



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Montrose Shopping Park Al Fresco Dining Locations

1. Resolution Amending Emergency Public Order Pertaining to Al Fresco Dining in Montrose Shopping Park to Eliminate Removal Date Following Labor Day and Extend Al Fresco Dining Through October 31, 2021

COUNCIL ACTION

Item Type: Action Item

Approved for August 10, 2021 **calendar**

ADMINISTRATIVE ACTION

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Approved by:

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RECOMMENDATION

Based on a request from the Montrose Shopping Park Association (MSPA), staff recommends that the Council modify the Emergency Public Order removing the existing Al Fresco dining locations in the Montrose Shopping Park following Labor Day 2021, and to direct staff to work with business owners to develop a long-term solution in the form of parklets. It is further recommended that Council direct staff to work with the shopping park association to begin developing an urban design plan for Honolulu Avenue.

BACKGROUND/ANALYSIS

On May 25, 2021, staff presented a report to City Council regarding the Al Fresco dining program. The program, in response to COVID-19 emergency orders, served as a means for restaurants and other businesses to continue operations while indoor dining activity was prohibited and limited. Using k-rail installations, parking spaces were used on streets such as Brand Boulevard, Wilson Street, and Honolulu Avenue to create additional usable outdoor space. Other locations allowed for outdoor configurations in private and public parking lots, not in the right-of-way.

As part of the May 25, 2021 presentation, staff provided information from a public survey that was conducted to determine user and business satisfaction, as well as interest in seeing the program extended in length and refined into an improved design solution. As part of that presentation, staff also presented long-term solutions that have been implemented in other cities within the region. Staff's initial recommendation was to extend the program while working to develop a potential long-term solution.

Council directed staff to extend the existing Al Fresco dining locations in Downtown through October and to work on a long-term solution. Staff is currently working with the Greater Downtown Glendale Association to develop a prototype that is supported by the businesses and aesthetically enhances Downtown. The prototype will also address some of the concerns addressed by Council including aesthetics, upkeep, and maintenance. Staff will return to Council prior to October with the proposed solutions for review and approval.

Recognizing that the Montrose Shopping Park functions differently from Downtown, and at the request of the Montrose Shopping Park Association, Council directed staff to remove the Al Fresco dining locations following Labor Day. Following the May 25, 2021 Council session and at the request of MSPA, staff conducted a number of discussions with the MSPA board to consider alternative solutions to the existing Al Fresco dining locations. Some alternatives that were discussed included the expansion of the existing sidewalk and to repurpose some of the existing vegetated and seating areas. Another goal of these discussions was to identify alternatives that could be completed relatively quickly and to replace the existing Al Fresco dining installations.

Following meetings and a walking tour of Honolulu Avenue, it was determined that the proposed solutions of extending the sidewalk and redesign of seating and vegetated areas would exceed a timeline that would replace Al Fresco dining, and would also

exceed the financial resources available for such extensive changes. Furthermore, concerns were raised about the increasing number of COVID cases and the need to maintain an outdoor option for restaurants.

During the walking tour, staff and MSPA engaged in discussions about a long-term parklet program similar to Downtown. It was determined that these parklets could likely reduce the total number of parking spaces on Honolulu Avenue while preserving outdoor dining opportunities. Staff and MSPA also discussed the possibility of creating a long-term urban design plan for the existing seating and vegetated areas on Honolulu Avenue. In response to these discussions, MSPA submitted a letter to City Council on July 26, 2021 requesting reconsideration of the removal of the existing Al Fresco dining locations, inclusion with the parklet design process for Downtown, and to work with staff to develop a long-term urban design vision.

At the July 27, 2021 Council session, Council directed staff to return with a report regarding a potential change in direction, per the letter submitted by MSPA. Staff recommends that Council extend the existing Al Fresco dining locations to the end of October so Montrose Shopping Park can be included as part of the design process for a long-term parklet solution. Staff will work with the design consultant to create a prototype for the Downtown locations, and a separate prototype for Montrose Shopping Park that responds to the neighborhood's unique conditions. Staff will work with the businesses and MSPA to develop a prototype that aesthetically enhances Honolulu Avenue. It is expected that the proposed solutions for the Montrose Shopping Park will result in approximately half of the current parking spaces used, for a long-term solution. Additionally, staff recommends working with the businesses of Montrose Shopping Park to develop a long-term urban design plan for the existing seating and vegetated areas in an effort to modernize and create public spaces.

FISCAL IMPACT

In FY 20-21, City Council appropriated \$3,650,000 of Measure S funding for the Economic Recovery Strategy and of that, \$450,000 was outlined for the Al Fresco Dining Program. The balance of the available funds (approximately \$210,000) will be utilized to develop a long-term parklet strategy for Downtown and Montrose Shopping Park. Available funds will be carried over into FY 2021-22, thus no additional funding will be needed to extend the term of the program, at this time.

As part of a future Council session, staff will present information related to potential fees for the parklets and to offset any anticipated lost revenue for parking.

ALTERNATIVES

Alternative 1: The City Council may choose to modify the Emergency Order removing the Montrose Al Fresco installations by extending the program through October 31, 2021, consistent with the direction for Downtown Glendale. Council may also direct staff to work on a long-term solution for the parklets on Honolulu Avenue, and direct staff to work with the Montrose Shopping Park Association to develop a long-term urban design plan.

Alternative 2: The City Council may choose to not modify the initial direction, and maintain the plan to remove the Montrose Al Fresco locations following Labor Day.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

CAMPAIGN DISCLOSURE

N/A

EXHIBITS

1. Letter from Montrose Shopping Park Association to City Council