



Municipal Code Amendment for Parking Garage Security Code Requirements

Ordinance Introduction
July 17, 2023

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Community Development Department

BACKGROUND

Purpose

Code Language

Public Outreach

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Building Security Code, applicable to new developments and alterations.



Amend **Parking Garage Security** requirements Municipal Code 23.54.030.



Facilitate **housing and parking production** in mixed-use projects.



To **allow flexibility and maintain security** in developments.

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EXISTING CODE LANGUAGE

Parking garages serving residential uses shall be provided with electrically operated closures to allow passage of motor vehicles, except that required visitor parking shall have unrestricted access. The closures, whether overhead, sliding or swinging shall be provided with reopening devices which will function to stop and reopen the closure in case the closure is obstructed when closing. Openings into the garage which are not for vehicular or human passage shall be provided with security grilles or screens. Digital keypads shall be provided to allow for entry by services and emergency services vehicles. Exterior doors or gates providing access to the secure areas of the parking garage shall remain locked at all times, and shall only be accessible through the use of keys furnished to the building residents.

Existing Code Language Effects

Requires separation of residential parking

Results in multiple security gates

Prevents mixed or shared parking

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PROPOSED CODE LANGUAGE

Multi-family residential uses with five or more units providing a common parking garage, whether solely for dwelling uses or in combination with other uses, shall provide the following minimum security measures: securing against unauthorized vehicle and pedestrian access; allowing for emergency access for first responders and secure tenant-only access during specified hours; installing and maintaining a surveillance video system and interior security lighting. Additional security measures may be required based on project-specific findings by the Chief of Police or their designee. All required security measures shall be approved by the Chief of Police or their designee.

Proposed Code Language Effects

Allows common parking for residential and non-residential uses

Would allow a single security gate

Would allow for shared parking

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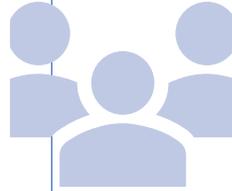
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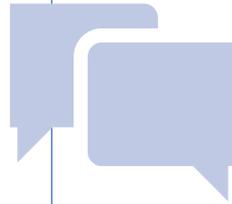
Code Language

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Community Meeting: May 25, 2023

- Provided overview of code amendment
- Discussed general security design requirements



Public Comments

- One public comment submitted
- Discussed code language with two commentors after packet release

RECOMMENDATION

Introduce an Ordinance to amend San Mateo Municipal Code Section 23.54.040 “Parking Garage Security” and determine the amendments qualify for a Categorical Exemption.

CODE LANGUAGE

EXISTING

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PROPOSED

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