



manhattan beach



**OUTDOOR  
DINING**

# **OUTDOOR DINING TASK FORCE MEETING**

**MAY 30, 2023**



# AGENDA

- Roll Call
- Approval of Minutes
- Living Streets Manual
- Downtown Specific Plan
- Case Studies
- Public Comments
- Task Force Discussions



# DISCUSSION TOPICS

- Allowable Area/Zone/Businesses
- Location and Size
- Design Elements
- Operations and Maintenance
- Administration and Enforcement
- Parking Alternatives



# LIVING STREETS MANUAL

## Project Background

1. California Department of Transportation (Caltrans) Transportation Planning Grant
2. Customize Los Angeles County Living Streets Design Manual
3. Conduct three (3) Community Outreach Sessions
4. Prepare Concept Plans for the Aviation Boulevard Corridor
5. Approvals at a future date at the City Level



**Stantec**  **Leslie Scott Consulting**

Active Transportation Specialist:  
Rock Miller  
Project Manager: Maria Morris  
Traffic and Planning: Daryl Zerfass  
Outreach Specialist: Leslie Scott

# LIVING STREETS MANUAL

## Living Streets can Include:

- Sidewalks
- ADA accessibility
- Bike lanes or other bike signage
- Comfortable and accessible transit stops
- High visibility crosswalks
- Bulbouts and medians
- Roundabouts
- Green space and street trees
- Outdoor dining
- Integrated land uses
- Street furniture





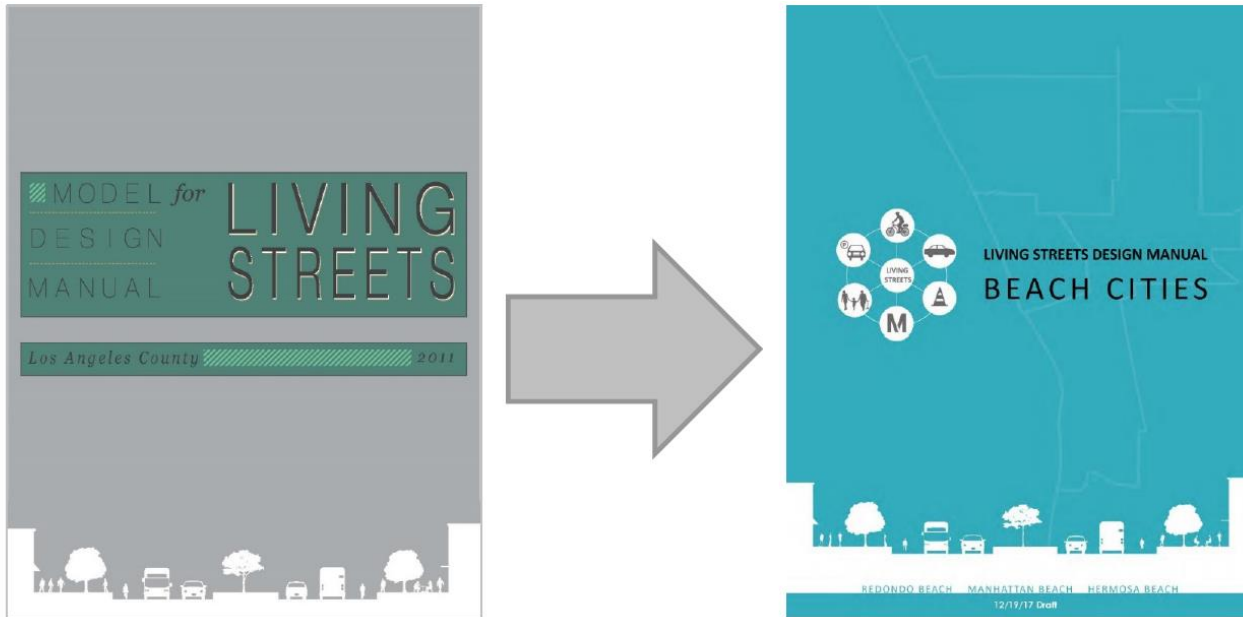
# LIVING STREETS MANUAL

“Living Streets” have the following elements...



- reflect the **CHARACTER** of the community to which it belongs
- allow people of all ages and abilities to **WALK AND BIKE** comfortably and safely
- contribute to the **ECONOMIC VITALITY** of the community
- are functionally complete, providing a **CHOICE OF TRAVEL MODES** throughout the place
- create attractive places that promote **SOCIAL ACTIVITY**
- integrate **GREEN TECHNOLOGIES** into design and construction

# LIVING STREETS MANUAL



- LA County Living Streets model manual updated for localized conditions in Beach Cities - Hermosa Beach, Manhattan Beach, and Redondo Beach.
- Updated policies, standards, tool box, local pictures, local conditions
- Documented outreach process
- Additional chapter on “Emerging Technologies”
- Specific Chapter on each of the three Cities

**Available Online**

Please visit your City website



# LIVING STREETS MANUAL

## Project Description

### Customize the **Living Streets Design Manual**

- a) Local outreach and priorities specific to the Beach Cities
- b) Local examples
- c) Framework for future improvements within the Cities





# LIVING STREETS MANUAL

## Living Streets Manual Chapters

### **Chapter 1: Introduction**

Updated to include new manuals, standards, and legal changes since 2011

### **Chapter 2: Vision, Goals, Policies and Benchmarks**

Removed generic policies and referenced city-specific goals

### **Chapter 3: Street Networks and Classifications**

No changes

### **Chapter 4: Traveled Way Design**

Updated to include new cycle track treatments and referenced feedback from first public meeting

### **Chapter 5: Intersection Design**

Expanded discussion of pedestrian scrambles and curb ramp orientation

### **Chapter 6: Universal Pedestrian Access**

No changes

### **Chapter 7: Pedestrian Crossings**

Expanded discussion of pedestrian scrambles and referenced feedback from first public meeting

### **Chapter 8: Bikeway Design**

Added discussion of topography, bicycle intersections, bicycle stations, and bicycle corrals and expanded on cycle tracks, bike boxes, colored pavements, and legal status. Added model project.



# LIVING STREETS MANUAL

## Living Streets Manual Chapters

### **Chapter 9: Transit Accommodations**

Added discussion of comfort and sense of place, effective wayfinding, personal safety, transit-bike conflicts, bus stop islands, rail-bike conflicts, and additional resources.

### **Chapter 10: Traffic Calming**

Expanded discussion of road diets and referenced public feedback from first public meeting

### **Chapter 11: Streetscape Ecosystem**

Added discussion of regional SCAG GoHuman regional outreach and advertising program

### **Chapter 12: Gathering Places**

No changes

### **Chapter 13: Designing Land Use Along Living Streets**

No changes

### **Chapter 14: Retrofitting Suburbia**

No changes

### **Chapter 15: Community Engagement for Street Design**

Added discussion of outreach conducted for this manual and concerns and projects for consideration identified through that process

### **Chapter 16: Emerging Technologies**

New chapter: discussion of shared mobility services, transportation network companies, car share, bike share, autonomous vehicles, and the impact of these technologies on transit included

### **Chapter 17: The Beach Cities and [Hermosa Beach, Manhattan Beach, or Redondo Beach]**



# LIVING STREETS MANUAL

## CHAPTER 11

### STREETSCAPE ECOSYSTEM

- Street water management
- Urban forestry
- Street furniture
- Utilities
  - Lighting



### Best Practices: Streetscape Improvements



Landscaped Roundabout,  
Redondo Beach, CA



Public Art,  
Redondo Beach, CA



Wrapped Utility Boxes  
Hermosa Beach, CA

#### Landscaping

- Interest & aesthetics
- Reduce heat island effect
- Capture storm water

#### Street Amenities

- Makes roadways more attractive places to walk, shop, or exercise
- Lighting/safety



Tree-Lined Street



Wayfinding on Culver Blvd.,  
Culver City, CA

#### Shade Trees

- Pedestrian comfort
- Reduce heat island effect
- Capture storm water

#### Wayfinding

- Important local destinations
- Establish a sense of place





### GATHERING PLACES

- Public space
- Strategies to re-place streets
- Placemaking for streets





# LIVING STREETS MANUAL

## CHAPTER 13

### LAND USE ALONG LIVING STREETS

- Streetscape environment types
- Implementation strategies
- Health and land use



# LIVING STREETS MANUAL

## Use of the Manual

- **INTENDED AUDIENCE**
- **INTENDED USES**
  - Grant applications
  - Budget planning
  - Land use decisions
  - General Plan update
  - Street projects
  - Capital improvement projects
  - Active transportation projects



# LIVING STREETS MANUAL

## Next Steps

- **Customized Living Street Design Manual to be independently approved at the City level**
- **With approval, each City can use the Manual as a tool guiding document for land use and infrastructure decisions**



## Task Force Q&A





# DOWNTOWN SPECIFIC PLAN

## BACKGROUND

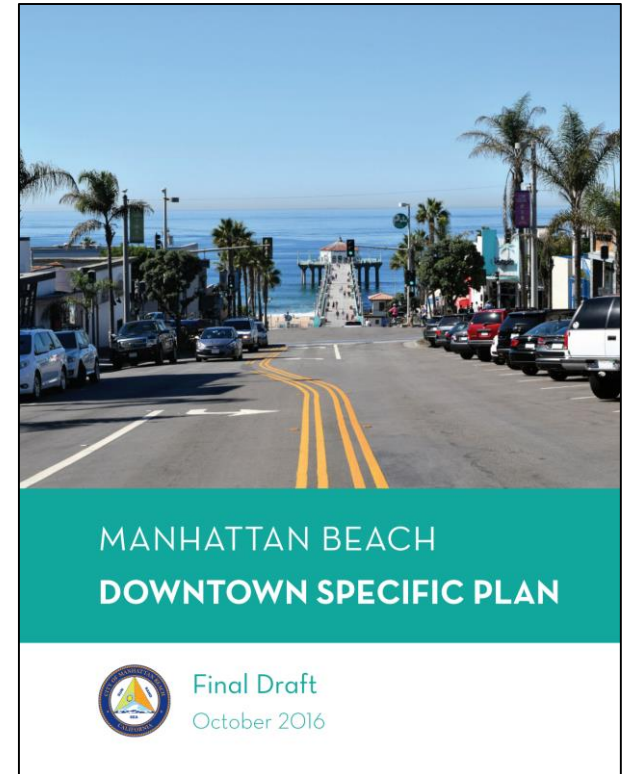
- Rising commercial rent
- Infusion of chains
- Pedestrian uses replaced by banks/offices
- Potential loss of small town character



# DOWNTOWN SPECIFIC PLAN

## Contents

- Analysis of Existing Conditions
- Vision
- Land Use Plan
- Circulation Plan
- Private/Public Realm Development Standards and Design Guidelines
- Infrastructure and Public Facilities
- Implementation



# DOWNTOWN SPECIFIC PLAN

## Timeline

- Dec. 2016 : Adopted by City Council
- Mar. 2017 : Submitted to Coastal Commission
- Aug. 2018: Coastal Commission requested major modifications (STR, parking, etc)
- Sep. 2018 : City Council rejected Coastal Commission recommendations and repealed Specific Plan



# DOWNTOWN SPECIFIC PLAN

## Post-DTSP

- Code amendments to require Use Permits for :
  - 1) Ground floor offices/banks in CD zone
  - 2) Retailers exceeding 1,600 sq ft of sales floor area



1) Office use at 1419 Highland Ave



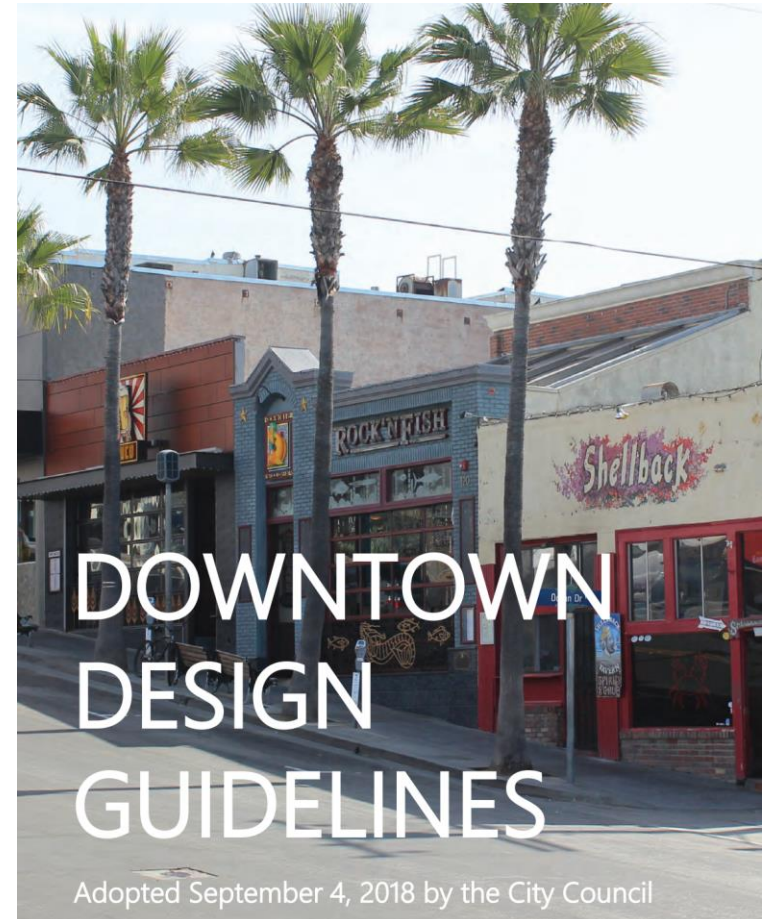
2) Skechers store expansion



# DOWNTOWN SPECIFIC PLAN

## Post-DTSP

- Replace the 1998 Downtown Design Guidelines with 2016 Design Guidelines (DT Specific Plan Ch. 6)



# DOWNTOWN SPECIFIC PLAN

## Chapter 3 - Vision

- **Goal 1:** Preserve and enhance the project area's small town character
- **Goal 2:** Enhance pedestrian and bicycle access to the project area
- **Goal 3:** Improve access to parking and alternative transportation options
- **Goal 4:** Encourage, maintain, and enhance economic vitality

### SMALL TOWN CHARACTER DEFINED:

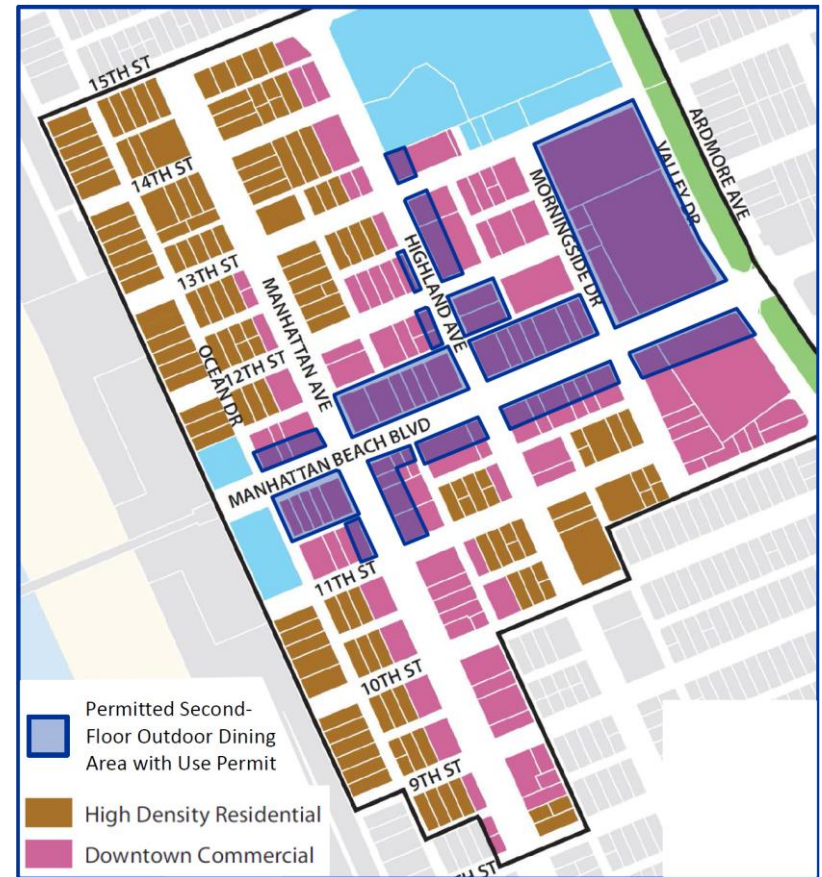
- Relaxed, charming, eclectic beach atmosphere
- Walkable, pedestrian-oriented, clean and safe environment
- Strong sense of community with the Downtown as the heart
- Events that reinforce a shared sense of community and place
- Balance residential and commercial quality of life to maintain the community's integrity and soul



# DOWNTOWN SPECIFIC PLAN

## Chapter 4 – Land Use Plan

- 2<sup>nd</sup> floor outdoor dining guidelines (Adopted Jan. 2019)
  - Requires Use Permit & sound attenuation plan
  - Not to face res. uses
  - No balconies over ROW



# DOWNTOWN SPECIFIC PLAN

## Chapter 6 – Private Realm Development

### Standards & Design Guidelines

- 6.2.F : Outdoor Dining- Private property
  - Configurations
  - Materials
  - Fencing
  - Maintenance



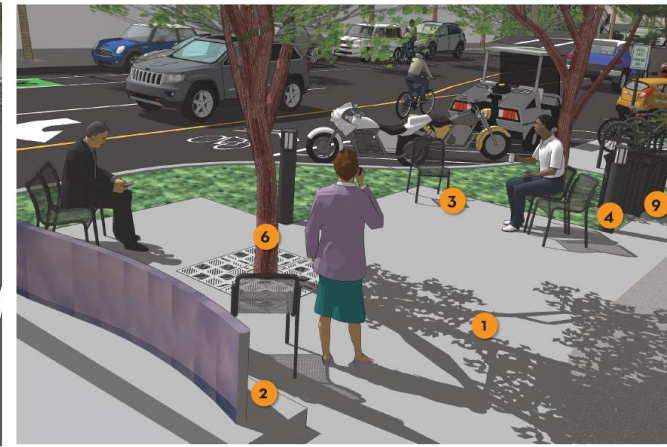
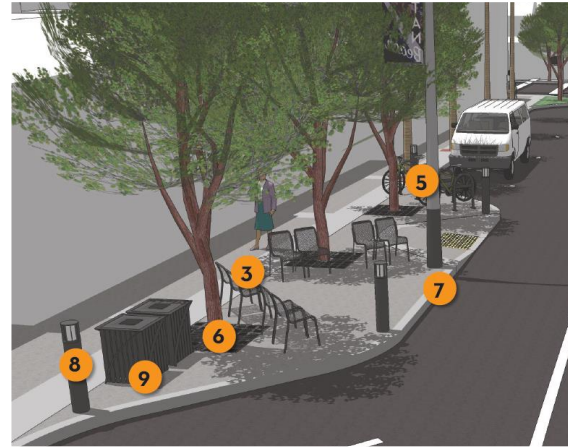
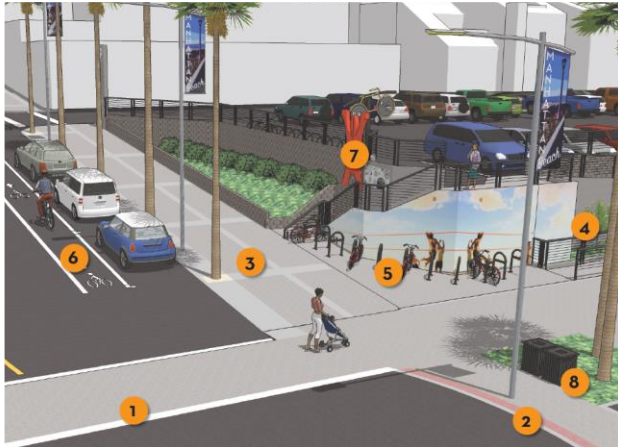


# DOWNTOWN SPECIFIC PLAN

## Chapter 7 – Public Realm Development

### Standards & Design Guidelines

- Create/enhance public spaces that activate the environment and also support local businesses



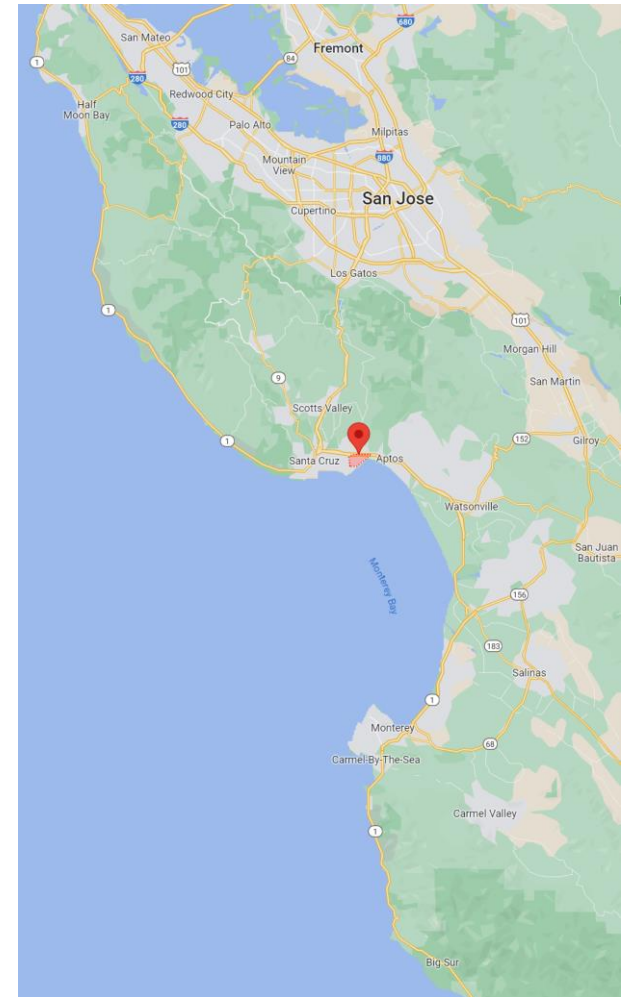
# DOWNTOWN SPECIFIC PLAN

## Task Force Q&A



# CASE STUDY : CAPITOLA

- Area: 1.7 square miles
- Population: Approx. 10,000



# PROGRAM COMPONENT

|                            |  |
|----------------------------|--|
| <b>Program Scope</b>       | <ul style="list-style-type: none"><li>• Limited to eating and drinking establishments</li><li>• Sidewalk dining or Street dining decks (Max. 25 spaces)</li></ul>                                    |
| <b>Applicable Areas</b>    | <ul style="list-style-type: none"><li>• Limited to specific streets and zones (ie., Mixed-Use or Commercial)</li></ul>   |
| <b>Size</b>                | <ul style="list-style-type: none"><li>• Max. 5 parking spaces or 900sf</li><li>• Sidewalk min. clearance 4 - 5ft</li><li>• Shall front the establishment unless physically impossible</li></ul>      |
| <b>Parking Replacement</b> | <ul style="list-style-type: none"><li>• Min. 2 bike parking racks for each on-street parking eliminated</li><li>• In-lieu fee of \$300/bike space/yr</li><li>• One-time fee of \$200/space</li></ul> |





# PROGRAM COMPONENT

|                    |   |
|--------------------|---|
| Operation          | <ul style="list-style-type: none"><li>• 7am to 10pm year round; “Open for use” min. 5 days/week</li><li>• No music or amplified sound</li></ul>           |
| Signage            | <ul style="list-style-type: none"><li>• 1 identification sign and 1 menu sign</li><li>• Each max. 2sf</li></ul>   |
| Maintenance        | <ul style="list-style-type: none"><li>• Deposit: \$500 sidewalk, \$1K (~2 space), \$1.5K (~5 space)</li></ul>   |
| Materials          | <ul style="list-style-type: none"><li>• Wood, glass, steel/iron, masonry, and concrete</li></ul>  |
| Other Requirements | <ul style="list-style-type: none"><li>• No interference with public utilities</li><li>• Insurance</li><li>• Enclosed roof structures prohibited</li></ul> |



# PROGRAM COMPONENT

|                                  |   |
|----------------------------------|---|
| <p><b>Permit Fee</b></p>         | <ul style="list-style-type: none"> <li>• Encroachment: \$577</li> <li>• Building Permit: Based on valuation of deck</li> <li>• Planning (Custom design only): \$1K deposit</li> <li>• Coastal Development Permit (Custom design only): \$865</li> <li>• Parking space lease: \$3.4K/per/yr</li> <li>• Sidewalk and non-parking space lease: \$18/sf/yr</li> </ul> |
| <p><b>Approval Authority</b></p> | <ul style="list-style-type: none"> <li>• Staff/Director: Prototype decks</li> <li>• Planning Commission: Sidewalk and custom decks</li> </ul>   |
| <p><b>Permit Duration</b></p>    | <ul style="list-style-type: none"> <li>• Coastal Zone: 3 yrs; thereafter, re-evaluated every 5 yrs</li> </ul>   |
| <p><b>Good Standing</b></p>      | <ul style="list-style-type: none"> <li>• Has had no violations in past 24 months to apply</li> <li>• 3 strikes and out; no permit allowed for next 2 yrs</li> </ul>   |



# PROGRAM COMPONENT

- Lottery System
  - Distributes the 25 parking spaces for street dining decks
- Administrative Policy
  - Further defines the rules, regulations, and conditions of outdoor dining program
- Prototype Street Dining Deck Design
  - Allows streamlined review and approval



# COASTAL COMMISSION REVIEW

1. City Council compliance review in 3 years and every 5 years thereafter >> **Codified**
2. Dedication of 50% of outdoor dining lease revenue for coastal access in order to mitigate impacts to coastal resources >> **Removed**
  - Parking data and improvements
  - Prototype design
  - Shuttle service
  - Recreation opportunities
  - Bike parking
  - Capital Improvement Programs





# CASE STUDY : SAN DIEGO



## Program Scope



# PROGRAM COMPONENT

|                  |   |
|------------------|---|
| Applicable Zones | <ul style="list-style-type: none"><li>• Mixed-Use zone</li><li>• Most Commercial and Industrial zones</li></ul>   |
| Location         | <ul style="list-style-type: none"><li>• <b>Streetary</b> and <b>sidewalk dining</b>: Adjacent to the frontage of establishment</li><li>• <b>Active sidewalk</b>: Streets with on-street parking that can accommodate a Class IV bike lane</li><li>• <b>Promenade</b>: Streets adjacent to exclusively residential uses in Coastal Zone prohibited</li></ul> |
| Size             | <ul style="list-style-type: none"><li>• None</li><li>• Min. 54ft in length for <b>active sidewalk</b></li></ul>   |



# PROGRAM COMPONENT

|                    |   |
|--------------------|---|
| Maintenance        | <ul style="list-style-type: none"><li>• Required to post contact information of responsible party visible from PROW</li><li>• Permit to be posted on <b>sidewalk dining</b> premise</li></ul>   |
| Materials          | <ul style="list-style-type: none"><li>• Only applicable in the Gaslamp Quarter</li></ul>  |
| Signage            | <ul style="list-style-type: none"><li>• Only on umbrellas</li><li>• <b>Sidewalk dining</b>: Max. 4sf on umbrellas/awning</li></ul>  |
| Approval Authority | <ul style="list-style-type: none"><li>• Staff/Director</li><li>• Business Improvement District, if <b>sidewalk dining</b> is located within BID; No alcohol sale or new construction</li><li>• Hearing officer: Appealable Area of Coastal Zone</li></ul> |
| Permit Duration    | <ul style="list-style-type: none"><li>• 2 years (<b>Streetary</b> and <b>active sidewalk</b>)</li></ul>   |



# PROGRAM COMPONENT

|                    |   |
|--------------------|---|
| Operations         | <ul style="list-style-type: none"><li>• 7am to 10pm (Until 11pm on Fri-Sat)</li><li>• Within 150ft of residential use<ul style="list-style-type: none"><li>: 7am to 9pm (Until 10pm on Fri-Sat)</li></ul></li><li>• Conditional Use Permit req. for live entertainment</li><li>• No smoking/vaping</li><li>• Noise ordinance enforced</li><li>• Open to public during non-operating hours<br/>(Streetary, active sidewalk, promenade)</li></ul> |
| Other Requirements | <ul style="list-style-type: none"><li>• Insurance</li><li>• Maintenance &amp; Removal Agreement</li><li>• Promenade: Provide access to emergency vehicles</li></ul>   |





# PROGRAM COMPONENT

|             |  |
|-------------|--|
| Parking     | <ul style="list-style-type: none"><li>• Beach Impact Area<br/>: Equivalent number of replacement required</li><li>• Required if <b>sidewalk dining</b> area is greater than 200sf, exceeds 25% of combined gross floor area, and is within parking impact overlay zone</li></ul> |
| Permit Fees | <ul style="list-style-type: none"><li>• Right-of-Way Permit: Approx. \$750+</li><li>• Building Permit: Approx. \$1,600</li><li>• Coastal Development Permit: Approx. \$8,000+</li><li>• Neighborhood Use Permit: Approx. \$7,800</li></ul>                                       |



# PROGRAM COMPONENT

## Fee Breakdown Example

: \$7K - \$14K

(Excludes Coastal Dev. Permit)

### Streetary Fees:

*The listed fees are based on using an average street parking space for a Streetary.*

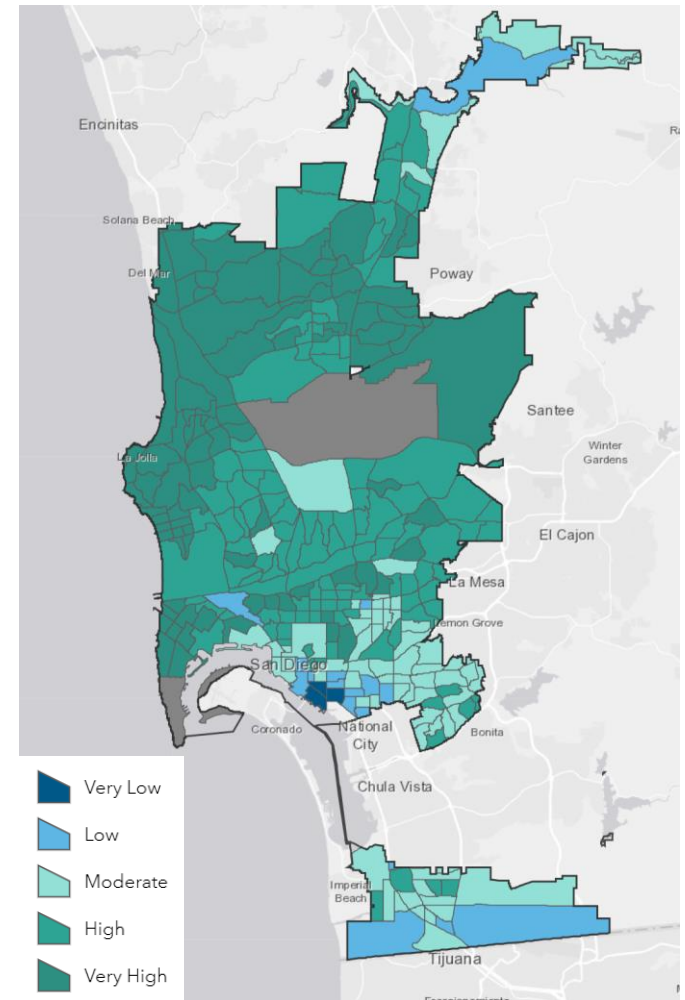
**20 ft. x 6.5 ft. = 170 sf.**  
( Typical Parking Space )

|  |          |
|--|----------|
| <b>Average Inspection &amp; Permitting Fees</b>  | \$3,500  |
| <b>+</b>   |          |
| <b>Exclusive Use Fee</b><br>( The fee varies depending on the location. Only one of these fees will apply. ) |          |
| \$20/s.f.....  | \$3,400  |
| <b>or</b>  |          |
| \$40/s.f.....  | \$6,800  |
| <b>or</b>  |          |
| \$60/s.f.....  | \$10,200 |
| <b>+</b>   |          |
| <b>Prorated Development Impact Fee</b><br>( Varies per community. )  |          |
| <b>Average.....</b>  | \$197    |

The City of **SAN DIEGO**  
sandiego.gov/spaces-as-places

# PROGRAM COMPONENT

- **Streetary**: Exclusive Use Fee
  - City's Climate Equity Index\*
    - \$10-30/sf/yr; based on access to opportunity
  - Expenditure of funds
    - Administration, enforcement, and public improvements



# PROGRAM COMPONENT

- Deviations (**Streetary**, **Sidewalk**, **Active Sidewalk**)
  - Neighborhood Use Permit required
  - Findings
    - Compatibility with adjacent land use
    - Enhancement to street and ped. travel
    - No adverse impacts to use of street
  - Excludes engineering, operation hours, ADA, storm water, and overhead structure



# COASTAL COMMISSION REVIEW

## 1. Require Coastal Development Permits

### >> Codified

- Non-appealable areas
  - : Ministerial review; cannot be appealed
- Appealable Areas
  - : Reviewed by hearing officer;  
appealable to Planning Commission





# COASTAL COMMISSION REVIEW

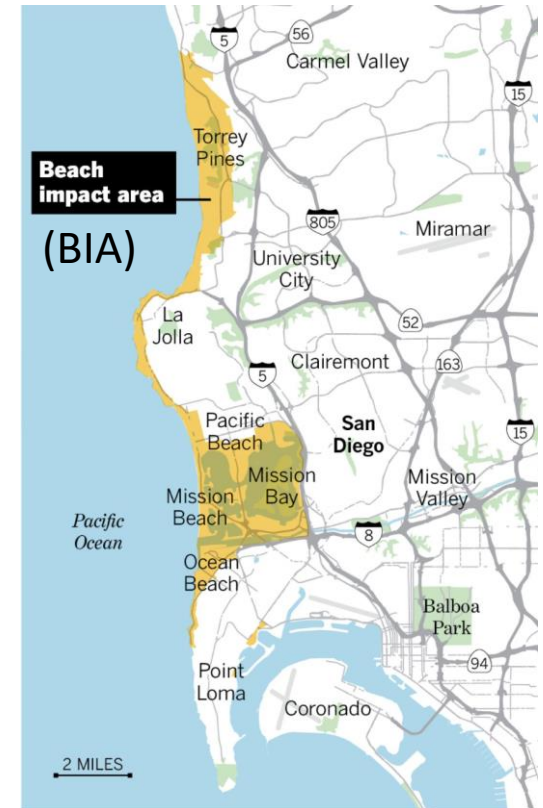
## 2. Add provision for replacement parking

>> Codified

Within  
BIA

- Streetary
- Active sidewalk
- Promenade

Equivalent number of no-cost parking to be provided on site or through shared parking

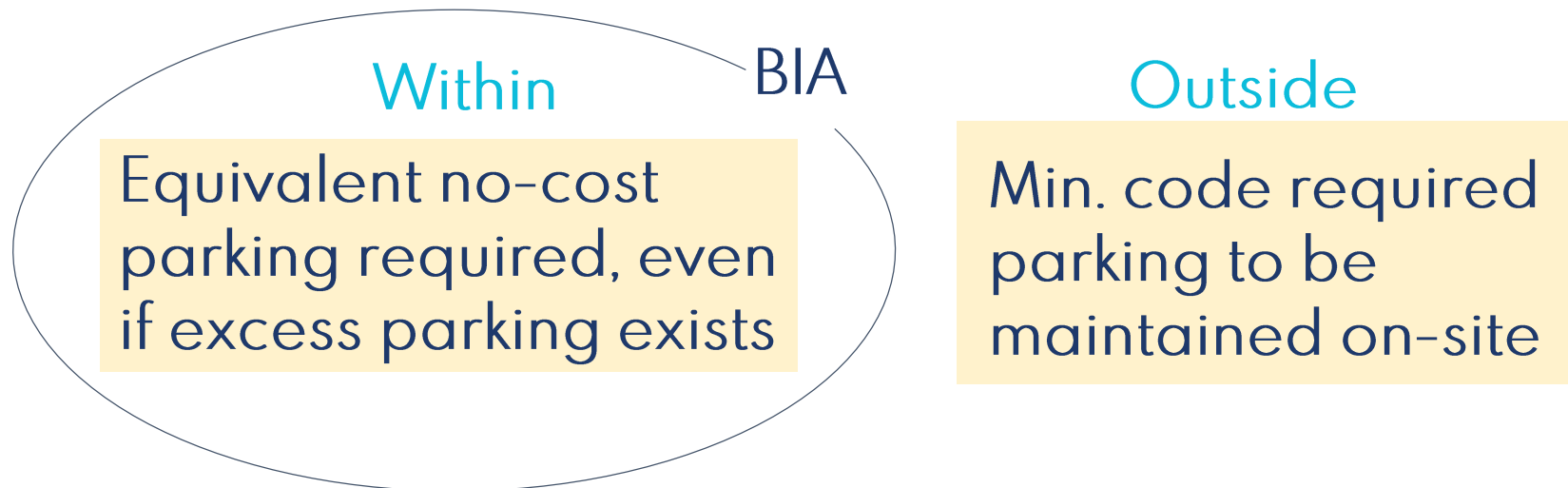


# COASTAL COMMISSION REVIEW

## 2. Add provision for replacement parking

>> Codified

- Private outdoor dining (off-street parking areas)



## Task Force Q&A



# PUBLIC COMMENTS



# DISCUSSION

- What elements would you like to take from the Living Streets Manual and the DT Specific Plan?
- What program components from the case studies would you like replicated in/customized for Manhattan Beach?
- What other components do we want to develop that is unique to Manhattan Beach?





# DISCUSSION

- What elements would you like to take from the Living Streets Manual and the DT Specific Plan?
  - Sidewalk dining, private outdoor dining, 2<sup>nd</sup> fl dining decks, pedestrian amenities (benches, lighting, art, etc)



# DISCUSSION

- What program components from the case studies would you like replicated in/customized for Manhattan Beach?



# DISCUSSION

- What other components do we want to develop that is unique to Manhattan Beach?



# NEXT STEPS

- Future Agenda Items
  - Overview of Building/Public Works/Fire Code
- Potential meeting dates
  - 4<sup>th</sup> Tuesdays (1-3 PM) >> 6/27
  - 3<sup>rd</sup> Wednesdays (2-4 PM) >> 6/21
  - 4<sup>th</sup> Thursdays (9-11 AM) >> 6/29

