



CITY OF BIG BEAR LAKE *California*

Outdoor Dining Guidelines

Approved by Planning Commission December 1, 2021

Supporting eateries with alternative dining options for patrons is important to promote year-round success and economic vitality. Outdoor dining is an accessory use and may be permitted if incidental and subordinate to the principal use onsite, such as a restaurant. Therefore, all outdoor dining proposals are evaluated in conjunction with the underlying approval for the principal use. Options for al fresco dining locations include public property, such as along a sidewalk, or on privately owned property.

Public Sidewalk Outdoor Dining

Any outdoor seating and dining on public property requires both a Zoning Clearance application (from the Planning Division) and an Encroachment Permit (from the Public Works Engineering Division). Section 17.35.090.E of the Development Code clarifies the regulatory requirements, summarized below:



Public Sidewalk Outdoor Dining

| PUBLIC PROPERTY OUTDOOR DINING REQUIREMENTS | |
|---|---|
| Permits | Zoning Clearance (Planning) and Encroachment Permit (Engineering) |
| Location | Must be immediately adjacent to and abutting primary use, all tables and chairs shall be set back not less than four feet from any curb, street, or barrier |
| Area | May extend no further than the sidewalk frontage of the primary use |
| Accessibility | Minimum 6-foot clearance or 50% whichever is greater for pedestrian public access |
| Insurance | Proof of liability insurance required; Must indemnify City |
| Alcohol service | No alcohol service allowed on public property |
| Bus stop | May not be closer than 8 feet from any designated bus stop |
| Furnishings | All (including umbrellas) must be moveable, and shall be moved indoors whenever the restaurant is not in operation. No permanent barriers or structures are allowed |
| Umbrellas | Must be secured with minimum 60-pound base |
| Outdoor music | Amplified music or speakers not allowed, except with approved Conditional Use Permit |
| Signage | None, except name of business on awnings or umbrella valances |
| Outdoor food prep | Not allowed |
| Bussing stations | Not allowed |
| Pre-setting | Not allowed |
| Exterior surfaces | Must be easily cleanable and kept clean at all times |
| Restrooms | Must be provided in adjoining restaurant |
| Parking | Shall be provided for entire outdoor dining area if greater than 20% of indoor dining area |
| Refuse collection | Refuse containers not allowed in outdoor dining area |
| Hours of operation | Shall be the same as those of the primary restaurant |

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Private Property Outdoor Dining

Outdoor dining facilities on private property must be permitted in conjunction with the underlying approval of the principal use. If not part of the original approval, subsequent inclusion of al fresco dining options may be evaluated through a Zoning Clearance, Minor Modification, or Major Modification/Plot Plan Review process. The area, size, and proposed changes to the original project will determine the approval pathway.

| PRIVATE PROPERTY OUTDOOR DINING REQUIREMENTS | |
|---|---|
| Permits (see below) | City Planner to determine (depends on scope/complexity): Zoning Clearance, Minor Modification, or Major Modification/Plot Plan Review |
| Location | Must be on same site as primary use |
| Area | No limit, but additional onsite parking may be required if excessive |
| Accessibility | Title 24 California Code of Regulations for compliance with Americans with Disabilities Act |
| Furnishings | May be moveable, and must be high quality materials and design. Plastic furnishings will not be allowed. Design must integrate into the restaurant's theme and/or surrounding area and landscaping |
| Umbrellas | Must be secured with minimum 60-pound base, and maintained in good condition at all times (i.e. no faded colors, not worn out or old looking). Minimum distance of 4-feet between fully opened umbrellas at all times. May not overhang other umbrellas, fencing, screening, or other mechanisms to create the illusion of a covered or enclosed space |
| Outdoor music | Amplified music or speakers not allowed, except with Conditional Use Permit |
| Signage | None, except name of business on awnings or umbrella valances |
| Flooring | Must be durable material that can be easily cleaned. Artificial grass is specifically not allowed |
| Fencing/Screening | Must be aesthetically pleasing, high quality material, and permanently integrated into design of the primary building/space. Fencing and screening must include landscape area at least along the public views, if feasible. Seasonal screening may be considered when post sleeves are integrated into the ground/floor surrounding a permanently defined outdoor area |
| Covering | A permanently covered outdoor area is considered a structure and may require additional land use review |
| Outdoor food prep | Not allowed |
| Pre-setting | Not allowed |
| Exterior surfaces | Must be easily cleanable and kept clean at all times |
| Restrooms | Must be provided in adjoining restaurant |
| Parking | Shall be provided for entire outdoor dining area if greater than 20% of indoor dining area |
| Hours of operation | Shall be the same as those of the primary restaurant |
| Seasonal Covers (wind sails) | A seasonal covered outdoor area, such as wind sails or retractable fabric canopies, may be considered if architecturally integrated into the design of the principal building. Such seasonal covers must be maintained in good condition at all times (i.e. no faded colors, and not worn out or old looking). Installation may require Building Permits and are only allowed to be up/operational weather permitting, generally between April 15 th and October 15 th . Colors are limited to enhance the mountain theme and shall be non-neon, specifically muted green, brown, and black |
| Chain link fencing | Allowed outside of the public view only |
| Area perimeter | May be enclosed with fencing or landscaping and shall be permanent and high quality, if provided |
| Structures | All structures shall be of permanent quality. Temporary structures including but not limited to party tents, EZ Up's, or canopies are not allowed |
| Structure Siding | High quality vinyl siding for wall structures is acceptable |
| Furniture types | Plastic furniture is not allowed. When concrete and metal furniture are used, they shall be of high-quality design and integrate into the surrounding landscaping |

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Private Property Outdoor Dining Examples

| POTENTIAL PERMITS FOR PRIVATE PROPERTY OUTDOOR DINING | |
|---|---|
| Zoning Clearance | Staff level approval - No site modifications required |
| Minor Modification | Staff level approval – Development Review Committee, permanent and temporary improvements, and does not enlarge building and seating area by more than 25%. |
| Plot Plan Review / Conditional Use Permit | Planning Commission approval, permanent improvements, greater than 25% of existing building and seating area. |
| Building Permits | All modifications are subject to potential building code requirements |

For additional information on Outdoor Dining, please contact the Community Development Department at 909-866-5831.