



# CITY OF SAN MATEO

City Hall  
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## Agenda Report

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Agenda Number: 2

Section Name: {{section.name}}

File ID: {{item.tracking\_number}}

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**TO:** City Council  
**FROM:** Drew Corbett, City Manager  
**PREPARED BY:** City Manager's Office  
**MEETING DATE:** August 16, 2021

**SUBJECT:**

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

**RECOMMENDATION:**

Adopt an Emergency Ordinance to extend the temporary suspension of minimum parking requirements on private parking lots and enforcement of zoning regulations for outdoor business operations for commercial uses in private shopping centers to continue allowing schools, childcare facilities and other educational uses to operate outdoors during the COVID-19 public health emergency.

**BACKGROUND:**

On May 17, 2021, the City Council approved the continued suspension of minimum parking requirements for private shopping centers and enforcement of zoning regulations pertaining to outdoor business operations in private shopping centers, and allowed schools, childcare facilities, and other educational uses to operate outdoors in addition to restaurants, gyms and fitness centers, personal care services, hair salons and barbershops, places of worship, and retailers. The emergency ordinance was initially approved by City Council in June 2020, and has been extended several times by action of the City Council. The current ordinance will expire on August 16, 2021.

On June 15, 2021, the State of California removed all restrictions for indoor operations and fully opened for business. However, the recent spike of COVID cases predominately in the unvaccinated population as well as breakthrough transmissions of the COVID Delta variant despite high vaccination rates has concerned local public health officials. Consequently, on August 3, 2021, health officers in the Counties of San Mateo, Alameda, Contra Costa, Marin, San Francisco, Santa Clara, Sonoma, and the City of Berkeley passed a regional mandate requiring every resident to wear a face mask indoors in public settings regardless of vaccination status.

As fresh air disperses and dilutes the COVID virus, staff recommends extending the current emergency ordinance for outdoor business operation to support local businesses and minimize risk of community transmission. The emergency ordinance would allow schools, childcare facilities, other educational uses and service industry businesses to continue to operate outdoors. Businesses interested in moving or keeping 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 November 15, 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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