



# **SAN CARLOS** **HOUSING** **2040**

**Community Meeting**  
January 20, 2021

**WELCOME!**

# Mayor, City of San Carlos



# Agenda

- Brief recap of the Housing Element
- Housing density and what it can look like
- Factors, priorities, and criteria to guide development of new housing
- Focus on areas/locations for new housing
- Public comment

# San Carlos Project Team



**Al Savay, AICP**  
Community &  
Economic  
Development  
Director, City of  
San Carlos



**Lisa Porras, AICP**  
Project Manager,  
Planning Manager,  
City of San Carlos



**Aaron Aknin, AICP**  
Strategic Advisor,  
Principal, Good  
City Co.

# MIG's Workshop Facilitators



**Lisa Brownfield**  
Project Manager



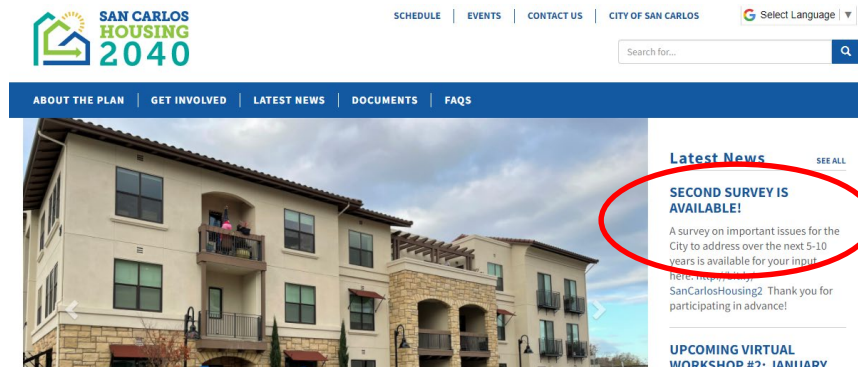
**Genevieve Sharrow**  
Housing Planner



**Joan Chaplick**  
Lead Facilitator

# Project Website

- Visit [www.sancarlos2040.org](http://www.sancarlos2040.org) :
  - Recording of meeting with captioning and meeting materials will be posted at [www.sancarlos2040.org](http://www.sancarlos2040.org)
  - Submit additional comments
  - Sign-up to receive automatic emails
  - Take the City's survey on housing

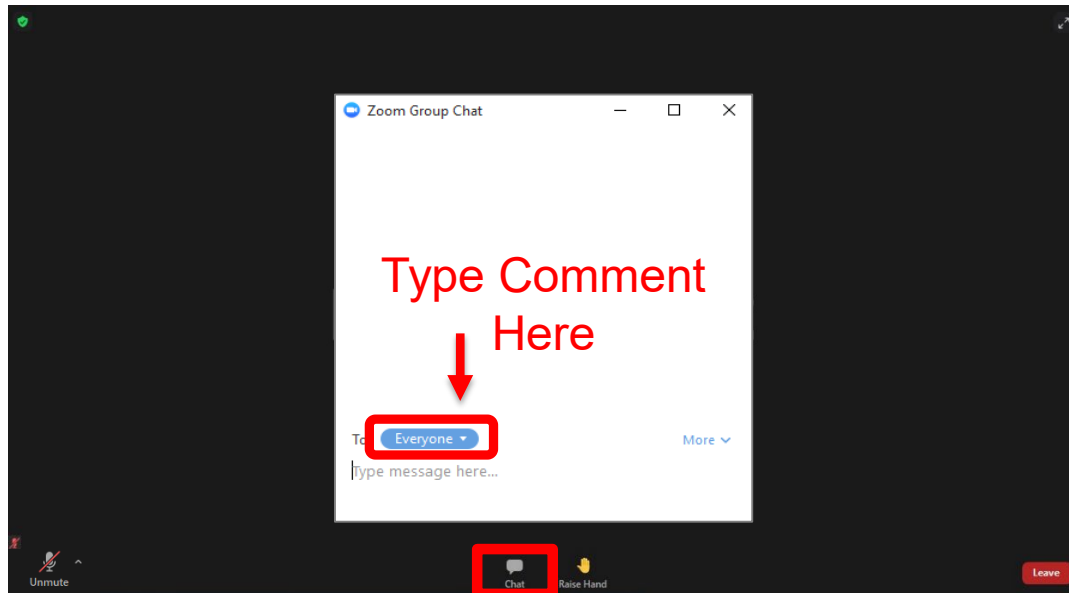


# How to participate in tonight's workshop

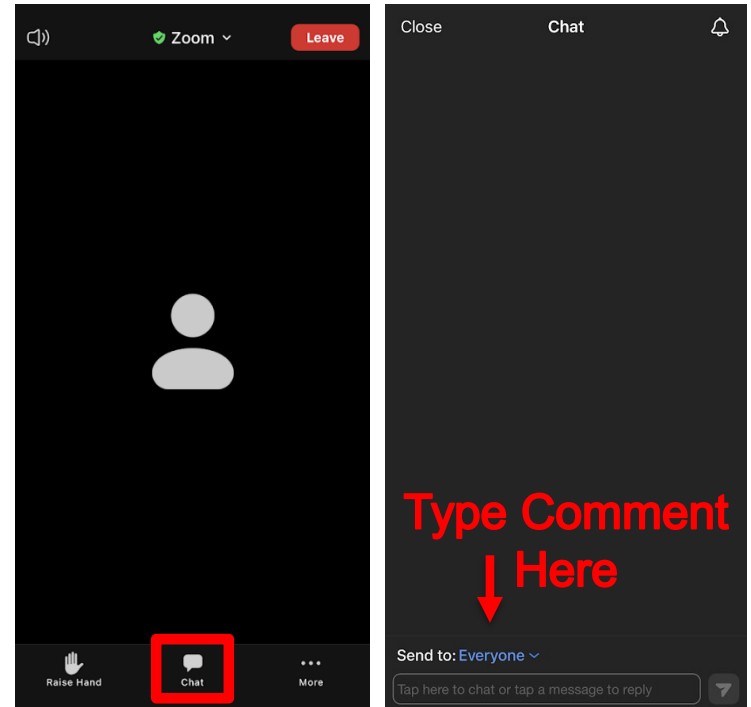
- ✓ Respond to polling questions throughout the workshop
- ✓ Submit questions through the chat; we will stop periodically to respond
- ✓ Submit comments when prompted; we will capture and share using a digital white board
- ✓ Share a comment or question during the public comment period at the end; each person will have up to 2 minutes

# Zoom Chat

Computer

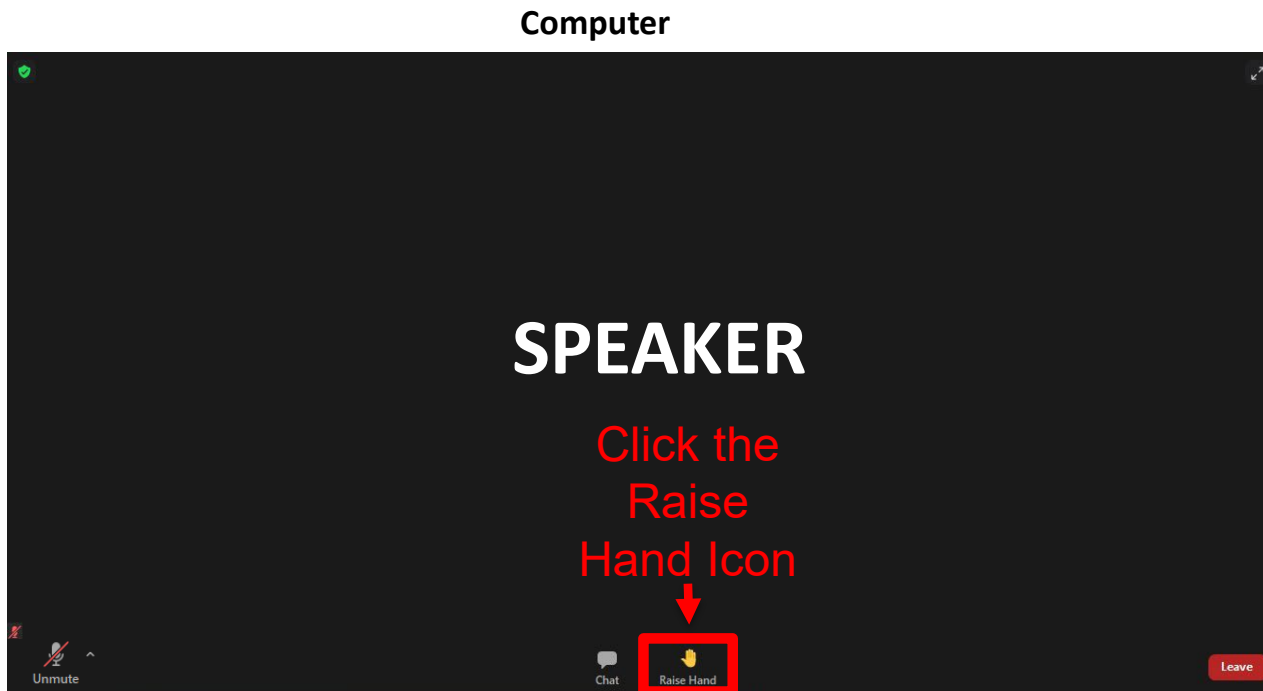


Phone





# Zoom Hand Raise



# Who's attending tonight's meeting?

**How long have you lived in San Carlos?**

- less than 1 year
- 1-4 years
- 5-9 years
- 10 + years

# Who's attending tonight's meeting?

## What is your housing situation?

- I own my home
- I rent my home
- I live with family/friends, do not own, or pay rent
- Do not currently have a permanent home

# Who's attending tonight's meeting?

## What is your age?

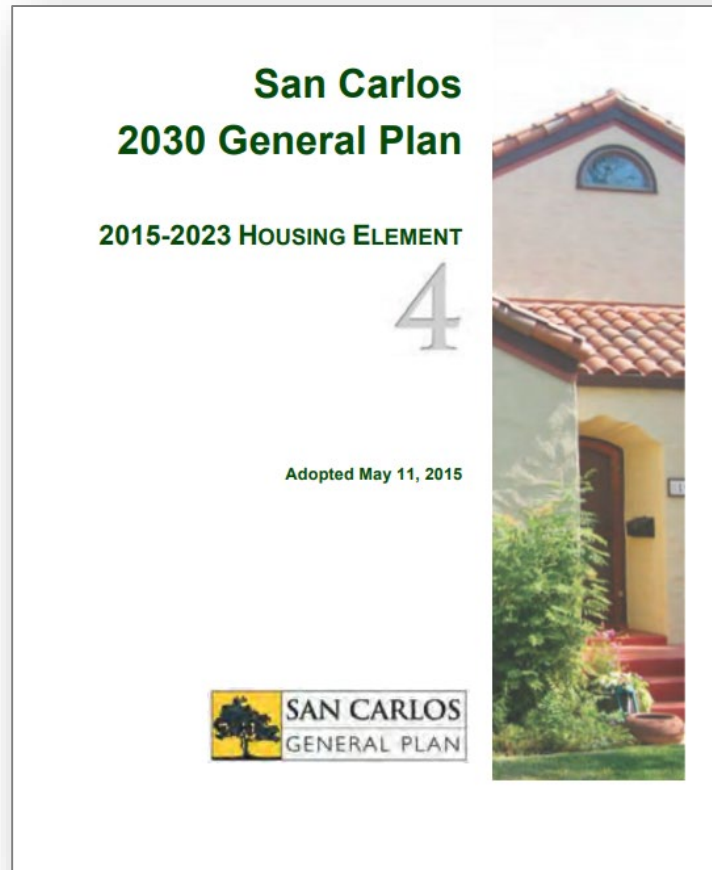
- Under 18
- 18 -29
- 30 – 49
- 50 – 64
- 65+



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## RECAP: HOUSING ELEMENT OVERVIEW

# Housing Element Update



# Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to use the powers vested in them to **facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

# Housing Element Timeline

Periodic updates required by State law:

- 2023-2031 update due January 31, 2023
- If adopted on time, Housing Element valid for eight years
- Penalties for noncompliance



# What is the RHNA?

Regional Housing  
Needs Allocation:



October 2020

REGIONAL HOUSING NEEDS ALLOCATION  
PROPOSED METHODOLOGY:  
San Francisco Bay Area, 2023-2031

State  
determines  
RHNA for  
each  
Council of  
Governments



RHNA for  
**ABAG**  
region:  
441,176  
housing units



RHNA for **San  
Carlos:**  
2,735 housing  
units  
(estimated)

# Estimated RHNA by Income Group

Income Group	% of AMI	San Carlos 2023 – 2031 RHNA	% Of Units
Very Low	31-50%	739	27%
Low	51-80%	425	16%
Moderate	81-120%	438	16%
Above Moderate	120% +	1133	41%
Total		2,735	

Source: ABAG

Goal for accommodating housing need through land use policies and planning (zoning)

- (not a construction obligation)



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**RESPOND TO QUESTIONS SUBMITTED  
THROUGH THE CHAT**

# What We have Heard So Far

## Workshop #1 - November 30, 2020

- Introduce process, identify issues & concerns, and ideas & solutions about housing and environmental safety
  - 65 participants

## Survey #1

- Learn community opinion about housing needs and level of importance of some housing issues
  - 76 participants

# November 30 – Workshop #1



November 30, 2020

## Housing Issues and Concerns

Can ADUs be placed in front yards?	Density & traffic concerns of additional housing	Build back-bay micro-units on east side	How will we access oceanfront streets	More multi-family and mixed-use developments	Build high-density housing in hills (not only first)	Balance need for open space	High density in hills could lead to isolation
Open more land to multi-family connected to transit	Formulate a zoning plan for more multi-family accommodations	Opportunity to build higher than 6 stories?	Increased density must be allowed to offset	Down-styie housing and ADUs are an expense	Add more units near downtown for seniors	Multi-family developments near transit and downtown	Are we looking at density in the hills because of the character of the area or because of the social community?
Amid spread, more density and height	Impose height restrictions on existing buildings	Schools are suffering due to soaring housing costs	Consider joining the Joint Powers Authority...	Any combination of our CA uses...	Is a mid-rise apartment development more appropriate to downtown?	Duplicates that Tripiases	
Consider early incentives for meeting single family needs	Current single-family codes make ADUs difficult	Need to maintain green infrastructure spaces	How do we address the need for more housing?	Don't build higher than 4 stories	Light density housing in hills is a good idea, but we need to be careful about the character of the area.	Encourage shared living	
Use commercial development in place of single family	Can we convert existing buildings into multi-family?	How to address open spaces and housing	Consider implications of permitting single-family housing	Light density housing in hills is a good idea, but we need to be careful about the character of the area.	Light density housing in hills is a good idea, but we need to be careful about the character of the area.	Encourage shared living	
Advisory services made up of different housing developers	Hard to have open space and low height	Having height restrictions in place	Having parking requirements	Consider solar for new housing	More green spaces needed on west side	Unsure what utilities to connect in urban areas	

## Environmental Safety Issues and Concerns

Sidewalks in the hills north of San Carlos Ave.	Bury power lines in hills	Bluish danger of Hillcrest Arroyo rd	Clearly specific for road side development	Regulations around height of streetlights	Lack of EV charging stations accessible	Requiring to connect with the internet for the emergency services
LI Control and Energy based incentives	Building in urban or edge areas					

## Comments/Questions

What is the city's plan to address the housing crisis?	Housing & circulation departments must be connected together	Consider making public facilities, not just for housing, but for other purposes	Are ADUs not accepted as affordable by State 30 units?	How will the City plan to address the housing crisis?	Does the city have a plan to address the housing crisis?	Who is the City's plan for addressing the housing crisis?	Schools are being impacted by housing crisis	Public safety	Ensuring that the city is addressing the housing crisis	Obtaining more information about the housing crisis
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## Ideas and Creative Solutions



## Ideas and Creative Solutions



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# Housing - Issues and Concerns

- Traffic + parking
- Potential impact on schools
- Consider equity implications
- Wastewater/infrastructure capacity
- Balance open space with housing
- Height limitations
- Maintain community character

# Housing - Ideas and Solutions for Consideration



Duplexes, tri-plexes, four-plexes and ADUs



More multi-family housing



Provide transportation options



Revise parking requirements



Revise zoning revisions



Incorporate walking and biking opportunities



Increase building heights



Create advisory group of people under 40

# Safety - Issues and Solutions

- Address urban wild land interface
- Clarify toxic issues on East side lands
- Restore creeks and natural areas
- Encourage native plants and drought tolerant landscaping
- Link to Climate Action Plan
- Provide EV charging stations



# Survey #1- Who responded?

- 76 respondents
- 83% live in San Carlos
- 81% live in a single-family home
- 82% own where they live (includes condominiums)

# Survey #1 Key Findings

- Choices for housing types needed in San Carlos (top 6 of 9 in rank order)
  - Apartments with 6 units or less
  - Townhomes
  - Condominiums
  - Apartments with 7 or more units
  - Senior housing
  - Single-family homes

# Survey #1 Key Findings (con't)

- **98%** said it was *very important* and *somewhat important* to ensure that **teachers, police, fire, and related safety workers can afford to live** in San Carlos
- **55%** said it was *somewhat important* to ensure that **youth who grow up in San Carlos can afford to live in San Carlos** when they are adults
- **50%** said it was *somewhat important* to **ensure that people who work at downtown businesses can afford to live in San Carlos**



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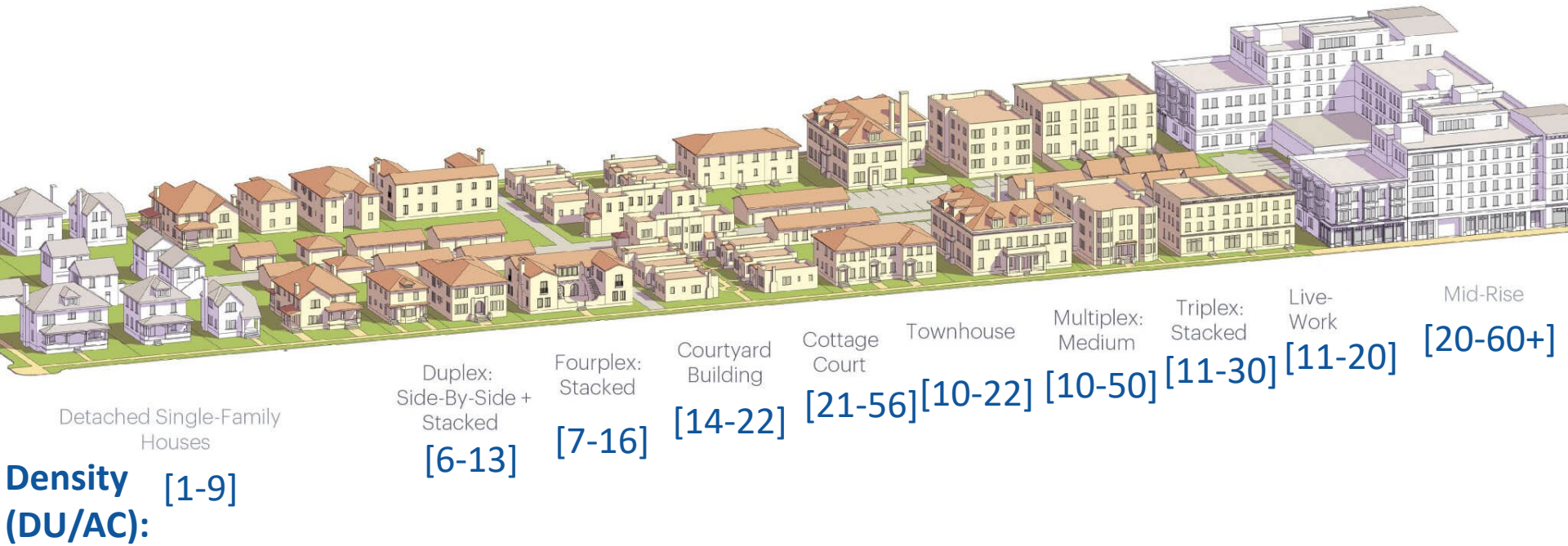
**RESPOND TO QUESTIONS SUBMITTED  
THROUGH THE CHAT**



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**WHAT DOES HOUSING DENSITY LOOK LIKE?**

# Range of Housing Densities



Source: [missingmiddlehousing.com](http://missingmiddlehousing.com)

# Density: More than a Number

## Factors that Influence Density:



Unit size (e.g., studio versus 3-bedroom units)



Parking on site



Open spaces and setbacks

## Factors that Influence Our Perception of Density:



Design



Cost (below market rate units)

# Density Examples



21 du/ac



24 du/ac



# Density Examples



32 du/ac



34 du/ac

# Density Examples



40 du/ac



45 du/ac

# Density Examples



56 du/ac



59 du/ac

# Density Examples



55 du/ac



55 du/ac

# Density Examples



69 du/ac



70 du/ac

# Density Examples



78 du/ac



89 du/ac

# Density Examples



130 du/ac



177 du/ac

# Guess the Density!

Use the polling feature



# Guess the Density!



- 32 du/ac
- 37 du/ac
- 41 du/ac
- 52 du/ac

# 1501 San Carlos



- 37 du/ac
- 4 story building
- 6 units and one commercial unit
- Lot size: .164 acre

# Guess the Density!



- 40 du/ac
- 52 du/ac
- 64 du/ac
- 68 du/ac

# 1501 Cherry (Cherry/Chestnut)



- 34 units total (4 are BMR)
- Lot size: 0.53 acres
- Unit sizes:
  - 5 one-bedroom
  - 26 two-bedroom
  - 3 three-bedroom
- 64 du/ac

# Guess the Density!



- 25 du/ac
- 37 du/ac
- 46 du/ac
- 50 du/ac

# Wheeler Plaza – 657 Walnut



- **37 du/ac**
- 109 condos and 10,274 sq ft new commercial
- Lot size: 2.9 acres

# Guess the Density!



- 25 du/ac
- 37 du/ac
- 63 du/ac
- 97 du/ac

# 817 Walnut



- 4 stories
- 23 BMR apartment units (studio)
- 1 2-bed manager unit
- Lot size: 10,544 square feet (0.242 acres)
- **97 du/ac**



# Guess the Density!



- 12 du/ac
- 24 du/ac
- 35 du/ac
- 42 du/ac

# 1257 Magnolia



- 4-story apartment building
- 9 units
- Lot size: 9,381 sq. ft (0.21 ac)
- 15 parking spots
- 42 du/ac

When you hear the word  
“Density” – what do you think?

Please put a response in the chat

What else can Density mean?



Vibrant Downtown (Burlingame, CA)



Vibrant Shopping (Pearl District, Portland OR)



Town Center with Active Uses (Storrs, CT)



Community Facilities and Activities





Inclusive Communities



## Equity and Housing Opportunities

What criteria should guide  
housing policy in San Carlos?

# What are your criteria and priorities for new housing?



Located near public transit



Spread evenly around the city



Have least possible impact on traffic



Walkable/bikeable to shops and services



Located near community services and parks



Be well designed



Provides options for different household types  
(seniors, young adults, etc.)



Other

What other factors should be considered?

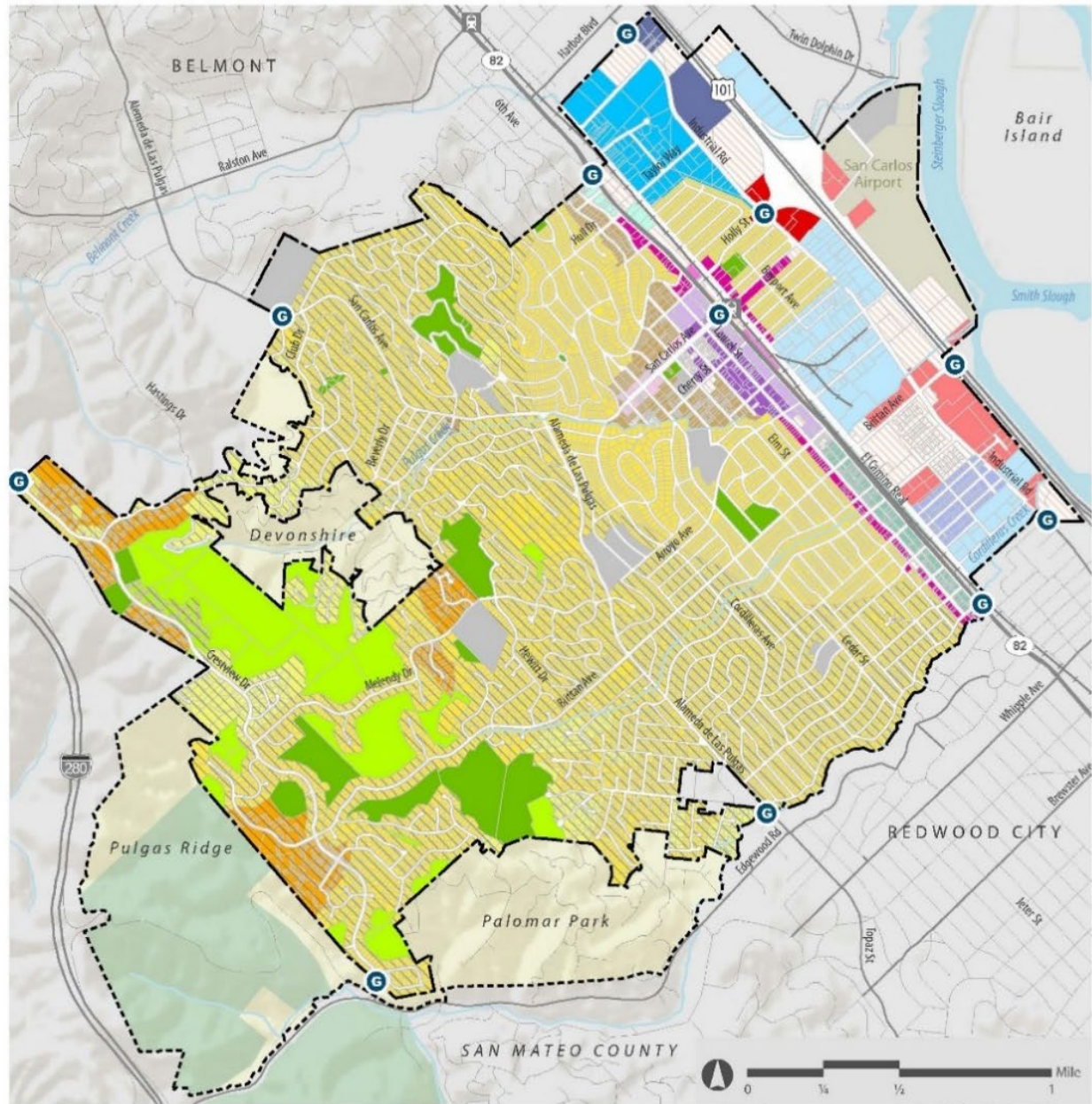
Enter your comments in the chat!

What are your top 3 areas for  
locating housing?

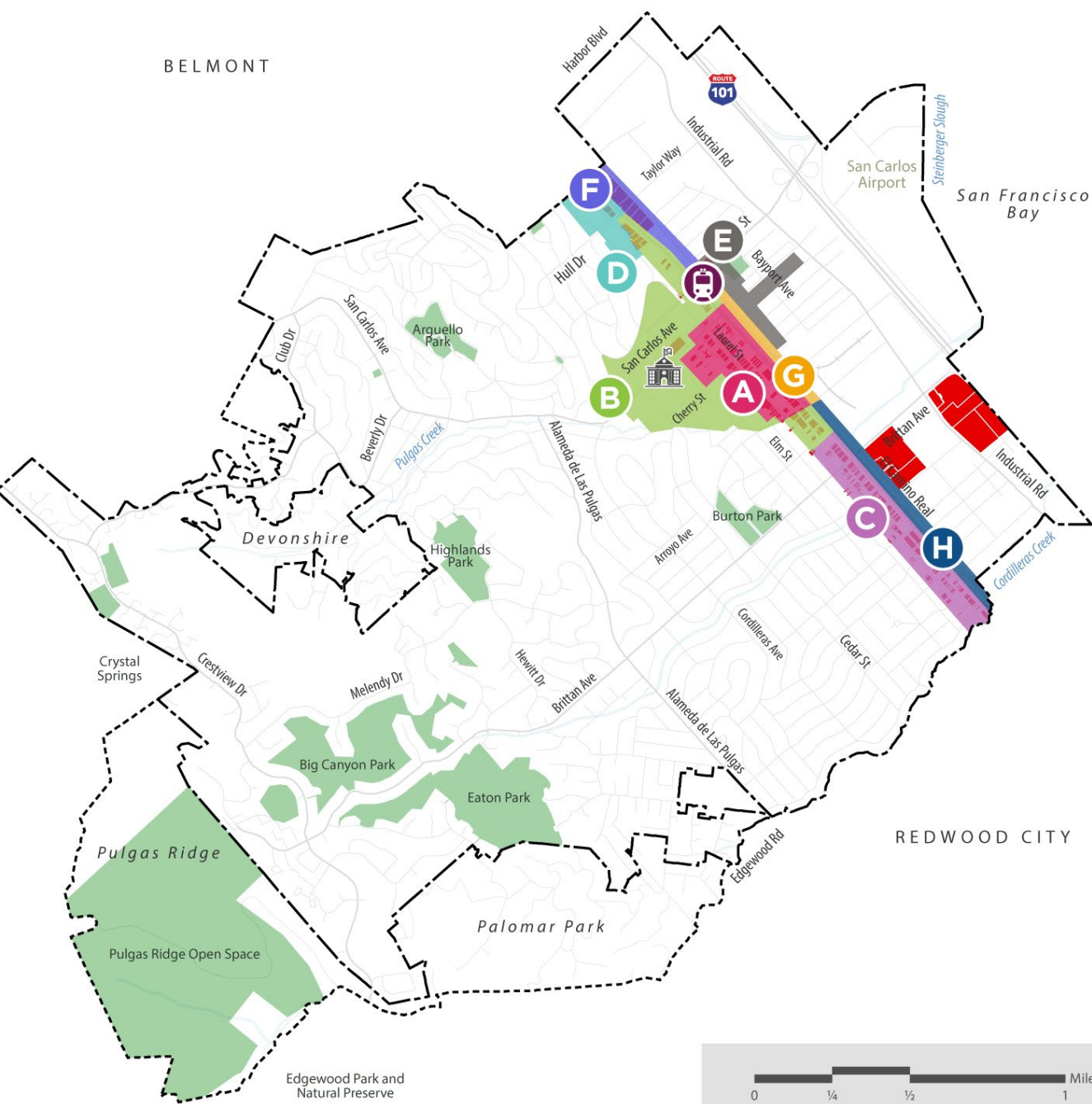
# San Carlos Zoning Map

## Existing Zoning Designations

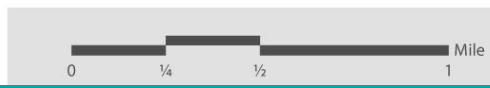
- RS-3: Single-Family, Low Density
- RS-6: Single-Family
- RM-20: Multi-Family, Low Density
- RM-59: Multi-Family, Medium Density
- MU-NB: Mixed Use North Boulevard
- MU-SB: Mixed Use South Boulevard
- MU-D: Mixed Use Downtown
- MU-DC: Mixed Use Downtown Core
- MU-N: Neighborhood Mixed Use
- MU-SA: Mixed Use Station Area
- MU-SC: Mixed Use San Carlos Ave
- IL: Light Industrial
- IH: Heavy Industrial
- IA: Industrial Arts
- IP: Industrial Professional
- GCI: General Commercial/Industrial
- LC: Landmark Commercial
- NR: Neighborhood Retail
- PD: Planned Development
- A: Airport
- P: Public
- PK: Park
- OS: Open Space
- Neighborhood Hub Overlay
- G Gateway Overlay District



August 2020  
 Sources: United States Census Bureau, 2019. City of San Carlos, County of San Mateo, Urban Footprint, 2020.



- Shops and services
- A In the Downtown Core
- B Surrounding Downtown
- C South Laurel
- D Western PDA
- E Mixed Use Neighborhood
- F ECR north of Holly
- G ECR (Holly to Arroyo)
- H ECR south of Arroyo







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# PROJECT TIMELINE

# Timeline

Identify Housing Siting Criteria  
Identify Potential Land Use Changes  
Identify Housing Sites and Solutions



Draft Elements and Zoning  
Amendments

Winter/Spring 2021

Summer 2021

State Review



Environmental  
Analysis



Planning  
Commission and  
City Council  
Consideration

Summer/Fall 2021

Fall 2021/Winter 2022

Spring/Summer 2022

*Public Input*



# Public Comment

- Please use the raise hands feature or submit your name through the chat
- We'll call your name and release the mute button
- Each speaker will have up to 2 minutes for a comment or questions
- Comments will be added to the digital white board



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**2040**

**NEXT STEPS**

# Next Steps

- Visit the project website:  
[www.sancarlos2040.org](http://www.sancarlos2040.org) – Take the survey!
- Workshop #3 – Further discussion on RHNA target numbers and potential locations



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**THANK YOU!**



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[www.SanCarlos2040.org](http://www.SanCarlos2040.org)

For additional questions or follow up for this project, please contact Lisa Porras at

[lporras@cityofsancarlos.org](mailto:lporras@cityofsancarlos.org)

# Take the survey

- Visit [www.sancarlos2040.org](http://www.sancarlos2040.org)
- The survey will be open through the end of January.