

**CITY OF SAN MATEO
RESOLUTION NO. ____ (2021)**

**EXTENDING AUTHORIZATION FOR TEMPORARY USE OF PORTIONS OF B STREET AND BALDWIN AVENUE FOR
OUTDOOR DINING AND ADOPTING UPDATED GUIDELINES FOR OUTDOOR DINING AND APPROVING THE
INITIAL STUDY/NEGATIVE DECLARATION FOR THE TEMPORARY STREET CLOSURE**

WHEREAS, the Governor of California has declared a state of emergency due to the COVID-19 pandemic;
and

WHEREAS, outdoor restaurant dining, when allowed by State Health Orders, has provided critical
economic relief to restaurant businesses in the City of San Mateo; and

WHEREAS, the City of San Mateo wishes to accommodate outdoor dining in the downtown area, when
allowed by Health Orders, in order to enable restaurants to provide service to patrons in a safe manner in
accordance with State COVID-19 guidelines; and

WHEREAS, the City of San Mateo adopted a resolution on June 29, 2020 allowing for temporary street
closures through October 19, 2020; and

WHEREAS, due to the continuing pandemic, the City adopted a resolution on September 21, 2020
extending the temporary closure through March 1, 2021; and

WHEREAS, as the pandemic is still ongoing, the City now wishes extend the temporary closure through
September 30, 2021 or until the end of the public health emergency, whichever is sooner; and

WHEREAS, Vehicle Code Section 21101(e) authorizes cities to temporarily close a portion of any street
when the closing is necessary for the safety and protection of persons who are to use that street during the
temporary closure; and

WHEREAS, the City has adopted guidelines for the operation of outdoor dining facilities; and

WHEREAS, the City wishes to update those guidelines; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA), the City
prepared an Initial Study and Negative Declaration (IS/ND) which analyzed potential environmental impacts of
the street closure and determined there would be no potential significant impacts; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND
RESOLVES that:

1. The Initial Study and Negative Declaration (IS/ND) (attached hereto as Exhibit A) is approved and
adequately assesses the environmental impacts of the proposed project. No potentially significant impacts on
the environment have been identified.

2. The temporary closing of the portions of B Street and Baldwin Avenue depicted in Attachment A to Exhibit A is necessary to accommodate outdoor dining and for the safety and protection of persons engaged in outdoor dining.

3. The temporary street closure plans prepared by the City Engineer and depicted in Attachment A to Exhibit A to this Resolution have been prepared in conformity with the City and Department of Transportation safety standards.

4. Substantial evidence supports the reasonableness of the plans with regard to public safety.

5. The temporary street closure design is approved.

6. The portions of B Street and Baldwin Avenue depicted in Attachment A to Exhibit A to this Resolution are closed to vehicular and bicycle traffic through September 30, 2021 or until the end of the public health emergency, whichever is sooner.

7. Pursuant to Vehicle Code Sections 21103 and 22651(n), the City Engineer is directed to cause signs to be placed at all entrances to the streets designated to be closed and provide notice that violators may be cited for a violation of the temporary street closure. Lettering on the signs shall be at least one inch in height.

8. Notwithstanding provisions in the San Mateo Municipal Code to the contrary, the City Council hereby authorizes limited temporary expansion of existing restaurant uses in the specific areas of the public right-of-way shown in Attachment A to Exhibit A to this Resolution, which includes both shared outdoor dining spaces as well as outdoor dining spaces unique to the restaurants fronting those areas.

9. The City Council adopts the updated Outdoor Dining During COVID-19 Guidelines attached as Exhibit B to this resolution.

10. All outdoor dining installations must adhere to the updated Guidelines.

11. This Resolution shall take effect immediately upon its adoption and terminate at midnight on September 30, 2021, unless extended by Resolution of the City Council.



CITY OF SAN MATEO

Negative Declaration

Pursuant to Section 21000 et seq of the Public Resources Code and the City of San Mateo Environmental Review Guidelines and Procedures, a Negative Declaration is hereby adopted for the following project:

1. Project Title and Number: Closure of Portions of S. B Street
2. Lead Agency Name and Address: City of San Mateo
330 W. 20th Avenue, San Mateo, CA 94403
3. Contact Person and Phone Number: Kathy Kleinbaum, Assistant City Manager
kkleinbaum@cityofsanmateo.org
(650) 522-7153
4. Project Location and APN: S. B Street in Downtown San Mateo between
Baldwin Avenue, 1st Avenue, and 3rd Avenue
5. Project Sponsor's Name & Address: City of San Mateo
Office of the City Manager
330 W. 20th Avenue, San Mateo, CA 94403
(650) 522-7153
kkleinbaum@cityofsanmateo.org
6. General Plan Designation: The Circulation Element designates S. B Street as a
Collector Street. Adjacent land use designation is
Downtown Retail Core
7. Zoning: CBD: Central
Business

8. Description of Project:

The Project consists of a staff-initiated street closure for portions of South B Street between Baldwin Avenue and 3rd Street.

Following City Council direction in June 2020, the segments of S. B Street between 1st Avenue and 3rd Avenue and the southbound lane between Baldwin Avenue and 1st Avenue were temporarily closed to vehicular traffic. The temporary closure was approved to allow for expanded outdoor dining for restaurants during the COVID-19 public health emergency. The temporary closure was originally approved for closure from June to October 2020. Due to the continuation of the public health crisis, the temporary closure is proposed to be extended through September 2021. The temporary street closure was approved under California Vehicle Code Section 21101 and was exempt from environmental review pursuant to CEQA Guidelines Section 15301.

It is now the City's intent to evaluate permanently allowing for the closure of S. B Street between 1st and 3rd Avenues and the southbound lane between Baldwin and 1st Avenue to vehicular traffic. This closure will create a pedestrian-only zone and maintain the expanded areas for outdoor dining. The closure would also enable use of the street for special events (i.e., city-sponsored festivals and street fairs). The permanent closure allows the City flexibility to close the above-mentioned segments of S. B Street year-round or seasonally. This document evaluates the extension of the temporary closure (through September 2021) and the potential permanent closure.

To accommodate the permanent lane closures, a 12-foot fire lane will be maintained in the center of the street for emergency access for public safety vehicles. The fire lane will also be utilized in the mornings (before 10:00 am) to allow for garbage service and deliveries to business located on the effected blocks.

Barricades and "Road Closed" signs will be posted at each end of the closed street segments. Additionally, turn restriction signs will be posted to alert drivers traveling east/west along the intersections of the closed street segments. Please refer to Attachment A for a Traffic Control Plan showing the location and types of barricades and signage.

There is no physical development proposed as part of this project. The purpose of this analysis is to evaluate potential environmental impacts as a result of closing the above-described segments of S. B Street to vehicular traffic.

9. Surrounding Land Uses and Setting:

The Project is a street closure of existing segments S. B Street between 1st and 3rd Avenues and the southbound only lane of S. B Street between Baldwin Avenue and 1st Avenue. Surrounding land uses includes restaurant, retail, general service, and office uses.

10. Requested Applications:

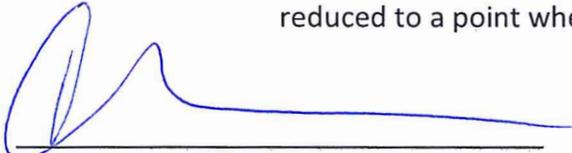
- A. Negative Declaration to assess environmental impacts; and
- B. Adoption of Resolution for Temporary Street Closure and/or Adoption of Ordinance for Permanent Street Closure.

11. Other Public Agencies whose approval is Required: No other Agency approval is required.

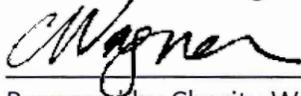
Finding: Based on the attached Initial Study and the testimony received at a duly noticed public hearing, a Negative Declaration is granted, based on the judgment that:

The project will not have a significant effect on the environment.

The significant effects of the project noted in the Initial Study attached have been mitigated by modifications in the project, or by imposition of required mitigation measures listed in the Initial Study, so that the potential adverse effects are reduced to a point where no significant effects would occur.



Christina Horrisberger, Community Development Director



Prepared by Charity Wagner, Consulting Planner

12/31/20

Date

12/31/2020

Date

ENVIRONMENTAL ISSUES ASSESSMENT

Items identified in each section of the environmental checklist below are discussed following that section. Required mitigation measures are identified (if applicable) where necessary to reduce a projected impact to a level that is determined to be less than significant. The General Plan Environmental Impact Report (State Clearinghouse number 89100308) is herein incorporated by reference in accordance with Section 15150 of the CEQA Guidelines. Copies of this document and all other documents referenced herein are available for review at the City of San Mateo Planning Division, 330 W. 20th Avenue, San Mateo.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS <i>Except as provided in Public Resources Code 21099, would the project:</i>				
a) Have a substantial effect upon a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no aesthetic impacts. The Project is a street closure. No physical development is proposed as part of this Project.

The street closure will not change the built environment thereby not resulting in impacts to scenic vistas, damage of scenic resources, degradation of visual character, nor will the street closure result in new sources or light or glare in the area.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no agricultural or forest impacts. The Project is a street closure for segments of S. B Street in Downtown San Mateo. No impacts to agricultural lands, forest land, nor any other changes that would impair or convert agricultural or forest lands would result from approval of this street closure.

Mitigation: No mitigation is required.

AIR QUALITY Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no air quality impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow use the street for City-sponsored community events.

Allowing for street closure to have business expand outdoor service area and City-sponsored events will not result in significant air quality impacts. The street closure does not alleviate or modify compliance requirements with applicable air quality plans. The street closure does not promote or encourage development that would conflict with air quality plans or expose sensitive receptors to substantial pollutant concentrations. The street closure allows for expanded service for restaurants that are otherwise already permitted within the underlying zoning. Implementation of this street closure will not result in cumulative considerable net increases to criteria pollutants nor result in other emissions that affect substantial numbers of people.

Mitigation: No mitigation is required.

BIOLOGICAL RESOURCES Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no biological impacts. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and City-sponsored events. No physical development is proposed as part of this Project.

No impacts to a) protected species, b) riparian habitat, c) wetlands, d) wildlife corridors, e) tree preservation ordinances, or f) compliance with habitat conservation plans would occur as a result of this street closure.

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Mitigation: No mitigation is required.

CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no cultural resource impacts. The Project is a street closure that allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas, as well as, City-sponsored events. No physical development is proposed as part of this Project. The street closure will not result in adverse changes to historical resources, paleontological resources, nor disturbance of human remains.

Mitigation: No mitigation is required.

ENERGY Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial increase in demand upon energy resources in relation to projected supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no energy impacts. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to allow for City-sponsored events (i.e., street fairs, festivals, and other community-centered events) and to expand outdoor seating and service areas for restaurants. No physical development is proposed as part of this Project. The street closure will not result in increased use of energy consumption or conflict with plan for renewable energy efficiency.

Mitigation: No mitigation is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no geology and soil impacts. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to allow for City-sponsored events (i.e., street fairs, festivals, and other community-centered events) and to expand outdoor seating and service areas for restaurants. No physical development is proposed as part of this Project. The street closure does not result in increased risk of loss, injury, or death involving earthquakes, seismic ground shaking, liquefaction, landslides or erosion of top soil.

Mitigation: No mitigation is required.

GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no impacts. Approval of this street closure would permanently close segments of S. B Street in downtown to through vehicular traffic. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to allow for City-sponsored events (i.e., street fairs, festivals, and other community-centered events) and to expand outdoor seating and service areas for restaurants.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The street closure does not involve any new physical development and will not result in significant greenhouse gas impacts. Closing the street to vehicular traffic could conceivably result in more people walking to shops and businesses downtown thereby reducing car trips and associated car emissions.

Mitigation: No mitigation is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no hazard or hazardous material impacts. The Project is a street closure for segments of S. B Street. No physical development is proposed as part of this Project. The street closure does not cause nor increase the potential for transporting or disposing of hazardous materials, accidental release of hazardous waste materials, impair emergency plans, emit increased emissions near schools, nor cause of future projects to be located on hazardous materials sites.

Mitigation: No mitigation is required.

HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no hydrology or water quality impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to allow for City-sponsored events (i.e., street fairs, festivals, and other community-centered events) and to expand outdoor seating and service areas for restaurants.

Allowing for street closure to vehicular traffic does not violate or modify compliance requirements with applicable water quality standards or waste discharge requirements. The street closure does not decrease groundwater supplies, alter existing drainage patterns, result in substantial erosion, increase amount of surface runoff, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems nor redirect flood flows. Implementation of this street closure will not change the requirements for all existing and future businesses to address hydrology and water quality issues.

Mitigation: No mitigation is required.

LAND USE/PLANNING Would the project:				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no land use impacts. The Project is a street closure. No physical development is proposed as part of this Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to allow for City-sponsored events (i.e., street fairs, festivals, and other community-centered events) and to expand outdoor seating and service areas for restaurants. Allowing for expansion of outdoor areas and use of the street for community events does not conflict with land use plans and policies nor disrupt the physical arrangement of the community. In fact, the street closure promotes the City’s vision for downtown: *“The vision for downtown San Mateo is to provide a pedestrian-friendly environment that adds charm to what has traditionally served as the center of the community.”*¹

Mitigation: No mitigation is required.

MINERAL RESOURCES Would the project:

2. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no mineral resource impacts. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events. No physical development is proposed as part of this Project. The street closure does not result in the loss of availability of a known mineral resource of local or regional value.

Mitigation: No mitigation is required.

NOISE Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ San Mateo 2030 General Plan, Land Use Element, page II-19. October 2010

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no noise impacts. The Project is a street closure. No physical development is proposed as part of this Project.

The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events. Any business operating outdoors, and City-sponsored events held on the closed street segments will be required to comply with the City’s Noise Ordinance. The street closure does not result in generation of a substantial temporary or permanent increase in ambient noise levels excessive groundborne vibration or groundborne noise. Rather, it is conceivable that eliminating vehicular traffic would result in decrease to ambient noise within the vicinity of the closed street segments.

Mitigation: No mitigation is required.

POPULATION AND HOUSING Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no population or housing impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events. Approval of this street closure will not result in substantial unplanned population growth nor displace substantial numbers of people.

Mitigation: No mitigation is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
1) Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no public service impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events.

Public safety and emergency vehicles will maintain full access to the closed street segments via operable barricade located at each of the intersections along S. B Street between 1st and 3rd Avenues. A 12-foot fire lane will be maintained clear of impediments in the center of the closed street segments.

Closing segments of S. B Street will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives public services.

Mitigation: No mitigation is required.

RECREATION Would the project:				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no recreation impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand pedestrian access, outdoor seating and service areas, and to allow for City-sponsored events.

Approval of this street closure would not result in the need to construct or expand existing recreational facilities, nor increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration would occur.

Mitigation: No mitigation is required.

TRANSPORTATION Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no transportation impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events.

Approval of this street closure does not conflict with plans or policies addressing circulation systems. In fact, the closure promotes goals for a walkable, pedestrian friendly downtown. The Bike Master Plan identifies a Class IV cycle track along this segment of S. B Street, the construction of which would not be precluded by the potential street closure. The closure will cause drivers to use alternate routes when navigating downtown. Alternative routes could conceivably include north/south travel on South Ellsworth, San Mateo Drive, or S. Claremont Street. Selection of alternative routes does not result in any increases to length of vehicle trips because the alternate routes are parallel to the existing route thereby not requiring to vehicles to travel any farther than they would have if they were to use S. B Street. Additionally, access to parking garages in the vicinity would not be impeded by the street closure. The street closure would not result in hazardous design features nor inadequate emergency access. As described above and shown in Traffic Control Plan (see Attachment A) the Project includes maintenance of an emergency vehicle access lane and signage to address public awareness and safety.

Mitigation: No mitigation is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no tribal cultural impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events. There are no impacts to historical or tribal cultural resources.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITIES AND SERVICE SYSTEMS Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be noncompliant with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no utility service system impacts. The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events.

The street closure will not: a) result in the relocation or construction of new or expanded water, wastewater treatment, or storm water facilities; b) allow for future projects to have insufficient water supply; c) require construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities; d) allow for future projects to have insufficient wastewater treatment; nor e) generate solid waste in excess beyond existing capacity. Lastly, the street closure does not alleviate or modify compliance requirements with federal, state, and local management and reduction statutes and regulations related to solid waste.

Mitigation: No mitigation is required.

WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: There will be no wildfire impacts. There are no wildland fire hazards in the City of San Mateo; however, to the west of the City within the City's Sphere of Influence there are undeveloped portions of the western hills that are considered wildland fire hazards.²

The street closure is located in an urban developed portion of downtown San Mateo. The street closure would not result in wildfire impacts.

Mitigation: No mitigation is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
1. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project is a street closure. No physical development is proposed as part of this Project. The street closure allows for business along the segments of S. B Street between Baldwin Avenue and 3rd Street to expand outdoor seating and service areas and to allow for City-sponsored events. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

² San Mateo 2030 General Plan, Safety Element. October 2010.

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past projects, other current projects and probable future projects)?

Findings of Fact: The street closure project does not have impacts which are individually limited, but cumulatively considerable.

3. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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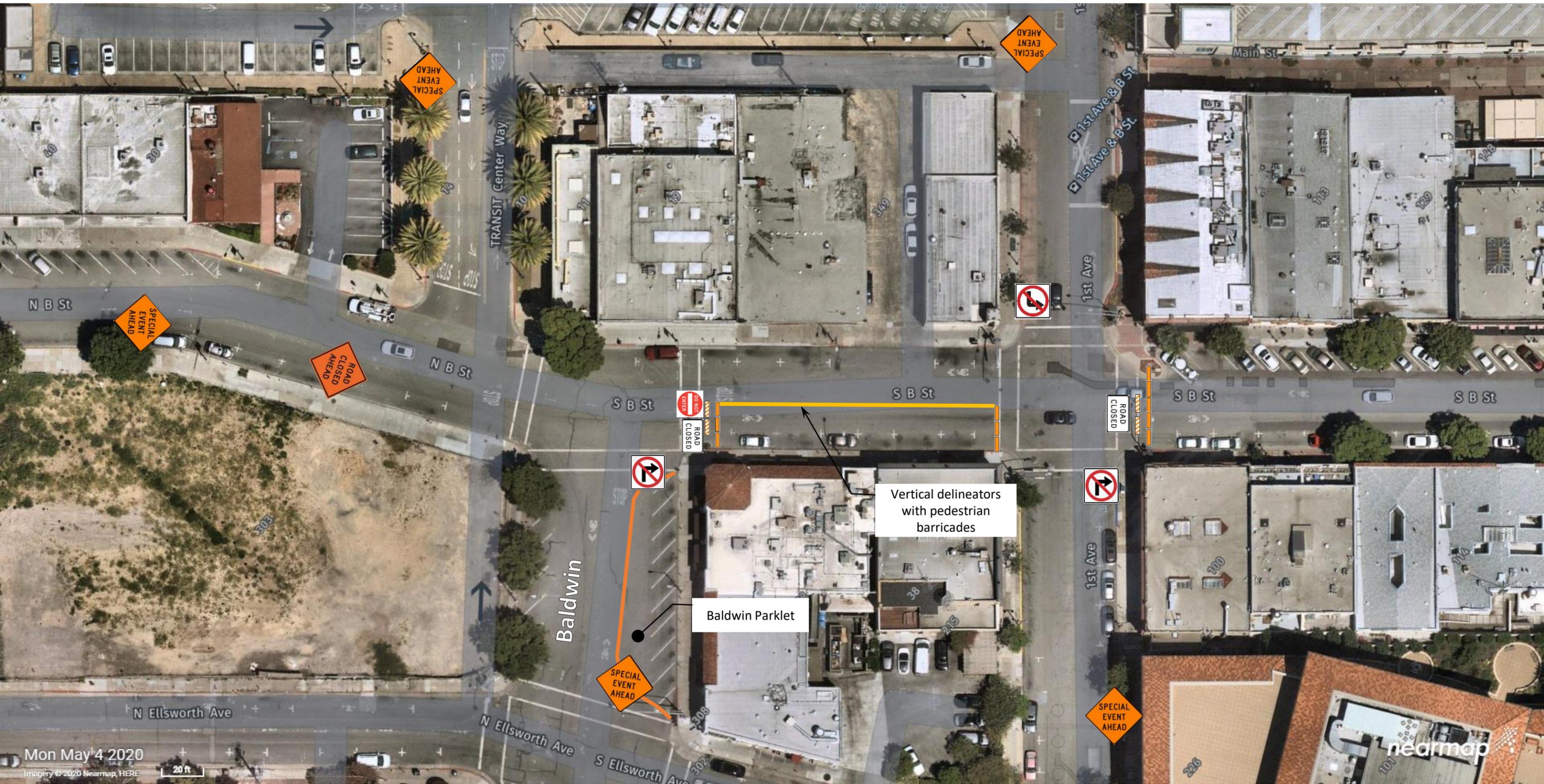
Findings of Fact: The proposed street closure would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

ATTACHMENT A

TRAFFIC CONTROL PLAN

Traffic Control Plan

Southbound S. B Street between Baldwin and 1st



Mon May 4 2020
Imagery © 2020 Nearmap, HERE
20 ft

-  Type III Barricade
-  Water-Filled Barricade

Traffic Control Plan

S. B Street between 1st and 2nd



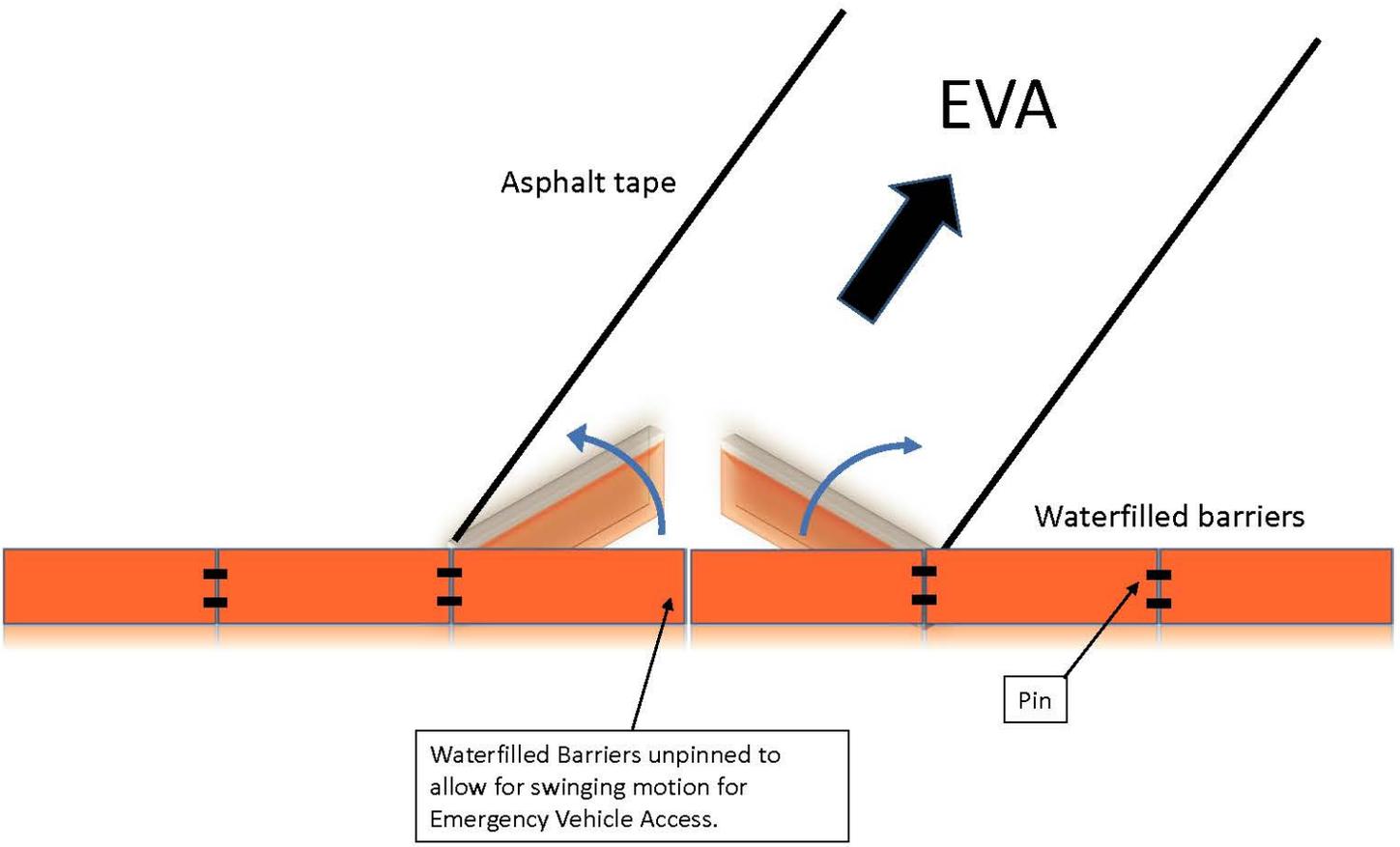
-  Type III Barricade
-  Water-Filled Barricade

Traffic Control Plan
S. B Street between 2nd and 3rd



-  Type III Barricade
-  Water-Filled Barricade

ATTACHMENT A – INGRESS AND EGRESS DETAIL



CITY OF SAN MATEO GUIDELINES FOR EXPANDED OUTDOOR DINING DURING COVID-19 EMERGENCY



As Revised February 1, 2021

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Preface

The City of San Mateo has developed these guidelines for outdoor dining to assist our restaurant businesses in providing expanded seating capacity in the public right-of-way and on private spaces for in-person restaurant dining, as allowed for by the State of California and San Mateo County COVID-19 Health Orders (Health Orders). These guidelines are temporary in nature and will only be in place during this time of restricted restaurant operations or up until September 30, 2021.

The City of San Mateo will be allowing temporary outdoor dining to occur on sidewalks, in public parking spaces, and/or in parking spaces in privately owned shopping centers. Specific guidelines for each of these locations are outlined in this guidebook.

State of California Requirements

The State of California permits Outdoor Dining in all colors of its [Tier Framework](#), except for when a Regional Stay at Home Order is in effect. General requirements are listed below.

- Operators are required to follow the [State's Industry Guidance for Restaurants](#).
- In addition to the cleaning and sanitary measures, tables must be arranged to ensure that no customer is sitting within six feet of any other customer at a separate table.
- Outdoor dining parklets must follow the [State's Guidance for Temporary Structures for Outdoor Business Operations](#) for allowed enclosures which require that no more than 50% of the structure's perimeter has impermeable walls, allowing sufficient, unrestricted outdoor air movement resulting in cross-ventilation.
- Facilities that open for outdoor dining must offer curbside pickup, takeaway, and/or delivery service alternatives. Lines for pickup or takeaway must be in a separate area from the outdoor dining area to prohibit patrons from unnecessarily accessing the outdoor dining area.
- Patrons are required to wear a face covering except when actively eating or drinking at a table.
- Bars that do not serve meals are only allowed to operate outdoor service in the Orange and Yellow tiers.

Temporary Outdoor Restaurant Dining Encroachment Permit

The City has developed a no-fee streamlined encroachment permit application for temporary outdoor dining. The intent of this permit is to be temporary in nature and to be in place only during the Health Orders restrict restaurant operations up until September 30, 2021.

A permit will be required only under the following specific circumstances:

- Any restaurant providing alcohol service to their patrons.
- Restaurants creating dining areas in public on-street parking spaces outside of the City-created common dining areas in Downtown San Mateo.
- Restaurants building any sort of custom structure for their outdoor dining area including platforms and/or railings.

A permit is not required for any restaurant:

- Providing sidewalk dining without alcohol service.

- Using the common dining areas created by the City in public on-street parking spaces in Downtown San Mateo and not building a custom structure and not providing alcohol service.

The following documents are required in order to process a permit for outdoor seating in the City of San Mateo:

- Temporary Outdoor Restaurant Dining Encroachment Permit Application
- Certificate of Liability Insurance and Endorsements
- Site Plan diagram of proposed outdoor dining lay-out

The [Temporary Outdoor Restaurant Dining Encroachment Permit](https://www.cityofsanmateo.org/3307/Outdoor-Dining) application is available on the City's website (<https://www.cityofsanmateo.org/3307/Outdoor-Dining>).

General Guidelines for all Outdoor Dining Areas

The following general guidelines apply to all areas:

- **Adequate Clearance for Social Distancing.** Any outdoor table and seating must maintain a minimum sidewalk clearance and pedestrian through zone of **6-feet** from any physical obstruction to allow pedestrians to maintain adequate social distancing when passing by patrons seated at a table. The physical obstruction includes light poles, parking meters, fire hydrants, news racks, trees, or other barriers and entryways or display window of adjacent businesses, unless authorized by the adjacent business.
- **Seating Area Allowance for Social Distancing.** The seating provided shall allow for patrons to maintain a minimum 6-foot social distance from the nearest group of other patrons seated in the same area. Measured from the back of the chair at one table to the back of the chair at the adjacent table while diners are seated.
- **Temporary Fixtures.** Tables, seating, umbrellas, heating lamps, planters, platforms or flooring to achieve ADA compliance, and any approved physical barriers to mark the seating area are the only items permitted in the public right-of-way. These items must be designed to be weighted down for wind protection and be removable. Please ensure that the weights used do not create tripping hazards for pedestrians.
- **No Outdoor Food Preparation.** Outdoor food preparation is not permitted. No heating, cooking or open flames are permitted in the outdoor dining space.
- **Alcohol Service.** Restaurants and food establishments licensed by the State of California will be permitted to sell and allow on-premise consumption of alcoholic beverages. A [Temporary Outdoor Dining Encroachment Permit](#) is required for outdoor dining with alcohol service in the public right of way, which includes on the sidewalk or in parklets. The seating area for restaurants providing alcohol service must be physically separated from any adjacent outdoor dining areas of other establishments by a barricade or other means of separation. Alcohol service is only allowed under full-service conditions and alcoholic beverages consumed in the outdoor dining premises are not allowed to be provided in to-go containers. Establishments that serve alcoholic beverages in the outdoor dining area shall be required to meet all requirements of the Alcoholic Beverage Control Board and any other federal, state, or local laws and regulations governing the sale and consumption of alcoholic beverages. Visit the [ABC website](#) for their specific COVID-19 regulatory updates.

- **Space Heaters.** Space heaters are permitted if they are an outdoor approved type, are located in accordance with the manufacturer's recommendations, and are located at least two (2) feet from the edge of any umbrella canvas, any foliage, or any other flammable object or material.
- **Site Maintenance.** Outdoor seating areas shall be maintained free of litter, refuse and debris. The area shall be scrubbed and mopped to remove any food or drink stains on a daily basis by the permittee. Such cleaning shall be in accordance with the City's [Storm Water Management and Discharge Control Program](#), which prohibits any discharge other than storm water into the storm water drainage system.
- **ADA Compliance.** Outdoor seating areas must comply with all requirements of the Americans with Disabilities Act (ADA) and provide sufficient clearance and walkway space to allow safe access and egress.
- **Tents or Umbrellas.** Umbrellas and other decorative material shall be fire-retardant, pressure-treated or manufactured of fire-resistant material. No portion of an umbrella shall be less than six (6) feet, eight (8) inches (eighty (80) inches) above the sidewalk. The use of tents in excess of 400 square feet will require a Tent & Temporary Membrane Structures Permit from the San Mateo Consolidated Fire Department. To request more information contact them at (650) 522-7900.
- **Hours of Operation.** The outdoor dining areas shall adhere to the same approved hours of operation as the existing restaurant.
- **Safety Inspections.** The City will be making periodic safety inspections and reserves the right to require adjustments or removal of any elements, if deemed unsafe.

Sidewalk Dining Areas

Sidewalk dining involves the placement of tables and chairs in the public sidewalk area. The City of San Mateo is allowing sidewalk dining to occur **only** where the sidewalk is wide enough to allow for pedestrians to pass by the outdoor seating while still maintaining adequate social distancing of at least 6 feet and when it complies with all ADA requirements.

Businesses with adequate spacing to accommodate social distancing can temporarily use sidewalks for additional restaurant seating purposes. Areas that have adequate width to accommodate sidewalk dining include:

- 25th Avenue
- Baldwin Avenue
- 4th Avenue
- 3rd Avenue (between Ellsworth and El Camino)
- B Street between 4th and 5th Avenue



Restaurants wishing to provide sidewalk dining in other areas of the City not listed above should contact staff for an evaluation of whether the sidewalk width at their location is adequate to comply.

A [Temporary Outdoor Restaurant Dining Encroachment Permit](#) is required for any restaurant that provides alcohol service to their sidewalk dining area. All other restaurants wishing to use their sidewalk area during this time will not be required to obtain a permit.

On-Street Parking Space Dining Areas (Parklets)

Parklets are dining areas located in on-street parking spaces in the public right-of-way. These dining areas have become commonplace in many urban areas.

Downtown Common Parklets:

The City of San Mateo will place barricades to designate communal parklets in on-street parking space areas in certain locations in the Downtown.



The following specific conditions apply to these areas:

- No permit is required for use of these areas for restaurants that are **not** providing alcohol service.
- Restaurants using these areas will need to provide their own furniture for use of by the patrons and will be responsible for securing their furniture when not in use.
- Restaurants cannot construct any structure within these spaces without first obtaining a [Temporary Outdoor Restaurant Dining Encroachment Permit](#)
- Restaurants must ensure that a minimum 3-foot ADA path of travel is maintained throughout these common parklet areas for patrons to access tables provided by any restaurant using the area.
- Restaurants that are providing alcohol service will be required to get a [Temporary Outdoor Restaurant Dining Encroachment Permit](#) (at no cost) and meet the following conditions:
 - Businesses serving alcohol must provide evidence of insurance and list the City of San Mateo as additional insured.
 - Businesses serving alcohol outdoors can only do so as allowed by the terms of their own ABC License.
 - The dining areas of businesses serving alcohol must be clearly separated from those of adjacent restaurants through some sort of barrier within the common space. Suggested barriers include additional barricades, planters, or roped off areas. These barriers must still allow for ADA access to other portions of the common parklet area.

Custom Parklets or Other Parklet Areas

The City of San Mateo can provide barricades to designate parklets in public parking spaces in other areas of the City not served by the common parklet areas.

Additionally, the City has developed [Custom Parklet Design Guidelines](#) for restaurants interested in constructing a unique custom parklet. Please review these standards prior to developing a plan for a custom parklet. All custom parklets must be reviewed by the City to ensure they meet safety standards prior their construction.

A no-fee [Temporary Outdoor Restaurant Dining Encroachment Permit](#) will be required to approve parklets outside of the common parklet areas or for any custom built parklet. In order to apply for a permit, the restaurant will need to provide a site plan showing the proposed layout of the area. This site plan can be hand-drawn. The City can provide assistance, as needed, to help determine the optimal layout.

The following specific conditions apply to these areas:

- The custom built parklets must conform with the [State's Guidance for Temporary Structures for Outdoor Business Operations](#) for allowed enclosures which require that no more than 50% of the structure's perimeter has impermeable walls, allowing sufficient, unrestricted outdoor air movement resulting in cross-ventilation.
- Restaurants using these areas will need to provide their own furniture for use of by the patrons and will be responsible for securing their furniture when not in use.
- Restaurants that are providing alcohol service will be required to meet the following conditions:
 - Restaurants that are providing alcohol service must provide evidence of insurance and list the City of San Mateo as additional insured.
 - Restaurants that are providing alcohol service must meet all requirements of the Alcoholic Beverage Control Board and any other federal, state, or local laws and regulations governing the sale and consumption of alcoholic beverages.

Key considerations for the layout of these parklet areas:

- Use of the on-street parking spaces shall be limited to the striped dimensions of the parking stall areas and shall not encroach into the through travel lane.
- Provide for a three-foot width for traffic barricades.
- Parklets at corners cannot extend beyond the space occupied by a standard parked car.
- Do not eliminate or obstruct existing, on-street disabled parking.
- Allow adequate spacing next to remaining parking stalls for opening of vehicle doors.
- Restaurants may expand their space to include areas fronting adjacent storefronts if they get a signed letter granting permission from the owner of the adjacent storefront.
- The height of the parklet walls cannot extend more than 3 feet (36 inches) above the base of the floor of the parklet.
- Any platforms constructed need to be flush to the sidewalk to allow for ADA access and allow for stormwater to flow to the City drains beneath the parklets.

Private Parking Lot Dining Areas

Private parking lot areas refer to shopping centers, strip malls, and stand-alone commercial properties that have their own designated parking area. The City of San Mateo is temporarily suspending requirements restricting the provision of outdoor dining, minimum parking standards as codified in Municipal Code 27.64.160 Sections 2, 9(c), 9(f), and planning application conditions of approval related to parking and outdoor dining. Suspending these requirements will temporarily allow restaurants to

provide outdoor dining in their respective private parking lots. Arrangements for outdoor dining must be worked out with the property owner for each location. The City would not be a party to discussions or arrangements concerning the leasing or use of outdoor space on private property.

The following specific conditions apply to these areas:

- Restaurants must have the permission of the property owner in order to use the parking space areas.
- The parking lots must still comply with all ADA standards, including ADA paths of travel and adequate provision of handicapped parking spaces pursuant to California Building Code Section 11B.
- Restaurants that are providing alcohol service must meet all requirements of the Alcoholic Beverage Control Board and any other federal, state, or local laws and regulations governing the sale and consumption of alcoholic beverages.
- Access to fire hydrants, fire hose connections for sprinkler systems, and entrances and exits of all buildings shall not be obstructed at any time by barriers or seating. The twenty (20) feet fire lane shall not be obstructed at any time. There shall be a minimum of forty (40) inches in distance separating the edge of a table or chair to a fire department connection.
- Consideration should be given to maintaining adequate parking supply on-site to prevent spillover parking in adjacent residential areas.
- Driveway entrances and exits shall always remain unobstructed.
- Temporary outdoor lighting in compliance with California Green Building Code Light Pollution standards is allowed. Lighting shall be turned off whenever the restaurant is closed and/or the outdoor dining area is not in use.
- All items installed to support outdoor dining shall be temporary in nature and removed at such the time the City so orders. Upon removal of these items, the site shall be restored to its previous condition within 48 hours.
- Restaurant patrons shall have access to the restroom(s) affiliated with the subject restaurant.

For More Information:

For Questions or additional information regarding these Outdoor Dining Guidelines or the Temporary Outdoor Restaurant Dining Encroachment Permit application, please contact:

Jennifer Chen, Economic Development Manager

jchen@cityofsanmateo.org

(650) 522-7009