

5.4. Zoning Code Revisions

The following lists revisions to the San Mateo Zoning Code. Deletions are shown with a strike-through and additions are underlined. These revisions are intended to improve pedestrian mobility, safety and environment.

Revision to 27.38 CBD Districts - Central Business District

27.38.090 OPEN SPACE REQUIREMENTS. Open space shall be provided in an amount equal to one percent of the nonresidential floor area of the project, not including parking, provided that there shall be no requirement for open space where the resulting open space would be less than ~~500~~ 200 square feet.

This required open space shall be usable open space located at ground level directly accessible to a public sidewalk with a minimum width along the sidewalk of twenty-five feet (25'). Fifty percent (50%) of the required open space shall be unshaded between noon and 2:00 p.m. at the Spring and Fall equinox except where the open space is already shaded by an existing building and no other opportunities exist on the site. This open space area shall include provisions for public use facilities, such as seating for the public in the public areas. (Ord. 2001-28 § 1, 2001; Ord. 1986-14 §1 (part), 1986).

27.38.110 REQUIRED RETAIL FRONTAGE. Where a lot or parcel is located within the Required Retail Frontage area, as shown in the Land Use Plan in the Downtown Specific Plan, the following standards shall be met for all ground floor uses:

(a) Permitted uses:

(1) Retail Sales - Uses principally engaged in retail sale or rental of consumer or household goods, including ancillary repair services. These retail uses are characterized by face-to-face transactions conducted by both the buyer and seller on the business premises. Retail businesses that conduct a majority of their sales (over 50%) via the internet or other means of telecommunications are not considered “retail” for the purposes of this section; the establishment of these types of businesses on the ground floor of buildings within the Required Retail Frontage area, as shown in the Land Use Plan in the Downtown Specific Plan, is prohibited.

(2) Personal Services - Uses principally providing services of a personal convenience nature to the individual consumer. These types of uses are primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical personal services uses

include, but are not limited to beauty and hair salons, shoe repair shops and tailor shops. This definition of “Personal Services” does not include professions as defined in Section 5.24.170 of the City of San Mateo Municipal Code or any similar professions

(3) Eating and Drinking Services - Uses principally engaged in the preparation and retail sale of food and/or beverages, but excluding uses principally involving food preparation for off-site catering.

(4) Theaters and Cultural Facilities - Uses providing entertainment such as motion pictures, plays or operas or cultural facilities such as a museum.

(5) Banks - Uses providing financial services including banks, savings and loan institutions, lending institutions, and credit unions unless located at the intersection of two streets within the Downtown Required Retail Frontage area as designated in the Downtown Specific Plan; banks and other financial services shall be prohibited at these corner locations. Such uses shall be retail service in nature, dedicated to serving the general customer, and not be open by appointment only. At least 50% of the ground floor area shall be devoted to this type of retail, customer serving use.

(b) Special Uses, subject to approval of a Special Use Permit

(1) Ground Floor Dependent Offices - Offices used for on-site property management, for professional or consulting services including, but not limited to, travel agencies, insurance agencies, income tax preparers, real estate agencies and notary publics, when not exceeding 2,500 square feet per building and not located at the intersection of two streets within the Downtown Required Retail Frontage area as designated in the Downtown Specific Plan. Such uses shall require ground floor visibility to serve patrons on an unannounced or drop-in basis, shall conduct a majority of their business face-to-face on the premises with their customers, and shall maintain retail storefronts comparable to traditional retail sales operations, including display of goods and services for sale.

(2) Other Uses - Any other use deemed similar in nature and operation to the above listed uses, and found to be consistent with the purposes of this chapter and the policies of the Downtown Specific Plan, may be authorized upon approval of a Special Use Permit by the Planning Commission, subject to the provisions of Chapters 27.08 Rules of Procedure and 27.74 Special Use Permits.

(c) Second floor offices, including medical and dental clinics, and financial institutions are permitted only if the ground floor of the

structure complies with the Required Retail Frontage Area use regulations listed in section (a) above.

(d) Entrances

(1) For all lots ~~fifty (50)~~ twenty-five (25) feet wide or less, not more than one-third (1/3) of street frontage shall be devoted to entrances to uses other than those described in subsection (a) above.

(2) For all lots over ~~fifty (50)~~ twenty-five (25) feet wide, not more than twenty five percent (25%) of the street frontage shall be devoted to entrances to uses other than those described in subsection (a) above.

(e) All uses credited toward meeting required retail frontage standards specified in subsection (a) above shall be directly accessible from a public sidewalk or a plaza accessible from the public sidewalk along the required frontage.

(f) New or reconstructed building walls at the ground level shall have at least seventy five percent (75%) of the width along the street devoted to pedestrian entrances, transparent show or display windows of at least two feet in depth; windows affording a view of retail, restaurant, office, or lobby space; or unobstructed openings affording a view of covered or uncovered outdoor seating.

(g) Surface parking shall not be permitted within fifty (50) feet of property lines designated for Required Retail Frontage and shall be required to be located behind a building meeting the requirements of this Title. (Ord. 2001-28 § 1, 2001; Ord. 2000-16 § 2, 2000; Ord. 1993-7 § 2 (part), 1993; Ord. 1989-19 § 2, § 3, 1989; Ord. 1986-14 § 1 (part), 1986).

Revision to 27.64 Off-street Parking and Loading

27.64.023 PARKING -- PROHIBITED ON LAWNS, FLOWERS, SIDEWALK. It shall be unlawful to park a motor vehicle, trailer, unmounted camper or boat (1) upon any lawn or landscaped area, including an area of flowers or shrubs, (2) upon an area of decorative rocks, stones, chips, bark, or the like, unless such area of decorative rocks, stones, chips or bark was in place and used for parking of a motor vehicle, trailer, unmounted camper or boat prior to July 19, 1993, or (3) upon the sidewalk, thereby impeding the pedestrian right of way. Nothing herein shall be construed to prohibit parking on a driveway. For this section, a Driveway shall mean that the area from the street property line to the garage or carport which traverses the curb but (or rolled curb) and which is identical to width to the curb cut (or rolled curb) or such area that is approved as a driveway pursuant to this Code. This provision shall

apply to parcels being used for single family or duplex residences. (Ord. 1993-11 § 1, 1993).

Revision to 27.84 Fences, Trees and Hedges

27.84.040 FENCE OR HEDGE -- BRANCH EXTENSION. No person shall permit branches or trees or shrubs to vertically extend within eight (8) feet from the ground over any portion of the public sidewalk unless providing a minimum eight (8) foot clearance. No person shall permit branches or trees or shrubs to extend or within twelve (12) feet from the ground over any portion of a residential public street abutting the property on which the tree is growing, or within unless providing a minimum fourteen (14) feet foot clearance on streets designated as truck routes, except that portion within three (3) feet from the curb line of any of the foregoing. No person shall permit branches or shrubs to horizontally extend over the sidewalk whereby the sidewalk width is less than 4 feet. (Ord. 1992-16 § 19 (part), 1992).

Revision to 27.87 Outdoor Restaurant Seating and Merchandise Display

Sections:

27.87.010 Purpose.

27.87.020 Requirements.

27.87.030 Development standards and conditions of use.

27.87.040 Off-street parking and loading.

27.87.010 PURPOSE. The purpose of this chapter is to regulate the use of public sidewalks for restaurant seating and the use of private property for outdoor display of merchandise accessory to existing businesses. This chapter is not intended to regulate outdoor restaurant seating on private property or the use of public right-of-way for street fairs or other events otherwise regulated under Section 17.08.120 of the Municipal Code. (Ord. 1994-24 § 1 (part), 1994).

27.87.020 REQUIREMENTS.

(a) Restaurant seating on public sidewalks. Restaurant seating located on public sidewalks (in the public right-of-way) are allowed in ~~Neighborhood Commercial (C1) and Central Business (CBD)~~ all Zoning Districts for legally permitted restaurants, subject to meeting the development standards and conditions listed below and approval of an encroachment permit from the Department of Public Works. Nothing is intended to prevent the placement of conditions on the encroachment permit as deemed appropriate.

(b) Outdoor merchandise display. Outdoor display of merchandise accessory to an existing business which occupies a building is permitted on private property in Neighborhood Commercial (C1) and Central Business (CBD) Districts. Such display is not permitted in the public right-of-way. (Ord. 1994-24 § 1 (part), 1994).

Revision to 27.87.030 DEVELOPMENT STANDARDS AND CONDITIONS OF USE.

(a) Restaurant seating. Restaurant seating located on public sidewalks must meet the following standards and conditions of use:

(1) Clearance. The physical extent of the seating encroachment must be located so as to permanently maintain a minimum sidewalk ~~clearance~~ pedestrian through zone of ~~5-4~~ feet, free and clear between: A) the outer boundary of the seating area and any physical obstruction, such as light standards, parking meters, news racks, trees, curb or other barrier, and B) the entryways or display window of adjacent businesses, unless authorized by the adjacent business.

(2) Physical delineation of seating area. The physical extent of the seating encroachment may be clearly delineated by physical means, which, if either required or voluntarily placed, shall be approved as part of the encroachment permit and designed to be decorative, durable, removable and minimize tripping hazards.

(3) Other limitations. Tables, seating and any approved physical barriers to delineate the seating area are the only items permitted to be located ~~within the public right-of-way~~ on the sidewalk. These items shall be removed from the public sidewalk at the close of business each day. Other items, such as busing stations, are not permitted on public sidewalks.

(4) Liability insurance. Applicants for restaurant seating ~~within the public right-of-way~~ on the public sidewalk shall provide liability insurance providing endorsements showing the City of San Mateo as additional insured on the policy, in an amount determined by the City Attorney's Office. Encroachment permits issued under authority of this Chapter shall be valid only during the term of liability insurance coverage.

(5) Site maintenance. Sidewalk seating areas shall be maintained free of litter, refuse and debris. The area shall be scrubbed and mopped to remove any food or drink stains on a daily basis. Such cleaning shall be performed in accordance with the City's Storm Water Management and Discharge Control Program, which prohibits any discharge other than storm water into the storm water drainage system. The applicant shall post maintenance security in a form and amount determined upon issuance of

the encroachment permit. Failure to maintain the site shall be cause for termination of the encroachment permit.

(6) Encroachment fee. The applicant shall pay an annual fee in the amount set forth in the Comprehensive Fee Schedule.

(b) Merchandise display. Merchandise display on private property must meet the following standards:

(1) Private property. Outdoor merchandise display shall be maintained completely on private property in the immediate vicinity of the store entryway, such as in recessed entryways or along storefronts.

(2) Accessibility. Merchandise display areas shall maintain accessibility requirements for the disabled. (Ord. 1994-24 § 1 (part), 1994).

Revision to 27.87.040 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall not be is not required for: 1) outdoor restaurant seating in the public right-of-way, and 2) ~~and~~ outdoor merchandise display on private property. (Ord. 1994-24 § 1 (part), 1994).

5.5. Projects and Studies

While the major infrastructure, intersection and crossing improvements will improve pedestrian mobility and comfort in San Mateo, additional projects and studies are needed to fully address needed pedestrian improvements. The following projects further accommodate pedestrians, and in the case of infrastructure improvements, need additional study.

5.5.1. Downtown Streetscape Master Plan

A streetscape master plan provides cohesive design guidelines and standards for many elements of the streetscape environment including street furniture, street trees and other landscaping, gateways, and many other elements that are found in the public right-of-way.

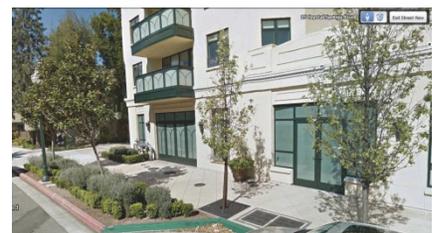
Attractive streetscapes benefit communities in many ways including economic, environmental, and visual benefits. Well planned streetscapes also greatly enhances the pedestrian experience.

Recommendation

This Plan recommends the City of San Mateo develop a Downtown Streetscape Master Plan that includes focus on enhancing the pedestrian environment.

5.5.2. Suggested Routes to School Maps

Suggested routes to school maps provide school officials, parents, and



Versailles Senior Living on Crystal Springs Road has a landscaped buffer extending from the sidewalk