



DISCUSSION OF POTENTIAL CODE AMENDMENTS TO ALLOW PORTABLE SIGNS AND BENCHES IN THE PUBLIC RIGHT OF WAY

FEBRUARY 3, 2026

CITY COUNCIL MEETING



BACKGROUND

Oct. 7, 2025: City Council Meeting

- Requested as a future agenda item
 - Downtown area
 - Portable signs
 - Benches

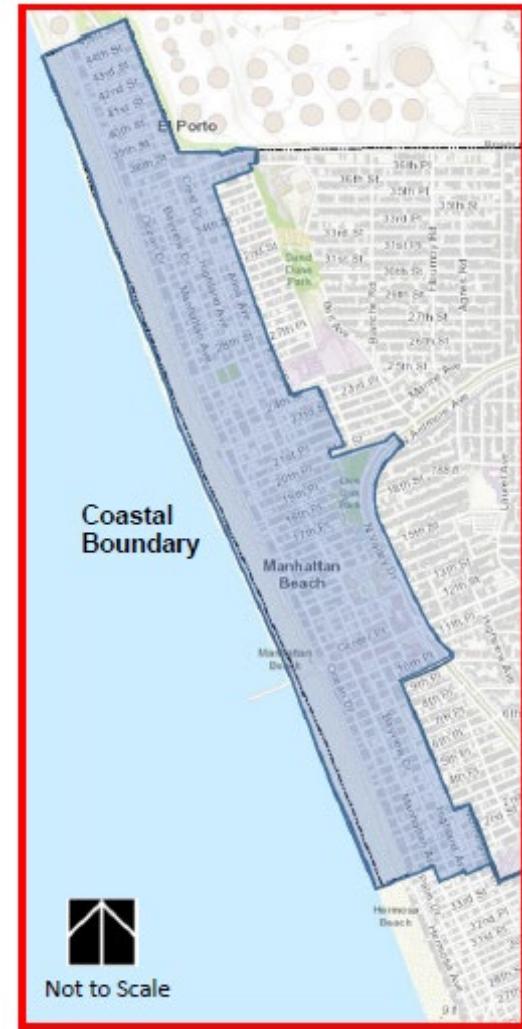


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GOVERNING REGULATIONS

- Manhattan Beach Local Coastal Program (MBLCP)
- Manhattan Beach Municipal Code (MBMC)



GOVERNING REGULATIONS

MBLCP/MBMC Section 7.36.170 (Long-Term Commercial Use Encroachment Permits)

- Generally, requires City Council review
- Exceptions:
 - Sidewalk dining
 - Building projections
 - Roof access or other elements



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GOVERNING REGULATIONS

MBLCP Section A.72.070/MBMC Section 10.72.070 (Prohibited Signs)

- Portable Signs, Off-site Signs

MBLCP Section A.60.080/MBMC Section 10.60.080 (Outdoor Facilities)

- Items allowed on private property

MBMC Chapter 7.24 (Benches Along Public Ways)

- Not utilized and excluded from MBLCP

CODE ENFORCEMENT



Increased staffing levels



Business community engagement



Notifications

- Letters to ALL businesses
- Notice of Violations
 - No citations issued



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POLICY PRIORITIES



Sidewalk width clear of obstructions



ADA clearance requirements



Control of physical appearance



Special considerations for unique locations



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POTENTIAL CODE AMENDMENTS

MBLCP/MBMC Chapter 7.36 (Private use of the right of way)

- Encroachment standards
 - Non-permanent objects
 - Pedestrian clearance
 - Relation to other encroachments
- Long-term commercial use encroachments
 - Streamline process with Director-level review



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POTENTIAL CODE AMENDMENTS

MBLCP Chapter A.72/MBMC Chapter 10.72

- Portable Sign, Off-site Signs
 - Update permitted and prohibited sign
 - Establish new design criteria



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POTENTIAL CODE AMENDMENTS

MBLCP Section A.60.080/MBMC Section 10.60.080

- Outdoor facilities permit
 - Supplement with more clarity
 - Inform standards for public property



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ADDITIONAL CONSIDERATIONS

- Focus of initial direction
 - Area: Downtown
 - Objects: Portable signs and benches
- Potential expanded discussion
 - Expand to apply to other areas
 - Include other objects
 - Standards for public vs. private property



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MBLCP AMENDMENT

California Coastal Commission

- Certification required to take effect in Coastal Zone
 - Applies to any amendment to MBLCP
 - Process can take several months



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PUBLIC OUTREACH

- Notified interested parties and community business organizations
- Attended Downtown Business and Professional Association(DBPA)meeting and walking tour
- Additional outreach to be conducted based on Council direction



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DIRECTION NEEDED

1. Types of encroachments to be regulated

- Portable signs and benches only; OR
- Include other objects

2. Geographic focus area

- Downtown only; OR
- Include other commercial zoning districts

3. Public vs. private property sign regulations

4. Code enforcement actions



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DIRECTION NEEDED



Sidewalk width clear of obstructions



ADA clearance requirements



Control of physical appearance

- Components, features, preference, etc.



Special considerations for unique locations

- Walk streets, alleys, private property, etc.



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