



# CITY OF SAN CARLOS DOWNTOWN SPECIFIC PLAN PLAN PROJECT

[www.sancarlosedowntownplan.com](http://www.sancarlosedowntownplan.com)

Downtown Advisory Committee (DTAC)  
Meeting #9 | 6:00 PM – 8:00 PM  
March 26, 2025



# DTAC Meeting Agenda

## 1. Meeting Call to Order

# 2. Pledge of Allegiance

**“I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”**



# 3. DTAC Roll Call

Member	Representing Category	Member	Representing Category
Allie Board	Downtown Business Operator	Madison Blanton	Special Needs
Donna Lera	Downtown Business Operator	Zuri Kadiwar	Youth Advisory Council Member
Allison Chang	Downtown Business Operator	Dylan Karmin	Youth Advisory Council Member
Tom Davids	Downtown Property Owner	Sreecharan Chandrasekaran	At Large
Anthony Kamm	Economic Development Advisory Commission Member	Monette Meredith	At Large
Jean Dehner	Older Adults	Joaquin Pedrin	At Large
Robert Bollier	Parks, Recreation and Culture Commission Member	James Bertram Cecile Lee Tracy Masaro Elizabeth Minn	Alternate DTAC Members
Amy Buckmaster	San Mateo County Chamber of Commerce Representative		

# 4. Discussion Items

## a. Overview –

1. Downtown Specific Plan  
Vision and Guiding Principles
2. Policy Area Discussion
3. Standards
  - Public/Private Interface
  - Land Uses



# Downtown Vision

*“Downtown is the heart of San Carlos that provides a vibrant, pedestrian-friendly, safe, charming, futuristic, and accessible destination for the community and strongly expresses its unique culture and heritage. It is a place for celebration and gathering that offers diverse and authentic experiences through a draw of food, retail, services, art and music in a visually attractive environment for the growing community. Downtown is an inclusive place with easy access for all, opportunities for housing and businesses of all types, and inviting spaces for all users. Downtown San Carlos is a sustainable district, with landscape that supports ecological and community health & well-being.”*

# Downtown Guiding Principles





# Policy Area Discussion



# GOALS AND POLICIES FRAMEWORK

## Policy Areas for Discussion:

- Land Use and Development Framework
- Prosperity & Economic Development Framework
- Mobility & Transportation Framework
- Parking & TDM Framework
- Public Realm Framework
- Public Art Framework
- Sustainability & Resiliency Framework
- Infrastructure Framework

# LAND USE AND DEVELOPMENT FRAMEWORK

**Goal:** The Downtown Specific Plan aims to create a vital social place for the community, while strengthening a distinctive character and identity for San Carlos, rooted in its culture, history, and context. This identity will be defined by the physical form and experience of the downtown area.

# PROSPERITY & ECONOMIC DEVELOPMENT FRAMEWORK

**Goal:** The Downtown San Carlos will be a dynamic economic hub that fosters entrepreneurship, enhances infrastructure, and promotes arts and culture to create a thriving, inclusive, and prosperous community. Through strategic placemaking, branding, and enriched by a mix of land uses, the downtown core will support both retail and dining destinations, strengthen economic vitality, and provide for everyday needs through a welcoming and engaging public realm that supports residents, visitors, and businesses alike.

# MOBILITY/TRANSPORTATION FRAMEWORK

**Goal:** The Downtown Specific Plan sets forth a comprehensive framework for a multimodal transportation network that prioritizes active transportation, safety, accessibility, and connectivity, while fostering a pedestrian-friendly, vibrant, and equitable downtown that serves the needs of all residents, workers, and visitors.

# PARKING AND TDM FRAMEWORK

**Goal:** The Downtown Specific Plan sets forth parking management strategies for that efficiently addresses parking needs, and reduces car dependency through innovative Transportation Demand Management (TDM) strategies.

# PUBLIC REALM FRAMEWORK

**Goal:** The Downtown Specific Plan creates high-quality, multi-functional public spaces and a well-connected street network that fosters social interaction, promotes health and well-being, and enhances downtown's vibrancy. With an expanded tree canopy and sustainable landscaping, the downtown improves ecological resilience, air quality, and pedestrian comfort while addressing climate challenges such as urban heat island effects and stormwater management. Public spaces are designed to be inclusive, ensuring equitable access for all users while contributing to a more sustainable and visually appealing downtown environment.

# PUBLIC ART FRAMEWORK

**Goal:** The Downtown San Carlos Specific Plan aims to create a culturally rich and dynamic downtown through public art that reflects the city's cultural and ecological heritage. By integrating art into streetscape, alleys, plazas, and civic spaces, community identity is strengthened, local artists are supported, and the public realm is enhanced which fosters placemaking and inspires both residents and visitors.

# SUSTAINABILITY & RESILIENCY FRAMEWORK

**Goal:** The Downtown Specific Plan aims to promote environmentally sustainable development and infrastructure that enhances downtown's long-term resilience to climate change and natural hazards, while fostering a vibrant and adaptable urban environment. This includes integrating resilient infrastructure and climate-responsive strategies to mitigate the impact of environmental challenges and ensure the sustainability of the downtown area for future generations



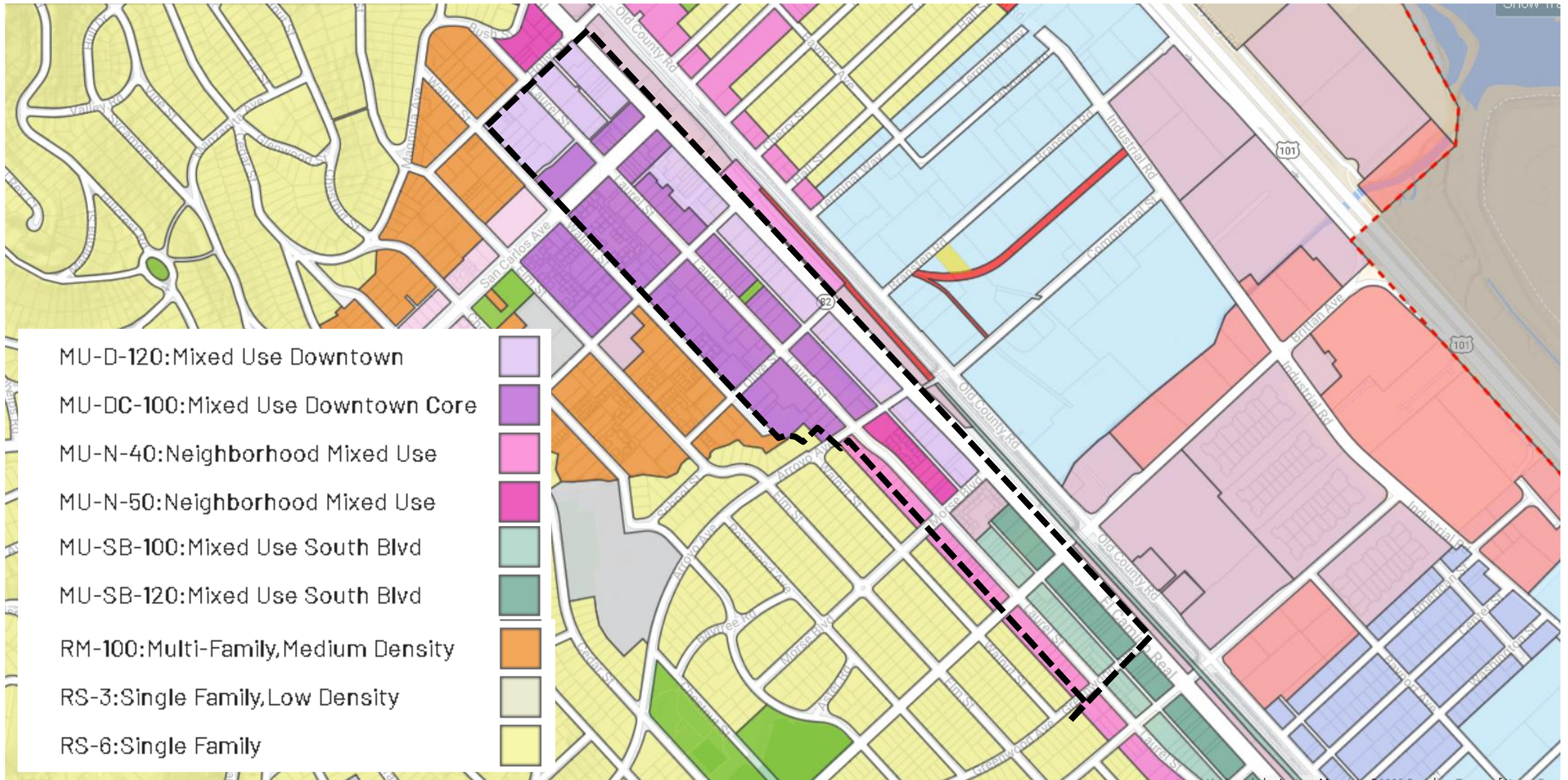
# INFRASTRUCTURE FRAMEWORK

**Goal:** The San Carlos Downtown Specific Plan aims to ensure a robust, adaptable, and future-ready infrastructure system that supports growth, enhances the quality of life, and meets the evolving needs of the community. This includes investing in modern infrastructure, embracing innovative technologies, and promoting sustainable practices to create a resilient downtown that can effectively accommodate future development and improve the overall urban experience.



# Public-Private Interface

# Zoning Map



# Ground Floor and Public Space Interface

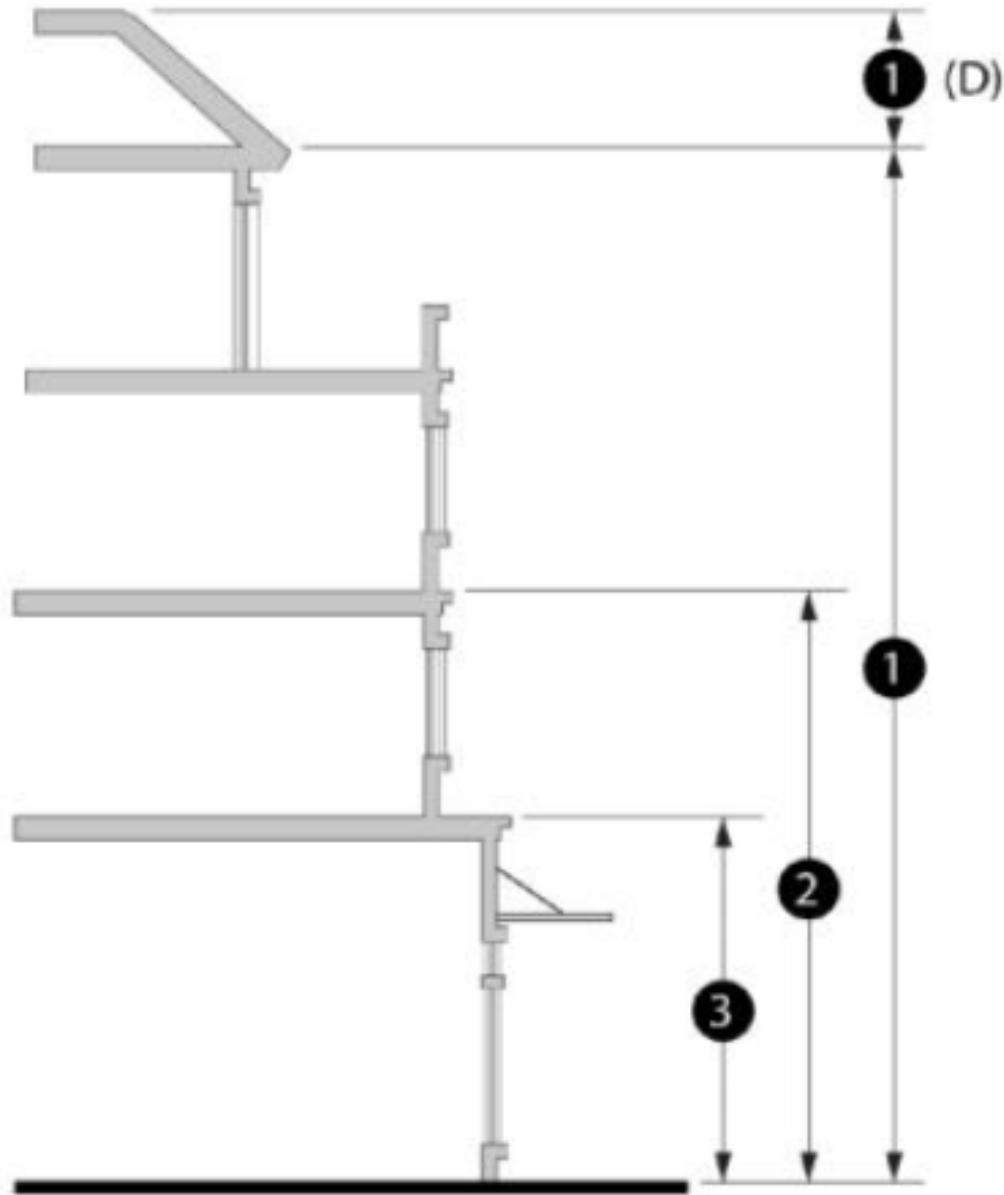
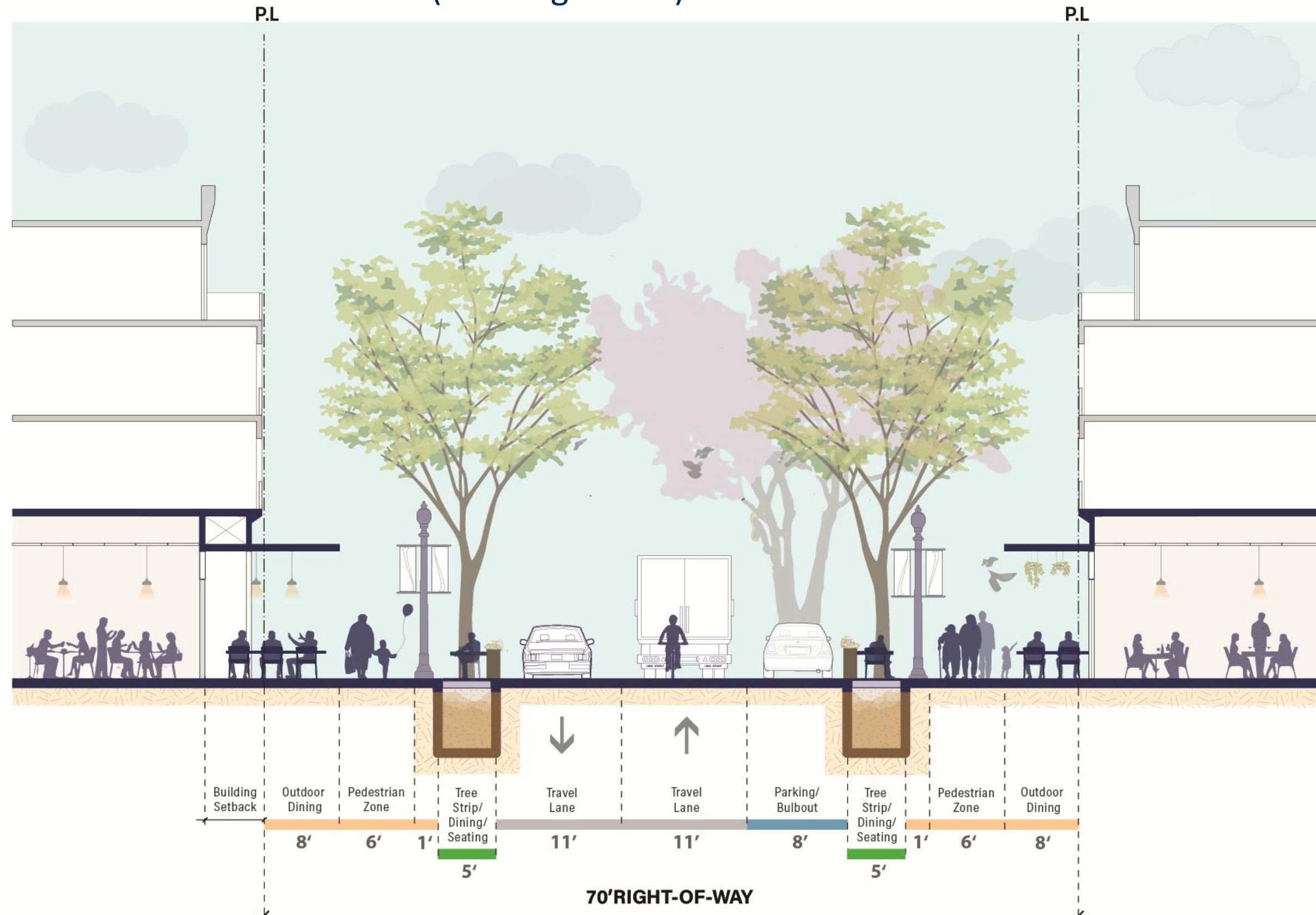


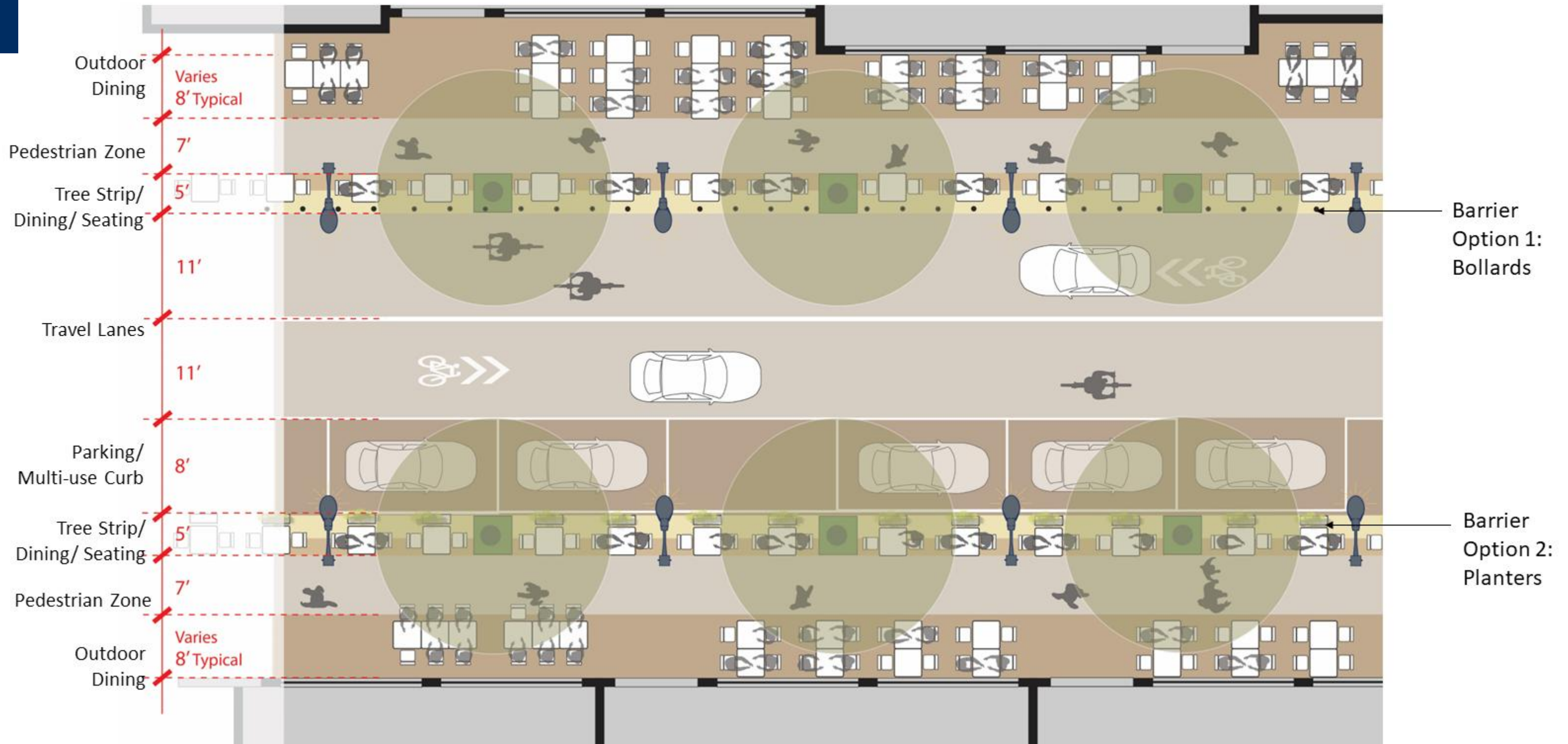
TABLE 18.05.030-3: HEIGHT STANDARDS—MIXED-USE DISTRICTS

District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations	#	
Building Maximum (ft.)	50	60	75	75	75	60	75	50; 35 along East San Carlos Avenue in MU-N-40 District		75	(D); See Section <a href="#">18.15.060</a> , Height and height exceptions	1	
Building Maximum Adjacent to RS District	30 ft. within 40 ft. of an RS district; 40 ft. within 50 ft. of an RS district												
Building Minimum (ft.)	n/a	25; Applicable only along Laurel Street and El Camino Real frontages		n/a									2
Maximum Stories	4(1)	5	6	6	6	5	6	4; 3 along E. San Carlos Ave. in MU-N-40 district	4	6			
Ground Floor Minimum Height													
Ground Floor Uses (ft.)	12	12	12	12	12	12	12	12	12	12		3	

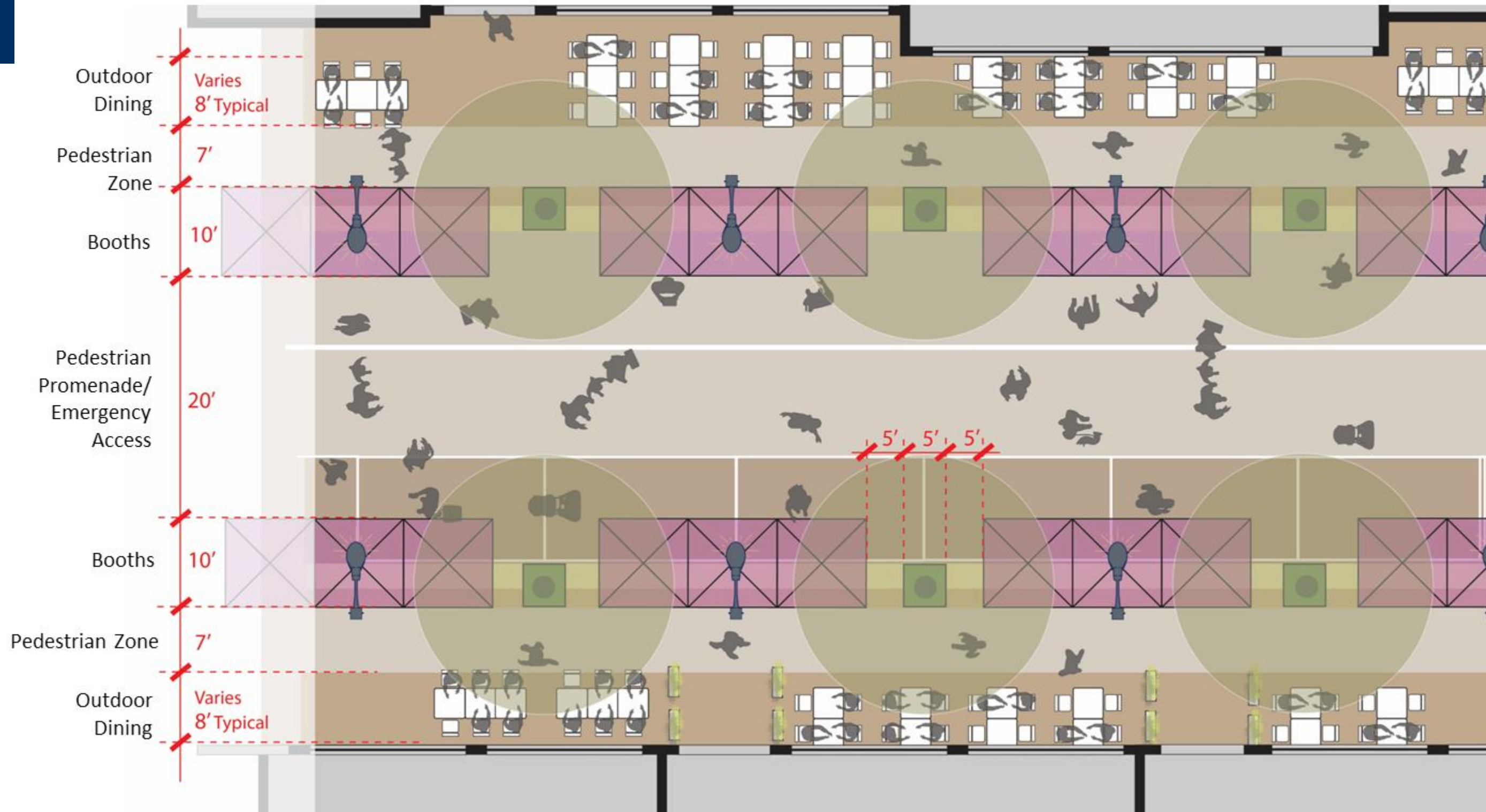
# LAUREL STREET BLOCK 600 & 800 (Looking North)



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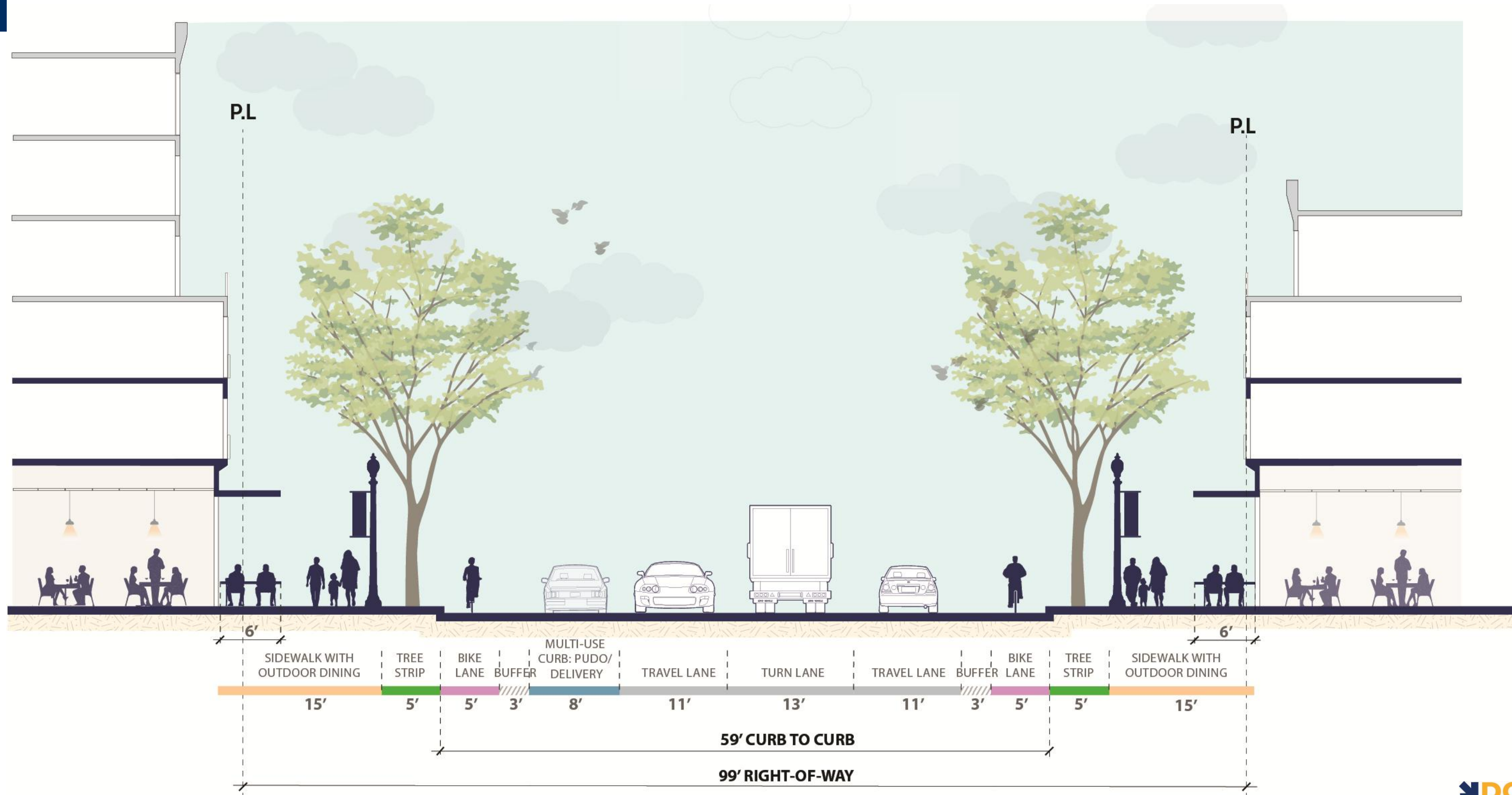


# LAUREL STREET BLOCK 600 & 800 (Looking North)



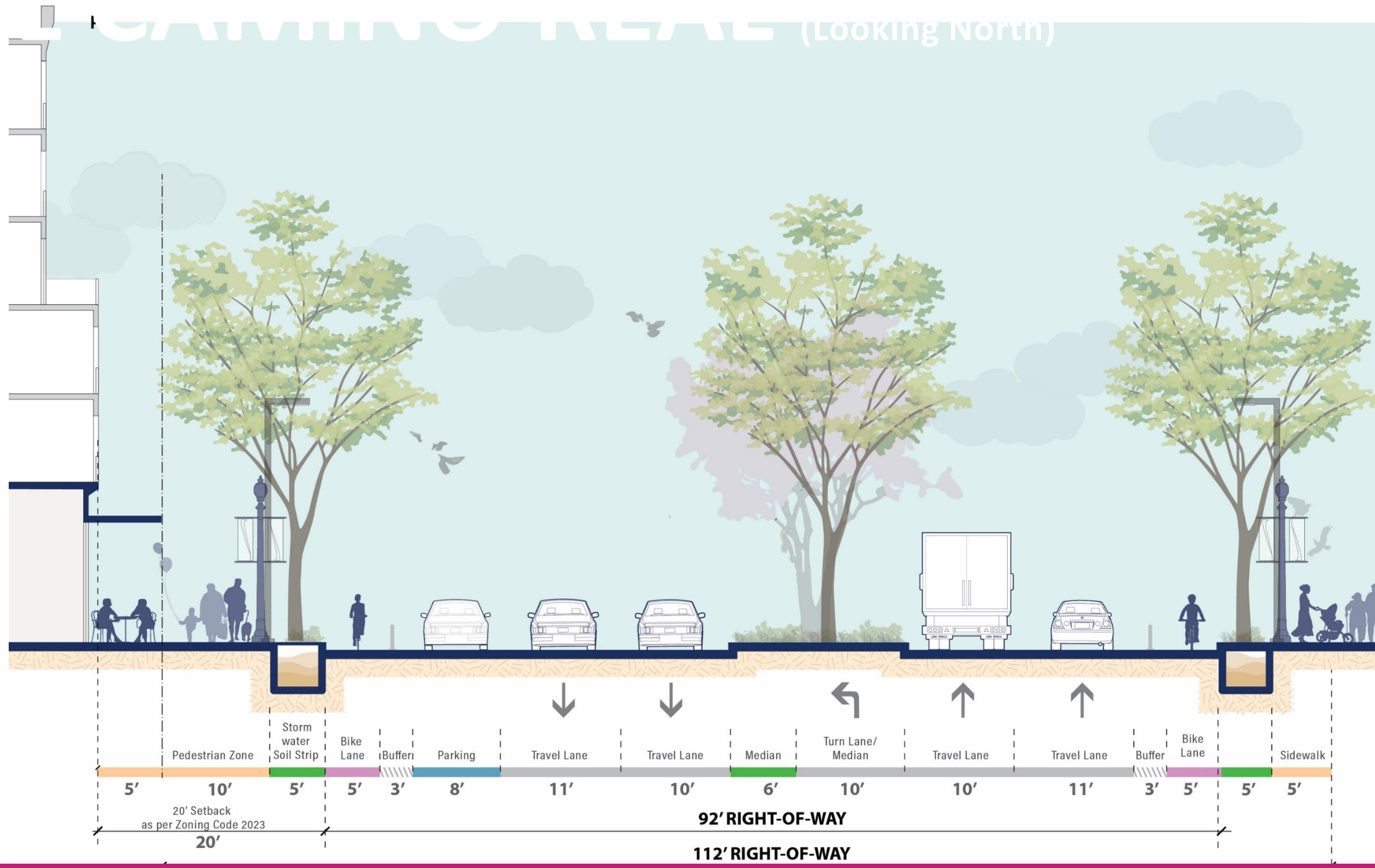
# SAN CARLOS AVENUE BLOCKS 1100 & 1200

(Looking Towards the Caltrain Station)





# CANNING REAL (Looking North)





# Standards

# AWNINGS AND OVERHANGS

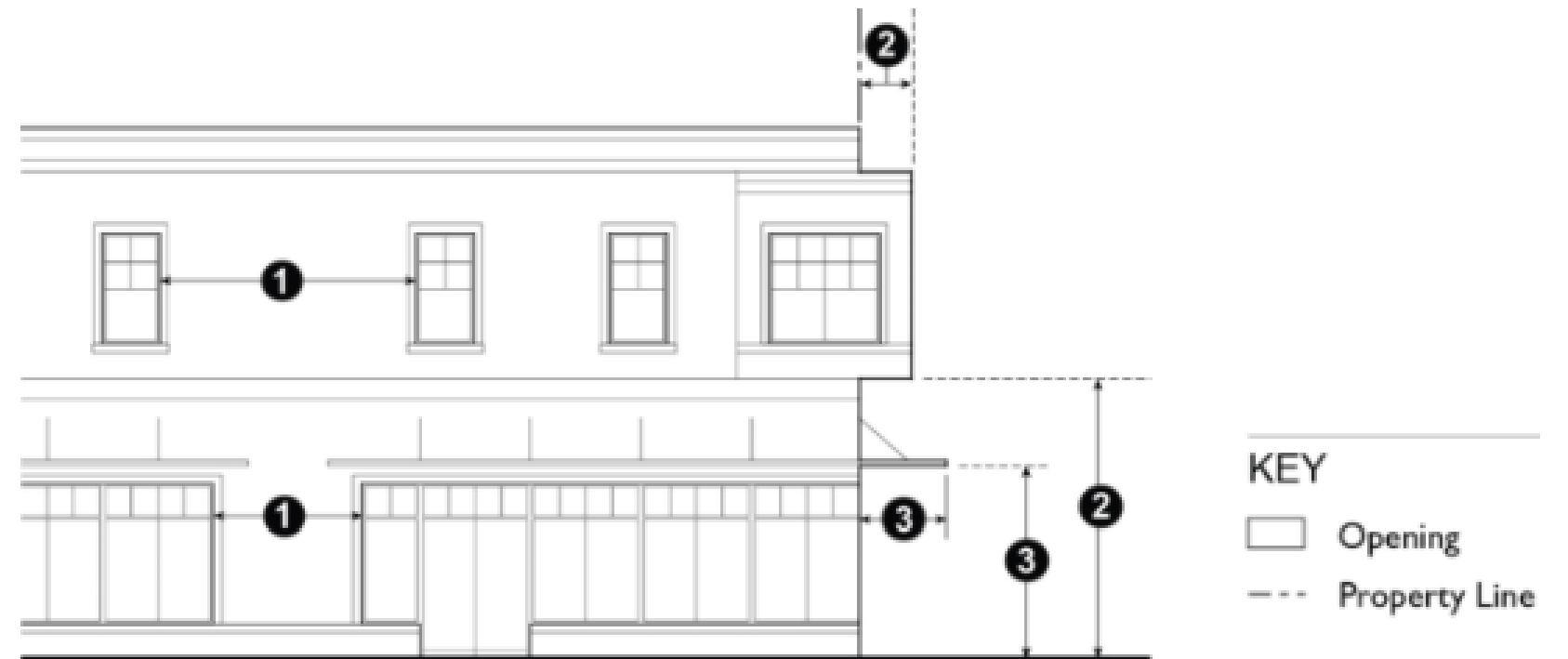


TABLE 18.05.030-4: BUILDING FORM STANDARDS—MIXED-USE DISTRICTS

District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations	#
Maximum Length of Blank Wall (ft.)	Ground floor: 10 Upper floors: 25	25	25	25	25	25	25	25	25	25		1
Maximum Building Projections (ft.)	3; minimum 12 feet above sidewalk grade.										(F)	2
Awnings and Overhangs (ft.)	4; minimum 8 feet above sidewalk grade.											3

F. Building Projections. The maximum width of any single projection is ten (10) feet and the total width of all projections along a building face shall not be more than twenty-five percent (25%) of the building frontage.

# EXAMPLES OF ENCLOSURES AND AWNINGS



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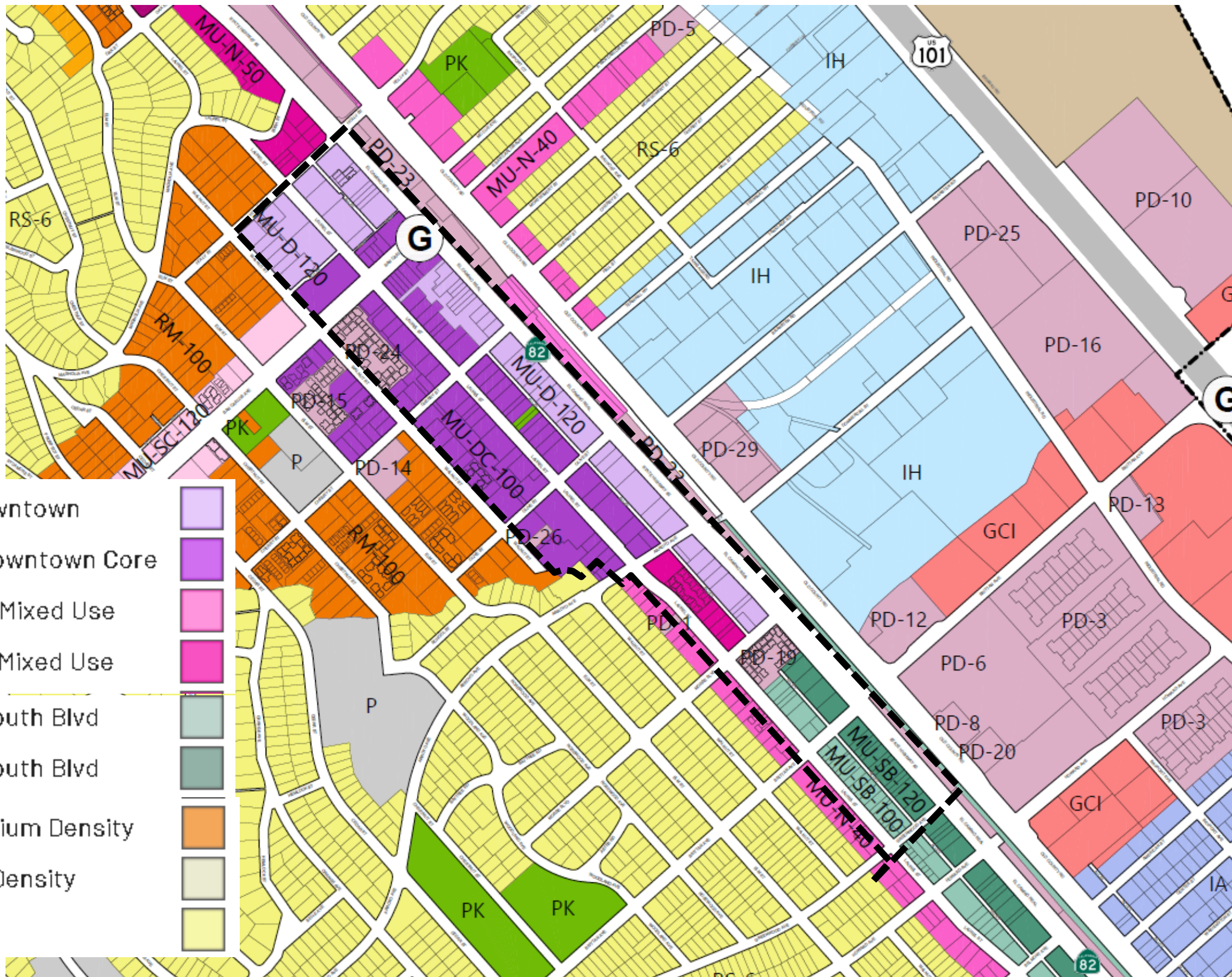
# EXAMPLES OF ENCLOSURES AND AWNINGS



# EXAMPLES OF ENCLOSURES AND AWNINGS



# ZONING MAP







# Land Use

# DTAC Meeting Agenda

## **5. Comments from the Public**

# DTAC Meeting Agenda

## 6. Wrap Up/Next Steps



AVAILABLE MARCH 31

City staff and the consultant team with WRT are preparing the **Downtown Streetscape Master Plan** for adoption next month, beginning with formal recommendation expected from the **Planning and Transportation Commission on April 7**, and consideration for adoption by **the City Council on April 28**. This effort builds on last fall's Council's endorsement for new street designs for downtown streets. Because transformation of the downtown core is a priority for the Council, design/engineering drawings are already underway for the 700 block of Laurel Street and Harrington Park. On April 28, the Council will review designs for a pavilion and water feature. This first phase of downtown implementation is expected to result in a groundbreaking ceremony at Harrington Park later this year.



# SAN CARLOS DOWNTOWN STREETSCAPE MASTER PLAN

CITY  
GOOD  
LIVING  
SAN CARLOS

**DOWNTOWN  
TOGETHER**

MARCH 2025

# WRAP UP/NEXT STEPS

1. Downtown Streetscape Master Plan
  - PTC - April 7
  - City Council - April 28
2. Downtown Implementation
  - April 28 City Council (pavilion and water feature)
3. Next DTAC Meeting (#10)
  - **Tuesday, April 15** – Present DTAC’s Inputs on Goals and Policies
  - Parking Strategies and TDM
4. DTAC Meeting (#11) - TBD

*COMING SOON*  
**Downtown Specific Plan**  
Public Draft – summer 2025  
Adoption – Sept. 2025

# DTAC Meeting Agenda

## 7. Adjourn Meeting

