



CITY OF SAN DIEGO - 1222 FIRST AVE., M.S. 501, SAN DIEGO, CA 92101

PUBLIC NOTICE

Date: Aug. 16, 2023

Subject: Coastal Commission Approves City's Outdoor Dining Spaces as Places Regulations

On Thursday, Aug. 10, the Coastal Commission approved the "Spaces as Places" regulations, allowing the City of San Diego to start issuing Spaces as Places permits in the Coastal Zone.

Spaces as Places is the City's program to replace the Temporary Outdoor Dining program established during COVID-19. The program allows businesses to permit more permanent outdoor dining installations and other community gathering spaces within areas of the public right-of-way and on private property.

The established regulations and the [Spaces as Places Information Bulletin](#) offer a menu of options for applicants to permit creative outdoor areas for dining, walking, biking, public art, education, entertainment and other activities.

The City will issue a ministerial Coastal Development Permit for locations in the Coastal Zone. Applicants awaiting the Coastal Commission's certification of the regulations will not need to amend their Spaces as Places applications. City staff will consolidate the Coastal Development Permit with the required Right-of-Way or Building Permit for coastal Spaces as Places projects.

Of significance, businesses within the [Coastal Zone's Beach Parking Impact Area](#) are now required to replace any parking spaces that are removed or occupied by their Spaces as Places dining area. The Beach Impact Area begins at the northern end of Torrey Pines State Reserve and runs about 15 miles south to Sunset Cliffs Natural Park. Along the coast, it goes inland approximately a quarter of a mile for most areas. In some communities, it extends a little further, and it includes Mission Beach, Mission Bay and, in Point Loma, a few blocks near Kellogg Beach and a small area near Shelter Island.

Enforcement will begin after Sept. 11, 2023; however, existing Temporary Outdoor Businesses will receive an email providing a 30-day period to apply for Spaces or Places or remove all encroachments.

Penalties for non-compliance with the City of San Diego's Spaces as Places regulations will be issued in accordance with the San Diego Municipal Code by the Development Services Department's Building and Land Use Enforcement Division.

For easily correctable violations, an Administrative Citation may be issued. These citations' penalties range from a warning to \$1,000.

For violations with significant impacts or that need permits to achieve compliance, a Civil Penalty Notice and Order would typically be issued. These orders' penalties are assessed daily and are only collected in a hearing if the property remains in violation.

Eating and drinking establishments with an active [business tax certificate](#) and with all other applicable licenses, insurance and permits may apply for a Spaces as Places permit.

For more information or to apply for a permit, please visit the [Spaces as Places webpage](#).