CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 2 | Section Name: {{section.name}} | File ID: {{item.tracking_number}}

TO: City Council

FROM: Drew Corbett, City Manager

PREPARED BY: City Manager's Office

MEETING DATE: March 01, 2021

SUBJECT:
Emergency Ordinance – Suspension of Minimum Parking Requirements and Enforcement of Zoning Regulations for Outdoor Business Operations

RECOMMENDATION:
Adopt an update to the Emergency Ordinance to temporarily suspend minimum parking requirements on private parking lots and enforcement of zoning regulations for outdoor business operations to allow schools, childcare facilities and other educational uses to operate outdoors during the COVID-19 public health emergency.

BACKGROUND:
The City is committed to supporting businesses, residents, and organizations affected by the pandemic. As the global pandemic extends into a year, the City has worked to be nimble, flexible, and empathetic to businesses affected by the State health orders. On February 1, 2021, the City Council approved the continued suspension of minimum parking requirement for private shopping centers and enforcement of zoning regulations pertaining to outdoor business operations in order to allow restaurants, gyms and fitness centers, personal care services, hair salons and barbershops, places of worship, and retailers to move their operations outdoors during the COVID-19 pandemic. The ordinance was initially approved by City Council in June but was extended several times by action of the City Council, most recently on February 1, 2021. The current ordinance will expire on May 2, 2021.

Staff recommends amending the existing use categories in the adopted ordinance to allow outdoor operations for schools, childcare facilities, and other educational uses. Any business interested in moving its operations outdoors would require permission from the property manager/landlord and would be subject to State, County, industry and local guidelines. The emergency ordinance will be in effect for 90 days and will expire on May 30, 2021 unless extended beyond that time frame by further action of the Council.

BUDGET IMPACT:
There is no anticipated budget impact for the emergency ordinance.

ENVIRONMENTAL DETERMINATION:
In accordance with CEQA Guidelines Section 15304(e), adoption of this ordinance is categorically exempt from CEQA, because it results in a minor, temporary alteration in the use of land which will have no permanent effect on the environment.

NOTICE PROVIDED
All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Proposed Emergency Ordinance

STAFF CONTACT

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