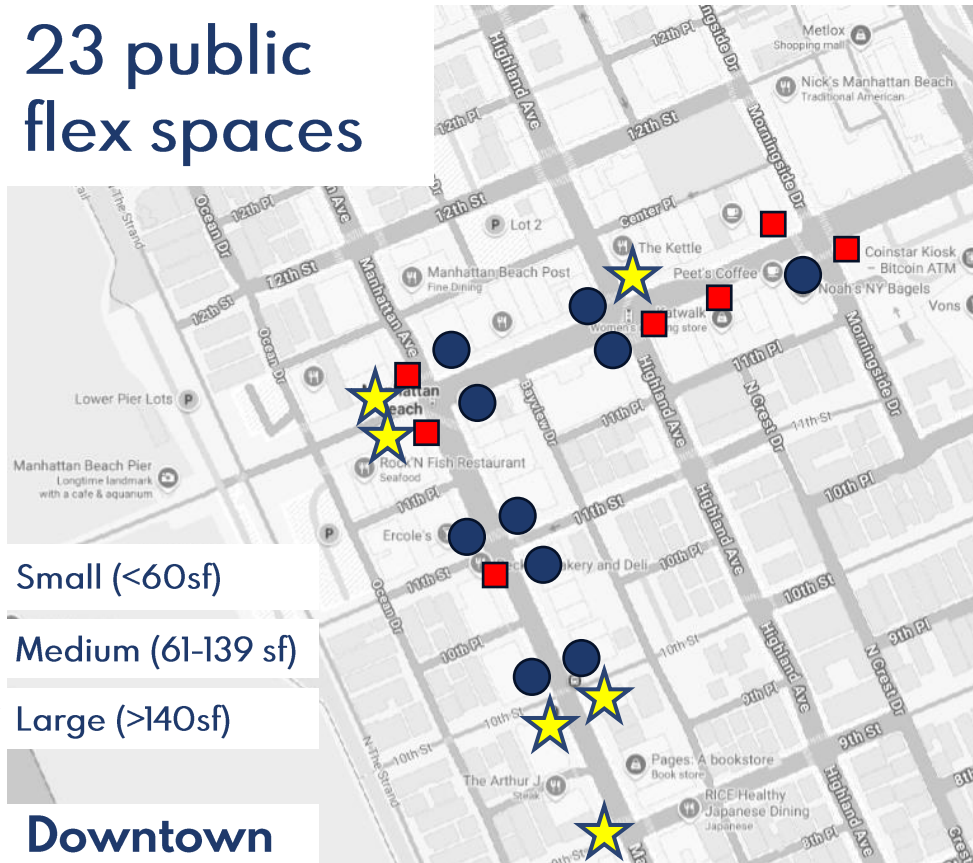
## Public Flex Space - Example Potential Conditions



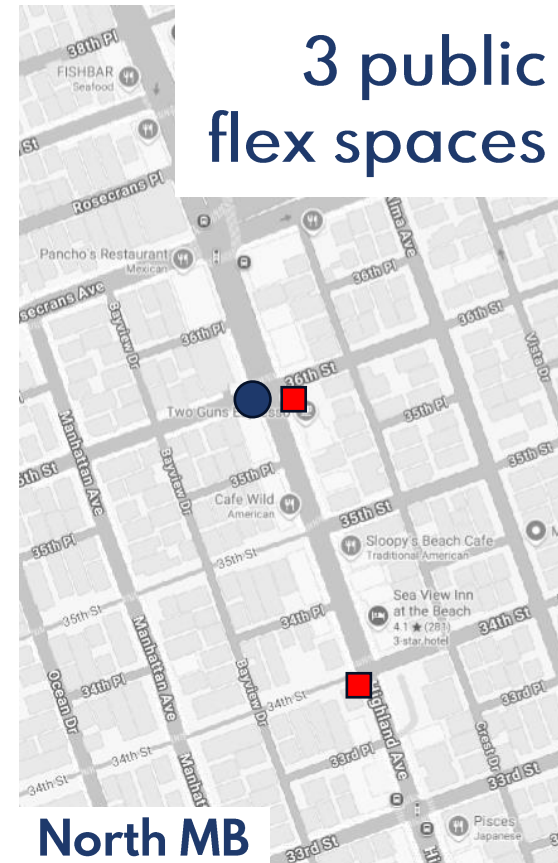
# PREFERRED PROGRAM VISION

## Public Flex Space Locations

23 public flex spaces



3 public flex spaces



# PREFERRED PROGRAM VISION

## Q&A

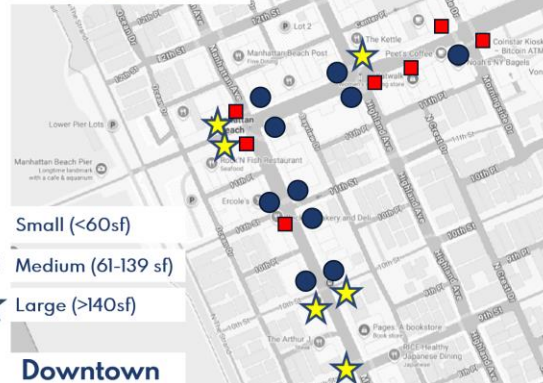
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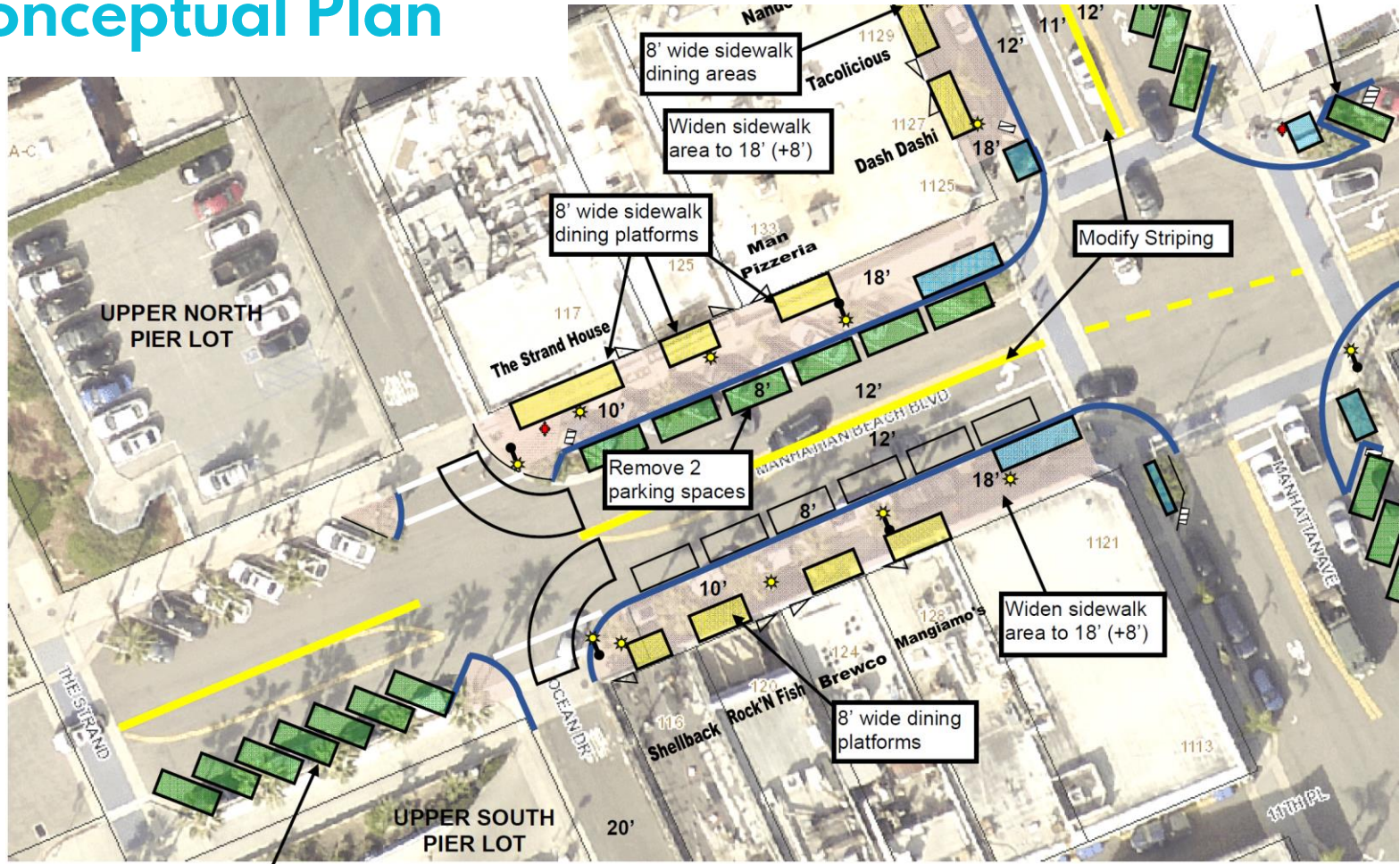


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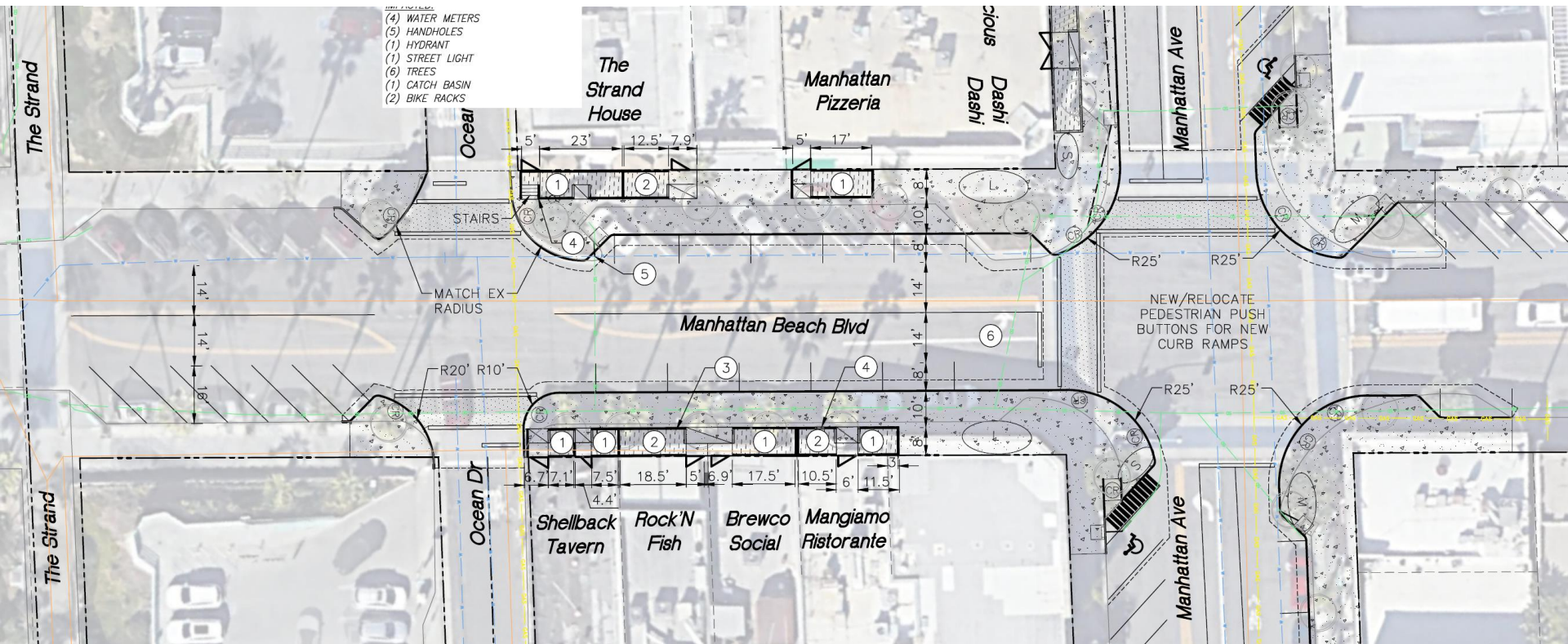
# PREFERRED PROGRAM VISION

## Conceptual Plan



# PREFERRED PROGRAM VISION

## Preliminary Plan



# PRELIMINARY PLANS

## Cost Estimate

- \$13 Million
  - Incl. engineering, construction, contingencies, etc.
  - Downtown \$11 Million, North MB \$2 Million

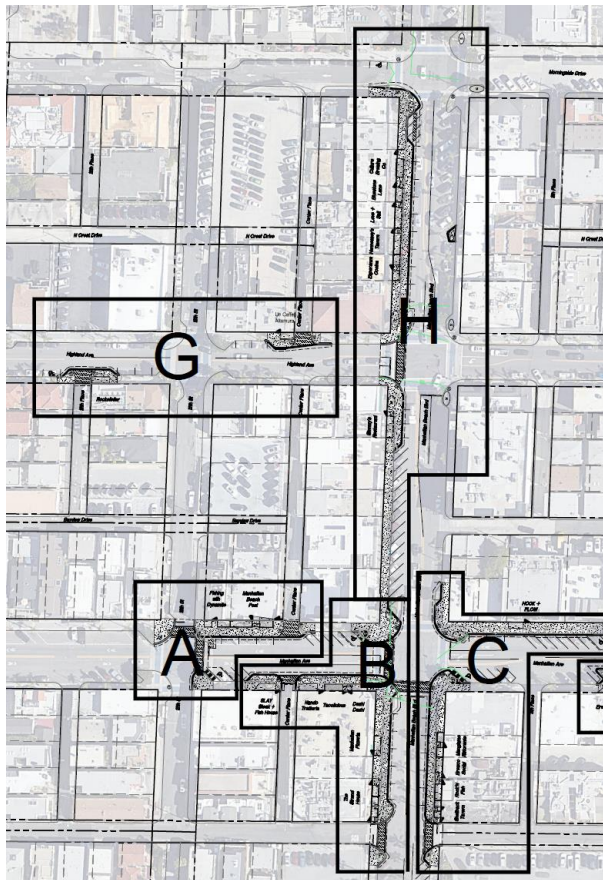
## Potential Funding

- Grants: Customize applications per funding objective
- Bonds: Cost recovery options previously discussed at the April 16, 2024 meeting



# PRELIMINARY PLANS

## Construction Phasing Plan



North MB

- Up to 11 phases which may be standalone or combined

- Up to 16 months of construction; not consecutive

Downtown





# PRELIMINARY PLANS

## Q&A

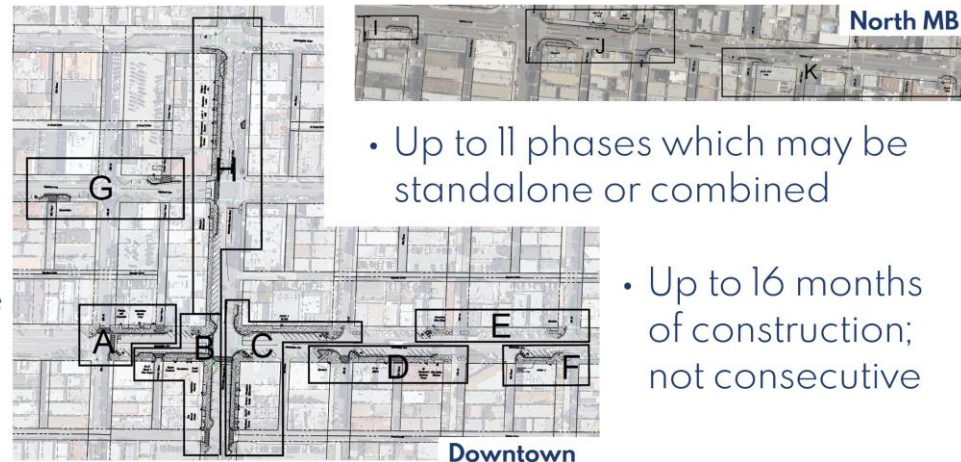
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- Up to 11 phases which may be standalone or combined
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# FISCAL IMPACT ANALYSIS

- Temporary program had a positive impact on overall sales and parking revenue; both revenues declined after temporary program ended
- Proposed program is expected to have greater fiscal gains due to sidewalk use fees and fewer parking loss

Outdoor Dining Program	Temporary	Long-Term
Loss of Parking	57	7
Additional Seats (Estimate)	830	580
Net Fiscal Gain per Year	\$336K-\$447K	\$460K-\$519K



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# PARKING STRATEGY ANALYSIS

- Based on parking study, field observations, and industry standards using most conservative scenario
- Recommended bundle of strategies
  - Peak parking occupancy is anticipated to be less (89%) than current levels (94%)
    - Assumed additional 181 parking demand for 580 seats with net loss of 7 on-street parking



# PARKING STRATEGY ANALYSIS

## Recommended Bundle of Strategies

Strategy	Desired Outcome	Timeline	Implementation Cost
Street Modifications	On-street parking supply increase	Mid-term	\$\$ (higher if hardscaped)
Shared Parking	Increase supply and relocate long-term parking demand	Short-term	\$ (continuous)
Valet	Increase supply and relocate short/long-term parking demand	Short-term	\$ (continuous)
Additional Off-Street Parking	Relocate demand for long-term parking to a parking garage	Long-term	\$\$\$ (one-time)
On-Demand Shuttle	Encourage multimodal access and decrease parking demand	Mid-term	\$\$\$ (continuous)
Bike Parking		Short-term	\$\$ (one-time)
Bike Valet		Short/Mid-term	\$\$ (continuous)
Wayfinding	Relocate demand for long-term parking	Short-term	\$\$ (one-time)

# PARKING STRATEGY ANALYSIS

## Q&A

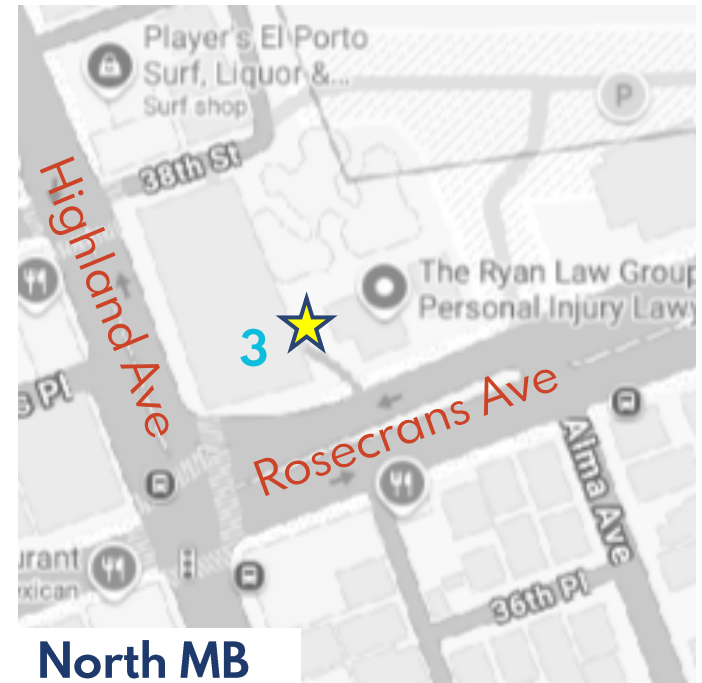
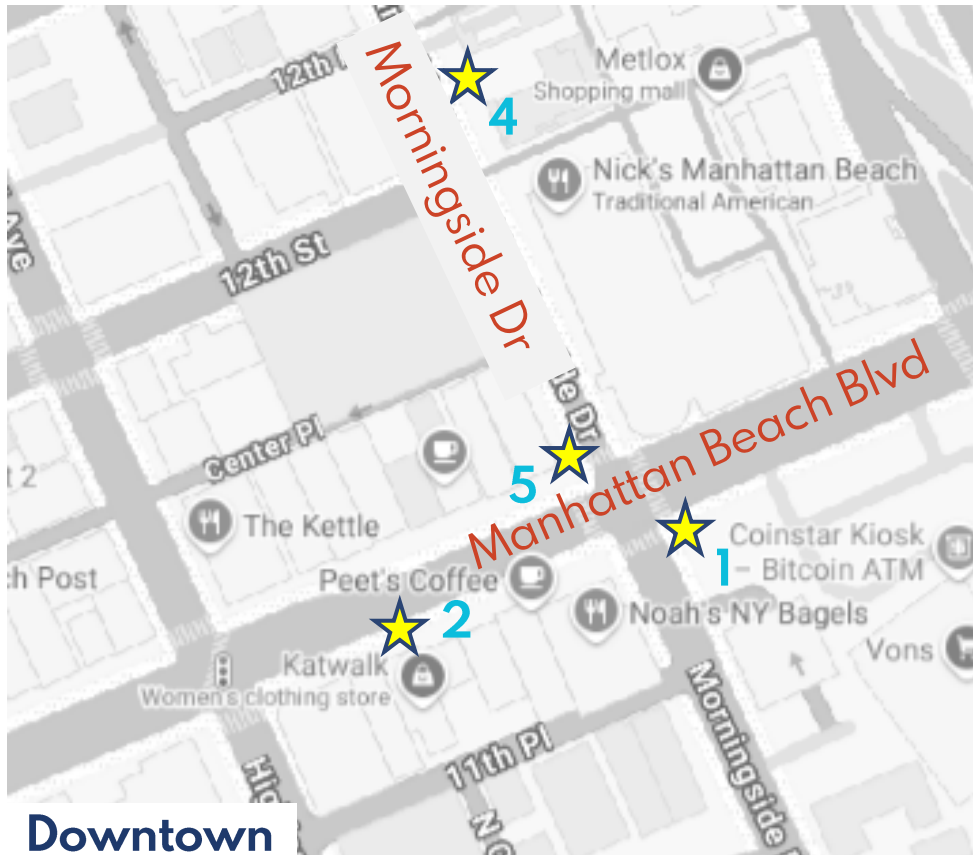
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# PARKING STRATEGY ANALYSIS

## Bike Parking – Potential Locations



# PARKING STRATEGY ANALYSIS

## Bike Parking – Potential Locations

1. Off-street at US Bank



2. On-street at 314 MBB



3. Off-street Rosecrans/Highland Ave



4. Off-street at Metlox 5. Off-street near Vuori

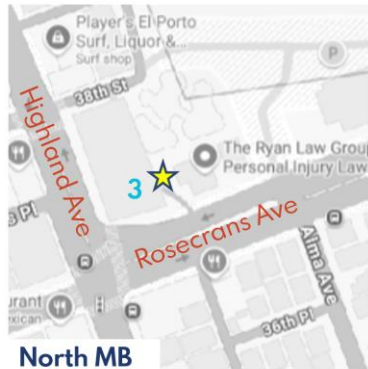




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# TASK FORCE RECOMMENDATIONS

## Outdoor Dining - Locations

### Private Property



Excess  
parking  
spaces



2Fl  
deck



Open  
space



# TASK FORCE RECOMMENDATIONS

## Outdoor Dining - Locations

### Public Right-of-Way



Sidewalks



Walk Street  
Commercial Corners



# WALK STREET OPTION 1

## Maintain status quo

Prohibit commercial use of walk streets; sidewalk dining allowed per existing code



# WALK STREET OPTION 2

Maintain status quo + public flex space

Same as Option 1. but with public-serving landscape/hardscape features along the walk street



# WALK STREET OPTION 3

## Amend code and policies

Allow commercial use of walk street; prohibit use of sidewalk for outdoor dining



# TASK FORCE RECOMMENDATIONS

## Q&A

### Private Property



Excess parking spaces



2FI deck



Open space



### Public Right-of-Way



Sidewalks



Walk Street Commercial Corners



# TASK FORCE RECOMMENDATIONS

## Overall Recommendations

- **Eligible Businesses:** Eating and Drinking Establishments only
- **Permit Process:** Administrative/Ministerial Permit (Incl. Alcohol)
  - **Alcohol Service:** Allow, subject to Alcoholic Beverage Control
- **Occupancy:** Allow net increase
- **Trash:** Adequately sized trash enclosures and service levels required, prior to permit issuance (Prohibit bussing stations)
- **Enforcement:** 3 strikes and out rule; no permit for one-year
- **Permit duration:** Perpetual; renewed yearly





# TASK FORCE RECOMMENDATIONS

## Overall Recommendations

- **Vehicle Loading:** Prohibit large vehicle (i.e., 30ft or more) loading activities in residential areas and streets that are less than 36 feet in width from 11pm to 4am (Sun-Thur) and 6pm to 4am (Fri-Sat)
- **Standard Design Elements**
  - Leave landscaping, color palettes, and materials at the discretion of the establishment; materials to be durable and high-quality
  - Branding and identification sign prohibited on shade structures and barrier/fences



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# TASK FORCE RECOMMENDATIONS

Standards	Sidewalk Dining	Private Property	
		Non-2FI Outdoor Dining	2 <sup>nd</sup> FI Outdoor Dining
Areas Allowed	Downtown and North Manhattan Beach	Citywide (e.g., parking lots if excess parking is available, existing open space)	Citywide commercial zoning districts; not facing residential and min. 15ft away
Hours of Operation	Service until 10pm with items removed by 10:30pm	Same as Sidewalk Dining for areas within 150ft of residential uses; otherwise match Use Permit conditions	Same as Sidewalk Dining



# TASK FORCE RECOMMENDATIONS

Standards	Sidewalk Dining	Private Property	
		Non-2FI Outdoor Dining	2 <sup>nd</sup> FI Outdoor Dining
Live Entertainment and Amplified Music	<ul style="list-style-type: none"> <li>Refer to existing permits (i.e., Entertainment Permit and Amplified Sound Permit)</li> <li>Hours allowed from 9 a.m. to 10 p.m.</li> <li>Enforcement by “reasonable person test”</li> </ul>		
	<ul style="list-style-type: none"> <li>Allow ambient music with speakers on private property</li> <li>Live outdoor entertainment limited to special events only</li> </ul>	Allow with permits	Not allowed; no exception including 2fl dining areas that are not fully enclosed



# TASK FORCE RECOMMENDATIONS

Standards	Sidewalk Dining	Private Property	
		Outdoor Facilities Permit	2 <sup>nd</sup> Fl Outdoor Dining
Roof/Shade element	Limitations on ground floor umbrellas	At the discretion of establishment	
Other	<ul style="list-style-type: none"> <li>• Max. 42, barrier/fence</li> <li>• Limited to natural gas and electrical heater</li> <li>• Tiered use fee (location, alcohol)</li> </ul>	Propane heaters allowed	
			<ul style="list-style-type: none"> <li>• Require noise attenuation measures and barrier walls</li> <li>• No balconies on right-of-way</li> </ul>
Renewal Date	June 30	March 1	-
Deviations	PPIC*	Use Permit (Discretionary Review)	



# TASK FORCE RECOMMENDATIONS

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# CODE AMENDMENT INITIATION

- Purpose

To reflect operational standards that have since changed with COVID and codify task force recommendations that align with current operations

- Amendment Scope

- Existing chapters of Municipal Code and Local Coastal Program with focus on operational standards:  
e.g., Occupancy increase, alcohol service, second floor outdoor dining, live entertainment/amplified music, etc.



# DIRECTION NEEDED

Staff requests City Council direction on,

1. Options regarding the commercial walk street corners east of Manhattan Avenue at 10th Street

- a) Continue prohibiting commercial use of walk streets;
- b) Same as above, but pursue public flex space improvements; or
- c) Amend the code to allow for commercial use of walk streets limited to outdoor dining in this specific area





# DIRECTION NEEDED

Staff requests City Council direction on,

2. Future direction on long-term program development

- a) Develop plans to build out preferred vision
- b) Proceed with no sidewalk widening as alternative
  - i. Initiate code amendments to update operational standards with task force recommendations
  - ii. Incorporate public flex space into the CIP
  - iii. Identify parking strategies to implement
- c) Take no action



# DIRECTION NEEDED

## 2. Future direction on long-term program development

Options		a)	b)	c)
Preferred program vision	Sidewalk widening	Yes	No; sidewalk dining limited on sloped areas	No
	Parking reconfiguration	Yes	Yes/No; identify parking strategies to implement	No
	Public flex space improvement	Yes	Yes; incorporate into CIP	No
Code amendments		Yes	Yes; with focus on operational standards	No



