

**MANHATTAN BEACH  
OUTDOOR DINING TASK FORCE  
MINUTES OF REGULAR MEETING  
October 24, 2023**

**A. CALL MEETING TO ORDER**

Director Talyn Mirzakhonian called the meeting to order at the hour of 1:04pm.

**B. ROLL CALL**

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

Joseph Ungoco – Planning Commission  
Bob DaGiau – Parking and Public Improvements Commission  
Maureen McBride – Chamber of Commerce  
Jill Lamkin – Downtown (DBPA)  
Jim Burton – Downtown resident  
Mike Simms – North MB (BID)  
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

David Archer (Chamber of Commerce) and Kimberlee Kelly (North MB Resident) were absent from the meeting.

**C. APPROVAL OF MINUTES**

A motion was passed (unanimous) to approve the minutes from the September 26, 2023 task force meeting.

**D. COMMUNITY OUTREACH OVERVIEW**

Senior Planner Jaehee Yoon presented a summary of the outdoor dining community engagement efforts (i.e., community workshop and Hometown Fair) in early October. Discussion ensued amongst the task force members and City staff regarding the location of the outdoor dining community outreach booth at the Hometown Fair; components that are included in the standardized design to which staff noted that it will be based on the task force’s recommendation; the difference in results between the workshop and the Hometown Fair; and further analysis of pursuing outdoor dining opportunities on walk street commercial corners including the number of parcels to consider for the program, the scope of the targeted outreach to residents, and potential solutions to address their concerns.

**E. PUBLIC COMMENTS**

Four public comments were received as follows:

- Consider the negative impacts to residents if outdoor dining is allowed on walk streets. There are regulations in place that prohibit commercial use of walk streets for a reason. It would be an intrusion and disturbance to the local residents if we allow people to dine so close to their yards.
- Suggest that the task force walk through a walk street on a Saturday to understand how commercial use will negatively affect the residential neighborhood as the idea is against what residents want in Downtown. More restaurants also means more employees which will impact parking demand.
- Clarify whether the walk street discussion was for the entire walk street length or the corners, to which staff clarified that it is limited to the commercial corners.
- Concern that contrary to what was told at the workshop, quantitative results are presented in the community outreach summary. Seeking input as part of the community outreach effort at the Hometown Fair is “absurd”. Outdoor dining will further negatively impact the character of Manhattan Beach if we do not resolve the issues we currently have with no additional space or infrastructure to support it. “Most of the effort is in direct conflict with the General Plan”.

## F. TASK FORCE DISCUSSIONS

The task force was asked to define outdoor dining in light of the information received from the community engagement efforts. There was mention of open air, al fresco, dining without four walls, sidewalks, dining decks, roof tops, parklets, small town character, food and drink served outside the boundaries of the existing restaurant, inviting to the public, more locations to enjoy ocean views, and provides a European feel.

The next question for the task force was whether to narrow the additional outreach to residents/property owners along the same walk street commercial corners of the six existing Eating and Drinking Establishments or to all 15. After discussions, a motion was made and carried to limit the additional outreach effort to the existing six Eating and Drinking Establishments. (10 members voted in favor of the motion, with 3 dissenting)

Subsequent to the targeted outreach question above, staff reiterated the potential mitigation measures that were discussed at the August task force meeting, which may be incorporated into the program if commercial use of walk streets are allowed. Director Mirzakhanian noted that some flexibility could be developed into the regulations from this effort to protect the residents and more when we amend the Municipal Code to allow for commercial use of walk streets. Furthermore, Traffic Engineer Erik Zandvliet mentioned we could explore limiting the number of outdoor seating with a percentage of the indoor occupancy, requiring landscape buffers, and determining the outdoor dining boundaries on the walk street so as to help mitigate impacts.

There was a clarifying question on the purpose of the setback requirement, which is intended to mitigate noise while also providing a sense of privacy. As all walk street commercial corners are different and one requirement may not work for the other parcel, there was a general consensus on potentially creating a menu of options for the establishments to choose from. Staff noted that they will further study what the appropriate setback requirements could be and revisit the specifics with the task force at another time. Staff also noted that we may also include a neighbor notification requirement and that low-level landscaping near the shared property line can also help mitigate noise impacts.

The next discussion amongst the task force was to come up with a list of elements that could be included in the standardized design manual, which will be developed by the consultant team. Examples from the Gensler design proposal was brought up and there was mention of including barriers between traffic and dining decks, options for signage, low-to-the-ground heaters, retractable awnings and shade structures, and glass railings to allow views. There were suggestions to leave the landscaping and materials at the discretion of the establishment so as to be consistent with the establishment itself, while requiring the materials be durable and high-quality.

Before adjourning the meeting, the definition of outdoor dining was presented by staff to the task force based on the input received earlier on the topic. As there were additional suggestions made by the task force, it was noted that staff will work on a revised version to share with the task force at the next meeting.

#### **G. ADJOURNMENT**

The meeting was adjourned at 3:08 p.m. to December 12, 2023 at 1:00 p.m. at the Police/Fire Community Room.