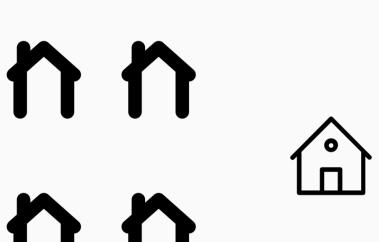
Housing Issues and Concerns 山

Can ADU's be placed in front yards?	Density & traffic concerns w/ additional housing	Build bazillion micro units on east side	how will schools accommodate growth	More multi- family and mix-used zoned areas	Build high- density housing in hills (not only flats)	Balance need for open space	High density in hills could lead to wildfires
Open more land to multifamily connected to transit	Fourplex is a blessing - open up more areas that can accommodate	Opportunity to build higher than 4-stories?	Increased density must have access to transit	Dorm style housing and ADU's are an eyesore	Add more units near downtown for seniors	Make sure new buildings don't have gas fueled furnaces, water heaters and stoves - avoid increasing GHG emissions	As we look density hous let's maintain character of small communications.
Avoid sprawl - more density and height	Improve multi- modal transit and biking and pedestrian accessibility and mobility	Schools are suffering due to soaring housing costs	Consider joining the Joint Powers Authority	Any coordination w/ Caltrain	Is infrastructure (power and sewer) sufficient to accommodate more housing?	Duplexes and Triplexes	
Consider equity implications for maintaining single-family housing	Current single-family codes make ADU's difficult	Need to maintain green recreation spaces	New development brings in tax revenue to support additional services	Don't build higher than 4-stories	High density housing is ok in some places but not others; should be done tastefully	Encourage shared living	
Large commercial development proposed can serve as resource	Can wastewater facilities handle increased pop?	How to balance open spaces and housing	Consider implications of preserving single-family zoning	Large McMansions since the last element was adopted. How will this be different?	City should work w/ county and nonprofit to build affordable housing	New housing should meet reach codes; address existing housing	
Advisory committee made up of affordable housing developers	Hard to have open space and low height	Parking requirements for denser housing should be revised	Revising parking requirements	Consider solar for new housing	More green space needed on east side	Underground utilities to prevent wildfires	

Ideas and Creative Solutions 🔐 🍙 🏠





Environmental Safety Issues and Concerns



Sidewalks in the hills north of San Carlos Ave	Bury power lines in hills	Brush danger off Hillcrest/ Arundel rd.	Clarify toxic legacy for east side development	Regulations around types of yard plants	Lack of EV charging stations accessible	Stop building into urban wildfire interfaces and fire danger zones
El Camino and Holly Street and Overpass	Building in urban wildlife interfaces and					

Ideas and Creative Solutions





Comments/Questions (?)



Housing &	
circulation	
elements must	
be considered	
together	
otherwise there	
will be	
	circulation elements must be considered together otherwise there