



# **Should a Water Permit Be Required for Outdoor Restaurant Seating?**

Presented by:

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# Outdoor Seating

- MPWMD has not enforced Water Permit requirements for outdoor seating
- In the past, outdoor seating was minimal due to comfort constraints. Smokers primarily used outdoor seats
- Recent technological improvements have made outdoor seating more comfortable year-round
  - Outdoor heaters
  - Heated concrete/floors/seating
  - Fire pits
  - “Shed-like” coverings and other overhead protection from the elements


# Rules Differ by Jurisdiction

- Carmel – Use Permit required. Recent outdoor seating additions have been up to 30% of the total seating capacity
- County – None reported
- Monterey – Encroachment permit only required if the seats are in the right of way. Reviewed for parking compliance
- Pacific Grove – Same as above
- Seaside – No permit process other than parking review






# Outdoor Seating

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- Clearly, significant increases in the number of meals/customers that can be served corresponds to an increase in water use
    - Some of the use may be shifted from indoor to outdoor
    - Water consumption for outdoor seats may be less than indoors
  - However, permitting and enforcement of outdoor seating is problematic



# Challenges

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- Difficult to establish a baseline when there is no jurisdictional permitting requirement;
    - Would the Jurisdictions be willing/able to help establish baselines?
    - Since permits are rarely required, what would prevent a restaurant from dramatically inflating seating for baseline count?
  - Enforcement would be required, including time to investigate and follow up, often on weekends or after normal business hours
  - Equity issue between Jurisdictions





# Recommendations

Consider:

- Enforce Water Permit requirement for all outdoor seating in excess of 50% (*or some other threshold*) of the total allowed interior seating?
  - TAC suggested a reduced factor for outdoor seating should be considered (restaurant seats are 0.02 af/seat)
- Maintain the status quo
- Other ideas?



# Example of 50% Threshold

- A restaurant with 100 interior seats that added 20 (0.1 AFA) outdoor seats would not be required to obtain a Water Permit, whereas
- A restaurant with 100 interior seats that added 50 (0.25 AFA) outdoor seats would be required to obtain a Water Permit





# Outdoor Seating in Monterey

- [Crown & Anchor](#)
- [Loulou's Griddle](#)
- [Ambrosia India Bistro](#)
- [Abalonetti Bar and Grill](#)
- [Schooners](#)
- [California Pizza Kitchen](#)
- [Bubba Gump Shrimp Company](#)
- [Pico de Gallo](#)
- [Islands](#)
- [Louie Linguini's](#)
- [Jacks at Portola Hotel & Spa](#)
- [Peter B's Brew Pub](#)
- [El Palomar of Monterey](#)
- [Mundo's Cafe](#)
- [The C Restaurant](#)
- [Santa Lucia Cafe](#)
- [Blue Fin Cafe & Billiards](#)
- [Monterey Bay Sailing](#)
- [Bullwacker's](#)
- [Monterey Pines 19th Hole](#)
- [Paluca Trattoria](#)
- [Isabellas On The Wharf](#)
- [The Mucky Duck](#)





# Outdoor Seating in Carmel

- [Vesuvio](#)
- [Flaherty's Seafood Grill and](#)
- [Katy's Place](#)
- [Lugano Swiss Bistro](#)
- [From Scratch Restaurant](#)
- [Club Jalapeno](#)
- [Village Corner Nico Restaurant](#)
- [Anton & Michel Restaurant](#)
- [Allegro Pizza](#)
- [Sea Harvest Fish Market](#)
- [Bistro 211](#)
- [Flanagan's Pub](#)
- [Island Taco](#)
- [Robata Grill & Sake Bar](#)
- [Terry's Lounge/ Cypress Inn](#)
- [The Carmel Coffee House](#)
- [Carmel Food Company](#)
- [Terrace Grill/La Playa Hotel](#)
- [La Dolce Vita Ristorante](#)

# Wrap Up

- Next steps?