



Auto Repair Establishments – Zoning and Parking Regulations

November 15, 2021

Rendell Bustos
Senior Planner, Community Development

Item Agenda

1. Provide background and timeline
2. Provide an update on surveyed conditions
3. Outline potential solutions
4. Receive Direction

Background and Timeline



Existing Conditions Survey Findings

- **108 active auto repair businesses** were identified throughout the City
- **Less than 20 percent** of the 108 facilities **conform** with current zoning requirements
- Observed Conditions (surveyed between February – March 2020)
 - Conditions in the **public rights-of-way were clear** of debris, trash, and no issues of major sidewalk blockages
 - **Time-restricted street parking is limited** with some metered spaces along Claremont St./Railroad Ave. Time-limited parking was observed near, Amphlett Blvd. and Palm Ave. areas
 - Many cars appeared to have **had been parked on streets for an extended amount of time**
 - **Work Bays used as spillover parking** at several businesses

POTENTIAL SOLUTIONS

Potential Solutions

Parking Requirements

- **Parking Ratio** - Change parking standard to per square foot standard versus service bay standard
- **'Valet' Parking** - Allow business owners the use of non-striped onsite areas for parking and queuing if such use would not impact the public and inhibit safe business operations.

Other Measures

- **Coordinate with Code Enforcement** related to nuisance, parking enforcement.
- **Coordinate with Public Works** to explore modifications to increase street parking supply.

Requested Direction

1. Are code amendments related to auto repair uses still a priority?
2. If so, what code amendments and/or measures would the Council recommend studying further? These may include the following:
 - a. Complete a parking study to establish revised parking requirements; and/or
 - b. Engage with Public Works staff to assess restriping and repaving to increase on-street parking supply on blocks where parking is limited and/or there is increased demand.

Discussion

Rendell Bustos

Senior Planner, Community Development

rbustos@cityofsanmateo.org

(650) 522-7211