

LONG-TERM OUTDOOR DINING AND BUSINESS USE PROGRAM DEVELOPMENT

SEPTEMBER 5, 2023



Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails.

BACKGROUND

- Aug. 2021: City Council direction to pursue a work plan item for long-term outdoor dining
- Feb. 2023: Temporary outdoor program ends
- Apr. 2023: Outdoor dining task force formed
- May 2023: Task force meetings kick-off
- Jun. 2023: Contract with consultant (MIG) approved



OUTDOOR DINING TASK FORCE

- Meeting Agenda

May 1	Program scope, visioning, SWOT analysis
May 30	Living streets design manual, Downtown Specific Plan, case studies
Jun 27	Code considerations
Jul 25	Program scope refinement and req. code amendments
Aug 29	Outdoor dining operations



OUTDOOR DINING TASK FORCE

- Recommended Program Scope
 - Business Uses
 - Eating and Drinking Establishments only

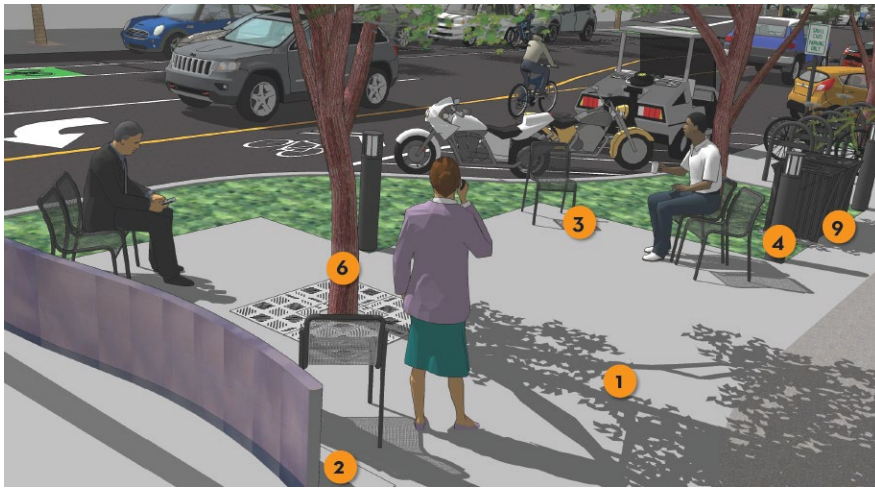


Image from Downtown Specific Plan

Inclusion of public open spaces in right-of-way:

Creation of permanent bulb-outs with street furniture and landscape/hardscape improvements for other business uses or public use



OUTDOOR DINING TASK FORCE

- Recommended Program Scope
 - Locations
 - Private Property: Citywide



Excess parking spaces



Open space



Courtyard



2FI deck



OUTDOOR DINING TASK FORCE

- Recommended Program Scope
 - Locations
 - Public right-of-way:
Downtown and North End only

Sidewalks

On-street Decks

Walk Street
Commercial Corners



WALK STREET COMMERCIAL CORNERS

- MBMC Section 7.36.170(B) prohibits long-term commercial use of walk streets

7.36.170 - Long-term commercial use encroachment permits.

...

B. Commercial use of a walk street is prohibited. Existing long-term uses conducted on a walk street under the authority of an Encroachment Permit approved prior to January 21, 2003 may continue to operate provided the use is not expanded or intensified. Expansion of intensification includes but is not necessarily limited to: increase of floor area or expansion of hours of operation, or addition of alcohol beverage service.



WALK STREET COMMERCIAL CORNERS

- Merits of walk street commercial use
 - Coastal Commission receptive to idea
 - No impacts to on-street parking
 - Scope is manageable as eligible parcels (i.e. zoned commercial and adjacent to walk street) are limited

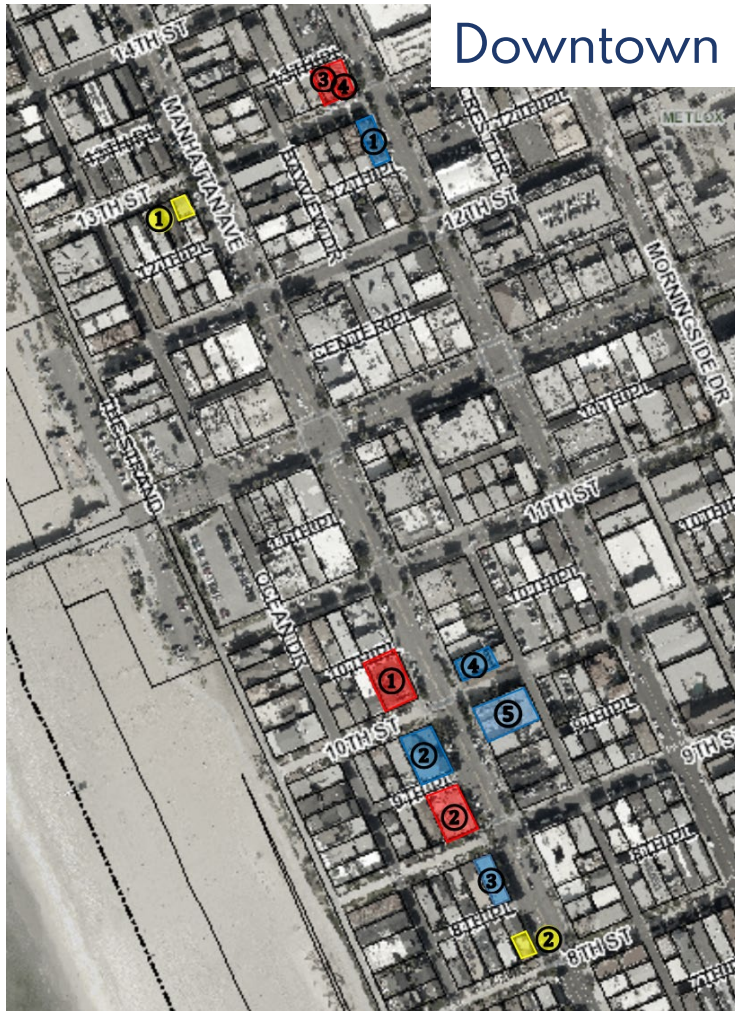
Type	Downtown	North End	Total
Eating/ Drinking	4 (2 are existing)	2	6
Retail	5		5
Others*	2	2	4
TOTAL	11	4	15

* Parcels that are currently neither eating/drinking nor retail uses



WALK STREET COMMERCIAL CORNERS

Downtown



Eating & Drinking Establishments

1. Slay Italian - 1001 Manhattan Ave
2. Arthur J - 903 Manhattan Ave
3. Ocean View Café - 229 13th St
4. Uncle Bill's - 1301 Highland Ave

Retail

1. Dacha - 1221 Highland Ave
2. Tabula Rasa - 919 Manhattan Ave
3. Noelle Interiors - 815 Manhattan Ave
4. Uncorked - 1000 Manhattan Ave
5. Aviator Nation - 920 Manhattan Ave

Other Opportunities

1. Dentist - 1215 Manhattan Ave
2. Design Studio - 803 Manhattan Ave



WALK STREET COMMERCIAL CORNERS

Downtown

2. Tabula Rasa - 919 Manhattan Ave



1. Slay Italian - 1001 Manhattan Ave

4. Uncorked - 1000 Manhattan Ave



5. Aviator Nation - 920 Manhattan Ave



WALK STREET COMMERCIAL CORNERS

Downtown

3. Noelle Interiors - 815 Manhattan Ave



2. Arthur J - 903 Manhattan Ave



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WALK STREET COMMERCIAL CORNERS

Downtown

1. Dacha - 1221 Highland Ave



3. Ocean View Café - 229 13th St*

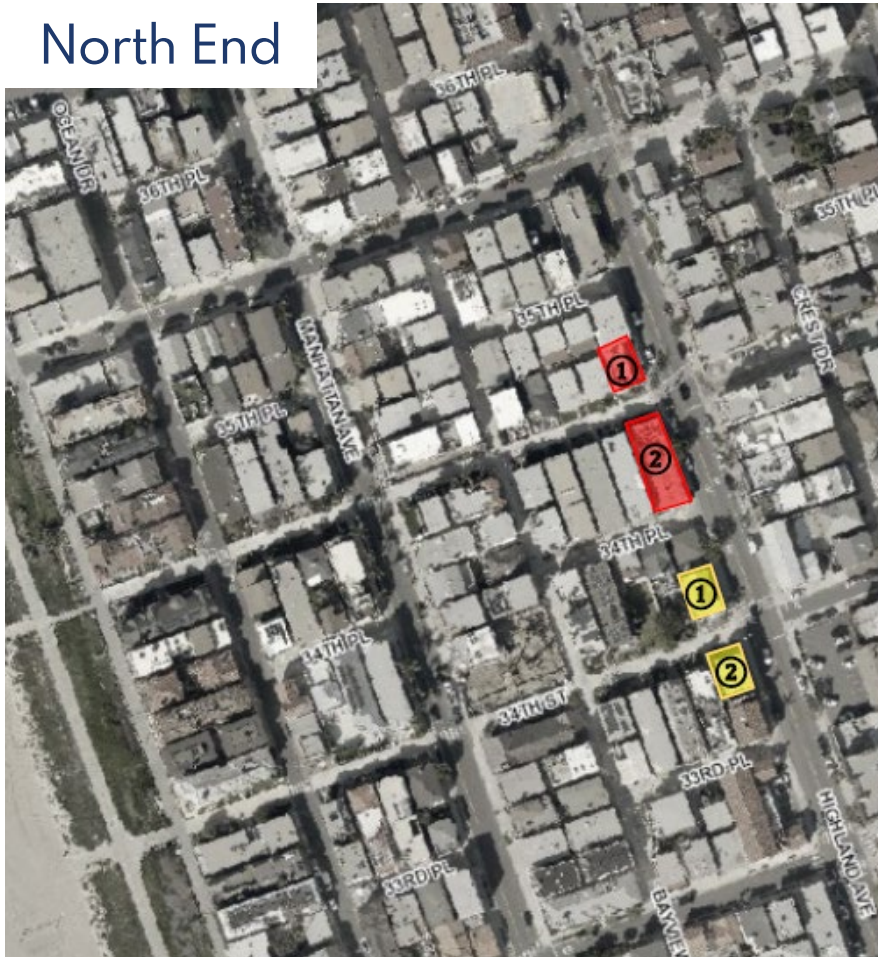
4. Uncle Bill's - 1301 Highland Ave*

1. Dentist - 1215 Manhattan Ave



WALK STREET COMMERCIAL CORNERS

North End



Eating & Drinking Establishments

1. Cafe Wild - 3505 Highland Ave
2. North End Caffe- 3415 Highland Ave

Other Opportunities

1. Hotel - 3321 Highland Ave
2. Hotel - 3401 Highland Ave



WALK STREET COMMERCIAL CORNERS

North End

2. North End Caffe- 3415 Highland Ave



1. Cafe Wild - 3505 Highland Ave

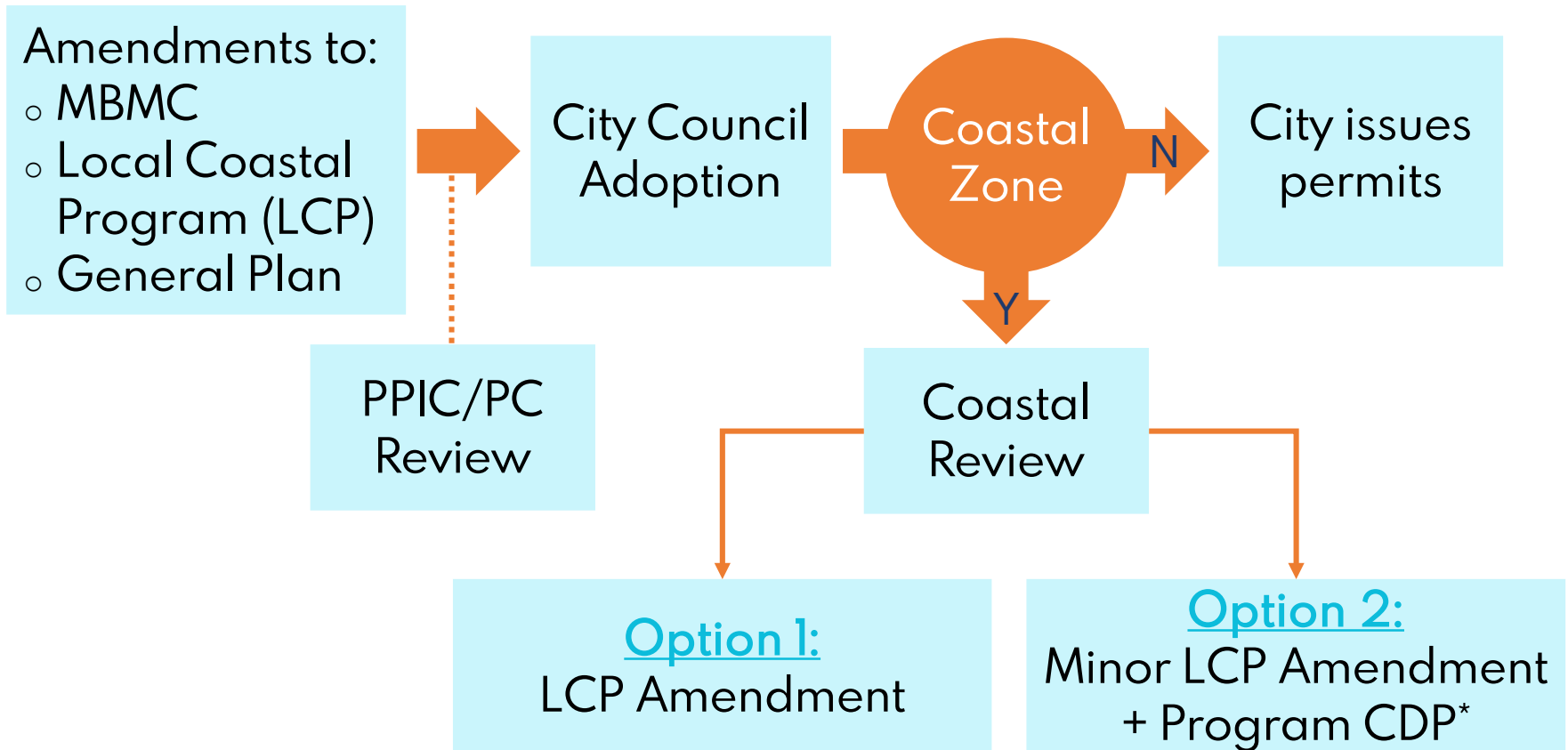


1. Hotel - 3321 Highland Ave
2. Hotel - 3401 Highland Ave



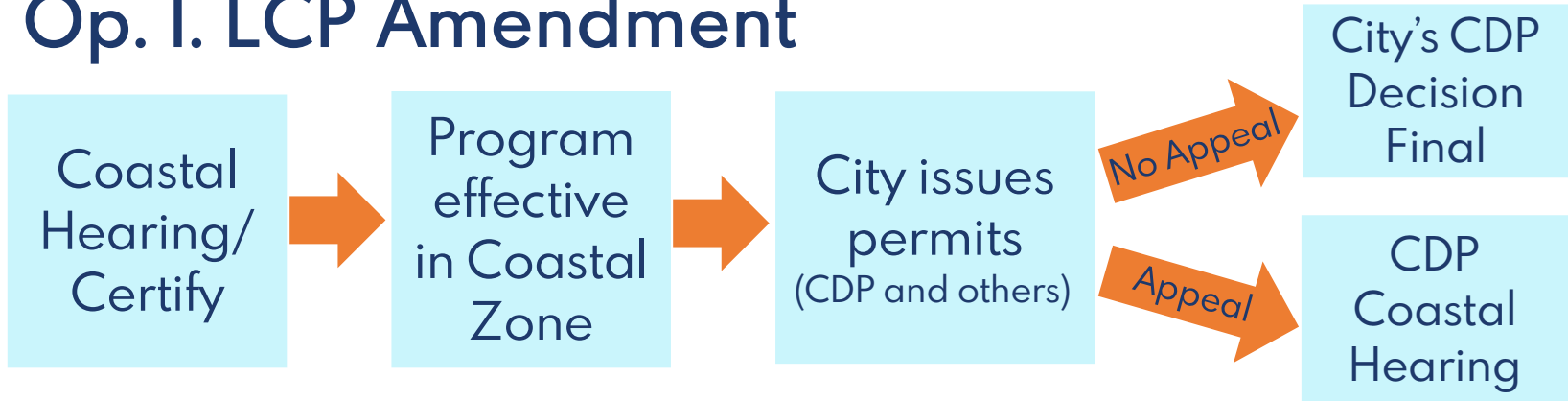
PROGRAM IMPLEMENTATION

• Amendment Process

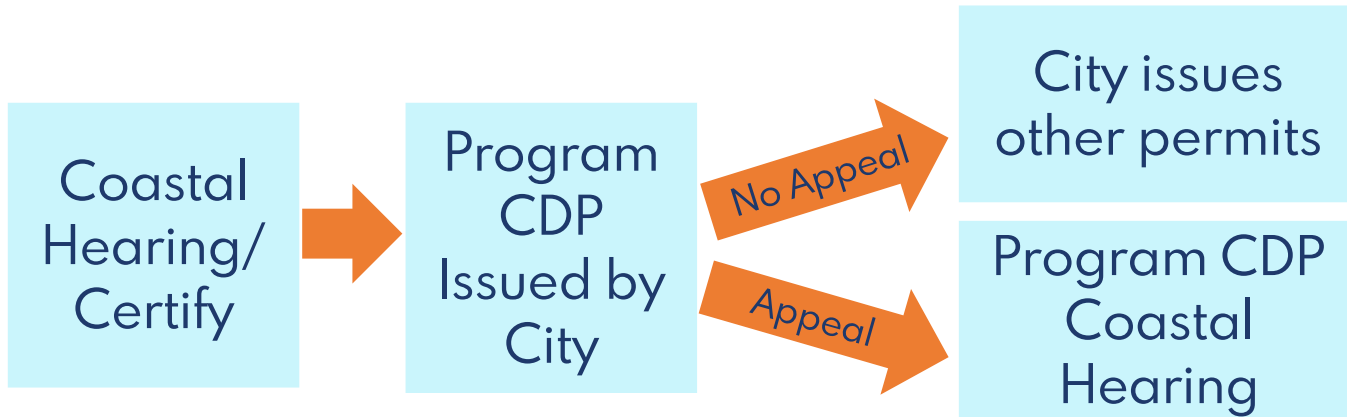


LCP AMENDMENT OPTIONS

- Op. 1. LCP Amendment



- Op. 2. Minor LCP Amendment + Program CDP



LCP AMENDMENT OPTIONS

Options	LCP Amendment	Minor LCP Amendment + Blanket Program CDP
Pro	<ul style="list-style-type: none"> Broad/comprehensive program scope Familiar/Traditional path of introducing new provisions/programs 	<ul style="list-style-type: none"> Streamlined process Ability to revisit City-issued CDP in 5 yrs to make changes or modify program Applicants in the coastal zone do not require a separate CDP
Con	<ul style="list-style-type: none"> Longer Coastal review Future changes will require LCP amendment Individual CDP required for each applicant 	<ul style="list-style-type: none"> Narrowed program scope Appealable Area may cause delays to the CDP issuance, if it is appealed to the Coastal Commission



CONSULTANT WORK SCOPE

- Community Survey
 - Options
 1. Internally prepare and circulate to public
 2. Incorporate into community workshops
 3. Revise consultant contract to include statistically valid survey
- One-way Street Analysis
 - Analyze if one-way street configurations would be best feasible solution to addressing street deficiencies



DIRECTION ITEMS

- Task force-recommended program scope
 - Eating and Drinking Establishments only
 - Citywide on private property
 - Downtown and North End only for public property, inclusive of walk street commercial corners
- Additional consultant work scope (\$39,240)
 - Statistically valid community survey (\$14,930)
 - One-way street analysis (\$24,310)



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