

# Private Property Outdoor Dining Business Engagement Meeting

Subcommittee on Outdoor Dining

Councilmembers Brunner, Newsome, Kalantari-Johnson

*Economic Development and Planning & Community Development*

*Departments*



# Agenda

- 1 Background
- 2 Process Overview
- 3 Design
- 4 Survey
- 5 Next Steps



# Background

- COVID-19 emergency permit program for outdoor dining.
- Temporary permits were extended to explore permanent policies to streamline approval through the creation of the Outdoor Dining Subcommittee.
  - *Private property permits extended through 3/31/24*
- Currently 21 businesses hold active temporary permits:

Mission West	Humble Sea Inc.
Brady's Yacht Club	Toya Sushi
Seabright Deli	Companion bakeshop
Linda's Seabreeze Cafe	MJA Vineyards
De La Hacienda Taqueria	Santa Cruz Mountain Vineyard
Tramonti	Woodhouse Brewery
La Posta Restaurant	Shanty Shack
Bantam	Parish Publick House
Beach Hut Deli	Achilles by the Sea
The Jury Room	Flower Bar
The Rush Inn	



# Draft Policy & Proposed Permitting Process

- Streamlining the permitting process
  - Administrative Use Permit (AUP) & Building Permit
  - Design and Special Use Permits (SUP) no longer required
  - Replacement parking not required if removed by outdoor dining
- Staff level Review or Zoning Administrator Hearing
  - Permit review based on site specific location and operating criteria
- Standard Conditions of Approval for staff level review



Location/Operating Criteria	Staff level Review	Zoning Administrator Hearing
Located 50 ft from Residential Zoning District		✓
Outdoor Live Entertainment	less than three consecutive days or five days per year	more than three consecutive days or five days per year
Business Hours of Operation 7am-10pm	✓	
Business Hours of Operation Past 10pm	If outdoor area closes at 10pm	Required if outdoor area is proposed to operate past 10pm

# What do these proposed changes mean?



# What if I want to have entertainment outside?

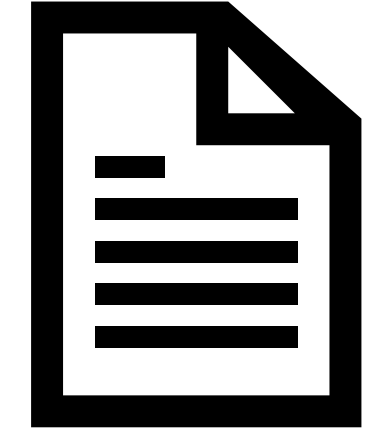
Outdoor Entertainment less than 3 days in a row or 5 days a year

Incidental Entertainment Permit from SCPD for each event

Outdoor Entertainment on a regular basis - more than 5 days a year

Approval through AUP & Entertainment Permit from SCPD

# What are these permits for?



- **Planning Permit – Administrative Use Permit (AUP)**

- Staff Review or Zoning Administrator Hearing**

- Determines if the outdoor dining area is allowable on that property.
    - Defines the **conditions of approval** for the operation of the outdoor dining area with site specific requirements.
    - If hearing is required – allows for public input to help mitigate potential impacts.

- **Building Permit**

- Provides **life safety review** and consistency with **State Building, Fire, and Accessibility requirements**
  - Reviews how the outdoor dining area is constructed and ensures there is sufficient infrastructure to operate
  - State Building Codes can be limiting factor on the scale of outdoor dining because there must be enough bathrooms on site to serve the new occupancy levels

- **Entertainment Permit**

- Provides approval from the Police Department to conduct live entertainment on site
  - Reviews hours of operation, types of entertainment offered, noise, and security controls

# Conditions of Approval

- **Typically govern operations of the space**
  - Hours of operation
  - Outdoor live entertainment
  - Noise controls
  - Security of the space during operating hours and when closed
  - Maintenance of any remaining on-site parking and delivery access
  - Cleanliness and maintenance of space and furnishings
  - Compliance with ABC and SCPD regulations for alcohol service





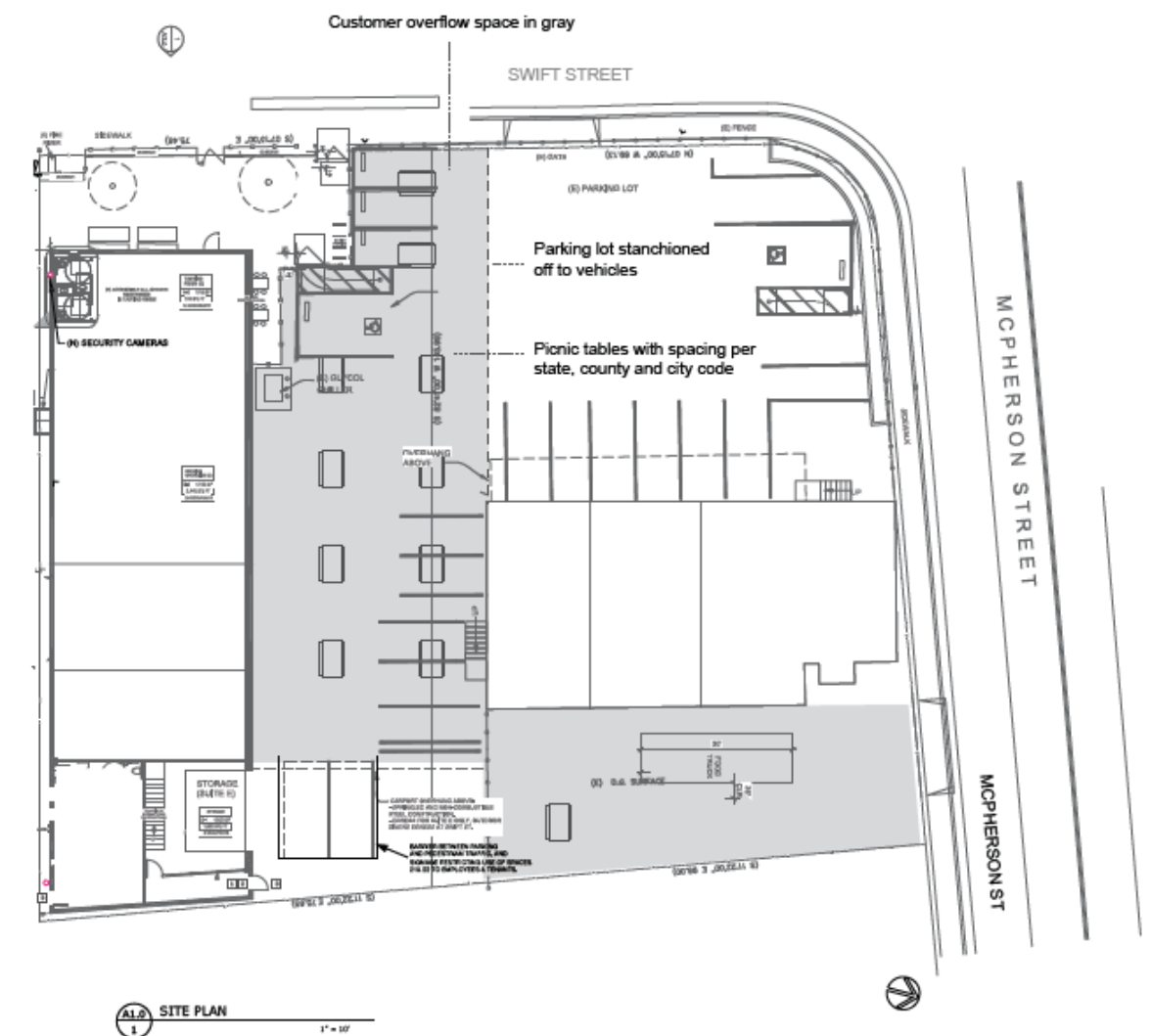
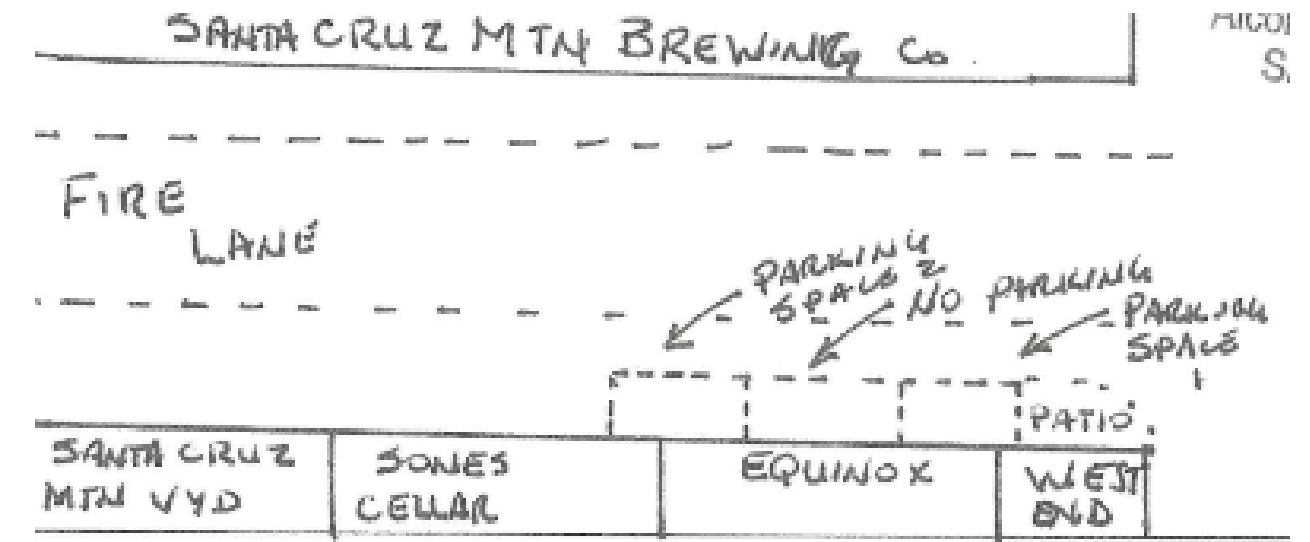
# Design

- No design permit required.
  - Must follow standard design requirements and any applicable area plan specific design guidelines.
- Design Requirements Include Standards for:
  - Perimeter fencing
  - Overhead coverings (awnings, umbrellas, roofs, etc)
  - Landscaping
  - Lighting
  - Furnishings (heaters, tables, chairs, etc.)
  - Accessibility
  - Materials



# Transition from Temporary to Permanent Approval

- Temporary permits were issued under emergency conditions
  - Plans submitted for temporary approval were not required to be drawn by licensed professionals
- To receive permanent approval the City requires a licensed design professional (architect or engineer) prepare plans for review:
  - Planning – Administrative Use Permit
    - Site Plan
    - Elevations
  - Building Permit
    - Site Plan
    - Construction drawings

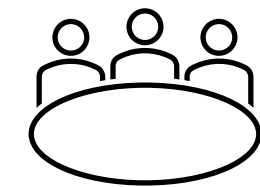
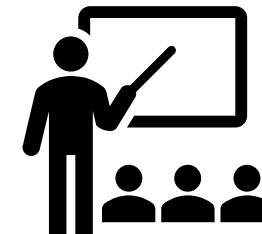
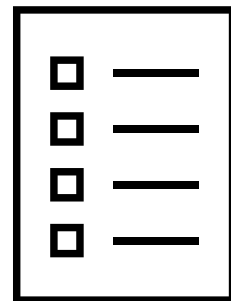
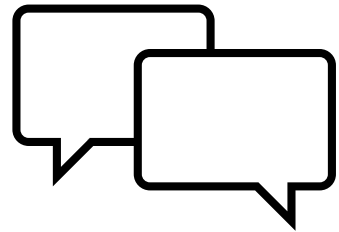




<https://qrco.de/ppodbusinesssurvey>

Complete our survey!

# Next Steps



●  
Outreach Meetings  
Community &  
Businesses  
September 11 - 13

●  
Staff & Subcommittee  
Review of Outreach &  
Draft Policy  
Next two weeks

●  
Planning Commission  
October 19

●  
City Council Vote  
November 28



## Subcommittee on Outdoor Dining:

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Stay up to date on the process at:

**[Cityofsantacruz.com/privatepropertyoutdoordining](https://www.cityofsantacruz.com/privatepropertyoutdoordining)**