

**MANHATTAN BEACH  
OUTDOOR DINING TASK FORCE  
MINUTES OF REGULAR MEETING  
JULY 25, 2023**

**A. CALL MEETING TO ORDER**

Director Talyn Mirzakhonian called the meeting to order at the hour of 1:00pm.

**B. PRESENTATION OF AGENDA, ROLL CALL**

Senior Planner Jaehee Yoon welcomed everyone to the meeting and provided a brief overview of the meeting agenda.

Roll call was taken and the following task force members were present for the meeting:

Bob DaGiau – Parking and Public Improvements Commission  
Maureen McBride – Chamber of Commerce  
Jill Lamkin – Downtown (DBPA)  
Jim Burton – Downtown resident  
Kimberlee Kelly – North MB resident  
Don Ziss – Commercial (MVSC)  
Harout (Harry) Ashikian – Commercial (Non-MVSC)  
Paul Mullin – At-large resident  
Bridgette Goodman – At-large resident  
Faith Lyons – At-large resident/business  
Peir Serota – At-large resident/business  
Audrey Judson – At-large resident/business

Joseph Ungoco (Planning Commission), David Archer (Chamber of Commerce), and Mike Simms (North MB BID) were absent from the meeting.

**C. PROGRAM SCOPE**

Senior Planner Yoon provided an overview of the current program scope being considered by the task force, which included all businesses Citywide on public and private property. Additional information was provided regarding business use classifications per the Manhattan Beach Municipal Code, along with a table and map that illustrated where in the City and what types of business uses participated in the temporary outdoor dining program. The vast majority of businesses were Eating and Drinking Establishments in Downtown, inclusive of post-COVID sidewalk dining or private property outdoor dining permits currently issued.

Staff provided further clarification on the difference between a “Food and Beverage Sales” use versus an “Eating and Drinking Establishment” use, and how the City determines and reviews the business use classification when they apply for a business license. There was further discussion on Uncorked, which is a very unique case in terms of its business use classification.

Senior Planner Yoon continued to present the program scope in regards to public and private property with the respective subtypes; sidewalks, parklets, and walk streets for public property and parking lots, open space courtyards and 2<sup>nd</sup> floor decks for private property.

#### **D. REQUIRED AMENDMENTS**

Senior Planner Yoon outlined the required amendments to implement the long-term program as it pertains to the Manhattan Beach Municipal Code, the Local Coastal Program, and the General Plan. Two options to amend the Local Coastal Program (LCP)/Local Implementation Plan (LIP) were presented: Option 1 – Major LCP/LIP amendment; and Option 2 – Minor LIP Amendment with a City-issued Coastal Development Permit. Aside from a streamlined amendment process, Option 2 will provide the City with more flexibility in the event revisions or changes to the program are necessary in the future compared to Option 1, which would require going back to the Coastal Commission for any modifications. The task force was supportive of Option 2, which was also staff's recommendation.

Additional discussion ensued on the involvement of the California Department of Alcoholic Beverage Control in terms of future outdoor alcohol consumption.

Senior Planner Yoon provided an overview of walk streets as a subtype to consider under public property, including relevant provisions from the Manhattan Beach Municipal Code that prohibit commercial use of walk streets and the potential merits of allowing such activities contrary to the current regulations. A snapshot of the eligible parcels (i.e., zoned commercial and adjacent to walk street) in Downtown and North End were presented that showed the specific locations, current business uses, and whether they participated in the temporary program.

#### **E. NEXT STEPS**

Senior Planner Yoon noted that a status report to City Council is tentatively scheduled for September 5, 2023. The status report will present the task force-recommended program scope and request the City Council's direction on walk streets, as well as describe the Coastal Commission amendment process moving forward.

There were questions/comments from the task force regarding trash and waste management, consideration of residential impacts if commercial use of walk streets is allowed, and landscaping in the right-of-way that may be taken away to accommodate outdoor dining space.

#### **F. APPROVAL OF MINUTES**

A motion was passed (unanimous) to approve the minutes from the June 27, 2023 task force meeting. (Due to a lack of quorum at the start of the meeting, approval of minutes were considered at a later time.)

#### **G. PUBLIC COMMENT**

Four public comments were received as follows:

- Commercial use of walk streets is a good idea as it provides an ocean view dining experience, which we should maximize.
- We should think about why commercial use of walk streets was prohibited.
- We should encourage people to take pictures of things they see as they conduct business in Downtown to document what is truly happening in our City. The program needs to consider what happens in the City throughout the day during different times and also think about planning things seasonally, as the activities vary.
- The program should not allow taking away on-street parking spaces.

Staff and task force member De Giau shared other comments received outside of the task force meetings in which some business owners were against outdoor dining.

## **H. GROUP DISCUSSIONS**

Task force members were asked to refine the program scope in terms of business use classifications, focus area, public property, and private property. Staff clarified the different commercial use classifications defined in the Manhattan Beach Municipal Code; provided additional context on the parking requirements for Food and Beverage Sales versus Eating and Drinking Establishments, and noted how minimizing displaced on-street parking would be preferred by the Coastal Commission.

The task force members discussed providing public seating opportunities for Food and Beverage Sales uses to participate in the program and how not every part of the City will be able to accommodate on-street decks due to various code requirements.

A motion was passed (unanimously) by the task force to limit the business use classification to Eating and Drinking Establishments only and utilize public parklets/bulb-outs or open space for Food and Beverage Sales.

Task force members discussed which areas to focus on and unanimously voted to allow public property outdoor dining in Downtown and North End only, and Citywide for private property outdoor dining.

Task force members discussed the various subtypes under public property. Staff provided clarification that walk street improvements will need to be constructed/funded by the establishment seeking use of the right-of-way and encroachment permits with associated agreements will be executed as it is the case for private residential property owners utilizing walk streets as part of their development. In addition, amending the Manhattan Beach Municipal Code and LIP to allow commercial use of walk streets will require a public hearing, therefore, this topic will also be covered at community workshops in the future.

A motion was passed (unanimously) by the task force to include parklets, sidewalks, and walk streets as part of public property outdoor dining.

Task force members discussed the various subtypes under private property and unanimously voted to include private parking lots (if there is excess parking spaces available beyond the minimum code requirement), existing open spaces, and 2<sup>nd</sup> floor decks.

As there was time left for the remainder of the meeting, an additional comment from the public was received as follows:

- Consider potential volume of businesses that will be participating in the long-term program so it can be balanced without losing quality.
- Instead of using public on-street parking spaces, we should utilize 2fl decks for open air dining.
- Think about what minor code changes can accomplish the most.
- Consider hours of operation and alcohol services so as not to increase negative impacts to residential uses in the vicinity if we allow commercial use of walk streets.
- Thoughtfully use public open space to create the program.

**I. ADJOURNMENT**

The meeting concluded at 3:00 PM and the next meeting will take place on August 29, 2023 from 1:00 to 3:00 PM at the Police/Fire Community Room.