

RESOLUTION NO. PC 25-00

**RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE PROPOSED
AMENDMENTS TO THE MANHATTAN BEACH MUNICIPAL CODE AND
MANHATTAN BEACH LOCAL COASTAL PROGRAM RELATED TO PRIVATE
PROPERTY OUTDOOR DINING, AND ASSOCIATED PRIVATE PROPERTY
OUTDOOR DINING GUIDELINES**

**THE MANHATTAN BEACH PLANNING COMMISSION HEREBY FINDS, DETERMINES AND RESOLVES
AS FOLLOWS:**

SECTION 1. Between June 2020 and February 2023, the City allowed for temporary outdoor placement of a variety of uses in response to COVID-19 protocols that restricted indoor operations. As the focus gradually shifted from a temporary program to one in a post-pandemic era, the City Council directed formation of a 15-member ad hoc task force to assist in the long-term program development process where a total of 15 meetings were conducted.

SECTION 2. On March 26, 2025, the City Council conducted a special meeting to receive its fifth status update on the long-term outdoor dining program development. At the meeting, staff was directed to initiate code amendments to the existing outdoor dining regulations with a focus on operational standards to reflect current operations as well as a number of task force recommendations (the “Project”).

SECTION 3. Associated public meetings were held on the following dates and noticed on the City’s website, in a newspaper of general circulation, via email to interested parties, and via the City’s social media platforms:

Outdoor dining task force meetings

- May 1, 2023
- May 30, 2023
- June 27, 2023
- July 25, 2023
- August 29, 2023
- September 26, 2023
- October 24, 2023
- December 12, 2023
- January 23, 2024
- February 27, 2024
- March 28, 2024
- April 23, 2024
- May 28, 2024
- July 9, 2024
- August 27, 2024

Community workshops

- October 2, 2023
- January 27, 2025

City’s Hometown Fair booth

- October 7-8, 2023

City Council meetings

- September 5, 2023
- February 20, 2024
- April 16, 2024
- October 1, 2024
- March 11, 2025

Parking and Public Improvements Commission

- April 24, 2025

SECTION 4. On May 28, 2025, the Planning Commission conducted a study session to discuss the Project as it pertains to private property outdoor dining regulations.

SECTION 5. On October 8, 2025, the Planning Commission held a duly noticed public hearing to further discuss provisions in the Project and the outdoor dining guidelines derived from the proposed ordinance, and continued the public hearing to October 22, 2025.

SECTION 6. On October 22, 2025, the Planning Commission considered the IS/ND and the Project, including the private property outdoor dining guidelines, during which the Planning Commission received a presentation by staff and testimony from members of the public. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 7. The proposed code amendments have been prepared in accordance with Government Code Sections 65853, et seq.

SECTION 8. The City has reviewed the Project for compliance with the California Environmental Quality Act and has prepared an Initial Study/Negative Declaration (IS/ND). The Planning Commission recommended adoption of the ND to the City Council through adoption of Resolution No. PC 25-00.

SECTION 9. The proposed code amendments to the Manhattan Beach Municipal Code Section 10.60.080 and the Manhattan Beach Local Coastal Program Section A.60.080 supplement the existing private property outdoor dining regulations, and are consistent with the General Plan Land Use Element policies as follows:

- Policies LU-5.7/LU-6.4/LU-7.6: Recognize the unique qualities of mixed-use areas, and balance the needs of both the residential and commercial use.
- Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
- Policy LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each.
- Policy LU-7.1: Encourage the upgrading and growth of businesses in the Downtown area to serve as a center for the community and to meet the needs of local residents and visitors.
- Policies LU-7.5/LU-9.8: Support the efforts of business improvement districts (BIDs) to enhance and improve Downtown, North End, and El Porto.
- Policy LU-8.1: Ensure that applicable zoning regulations allow for commercial uses that serve a broad market area, including visitor-serving uses.

SECTION 10. Based upon the foregoing, the Planning Commission hereby recommends that the City Council ADOPT the proposed amendments to the Manhattan Beach Municipal Code and the Manhattan Beach Local Coastal Program, substantially as attached hereto as Exhibit "A" and incorporated herein by reference, and ADOPT the Private Property Outdoor Dining Guidelines attached hereto as Exhibit "B" and also incorporated herein by reference.

SECTION 11. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall make this resolution readily available for public inspection.

October 22, 2025

Jim Dillavou

Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **October 22, 2025**, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Adam Finestone

Secretary to the Planning Commission

Elia Rosner

Recording Secretary

Exhibits

Exhibit A: Draft Ordinance (Clean Version)

- Manhattan Beach Municipal Code Section 10.60.080
- Manhattan Beach Local Coastal Program Section A.60.080

Exhibit B: Private Property Outdoor Dining Guidelines