



Harrington Park Improvements

759 Laurel Street

Planning and Transportation Commission
October 6, 2025



Project Team

City Staff

Al Savay, Community Development Director

Lisa Porras, Planning Manager

Rendell Bustos, Senior Planner

Amy Newby, Parks & Recreation Director

Grace Le, City Engineer

Consultant Team

Jim Stickley, WRT

Request

Application for **Design Review** and a **Protected Tree Removal Permit** for the redevelopment of Frank D. Harrington Park, and a **Variance** to allow a 679 square-foot multi-purpose building within the interior side and rear setbacks.

Agenda

Project Overview

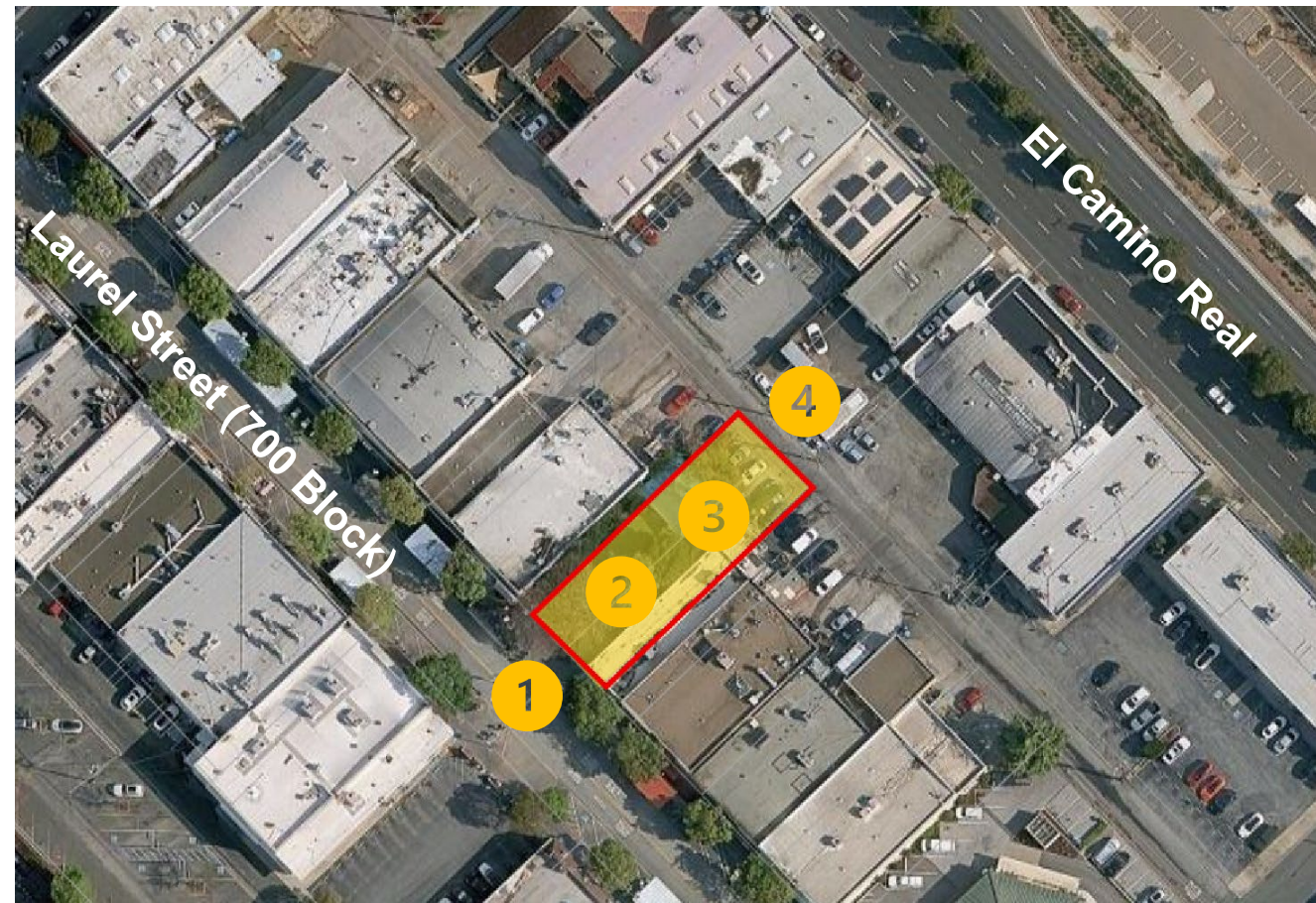
- Project Location
- Background
- Project Overview & Compliance

Questions

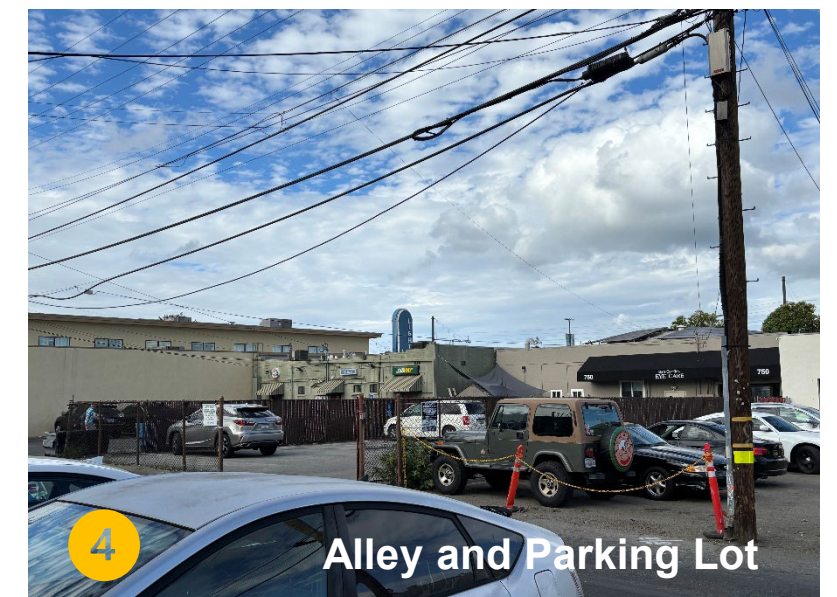
Public Comments

Action

Project Location: Existing Use



Project Location: Adjacent Uses



Project Overview: Background

In progress

**San Carlos
Downtown Specific
Plan**

**Goals
Policies
Standards
Implementation**

Downtown Specific Plan

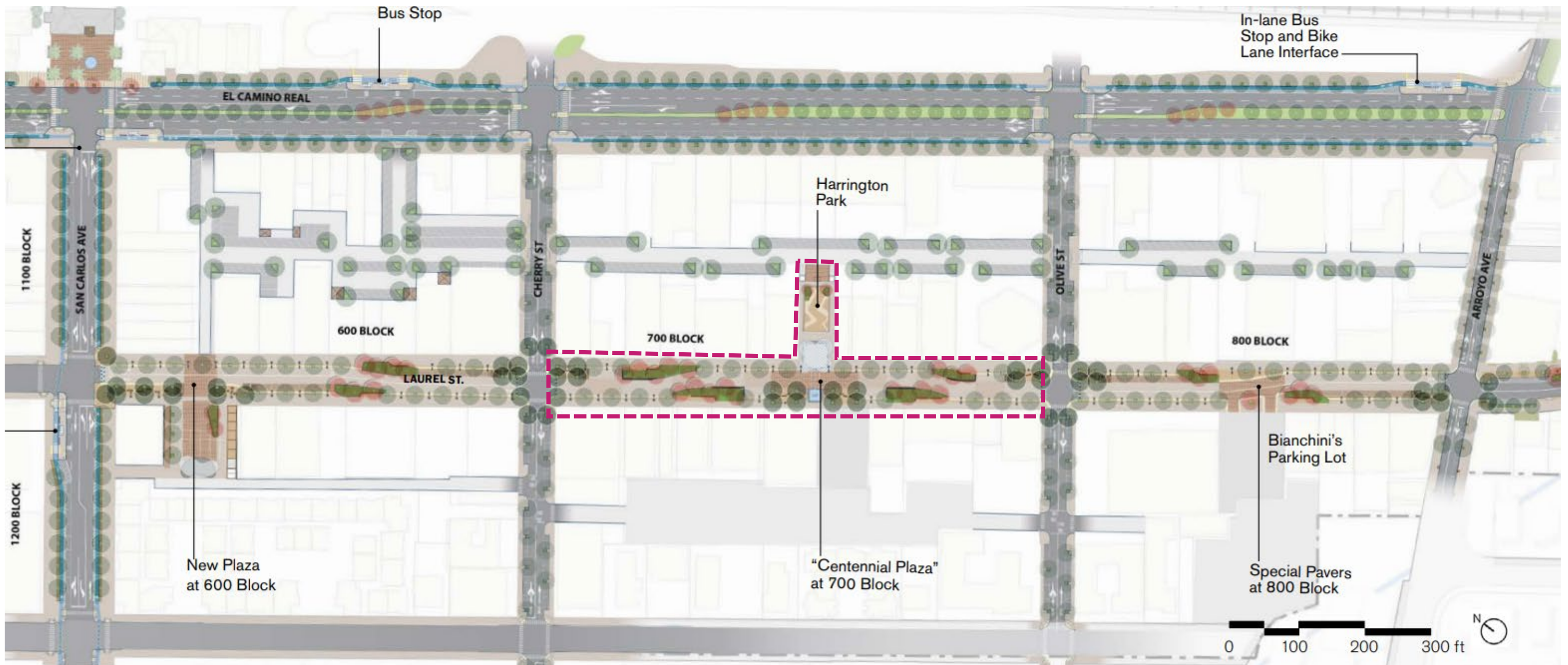


Adopted April 28, 2025

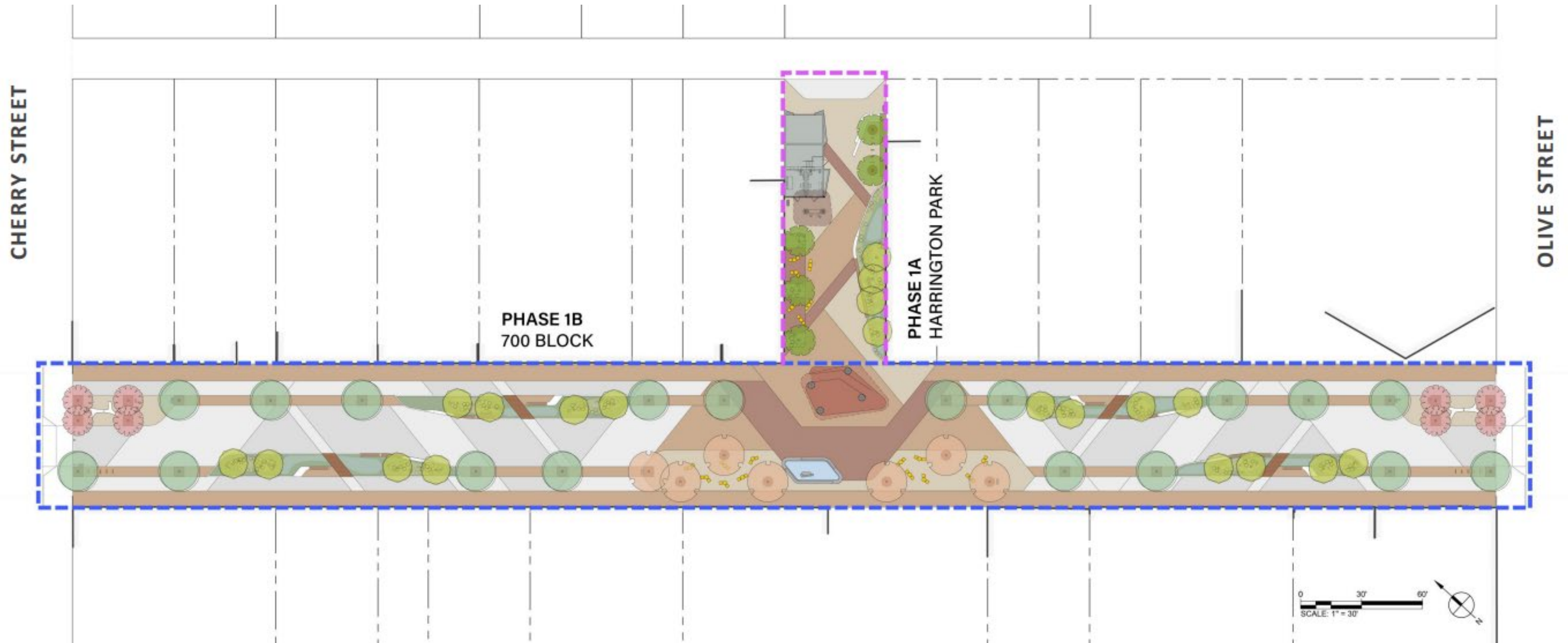


Downtown Streetscape Master Plan

Project Overview: Background



Project Overview: Background



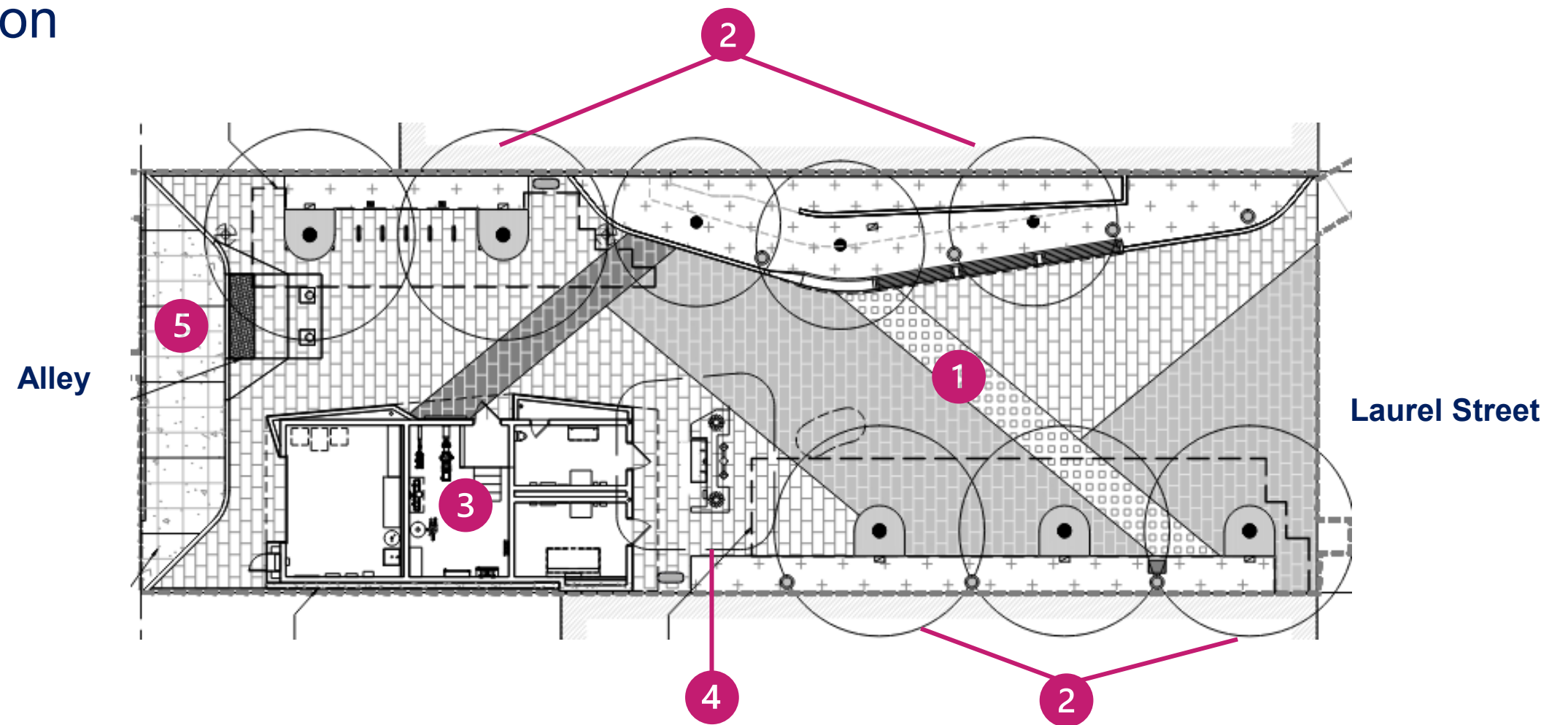
Project Overview: Request

Project Scope

Improvements to Harrington Park based on design approved by the City Council on June 9, 2025 (Reso No. 025-054)

Key Features

- 1 Paving layout
- 2 New trees
- 3 Multi-purpose building
- 4 Pavilion
- 5 Staging area



Project Overview: Multi-Purpose Building

Multi-Purpose Building

- 674 sq. ft.
- One-story
- 14'-6" Height

Key Features

- Two restrooms
- Storage
- Fountain mechanical room
- Attached mass timber pavilion
- Drinking fountain



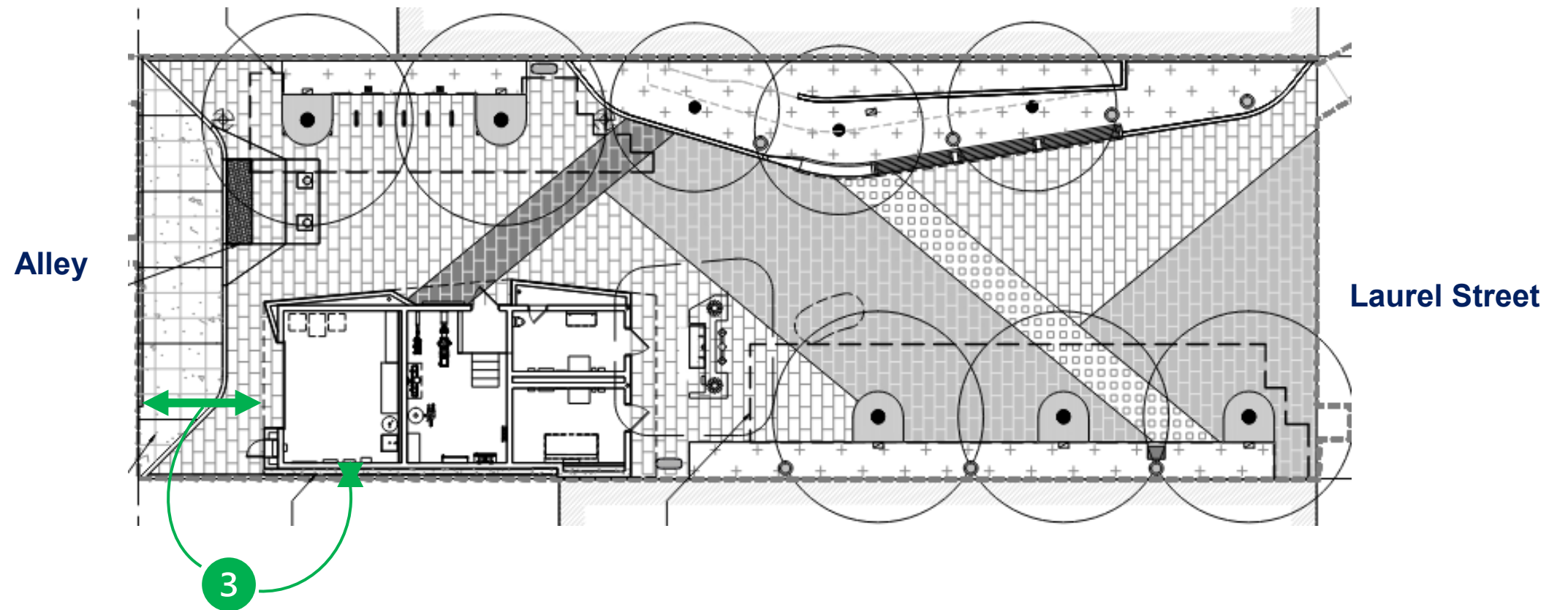
Project Overview: Materials and Furnishings



Project Overview: Requested Entitlements

Planning Entitlements

- 1 Design Review
- 2 Protected Tree Removal
- 3 Variance



Project Overview: Development Standards

Parcel Data		
Zoning Designation	Park (PK)	
General Plan Land Use	Park	
Proposed Use	Park and Recreation Facilities, Public	
Lot Size	7,250 sq. ft.	
Development Standard	Requirement	Proposed
Maximum Height	30'-0"	14'-6"
Minimum Setbacks		
Front (Laurel Street)	30'-0"	86'-6"
Interior Side (Left)	10'-0"	0'-0" (Variance Requested)
Interior Side (Right)	10'-0"	26'-6"
Rear (Alley)	20'-0"	14'-11" (Variance Requested)

Project Compliance

Design Review

Variance

Protected Tree
Removal

Project Compliance

Design Review

Variance

Protected Tree Removal

Required Finding:	Basis for Finding:
A. Consistent with Title 18 (Zoning Ordinance)	Consistent with applicable development standards
B. Consistent with General Plan and Specific Plans	Consistent with General Plan and Downtown Streetscape Master Plan
C. Consistent with applicable design guidelines	Consistent with Downtown Streetscape Master Plan
D. Consistent with other required planning approvals	Meetings findings for variance from setbacks
E. Consistent with design review criteria	Consistent based on findings B and C

Project Compliance

Design Review

Variance

Protected Tree Removal

Required Finding:	Basis for Finding:
A. Extraordinary circumstances applicable to the property	The only PK-zoned property on 700 block of Laurel Street where side and rear setbacks apply
B. Necessary to prevent physical hardship	Narrow lot width would force building toward center of lot, restricting open space and landscaping
C. Will not be detrimental to other properties	Continues the use of a public park with added amenities such as public restrooms and storage
D. Consistent with Zoning Code and General Plan	Consistent with all other General Plan, Zoning, and Downtown Streetscape Master Plan requirements

Project Compliance

Design Review

Variance

Protected Tree Removal

Requested Removals:	Basis for Removals:
Remove all existing trees, (10) of which are protected trees	City Arborist recommends removal as all trees would be impacted by redevelopment
Minimum Replacement:	Proposed Replacement:
(10) New Trees	(5) Engelmann Oak Trees (3) Sierra Red Oak Trees + New trees planted in future streetscape implementation

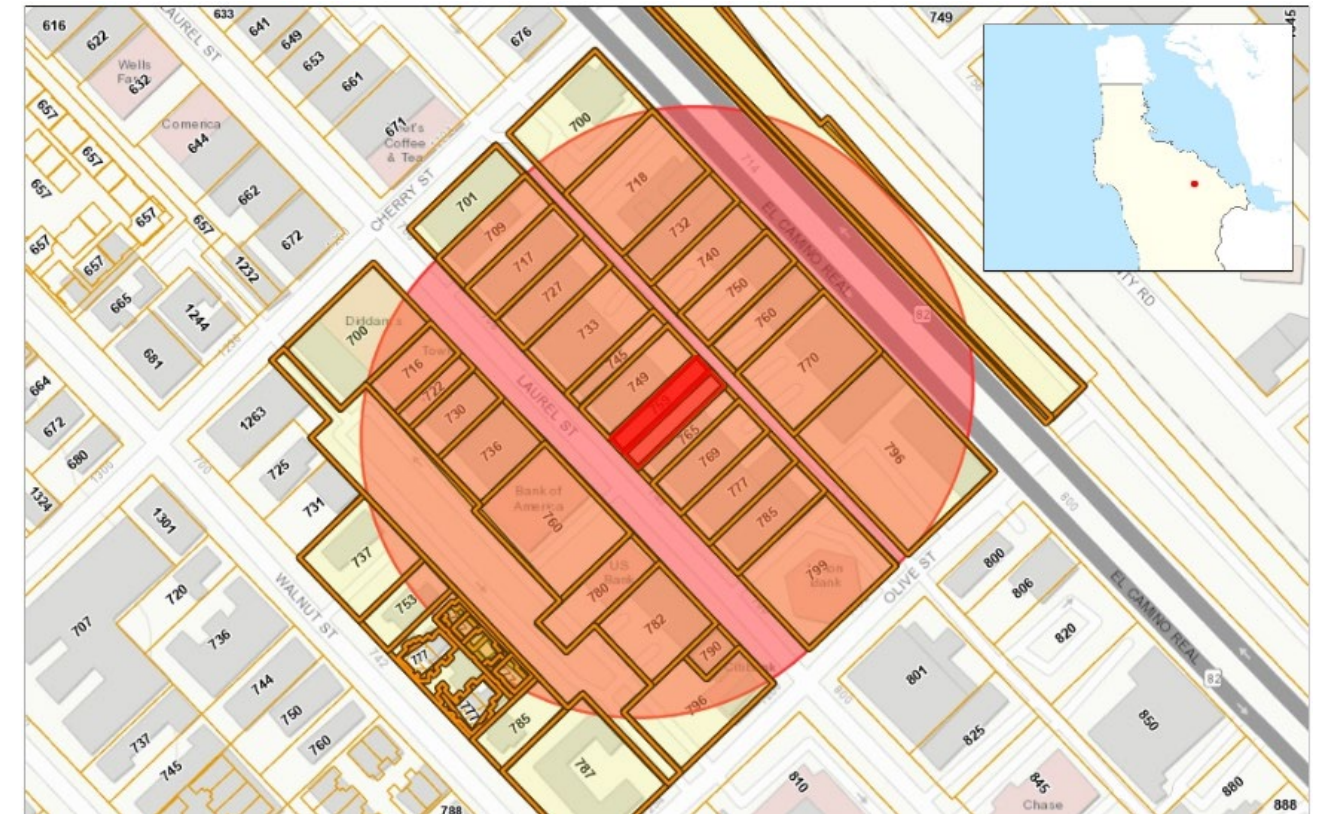
Project Compliance: Environmental Review

Categorical Exemption based on CEQA Guidelines:

- Section 15303: Structures less than 2,500 square-feet in floor area
- Section 15304: New landscaping

Public Outreach

- Design presented in past PTC, City Council, DTAC, and community meetings
- City mailed **Public Notice** to all property owners within 300 feet of property on September 24, 2025.
- Published in **newspaper** and **posted on project site** on September 25, 2025.
- **No public comments** received



Motion

I move that the Planning and Transportation Commission grant approval for **Design Review, Protected Tree Removal Permit, and Variance** for the redevelopment of Frank D. Harrington Park at 759 Laurel Street (APN: 050-154-160 and 050-154-170) based on the findings, conditions of approval, and for the reasons incorporated in the staff report.

Conclusion

- Commissioner Questions
- Public Comments
- Commissioner Discussion and Action

Appeal

The Planning and Transportation Commission's action will be final unless appealed to the City Council within 10 days of the date of action. The deadline to file an appeal is 5:00 p.m. on **Thursday, October 16, 2025.**