

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: 4e****Title:**

Discussion and feedback on the proposed First Street Plaza configurations for expanded temporary outdoor dining in 2021

**Presenter:**

Ciara Miller, Economic Development Planner

**Meeting:** Planning & Development Committee**Date:** December 14, 2020

Proposed Cost: \$

Budgeted Amount: \$0

Not Budgeted: **Executive Summary** (*if not budgeted please explain*):

On November 24<sup>th</sup>, staff was notified of a request from Alter Brewing asking that the City begin reviewing the Temporary Outdoor Dining program for 2021 as soon as possible. The reason for this request is so the restaurants have time to plan for the upcoming outdoor dining season and order any necessary equipment and furniture which may take weeks to come in. Staff is seeking feedback on the redesigned configurations for the use of the City's plazas presented as Option A (First Street Open) and Option B (First Street Closed) below.

**Revised West Plaza Dining Plan - Option A (First Street Open):**

Option A (see attached map and exhibits) contemplates a scenario where First Street remains open to vehicle traffic while increasing the amount of plaza space that is open to the general public. The area that restaurants can use for table service is scaled back compared to the plan that was approved for the 2020 outdoor dining season, but it is still extended beyond what was permitted pre-COVID.

- By shifting La Mesa's outdoor dining area to the front of the building (facing First Street) it is possible to open significantly more space in the heart of the West Plaza to be utilized by the general public while still offering expanded outdoor seating for the adjacent restaurants.
- La Za Za's is primarily occupying their private property, with the exception of the sidewalk café area that they typically install annually at the corner of Main and First Street.
- Gia Mia's has full access to the western-most circle of the plaza but is using less of the sidewalk compared to 2020.
- As proposed McNally's would utilize the space that is immediately adjacent to their building, a portion of which is on their private property. This configuration eliminates the issue of carrying food and drinks across the public walkway to the tables that were physically separated from their private patio area in 2020.
- Alter Brewing is given the same access to the East Plaza as they were granted in 2020, but they are not permitted to use the sidewalk in front of their building for outdoor dining in this option due to First Street being open.

**Revised West Plaza Dining Plan - Option B (First Street Closed):**

Option B (see attached map) presents an alternative where First Street is temporarily closed to vehicle traffic again as we did in 2020. This allows restaurants to be able to use more space than is possible in Option A. The advantage to closing First Street is that it increases pedestrian and diner safety by eliminating traffic and creating a unique, pedestrian-friendly environment and experience. However, with First Street Building 2 attracting new tenants and getting closer to full occupancy, it is necessary to consider the other businesses who would be directly impacted by the road closure that were not a factor in Summer 2020.

Even if First Street is closed, staff would prefer that sidewalks remain open for pedestrian movement. The sidewalks are too narrow to accommodate both outdoor dining and an ADA walkway, and since the sidewalks and ramps were designed to be compliant with ADA requirements, it would be preferred that we maintain them as dedicated walkways and shift any additional restaurant-specific outdoor dining area to the street (as shown in the attached Option B map).

This layout presents an opportunity for La Mesa, La Za Za's and Alter Brewing to expand their outdoor dining area and establishes a significant amount of additional space to be used by the general public. It was observed over the past outdoor dining season that the areas designated for use by the general public in the closed portion of First Street and East Plaza were widely used and popular among residents, especially on weekends and in the evening hours.

**Design Standards**

If the Committee is interested in establishing design standards for fencing (used to demarcate a restaurant's exclusive outdoor dining area) and table umbrellas, staff can bring back a proposal at a future meeting with suggested guidelines. It is staff's recommendation to not include design standards on features such as tables and chairs since this is a way for the restaurants to distinguish themselves from each other and incorporate an aesthetic that represents their brand.

**Licensing/Permit Fees**

Staff received direction at the Fall Council Retreat that the Council was generally in agreement that the City would not seek permit fees or a license-fee option until our region was in Phase 5. Staff is seeking affirmation that this is still the direction from the Council.

**Next Steps:**

Staff is not proposing any amendments to the previously approved Temporary Outdoor Dining Program Guidelines or Permit Application. Restaurants will still be required to submit an indemnification form that the City's Legal Counsel drafted specifically for this purpose. Additionally, restaurants utilizing public property for temporary outdoor dining are required to provide the City with a certificate of insurance demonstrating adequate coverage and listing the City as additionally insured.

Staff is seeking feedback from the Committee on the proposed use of the public plazas and First Street for expanded temporary outdoor dining Spring – Fall 2021. Based on the feedback from Committee, staff will bring back the necessary Ordinances and Resolutions required for the program to continue in 2021.

**Attachments** *(please list):*

- Option A – Map
- Option B – Map
- Exhibit Images

**Recommendation/Suggested Action** *(briefly explain):*

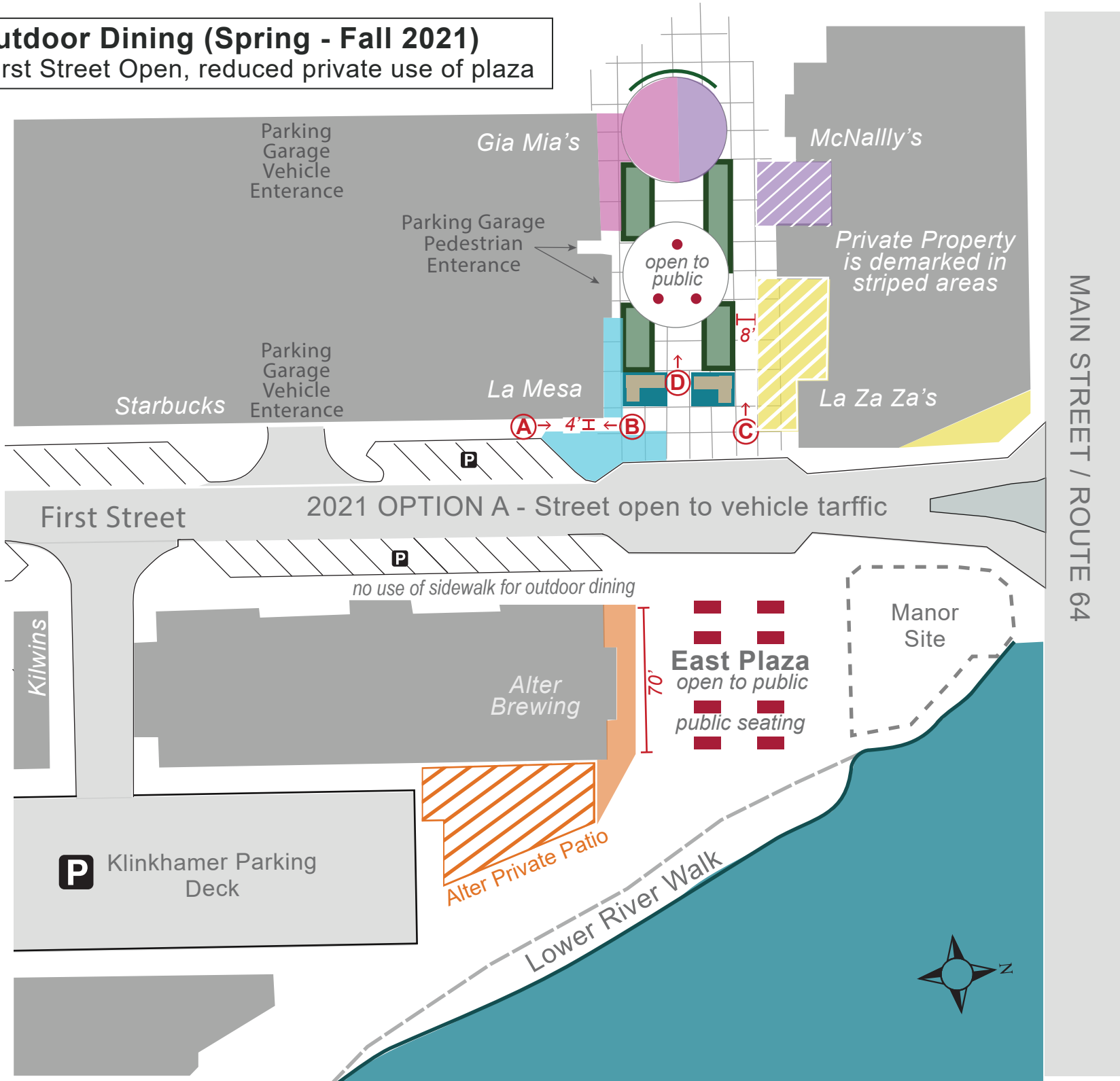
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**First Street Outdoor Dining (Spring - Fall 2021)**  
**OPTION A** - First Street Open, reduced private use of plaza

**Outdoor Dining Legend**

- La Za Za's
- Alter Brewing
- Gia Mia's
- McNally's
- La Mesa

- Picnic Bench
- 3' Round table
- Exhibit image and direction
- Planter Box



MAIN STREET / ROUTE 64



# First Street Outdoor Dining (Spring - Fall 2021)

**OPTION B** - First Street Closed, additional space for public dining and restaurants in the street

## Outdoor Dining Legend

- La Za Za's
- Alter Brewing
- Gia Mia's
- McNally's
- La Mesa

Picnic Bench

3' Round table

Exhibit image and direction

planter box

