



**CITY OF SAN CARLOS
DOWNTOWN ADVISORY COMMITTEE**

September 13, 2022 6:00 P.M.

CONDUCTED REMOTELY
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MEETING SUMMARY

COMMITTEE MEMBERS

Anthony Kamm, EDAC
Mark Maxwell, PRC (absent)
Samina Ginwalla, YAC
Maya Nayberg, YAC
Amy Buckmaster, Chamber San Mateo County
Jean Dehner, ACC
Allison Chang, Downtown Property Owner
Tom Davids, Downtown Property Owner (absent)
Allie Board, Downtown Business Operator
Donna Lera, Downtown Business Operator
Madison Blanton, Special Needs
Joaquin Pedrin, At Large
Sreecharan Chandrasekharan, At Large
Monette Meredith, At Large
Elisa Espinoza, At Large
James Bertram, Alternate
Cecile Lee, Alternate
Elizabeth Min, Alternate
Tracy Massaro, Alternate

PUBLIC MEMBER

Sonia Elkes

STAFF

Al Savay, Community and Economic Development
Director
Lisa Porras, Planning Manager
Sajuti Hoque, Senior Management Analyst

CONSULTANTS

Jami William, Principal, RRM Design Group
Abe Sheppard, Sr. Urban Designer, RRM Design
Group
Rachel Raynor, Senior Planner, RRM Design Group
Brian Canepa, Principal, W-Trans
Joe McClure, Senior Associate, TNDG

1. MEETING KICKOFF

The meeting kicked off at 6:03pm.

2. PLEDGE OF ALLEGIANCE

3. ATTENDANCE

NAME	Present	Absent	NAME	Present	Absent
James Betram (Alternate)	X		Anthony Kamm (EDAC)	X	
Madison Blanton (Special Needs)	X		Cecile Lee (Alternate)	X	
Allie Board (Downtown Bus. Operator)	X		Donna Lera (Downtown Business Operator)	X	
Amy Buckmaster (Chamber San Mateo County)	X		Tracy Massaro (Alternate)	X	
Sree Chandrasekharan (At Large)	X		Maya Nayberg (Youth Advisory Committee)	X	
Allison Chang (Downtown Property Owner)	X		Mark Maxwell (Parks & Recreations Committee)		X
Tom Davids (Downtown Property Owner)		X	Monette Meredith (At Large)	X	
Jean Dehner (Adult Community Center)	X		Elizabeth Min (Alternate)	X	
Elisa Espinoza (At Large)	X		Joaquin Pedrin (At Large)	X	
Samina Ginwalla (Youth Advisory Committee)	X				

4. PRESENTATION AND DISCUSSION

a. ***Mobility Analysis***

- Joaquin: Are we looking at parking on the east side of El Camino Real part of the SAMTRANS lot? Are you reaching out to Caltrans as part of this discussion?
 - Brian: it is on our radar and Caltrans is part of our mobility group
 - Al: we have an agreement for 100 spaces on the southern end of the SAMTRANS lot after 6pm weekdays and all weekend. Also, an agreement for parking on top of the SAMTRANS parking garage 50 plus spaces.
- Jim Bertan: what about the parking underneath the library?
 - Lisa: Not part of the study area
- Cecile Lee and Sree Charan: Is there dedicated spaces for:
 1. Delivery [Doordash/UberEats]; Short term parking.
 2. Uber [Future self-driving pick up dedicated] stops?

- Brian: observed that there are very little loading spaces in the downtown area. We are understanding where that is best suited and how to enforce / regulate that. We are also looking at policy (i.e., code requirements for the downtown area) in terms of parking.
- Maya Nayberg: the crossing lights at the Caltrain take a long time, is that something we could address as part of this effort?
 - Brian: certainly
- Monette Meredith: alleyway along Laurel if block of Laurel is closed; free for all – lots of users trying to access the alleys.
 - Brian: trying to approach it from a variety of ways and analyze the competing needs for the alleys. Alleyways have also been communicated as being messy.
- Allison Chang: intentional parking for micro mobility ~ think about a parking lot that could be staff or supervised to provide additional security. A plan to contain vehicles in an intentional, convenient and attractive way would be ideal. Redwood City is an example of scooters everywhere.
- Allie Rae Board: doesn't the Caltrain have lockers that are available for purchase / rental?
 - Brian: some Caltrain stations do, but we would have to confirm for the San Carlos station
- Cecile Lee: How about security cameras in the parking areas? Hopefully, there's a plan to include them.

b. Market Analysis and Existing Land Use Policies & Zoning

- Anthony: to Market Analysis, the 600 units are based on standard development based on population projections. Was there any thought to include the CVS in the downtown specific plan area?
 - Joe: yes, those units are based on population projections, and are different than the RHNA numbers.
 - Lisa: the CVS off San Carlos is designated as part of the City's Housing Element
- Anthony: If additional developments are going to occur along El Camino Real, can we have developers provide parking for the downtown area.
 - Al: That is an interesting idea
- Anthony: has there been any thought to making the downtown similar to Redwood City Precise Plan? That provides 3-5 design criteria for streamlining entitlement process. Once implemented how long would the project take once the specific plan is implemented?
 - Jami: a specific plan is a tool to allow streamlining of projects and a program EIR will be prepared as part of the project. A specific plan writes specific development standards for the study area.
 - Al: hard to say and depends on each case, also takes time to prepare drawings and secure a building permit
- Allison Chang: For the sake of comparison: The 1001 Laurel St housing development (Laurel and Morse) has something like 90 units, in four stories, with a big courtyard and some retail on the 1st floor. Would these new 100 or 120 units/acre developments be about that size? Just trying to picture it.

- Lisa: that project was a planned development plan, which allows for some flexibility and deviation from the zoning standards. Mentioned study session on Monday with the planning commission.
- Amy Buckmaster: what will El Camino look like with housing? Will we be considering higher stories for the downtown?
 - Lisa: Mixed use typically has retail / office on ground floor, and sometimes below grade parking, but that is typically more expensive.
- Cecile Lee: office demand data – how are we taking this into account if the demand for office space continues to decline.
- Donna Lera: San Carlos has had such a deficit of office space though that it's really needed some of this.
- Samina Ginwalla and Maya Nayberg: How will this extra housing impact schools in the San Carlos/sequoia union high school district? Many schools are already super overcrowded, and this has led to the construction of more schools (ex. Mariposa and Arroyo). As a high school student, the number of students in classes/grades is already becoming overwhelming. Funding for campus expansions.
 - Lisa: school districts have standards and their own authority to plan for their needs. The school district does reach out to city staff regularly to touch base on long range plans and the school district then incorporates these into their own independent long-range plans. Impact fees are tied to development.
- Allie Rae Board: Gathering spaces is so broad. Can we elaborate on that after we wrap?
 - Jami: we left that intentionally vague so we can craft the gathering places together as we proceed through the process

4. PUBLIC COMMENT

- Sonia Elkes: Walnut next to Laurel could be an extension; entertaining the possibility of one-way streets in the downtown, or diagonal parking in the downtown. Have Walnut Street leading into the downtown like a super highway for micro-mobility.

5. WRAP UP AND NEXT STEPS – Meeting adjourned at 7:57pm

Any writings or documents provided to a majority of the Downtown Advisory Committee Members regarding any item on this agenda will be made available for public inspection upon request.

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