

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

FEBRUARY 3, 2026

CITY COUNCIL MEETING



# BACKGROUND

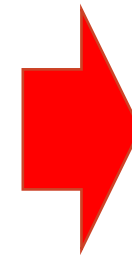
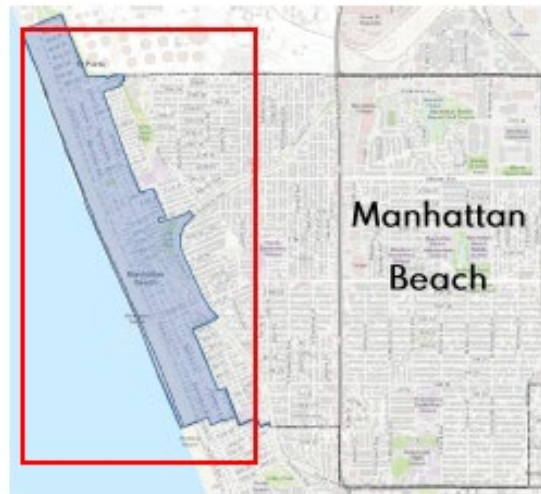
## Oct. 7, 2025: City Council Meeting

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



# 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



# 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



# POLICY PRIORITIES



Sidewalk width clear of obstructions



ADA clearance requirements



Control of physical appearance



Special considerations for unique locations



# 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





# 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



# 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



# ADDITIONAL CONSIDERATIONS

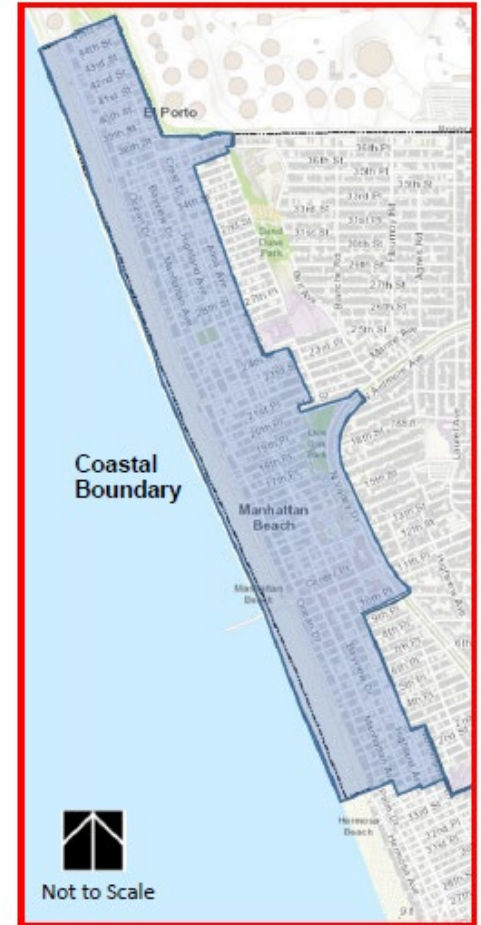
- Focus of initial direction
  - Area: Downtown
  - Objects: Portable signs and benches
- Potential expanded discussion
  - Expand to apply to other areas
  - Include other objects
  - Standards for public vs. private property



# MBLCP AMENDMENT

## California Coastal Commission

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



# 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



# 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



# 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.



