



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

**Community Meeting**  
August 11, 2021

**WELCOME!**

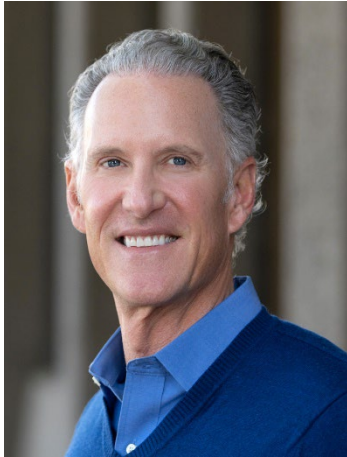
# Mayor, City of San Carlos



# Agenda

- Brief recap of the Housing Element and the process to update it
- Learn about potential changes that can help San Carlos achieve its housing needs (i.e. Regional Housing Needs Allocation, or “RHNA”)
- Provide feedback on possible zoning solutions for El Camino Real and other multi-family housing areas

# 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



**Joan Chaplick**  
Lead Facilitator

# Project Website

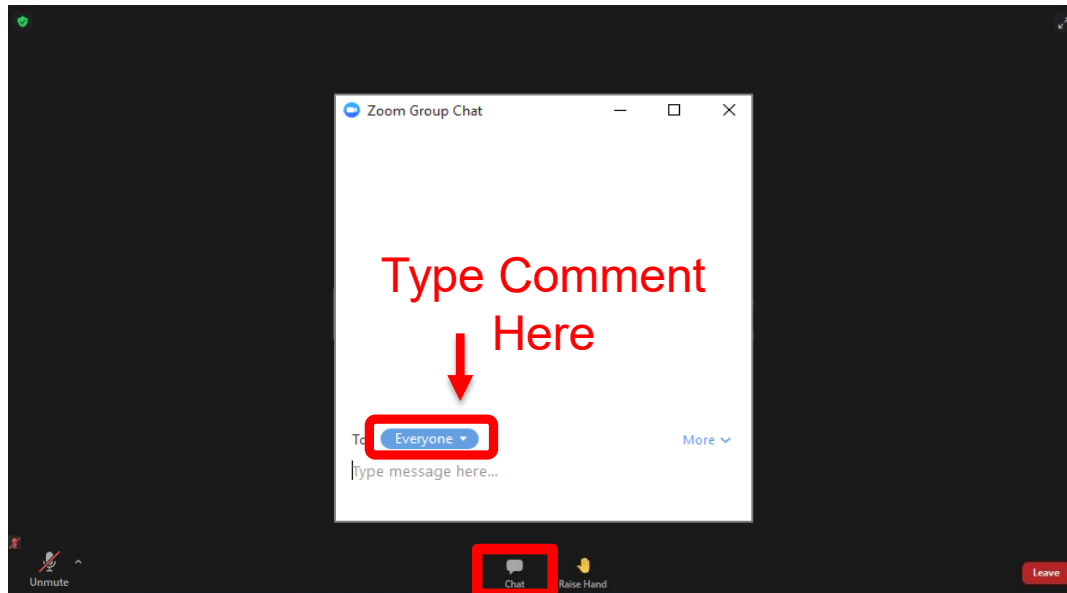
- Visit [www.sancarlos2040.org](http://www.sancarlos2040.org) :
  - ✓ Recording of meeting with captioning and meeting materials will be posted at [www.sancarlos2040.org](http://www.sancarlos2040.org)
  - ✓ Submit additional comments
  - ✓ Sign-up to receive automatic emails

# How to participate in tonight's workshop

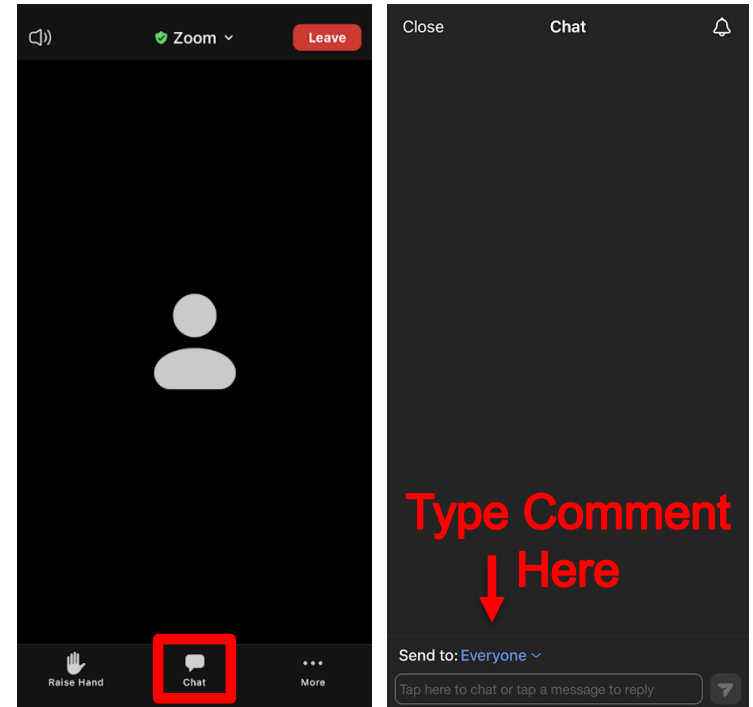
- Respond to questions using Zoom polling
- Ask questions and provide comments using the chat feature at designated points in the meeting
- Provide verbal comments at designated points in the meeting
- Speak during the public comment period at the end; each person will have up to 2 minutes

# Zoom Chat

Computer



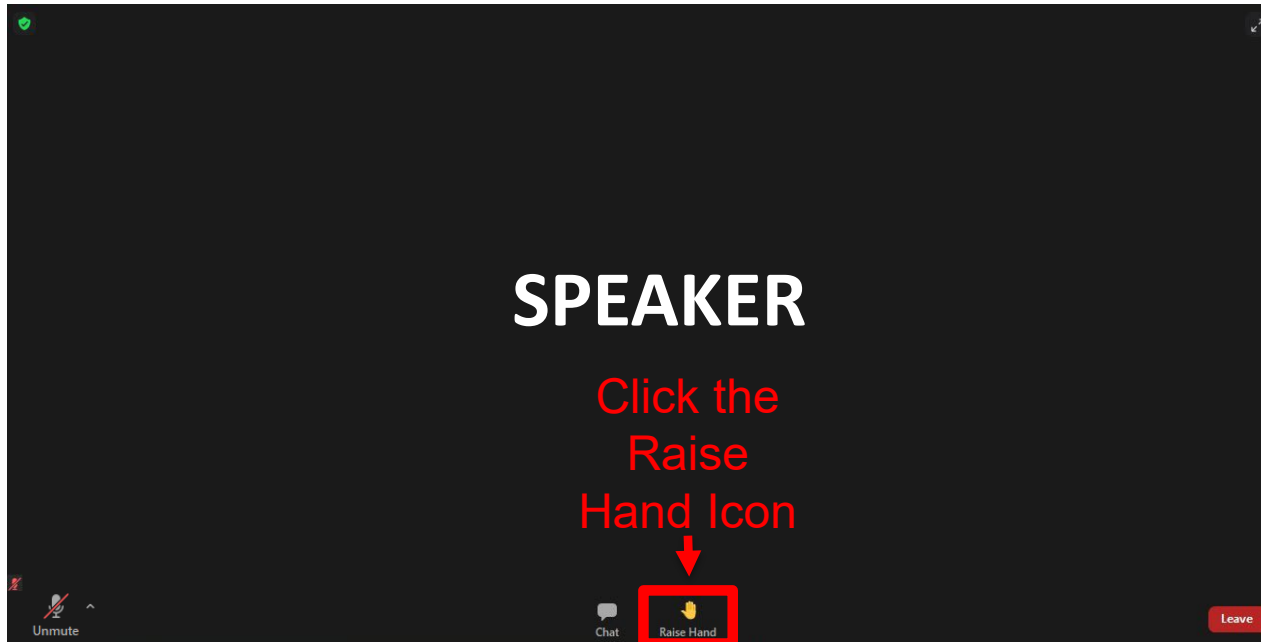
Phone





# Zoom Hand Raise

Computer



Phone



# 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+



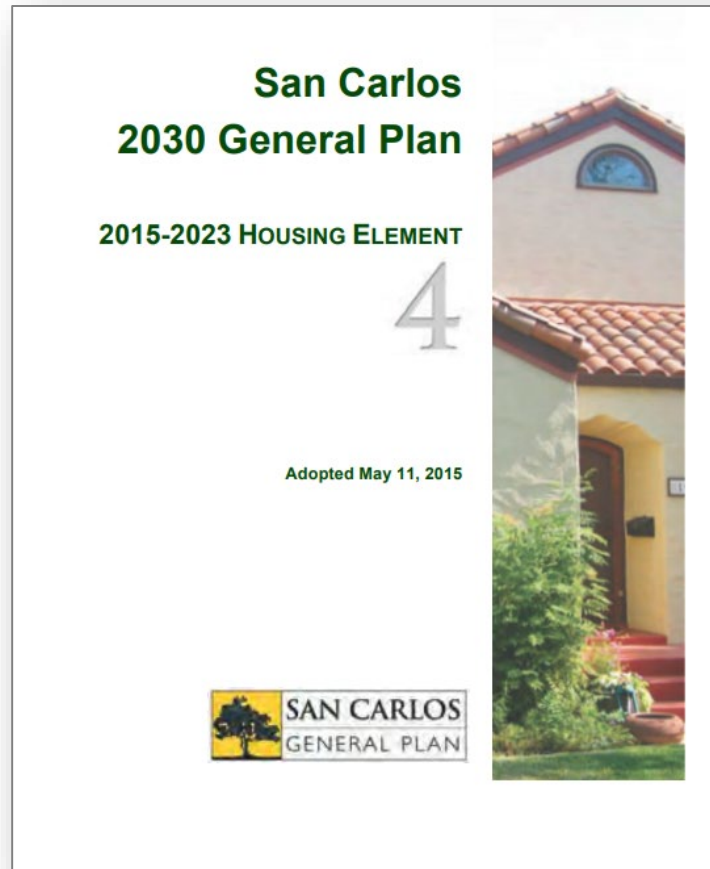
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**HOUSING**  
**2040**

## RECAP: HOUSING ELEMENT OVERVIEW

# Housing Element Update

“...decent housing and a suitable living environment for every California family.”

Current Housing Element covers the period between 2015 – 2023; required to plan for at least 596 new homes.



Updated Housing Element will cover the period between 2023 – 2031; must plan for at least 2,735 new homes.

# Legislative Intent and Timeline

## Periodic updates required by State law:

- Housing Element demonstrates the City's plan to meet the Regional Housing Needs, or "RHNA" (i.e. new homes)
- 2023-2031 update due January 31, 2023
- If adopted on time, Housing Element valid for eight years



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## WHAT WE HEARD



# Community Input to Date

- Workshop #1 (Nov 30, 2020) & Survey- Key issues and concerns
- Workshop #2 (Jan 20, 2021) – Feedback on housing types and general locations to direct housing
- Workshop #3 (May 26, 2021) – Feedback on housing options for the MU-N Zone and East San Carlos
- Stakeholder Outreach – East San Carlos Neighborhood
- City Council Housing Subcommittee



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## WHAT WE KNOW

# Trestle Apartments

Proposed

280 Units

4 Stories

Developed

202 Units

3 Stories

30 du/acre

Surface Parking



# Are Current Regulations (Zoning) Working?

## Recent Developments Tell the Story

- Mixed Use and Multi-Family Zoning
- Majority condos and large units
- 575 new units including 49 affordable (Below Market Rate, “BMR”)
- Not reaching development potential nor BMR RHNA targets
- Challenges with meeting parking requirements

## Developers’ Interviews and City Comparisons

- Height, density, modified regulations

# Unit Count and BMR Targets

**Target = 3,282 units**

2,735 RHNA + 20% Buffer (547 additional units)

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	

# Tonight's Considerations

- Recognize that the City is required by State law to determine how it will meet its RHNA, *or accommodate 3,282 new homes*
- Consider adjustments along El Camino Real looking at two case studies; explore opportunities to apply these ideas to other mixed use/higher density zoning districts already established.
- Review visualizations and diagrams to inform your comments
- Help the City gauge and understand the level of support for different options



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# POTENTIAL ZONING MODIFICATIONS

# Methodology

- Evaluated allowable development based on current zoning regulations
- Tested individual regulations to determine what would influence greatest change
  - **Dwelling units per acre (density)**
  - **Height**
  - Parking
  - Open space
- Proposed solutions/areas of adjustment: height, density, parking



# El Camino Real's Zoning

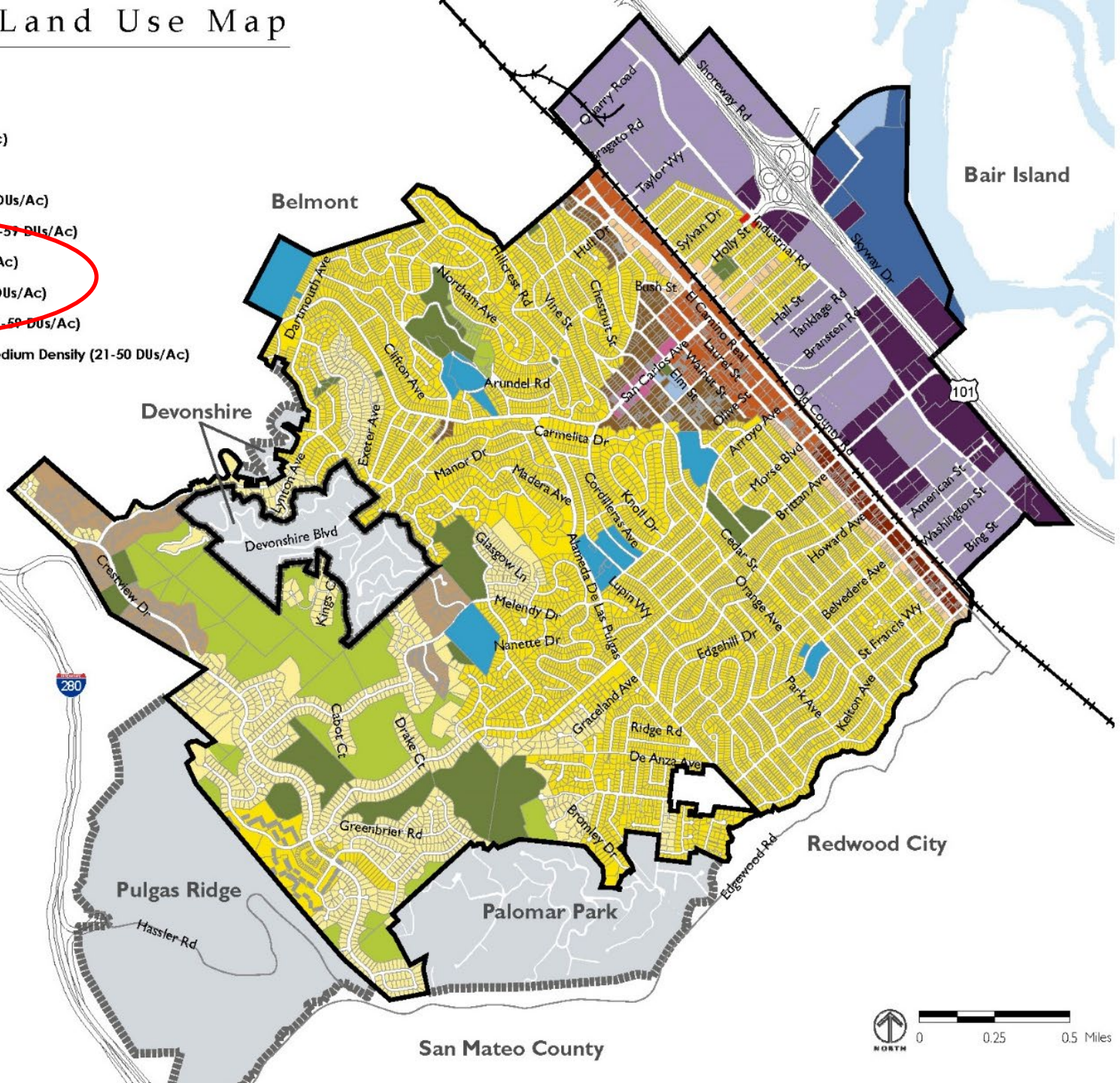
**Zoning** designates how property can be used (land use, density, parking, open space, heights, etc.)

## **Zoning along El Camino Real**

- MU-NB, MU-SB, MU-D
- Uses – retail, commercial, hotels, residential
- 50 du/ac, 2.5 FAR
- 50 ft. height, 4 stories maximums

# General Plan Land Use Map

-  City Limit
-  Sphere of Influence Areas
-  Single Family, Low Density (3 DUs/Ac)
-  Single Family (6 DUs/Ac)
-  Multiple Family, Low Density (10-20 DUs/Ac)
-  Multiple Family, Medium Density (21-50 DUs/Ac)
-  Mixed Use, Low Density (10-20 DUs/Ac)
-  Mixed Use, Medium Density (21-50 DUs/Ac)
-  Mixed Use, Medium High Density (21-50 DUs/Ac)
-  Neighborhood Retail/Mixed Use, Medium Density (21-50 DUs/Ac)
-  Neighborhood Retail
-  Planned Industrial
-  General Commercial/Industrial
-  Public
-  Park
-  Open Space
-  Open Space/Schools
-  Airport
-  County Jurisdiction



# Scenarios for Two El Camino Sites

## **For each sites, three scenarios presented:**

- Existing Zoning Code
- Scenario A - Increased Height to 75', 6 stories
- Scenario B - Increased Height to 90', 8 stories

## **For each scenario, two parking scenarios**

- Existing Zoning Code
- Parking Reduction as allowed by State law (AB2345)

# Recent San Carlos Projects' Architecture and Design Qualities

- San Carlos' high level of architecture and design

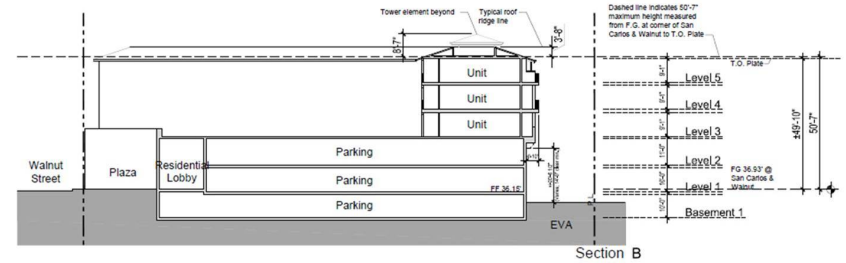
Versus

- Case study examples illustrate height and massing  
NOT architecture and design

# 1501 San Carlos Avenue



# Wheeler Plaza



BUILDING SECTIONS

A4.0

# 560 El Camino Real



# 626 Walnut Street







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**LOT CONSOLIDATION SCENARIO:  
1100 BLOCK EL CAMINO REAL**



72  
ANTIQUE & MORE



ANTIQUE UNLIMITED

CAMPBELL'S SOUP





LITERA CHIROPRACTIC GROUP

AIDA'S

Suzanne Physical Therapy

1168

1171

1172

1173

**Existing Zoning, 50' height, 4 stories**

**Code Parking**

**Units: 34**

**Parking: 52**

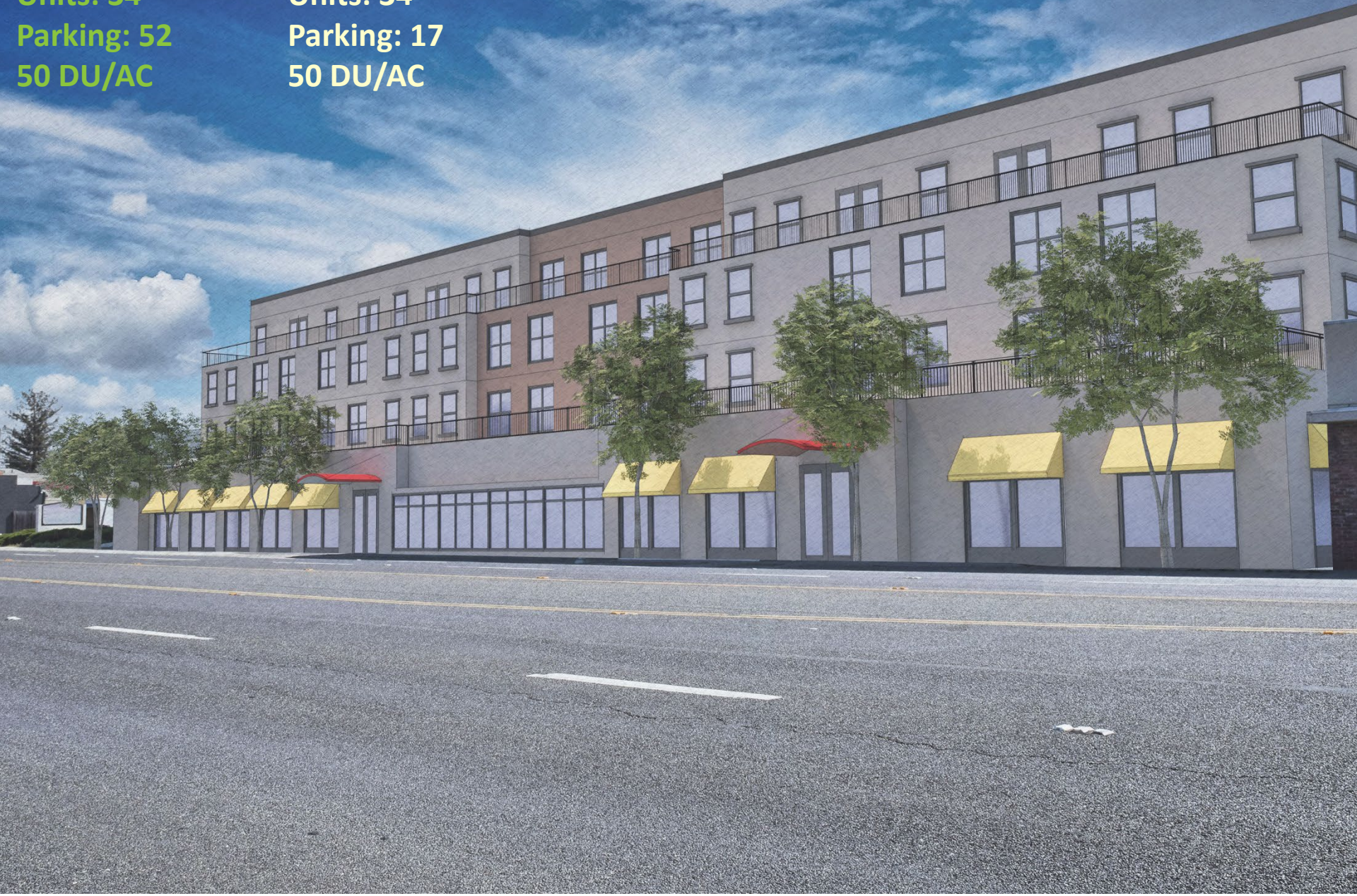
**50 DU/AC**

**Reduced Parking**

**Units: 34**

**Parking: 17**

**50 DU/AC**



**Scenario A, 75' height, 6 stories**

**Code Parking**

**Units: 84**

**Parking: 105**

**122 DU/AC**

**Reduced Parking**

**Units: 97**

**Parking: 49**

**141 DU/AC**



# Scenario B, 90' height, 8 stories

## Code Parking

Units: 112

Parking: 140

163 DU/AC

## Reduced Parking

Units: 130

Parking: 65

189 DU/AC



# 1100 Block El Camino Real

	Existing Zoning: 50'		Scenario A: 75'		Scenario B: 90'	
	Current Parking Req.	Potential Parking Reduction	Current Parking Req.	Potential Parking Reduction	Current Parking Req.	Potential Parking Reduction
<b>Floors</b>	4 floors	4 floors	6 floors	6 floors	8 floors	8 floors
<b>Units</b>	34 units	34 units	84 units	97 units	112 units	130 units
<b>Parking</b>	52 spaces	17 spaces	105 spaces	49 spaces	140 spaces	65 spaces
<b>DU/AC</b>	50 DU/AC	50 DU/AC	122 DU/AC	141 DU/AC	163 DU/AC	189 DU/AC
<b>Assumptions</b>						
<b>Lot Size</b>	0.6 Acre					
<b>Unit Mix</b>	Studio 10%, 1BD 55%, 2BD 25%, 3BD 10%					
<b>Open Space/ Amenities</b>	23% of building total					

Do you have any questions or comments regarding this table?

Type questions or comments using the Chat feature.



# What is Your Level of Support for Scenario A: 75', 6 stories

1. I like it
2. I can live with it
3. I'm not too excited about it

Using the Chat Feature,  
tell us why you feel this way.



# What is Your Level of Support for Scenario B: 90', 8 stories

1. I like it
2. I can live with it
3. I'm not too excited about it

Using the Chat Feature,  
tell us why you feel this way.





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**LARGER LOT SCENARIO:  
11 EL CAMINO REAL**



CVS/pharmacy

CVS  
pharmacy

CVS  
pharmacy

**Existing Zoning, 50' height, 4 stories**

**Code Parking**

**Units: 110**

**Parking: 167**

**50 DU/AC**

**Reduced Parking**

**Units: 110**

**Parking: 55**

**50 DU/AC**



# Scenario A, 75' height, 6 stories

## Code Parking

Units: 258

Parking: 323

117 DU/AC

## Reduced Parking

Units: 292

Parking: 146

133 DU/AC



# Scenario B, 90' height, 8 stories

## Code Parking

Units: 327

Parking: 409

148 DU/AC

## Reduced Parking

Units: 389

Parking: 195

177 DU/AC



# 11 El Camino Real

	Existing Zoning: 50'		Scenario A: 75'		Scenario B: 90'	
	Current Parking Req.	Potential Parking Reduction	Current Parking Req.	Potential Parking Reduction	Current Parking Req.	Potential Parking Reduction
<b>Floors</b>	4 floors	4 floors	6 floors	6 floors	8 floors	8 floors
<b>Units</b>	110 units	110 units	258 units	292 units	327 units	389 units
<b>Parking</b>	167 spaces	55 spaces	323 spaces	146 spaces	409 spaces	195 spaces
<b>DU/AC</b>	50 DU/AC	50 DU/AC	117 DU/AC	133 DU/AC	148 DU/AC	177 DU/AC
<b>Assumptions</b>						
<b>Lot Size</b>	2.2 Acres					
<b>Unit Mix</b>	Studio 10%, 1BD 55%, 2BD 25%, 3BD 10%					
<b>Open Space/ Amenities</b>	23% of building total					

Do you have any questions or comments regarding this table?

Type questions or comments using the Chat feature.



# What is Your Level of Support for Scenario A: 75', 6 stories

1. I like it
2. I can live with it
3. I'm not too excited about it

Using the Chat Feature,  
tell us why you feel this way.



# What is Your Level of Support for Scenario B: 90', 8 stories

1. I like it
2. I can live with it
3. I'm not too excited about it

Using the Chat Feature,  
tell us why you feel this way.

















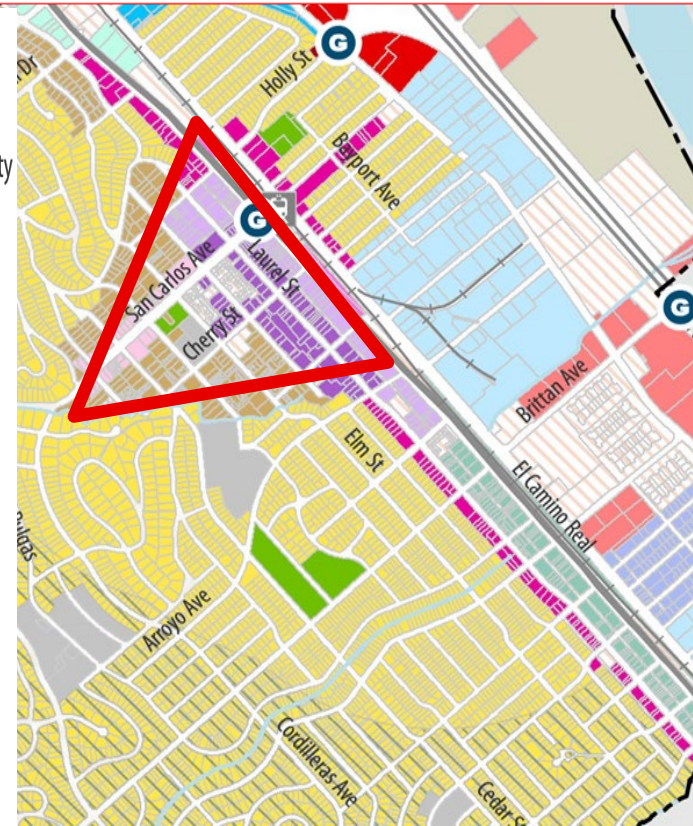
# Other Mixed Use Zones: MU-SC, MU-D, RM-59

What do you think if the proposed housing solutions/zoning adjustments were applied to other mixed use zoning and higher density residential areas



- Not in the Downtown Core
- Transitional standards will be applied when adjacent to single family residential areas

	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

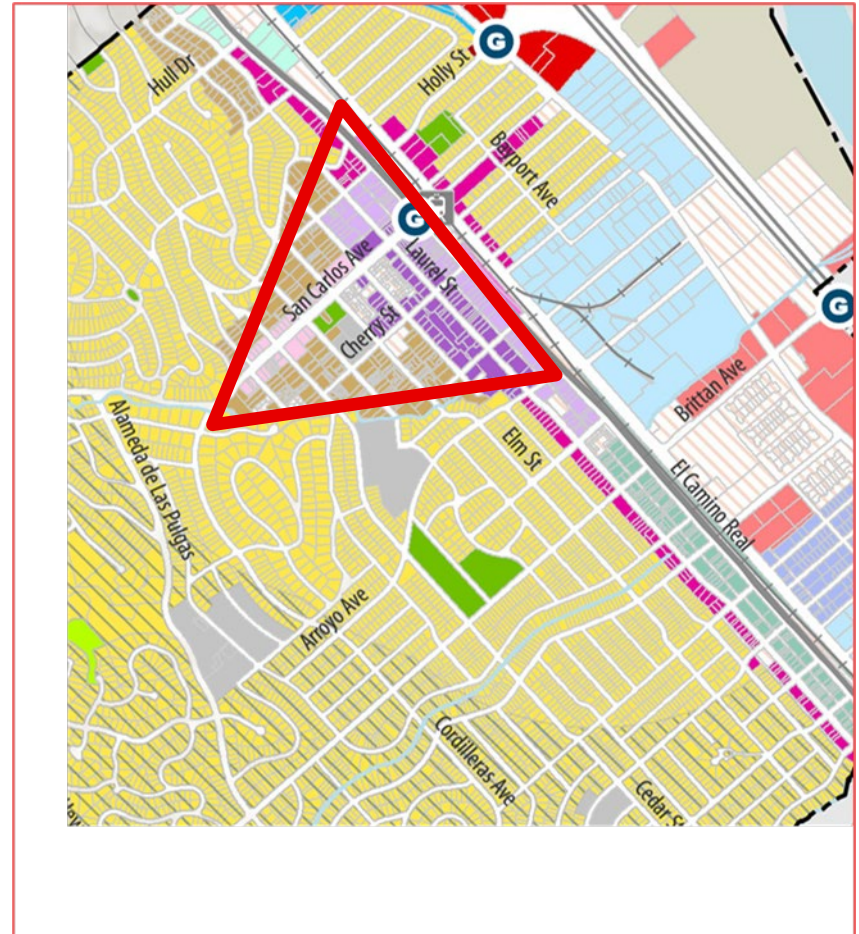


# What are your comments if adjustments are applied to the MU-SC, MU-D, and RM-59 areas?

Use the Chat Feature to tell us your thoughts about applying similar changes to the:

- Lavender (MU-D)
- Light Pink (MU-SC) and/or
- Light Brown (RM-59)

areas within the red triangle area?



**Any final questions before moving on  
to Public Comment?**



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**PUBLIC COMMENT**

# Public Comment

- 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



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# PROJECT TIMELINE



# Timeline

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

Spring/Summer 2021



Draft Elements and Zoning  
Amendments

Winter 2022

State Review

Winter 2022



Environmental  
Analysis

Winter/Spring 2022



Planning  
Commission and  
City Council  
Consideration

Summer/Fall 2022

*Public Input*





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**NEXT STEPS**

# Next Steps

- **Refine feedback** we heard today
- **Determine if feasible** from a development standpoint and suitable per State criteria
- **Apply modifications** and determine if Target Number of units can be met
- **Refine new development regulations** for mixed use and multi-family zones, as needed
- **Hold Study Sessions** with the Planning Commission and City Council, fall 2021



**THANK YOU!**

Visit the project website: [www.sancarlos2040.org](http://www.sancarlos2040.org)