



Outdoor Dining Extension and Parklet Program Considerations

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AGENDA/OVERVIEW

- Extension of Downtown Street Closures and Temporary Parklet Program
- Extension of moratorium on enforcement of parking and zoning requirements to allow outdoor operations at private shopping centers
- Discussion of policy considerations for a permanent parklet program



Extension of Street Closures and Temporary Parklets

- Outdoor Dining was allowed to resume on Monday, January 25th
- It has been a lifeline for many restaurants throughout the City
- Temporary street closures and parklets are set to expire on March 1st
- CEQA analysis studied impact of both the extension of the temporary street closures and a permanent closure and determined there were no significant impacts
- Request extension through September 30th via resolution
- Temporary Outdoor Dining Guidelines updated to reflect new end date
- Staff will return at later date to discuss considerations for a permanent or seasonal street closure

Extension of Emergency Moratorium

- Council adopted an emergency ordinance calling for a moratorium on enforcement of minimum parking standards and zoning regulations pertaining to outdoor operations in private shopping centers
- Moratorium is for period of 90 days and must be renewed – will expire February 14th
- Re-adoption allows it to be in place until May 2nd
- Businesses must still get permission of their landlord to operate outdoors

Long Term Parklet Program Considerations

- Interest from restaurants in having parklets beyond the pandemic
- Previously piloted in the Downtown and considered as part of Downtown Specific Plan process
- Pre-pandemic models from other cities used as basis of recommendations – many different approaches
- Permanent program would be significantly different than temporary one
 - More permanent and aesthetic traffic protection measures
 - Weather proofing elements (such as roofs) not needed once indoor dining is allowed
 - Greater consideration of adjacent business impact and parking space loss
- Permanent program would be year-round
- Several key policy considerations require Council feedback

Pandemic parklets



Pre-Pandemic parklets



Where can parklets be located?

Any commercial district or only in the Downtown?

- Staff recommends allowing parklets along public streets in any commercial district in the City
- The one exception would be along El Camino which is under Caltrans control



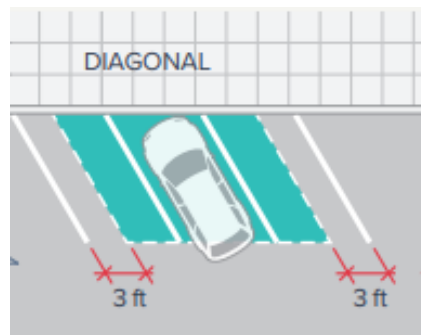
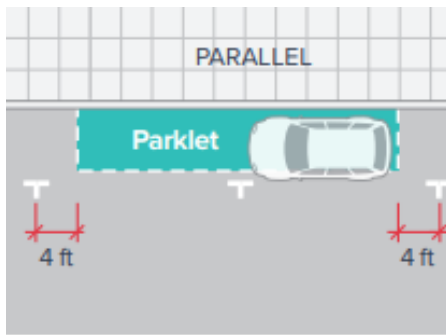
Should parklets be public or private spaces?

- Staff recommends allowing parklets to be privately controlled
- Incentivizes businesses to invest in expense of construction and long-term maintenance



How many parking spaces can a parklet use?

- Staff recommends maximum of 2 parallel or 3 diagonal spaces
- Parklets limited to frontage of sponsoring business
- Corner locations only can use one side of building



Parklet fee considerations

- Many cities have initial one-time application fee plus annual permit fee
- Parklets are structures that will require multi-departmental review (CDD, PW, Fire)
- Meter revenue loss estimated to be \$1,000 per space per year
- Staff recommends application fee of \$500 plus annual encroachment fee at \$1,000 per parking space used

Should we limit how many parklets are allowed?

- Potential for significant impact to parking supply if there is high demand
- A cap by street or commercial district could prevent this
- Creates equity issues between businesses
- Staff recommends taking a wait and see approach and re-evaluating need for a cap at a later date

Actions Requested of City Council

- Adopt resolution extending the temporary street closures through September 30, 2021, updating the Temporary Outdoor Dining Guidelines, and adopting the Negative Declaration
- Adopt an Emergency Ordinance to extend moratorium on enforcement of minimum parking space requirements and zoning regulations for commercial uses in private shopping centers
- Provide feedback on staff recommended approach for permanent parklet program

Thank You

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