



# CITY OF SAN MATEO

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## 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:** February 07, 2022

**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 during the COVID-19 public health emergency.

**BACKGROUND:**

On June 15, 2020, the City Council approved an emergency ordinance for the suspension of minimum parking requirements for private shopping centers and enforcement of zoning regulations pertaining to outdoor business operations in private shopping centers. In response to the changing COVID-19 pandemic, the emergency ordinance was augmented and extended several times by the City Council in order to support small business as the pandemic is still ongoing.

The emergency ordinance allows restaurants, gyms and fitness centers, personal care services, hair salons and barbershops, places of worship, shopping malls, educational facilities, including daycares, and other educational uses to operate outdoors. The last extension was on November 15, 2021 and will expire on February 13, 2022.

Staff recommends the extension of the current emergency ordinance for outdoor business operation on private parking lots in order to support small businesses, provide similar assistance to businesses using the City's right-of-way, and minimize risk of community transmission of the new Omicron variant. Businesses interested in moving or keeping their 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 9, 2022 unless extended 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**

Jennifer Chen, Economic Development Manager

[jchen@cityofsanmateo.org](mailto:jchen@cityofsanmateo.org)

(650) 522-7009