Downtown Burbank PBID
Burbank Outdoor Dining Program

CITY OF BURBANK
COMMUNITY DEVELOPMENT

November 5, 2026

Background:

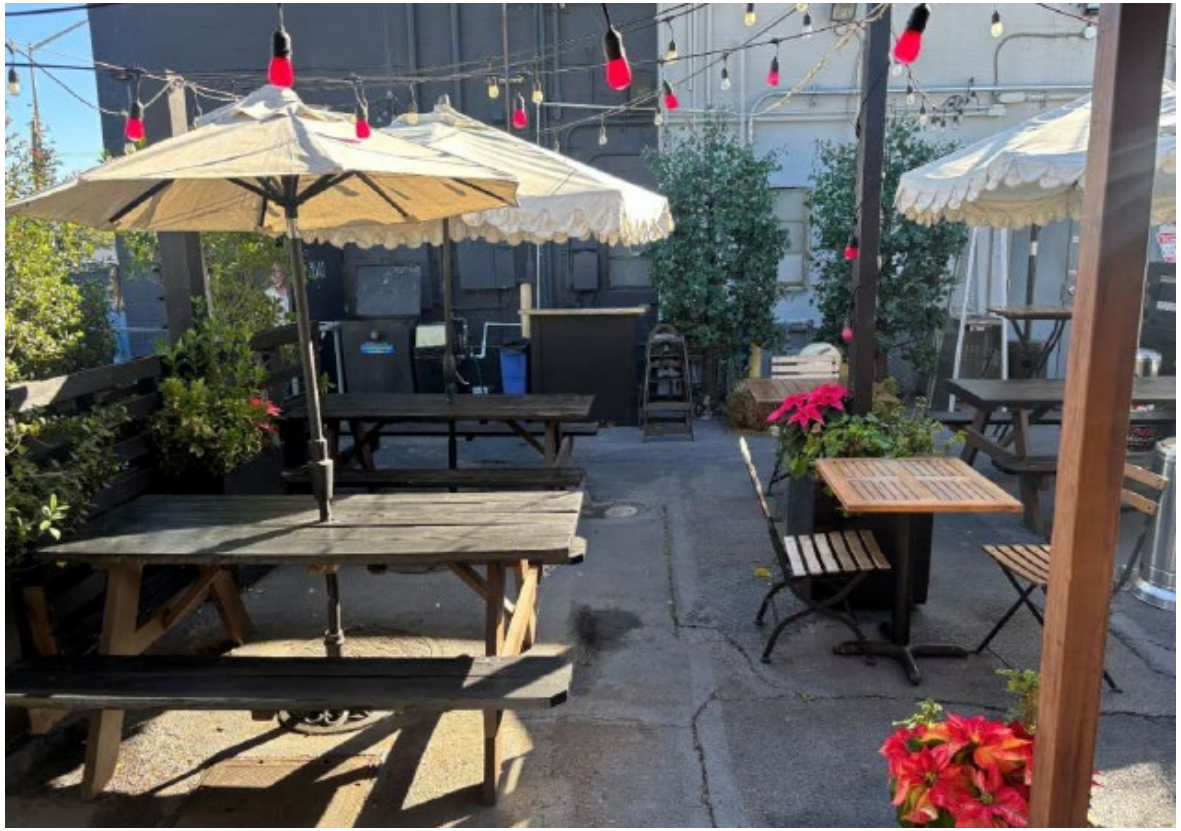
- The City supported businesses during the pandemic by temporarily allowing outdoor dining in private parking lots and suspending related parking regulations

- Based on positive response, City Council requested a formal Citywide Outdoor Dining Program

Purpose:

- Establish development standards for permanent outdoor dining on private property

- Establish a tiered permitting review process based on whether the site is in a **Parking Exempt Area** and if it is **Residentially Adjacent**



Four Tier Review Structure

Tiers	Parking Exempt Area	Residentially Adjacent	Use Allowed	Dining Area Within Private Parking Lot
1	Yes	No	P	Unlimited
2	Yes	Yes	AUP	Guaranteed minimum 1 parking space or the square footage is no greater than 25% of the total restaurant adjusted gross floor area, whichever is greater.
3	No	No	AUP	Guaranteed minimum 1 parking space or the square footage is no greater than 25% of the total restaurant adjusted gross floor area, whichever is greater. *OR*, alternatively a larger outdoor dining area may be requested if supported by a parking analysis
4	No	Yes	CUP	Guaranteed minimum 1 parking space or the square footage is no greater than 25% of the total restaurant adjusted gross floor area, whichever is lower; *OR* *OR*, alternatively a larger outdoor dining area may be requested if supported by a parking analysis

Development Standards Included in the Program

- Design and Material
- Barriers and Screening
- Shade Structures and Covers
- Outdoor Dining Amenities
- Lighting



Reduced Planning Application Fees

- Program will offer a 50% reduction in planning application fees for Administrative Use Permits (AUPs) and Conditional Use Permits (CUPs) associated with the outdoor dining tier system

CUP: $10,549.34 $5,274.67

AUP: $5,168.11 $2,584.06

How the Program Supports Local Businesses

- Provides a formal review process
- Creates opportunities for businesses to offer outdoor dining on private property
- Contribute to a welcoming customer experience



How the Program Supports Burbank2035

Economic Vitality and Diversity:

- Policy 6.4: Support locally owned businesses and help them maintain a long-term presence in Burbank

- Recognize their contributions to the local economy and community character



Next Steps:

- Community Meeting - November 18, 2026

- Community Service Building (CSB) Room 104 from 6:00 pm – 7:00 pm

- Present Project to Planning Commission – Tentatively scheduled for December 14, 2026

- Present Project to City Council for adoption – Early 2027

Questions?

Thank you!

PLANNING DIVISION

(818) 238-5250

Fatima Benitez, Associate Planner
fbenitez@burbankca.gov