

Outdoor Dining Program

Discussion of Maximum Encroachment Areas

At its April 25, 2023 meeting, Council considered whether, instead of each business being limited to a maximum of 1000 square feet total encroachment, each parcel be allowed 1,000 square feet maximum outdoor dining. At Council's request, staff analyzed this suggestion and found that many of the businesses on Pier Plaza share parcels (**see map attached**). Six of the parcels on Pier Plaza are home to multiple businesses, including mixes of retail and restaurants. Only two individual businesses occupy two parcels each—one retail and one restaurant. This mix of businesses and parcels would complicate the calculation of outdoor dining space allowed per business and seemingly counter the intent of Council to allow equitable allowance of additional public rights-of-way for these outdoor dining areas.

Consequently, staff suggests two alternate options for establishing maximum allowable outdoor dining area. Both options would maintain a maximum extension from frontage of 25 feet for Pier Plaza businesses.

Figure A (Attached): Approve the original staff recommendation of allowing each business 500 square feet in addition to their original pre-existing encroachments with a maximum of 1,000 square feet per business. This would require four businesses to reduce their current temporary encroachments.

or

Figure B (Attached): Approve the maximum of 1,000 square feet of encroachment per business but, specifically on Pier Plaza, allow encroachments to extend a maximum of 25 feet from frontage, no matter the square footage. This would result in two Plaza businesses reducing their current temporary encroachments (due to their current encroachments extending into neighboring frontages) and allow two businesses to maintain more than 1,000 square feet of encroachment.

For the attached figures, the difference between the two possible encroachment scenarios is most noticeable for the Hennessey's and American Junkie properties.

Pier Plaza - Parcels and Businesses

*Tower 12 is primarily located in the eastern parcel, but extends across Loreto Plaza (city owned parcel), to the western parcel.

Vista

Playa Hermosa

Pier Surf

Oakberry Acai

Waves

Heavenly Couture

Palmilla

Baked Bear - Downstairs

Skin Savvy Boutique - Upstairs

Yer Cheatin Heart Tattoo - Upstairs

Tower 12 - Upstairs*

Cafe Bonaparte - Downstairs

Spyder

The Brews Hall

Citi Bank

Hennessey's

Silvio's

Waterman's

Surf City Hostel

The Lighthouse

Juiced

Cafe Bonaparte

Treasure Chest

Patrick Molloy's

Baja Sharkeez

American Junkie

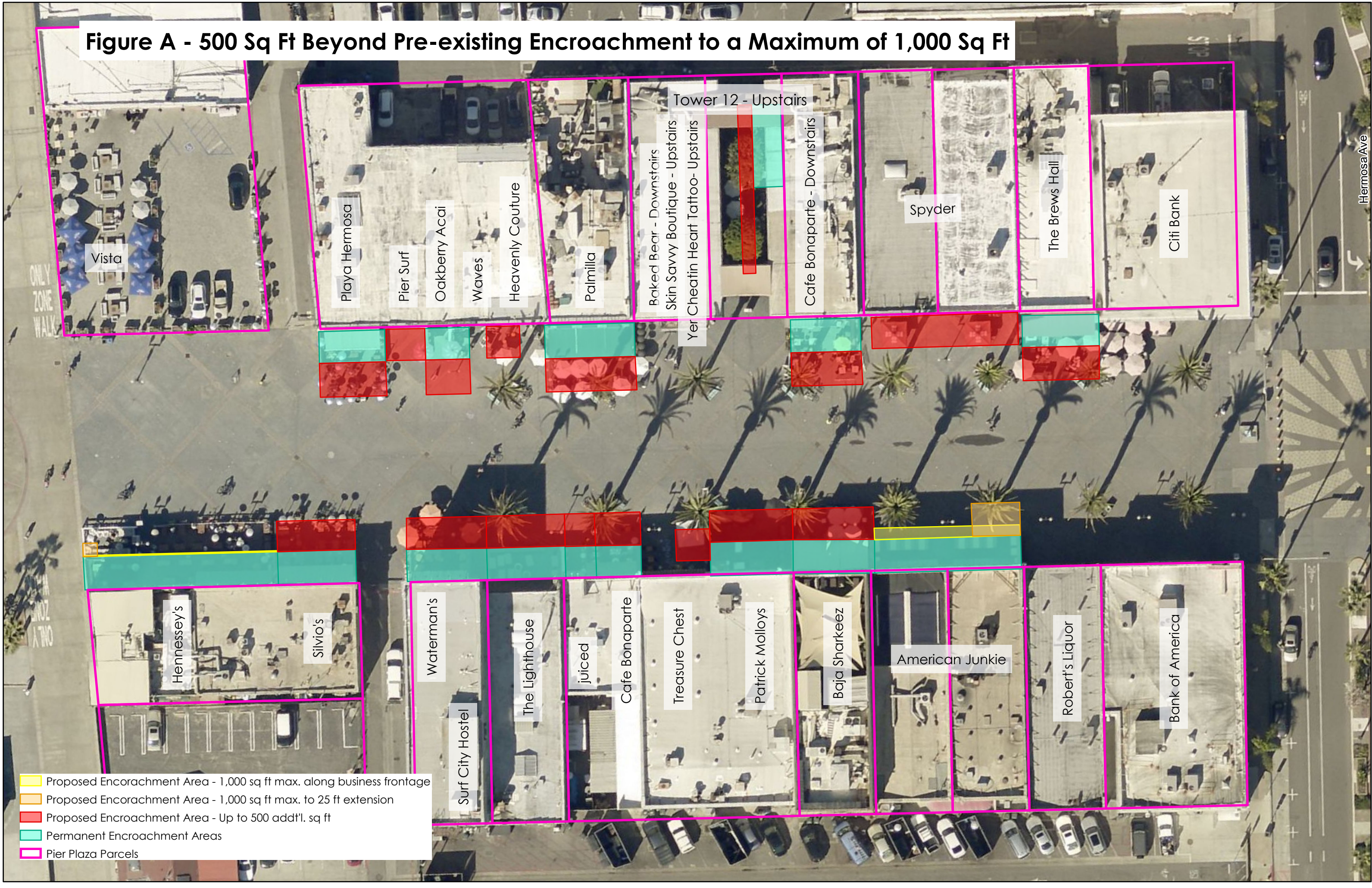
Robert's Liquor

Bank of America

Pier Plaza Parcels

Hermosa Ave

Figure A - 500 Sq Ft Beyond Pre-existing Encroachment to a Maximum of 1,000 Sq Ft



- Proposed Encroachment Area - 1,000 sq ft max. along business frontage
- Proposed Encroachment Area - 1,000 sq ft max. to 25 ft extension
- Proposed Encroachment Area - Up to 500 add'l. sq ft
- Permanent Encroachment Areas
- Pier Plaza Parcels

Hermosa Ave

Figure B - 25 Foot Encroachment Extension From Frontage



- Proposed Encroachment Area - Up to 25 ft
- Pre-existing Encroachment Areas
- Pier Plaza Parcels

Hermosa Ave