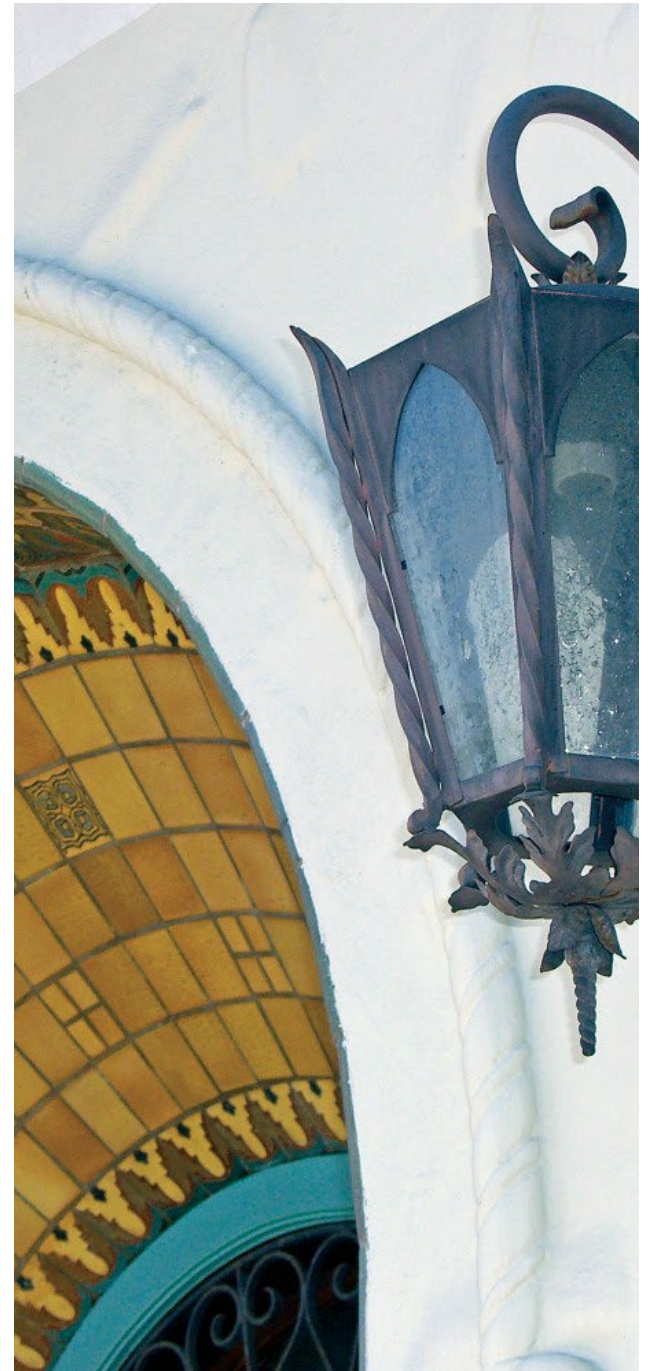


# San Carlos 2023-2031 Housing Element

ADOPTED JANUARY 23, 2023

\*Revised August 2023 and April 2024 to respond to additional HCD comments



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## Overview of the Housing Element

All California cities and counties are required to have a Housing Element included in their General Plan, which establishes housing goals, policies, and actions in response to community housing conditions and needs. This Housing Element has been prepared to respond to current and near-term future housing needs in San Carlos and also provide a framework for the community's long-term approach to addressing its housing needs. The Housing Element contains goals, updated information, and strategies (policies and implementing actions) that the City is committed to undertaking.

Housing affordability in San Mateo County and in the Bay Area as a whole is a critical issue. San Carlos's housing conditions are reflective of many area-wide and even nation-wide trends. Over the past thirty years, housing costs have skyrocketed out of proportion to many people's ability to pay. In addition, interest rates, construction costs, and high land costs have all increased significantly. This has a number of implications as it becomes more difficult for employers to fill vacant jobs, workers must travel longer distances into and out of San Carlos and surrounding areas to get to work, and many young people, families, longtime residents, and people with specialized housing needs cannot find housing they can afford or that meets their needs.

The Housing Element touches many aspects of community life. This Housing Element builds upon the goals, policies, and implementing programs contained in the City's 2015-2023 Housing Element and other City policies and practices to address

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housing needs in the community. The overall focus of the Housing Element is to enhance community life, character, and vitality through the provision of adequate housing opportunities for people at all income levels.

The Housing Element covers the planning period of January 31, 2023 through January 31, 2031.

## Consistency with the San Carlos General Plan

The San Carlos General Plan serves as the ‘constitution’ for development in the city. It is a long-range planning document that describes goals, policies and actions to guide decision-making. All development-related decisions must be consistent with the General Plan, of which the Housing Element is but one part. If a development proposal is not consistent with a city’s General Plan, it must be revised or the plan itself must be amended. State law requires a community’s General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

The 2023-2031 Housing Element was updated as part of a focused General Plan Update to address environmental safety, housing, and land use. All policies and actions in other General Plan elements were prepared to be consistent with the Housing Element. Land Use designations and densities in the Land Use Element were prepared to be consistent with this Housing

Element and to accommodate San Carlos’ housing need for the 2023-2031 planning period.

The intent of the 2015-2023 Housing Element is to maintain the consistency of the Housing Element with the other General Plan Elements over time. Consistency modifications ensure that any potential impediments to implementation of the Housing Element are addressed in the other elements of the General Plan.

## State Law Requirements for Housing Elements

State law requires each city and county to adopt a General Plan containing at certain topics (called “elements”), including a Housing Element. California State law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements, as well as conditions and policy directives unique to San Carlos.

Unlike the other mandatory General Plan elements, the Housing Element requires periodic updating and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD). According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing.

- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available within the Housing Element planning period – between 2023 and 2031 – to meet the City’s share of regional housing needs at all income levels.
- Undertake HCD review of the Draft Housing Element and certification of the City’s adopted Housing Element in compliance with State law.

State law establishes detailed content requirements for Housing Elements and a regional “fair share” approach to distributing housing needs throughout all communities in California, including the Bay Area. The law recognizes that in order for the private sector and non-profit housing developers to address housing needs and demand, local governments must adopt land use plans and implement regulations that provide opportunities for, and do not unduly constrain, housing development.

The Housing Element must provide clear policies and direction for making decisions related to zoning, subdivision approval and capital improvements that relate to housing needs. The housing actions (i.e., programs) are intended to: (1) identify adequate residential sites available for a variety of housing types for all income levels; (2) focus on the provision of adequate housing to meet the needs of lower and moderate income households; (3) address potential governmental constraints to the maintenance, improvement and development of housing; (4) preserve and improve the condition of the existing affordable housing stock; and, (5) promote housing opportunities for all persons. Also in

accordance with State law, the Housing Element must be consistent and compatible with other elements (or sections) of the San Carlos 2030 General Plan.

## Process of Preparing the Housing Element

San Carlos’s history of extensive community involvement in local decision-making makes the community outreach process for the Housing Element update not only essential and highly desirable, but also a critical component of the work effort. The approach for the Housing Element update described below is consistent with State law contained in Government Code 65583(c)(7) – “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

Throughout the process and discussion, the City of San Carlos has made a diligent effort to achieve public participation from all economic segments of the community. Invitations to all community meetings were sent to local affordable housing organizations and other special needs service providers who represent low-income and special needs populations to encourage their participation. Translation services were offered and made available upon request. All comments were considered and evaluated during the drafting of the 2023-2031 Housing Programs. Key themes from the outreach process are summarized below.

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At its core, the Housing Element provides an opportunity to have a community conversation about how to collaboratively address local housing challenges, develop policies, and find solutions.

## Engagement Process

The City’s housing engagement process was two-fold: a county-wide collaboration between all jurisdictions called Let’s Talk Housing and a city-specific engagement process.

### *21 Elements / Let’s Talk Housing*

21 Elements is a multi-year, multi-phase collaboration between all San Mateo County jurisdictions, along with partner agencies and stakeholder organizations, that aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs. Let’s Talk Housing is a collaborative effort between all 21 jurisdictions in San Mateo County focused on increasing awareness of and participation in the Housing Element update process.

21 Elements/Let’s Talk Housing organized a series of countywide meetings about the Housing Element update and provided community members with an introduction of the Housing Element update and why it matters. These meetings were attended by more than 1,000 community members. San Carlos was part of the April 13, 2021 introductory meeting. Additionally, Let’s Talk Housing held an All About RHNA webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part series took place on Zoom in fall of 2021, focusing on the

following topics and how they intersect with the Bay Area’s housing challenges and opportunities:

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future

The series included speaker presentations, audience Q&A, breakout sessions for connection and debrief discussions. The sessions were advertised and offered in Spanish, Mandarin, and Cantonese, though participation in non-English channels was limited.

Key themes that emerged included:

- Housing affordability is a public health issue: Where we live impacts our health, economic equity, environmental and racial justice
- The Three S’s: Supply, Stability and Subsidy: Increase housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies
- Implement strategies to promote climate-ready housing

In addition to the discussions above, Let’s Talk Housing also sponsored four “listening sessions” with city and county staff and key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on:

- Building market-rate or affordable housing

- Addressing fair housing issues
- Advocating for affordable housing
- Providing housing services

### *San Carlos Housing-Element Focused Engagement*

The Housing Element is being updated in conjunction with the City’s Safety Element and amendments to the Land Use Element and other elements in support of the Housing Element. The public engagement program initiated for this consolidated effort sought to use people’s time efficiently, so that an outreach activity could inform more than one element. However, the emphasis has been housing and the Housing Element. The program’s approach focused on helping people understand how these plans can impact their community and daily lives, with less emphasis put on explaining the legislative requirements and planning jargon. The engagement program leveraged a variety of outreach and engagement strategies, tools, and methods to inform, educate, and engage stakeholders throughout the planning process. The update was called “San Carlos 2040” to highlight the initiative.

The planning process sought to engage many key audiences: the City Council Housing Subcommittee, Planning Commission, City Council, various other Commissions, a wide variety of stakeholders (local agencies and housing groups, community organizations, housing developers, and student groups, etc.), and the general public (residents of the community) to ensure that all economic segments of the City were represented and invited to provide input. [The stakeholder list includes over 1,000 residents, local advocates, and service organizations to provide feedback to the City on housing policy.](#)

Hundreds of residents, businesspeople, and other stakeholders participated across a series of activities. Outreach and participation for this Housing Element update was different than previous years because much of the update process occurred during the COVID-19 pandemic. Meetings were promoted through website updates, social media posts, mailers, and flyers posted in public spaces to advertise and invite the community to virtual workshops. Service organizations, ~~such as HIP Housing and Vista Center,~~ were directly contacted to solicit participation in the program, and included organizations representing lower- and moderate-income households, seniors, and youth, among others as a way to ensure hard to reach populations were included in the engagement process [\(organizations that participated are listed on page 7\)](#). Through this robust outreach and engagement process, the strategies in the Housing Element were defined.

### *Stakeholder Interviews*

At the outset of the engagement process, the City interviewed participants who represent different constituencies and various economic segments in the community to get input on housing issues and potential engagement strategies to reach the community. Stakeholders included the local Chamber of Commerce, the City’s Recreation Division, the PTA Coordinating Council, and the San Carlos School District.

### *Community Workshops and Follow-Up Surveys*

MIG facilitated multiple virtual interactive community workshops that addressed housing-related issues as part of the Housing Element update process. The workshops included a

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presentation, live polling, virtual whiteboard recording to collect input from the participants, and an interactive discussion.

City staff conducted robust community outreach to encourage maximum participation in the workshops and surveys that followed workshops. This included social media posts on Facebook, NextDoor, Instagram, and Twitter. Announcements about the project and workshop were made at public meetings including City Council, Planning Commission, Transportation & Circulation Commission, Economic Development Advisory Council, and the Youth Advisory Council. In addition, the workshops were promoted through the City’s Spotlight Newsletter, City Council Newsletter, Adult Community Center Newsletter, Chamber of Commerce Newsletters, and E-notify blasts. Grassroots efforts included booths at the San Carlos Farmer’s Market and flyers throughout the Downtown. Across all the workshops and surveys there were 370 stakeholders who participated.

Participants were invited to share housing and environmental safety ideas and concerns at all engagement activities. The first community survey focused on housing and environmental safety issues. The first workshop introduced the planning process for the Housing and Environmental Safety Elements and offered participants the opportunity to discuss housing concerns and ideas for solutions. A second survey launched just before the second workshop, which focused on defining key priorities to consider when defining where and how new housing might be built in San Carlos. The second workshop provided additional background information for the survey and the team introduced

possible land use policy changes and strategies that would allow for additional housing to be constructed throughout the community.

The third workshop shared the estimated number of housing units that could be accommodated with existing zoning and policies, identified the anticipated housing shortfalls, and introduced new ideas and strategies to achieve housing targets. The fourth workshop discussed and refined potential changes to accommodate San Carlos’ housing needs and collected input on possible zoning strategies for El Camino Real and other higher density residential areas.

**Table 4.1-1: Community Workshops and Surveys**

Community Workshop	Date / Date Range	Topic	Number of Participants
Survey #1	Mid-October to December 7, 2020	Housing and Environmental Safety	76
Workshop #1	November 30, 2020	Community Values, Issues, and Concerns	65
Survey #2	January 11 – February 12, 2021	Housing Priorities	75
Workshop #2	January 20, 2021	Values and Land Use Strategies	75
Workshop #3	May 26, 2021	Housing Changes and Solutions	37
Workshop #4	August 11, 2021	Housing Changes and Zoning Strategies	42



### *Community and Focus Group Meetings*

To engage the City's active interest groups, the City met with an existing neighborhood group (Greater East San Carlos; January 19, 2021), the Harbor Industrial Association (November 4, 2021), and the Chamber of Commerce (January 18, 2022). City staff also presented an update on the Housing Element to the Economic Development Advisory Commission on September 22, 2020 and August 24, 2021 and presented to the Transportation and Circulation Commission on November 17, 2020 to describe the project, answer questions, and receive feedback.

The City also convened a focus group representing local service providers that represent persons with special needs (June 13, 2022). The focus group meeting included representatives from a variety of community-based organizations (CBOs). More than 25 organizations were invited to participate. Organizations that participated included:

- Caminar – Project Ninety: [Providing mental health and substance use treatment programs, serving individuals in recovery, especially adults with co-occurring disorders.](#)
- Catholic Charities: [Providing advocacy, social services, and affordable housing for people in need.](#)
- City of San Carlos Adult/Senior Programs: [Providing resources to local seniors.](#)
- HIP Housing: [Providing home sharing, self-sufficiency support, and property development to support people with special needs \(either from income or circumstance\).](#)
- Housing Choices: [Providing affordable housing for people with disabilities and their families.](#)

- Housing Leadership Council of San Mateo County: [Advocating for quality affordable housing.](#)
- Project Sentinel: [Providing mediation and fair housing services.](#)
- Samaritan House: [Providing financial assistance, food, services, and shelter to people experiencing homelessness.](#)
- San Carlos Elms: [Providing senior housing with supportive services.](#)
- Vista Center: [Providing services for people who are blind.](#)

At these meetings, the City shared information about the Housing Element Update process and solicited input on housing needs for various special needs groups. [Outreach and engagement to these community-based organizations helped to expand the reach to understand the housing and supportive service needs of a broad spectrum of economic groups in the community. These organizations represent hard-to reach communities, including lower-income and special needs households. The CBO meeting provided a forum for the organizations to provide insight from the groups that they serve.](#)

City Council, Planning Commission, and Subcommittee Committee Study Sessions

The City held several study sessions with the City Council, Planning Commission, and City Council Housing Subcommittee to guide the direction of policy development and to provide additional opportunities for public input (Table 4.1-2).

**Table 4.1-2: Study Sessions**

Study Sessions	Date	Topic
Planning Commission Study Session	October 19, 2020	Introduction to the Housing Element
City Council Study Session	September 27, 2021	Community Input and RHNA
Planning Commission EIR Scoping Session	January 12, 2022	Process Update and EIR Scoping
City Council Subcommittee Meetings	August 20, 2020; November 5, 2020; February 10, 2021; September 1, 2021; November 10, 2021; March 15, 2021; September 2022	Introduction to the Housing Element, Community Input, Meeting the RHNA, Housing Policies, and Public Review Draft Housing Element
Planning Commission Study Session	September 19, 2022	Public Review Draft Housing Element
City Council Study Session	September 26, 2022	Public Review Draft Housing Element

### Key Themes from Public Engagement

Key themes and recommended strategies that emerged from these engagement activities include:

- Coordination** – The interdisciplinary nature of housing was a common theme, and the need to coordinate with Caltrain, employers, and entities that provide supportive services and infrastructure for housing.
- Financial Partnerships** – Recognizing the high cost associated with affordable housing, partnerships were identified as important, with an emphasis on collaboration with nonprofits and the County to build affordable housing.
- Decrease Greenhouse Gas Emissions (GHG)** – Avoid increasing greenhouse gas emissions and ensure that new buildings use energy-efficient appliances and renovate existing structures so that gas-fueled furnaces, water heaters, or stoves are not used.
- Meeting the Housing Needs of Different Age Groups** – Create additional housing for seniors and provide additional assisted living facilities, and at the same time recognize the housing needs of younger residents.
- Meeting the Housing Needs of Special Needs Groups** – Child care and developmental disabilities advocates contributed information regarding the needs and potential actions to support these special needs groups.
- Increase Housing Options** – Provide more housing options (apartments, condominiums, duplex, triplex, etc.), housing characteristics (increase building heights, unit density, and compactness) and increase options for specific groups (essential workers, local low-income residents, seniors, and younger populations).

- **Implications of Single-Family Zoning** - Note the historical injustices and inequities amplified and perpetuated by single-family zoning and consider the equity implications of preserving single-family zoning. Address historic housing injustices with support for diversity and inclusive housing. Include housing as a buffer between single-family homes and large buildings/development.
  - **Increase Accessory Dwelling Units (ADUs)** - Build new ADUs and encourage new development to subsidize ADUs.
  - **Balance Jobs: Housing** - Provide affordable housing in balance with number of local low-income jobs.
  - **Renovate and Update Existing Units** - Upgrade old properties, renovate older apartments into affordable housing, and convert unused office buildings into housing.
  - **Increase Transit Oriented Development** - Build new housing along high-quality transit corridors. Encourage use of public transportation.
  - **Increase Multi-Family Housing** - Support a variety of multi-family housing unit sizes and types such as duplexes, triplexes, high-density multi-family developments, and micro-units. Consider rezoning east of the freeway for multi-unit. Encourage family-sized units. Support for higher building heights if there was more BMR (below market rate) housing in the development.
  - **Ownership Opportunity** - Promote diverse ownership by prioritizing smaller development and more opportunities for ownership.
- **Increase Infrastructure Capacity** - Expand and maintain the infrastructure capacity for water, waste, electricity, and transportation to support the new housing.
  - **Potential Scenarios** - The planning team presented three potential land use scenarios that would accommodate more housing than the current zoning would allow. The community had a variety of questions regarding the details and desires transparency regarding impact, construction schedules, and design. In general, participants favored six-story buildings at 75 ft. in height (i.e., support for higher heights was associated with the provision of more affordable housing) and transitioning buildings between districts.#
  - **Diverse Opinions** - While several participants supported the potential scenarios and overall housing growth, participants noted the need for transparency and compromise. Many suggested limiting building heights to 4-stories. Some suggested spreading growth in areas that have high densities and increasing multi-family and mixed-use housing throughout San Carlos.
- Comments from community workshops and correspondence received during the update process have helped to identify housing needs and issues of concern in the community and possible strategies for the City to pursue in addressing housing needs.

## How Public Comments Were Considered

Comments from community workshops and correspondence received during the update process have helped to identify housing needs and issues of concern in the community and possible strategies for the City to pursue in addressing housing needs.

## Public Review Draft Housing Element

The Draft Housing Element was posted on the City's website, made available at City Hall, at the Community Development Department, and at the San Carlos Library. The City advertised the availability of the Draft Housing Element for public review through email notifications to the City's distribution list and on the City's social media outlets. The Draft Housing Element was available on August 30, 2022 for a 30-day comment period. During this time, an online comment form was available for the public to provide feedback on the Draft Element. The City scheduled two study sessions for September 19, 2022 and September 26, 2022 to receive verbal comments from Councilmembers, Commissioners, stakeholders, and the public.

During the public comment period, the City received multiple comment letters and had discussions with local property owners, residents, and housing advocates. Based on comments from the public, the City (consistent with AB 215) took 10 business days to consider and incorporate public comments prior to submitting the Draft Housing Element to HCD. Revisions included new and revised policies and programs to protect tenants, new sites to meet the RHNA were added to the sites inventory, based on feedback from interested property owners, objectives were added

to seek new funding sources for affordable housing, provide transparency in housing progress, and remove potential constraints. Specific revisions include:

- Clarify existing and proposed City policies and procedures, including BMR Ordinance requirements, open space requirements, parking, permit processing timeframes
- Add sites as requested by property owners interested in developing housing to the sites inventory to meet the RHNA
- Removal/adjusting realistic capacity of sites with additional constraints in the sites inventory
- Adjusting estimated affordability of accessory dwelling units projected in the sites inventory
- Retain and implement transition zones between higher density mixed-use and lower density residential zones to address privacy and neighborhood character concerns
- Incorporate climate change concerns and preserve creek preservation measures
- Reduce height on E. San Carlos Avenue
- Incorporate anti-displacement and tenant protection measures
- Support for upzoning and additional housing capacity
- Support for childcare development impact fees and implementation streamlining
- Use an equity lens to encourage more affordable housing throughout the community

- Add implementation programs to further integrate and provide opportunity for housing and remove development constraints

The Draft Element, as revised with the public comments mentioned above, was submitted to HCD on October 14, 2022 and was made available on the City’s website for additional public review and comment during the HCD review period. As revisions are made to respond to HCD comments, this information will also be posted on the City’s website. During the HCD review period, additional comment letters were received. The following changes were made to the Housing Element in response:

- Adding new sites to the inventory from property owners who indicated they were interested in redeveloping their properties.

Following receipt of HCD’s review letter on January 6, 2023, the Draft Housing Element was revised to respond to the HCD’s comments. The revised draft was made available to the public for a 7-day review period on January 13, 2023 prior to adoption.

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## Housing Goals, Policies, and Actions

San Carlos' mission is to provide high-quality services and facilities to its residents in an equitable, sustainable, transparent, responsive, and friendly manner to foster an inclusive, safe, and healthy community now and in the future.

San Carlos takes its mission to heart in developing and implementing its Housing Element. San Carlos is committed to actively encouraging, supporting, and facilitating the creation of a safe, inclusive, diverse, and affordable supply of housing for all income levels. This includes implementing housing policies that expand and preserve its affordable housing stock, encourages greater access to housing, and minimizes the displacement of vulnerable residents. To that end, this Housing Element outlines an implementation plan through goals, policies, and implementing actions. Goals are long-range, broad, and comprehensive targets. They may not necessarily be measurable nor achievable in the lifespan of this General Plan; rather, they describe an intention for the future outcome the community would like to achieve. Policies are focused and specific instructional guidelines and are resources to draw upon during the City's decision-making process. The goals and policies are implemented through a series of housing actions. Actions identify specific programs the City will undertake toward putting each policy into action as a means to achieve goals.

The goals, policies, and actions were intentionally developed and written in response to identified housing needs in the community, constraints confronting the city, and resources

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available to address the housing needs. This Housing Element will guide San Carlos housing policy through the 2023-2031 planning period. San Carlos' housing goals, policies, and actions address the major housing needs identified by State law ([Government Code §65583\[c\]](#)):

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level;
- Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households;
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities;
- Preserve and improve the condition of the existing affordable housing stock and preserve assisted (i.e., subsidized) housing developments at risk of conversion to market-rate housing; and
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

In addition, San Carlos' two guiding principles supporting San Carlos' mission statement for housing are:

- Housing in San Carlos supports an economically and socially diverse population.
- Housing in San Carlos creates and supports vibrant neighborhoods and a cohesive sense of community.

## GOAL HOU-1: PRESERVATION AND IMPROVEMENT OF THE QUALITY AND LIVABILITY OF EXISTING HOUSING AND NEIGHBORHOODS.

### POLICIES

#### POLICY HOU-1.1

**Existing Residential Neighborhoods.** Preserve and improve the quality and livability of existing residential neighborhoods through neighborhood improvements and housing rehabilitation programs.

#### POLICY HOU-1.2

**Lower Income Residents Displacement.** Minimize potential displacement of existing lower income residents due to increasing housing prices and rents.



POLICY HOU-1.3

**Climate Mitigation and Adaptation Plan. Pursue strategies identified in the Climate Mitigation and Adaptation Plan to be support housing that is resilient to climate change. ACTIONS**

ACTION HOU-1.1

**Rental Inspection Program.** Continue the Rental Inspection Program to preserve and improve existing housing stock and neighborhood quality.

**Timeframe:** Ongoing; annually conduct approximately 240 inspection visits

**Responsible Agency:** Building Division

**Funding Sources:** Community Development Department Budget

ACTION HOU-1.2

**Residential Rehabilitation Programs.**

- As CDBG funds are available through San Mateo County Consortium, provide grants or loans to low- and moderate-income households for the rehabilitation of residences. Examples of eligible repairs and improvements include but are not limited to energy efficiency and water conservation improvements, removal of impediments and material barriers that obstruct accessibility, roofing, plumbing repairs, electrical repairs, exterior painting, window replacement, seismic

and flooding safety repairs/adaptations, and climate resiliency adaptations.

- Promote the availability of home repair services for low-income and special needs households available from private agencies in the county.
- The City will proactively outreach to low- and moderate-income households regarding available grants or loans for residential rehabilitation throughout the planning period.

**Timeframe:** Continue to participate in the San Mateo County Consortium; add information on home repair organizations to the City’s website in 2024, meet with affordable housing developers in 2024 to discuss rehabilitation opportunities; engage in proactive outreach to low-and-moderate income households annually.

**Responsible Agency:** Housing and Planning Divisions

**Funding Sources:** Community Development Department Budget, CDBG, San Mateo County Consortium

ACTION HOU-1.3

**Preservation of At-Risk Housing.** Retention of subsidized (i.e., assisted) housing is a critical part of maintaining the supply of affordable housing in San Carlos. San Carlos will continue to monitor the affordability of existing deed-restricted units and coordinate with property owners to encourage the retention of affordability of these units. At this time, San Carlos has no units

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at-risk of converting to market rate in the next ten years; however, programs are included in the unforeseen event that affordable units become at-risk during or immediately following the Housing Element period.

- Annually monitor the affordability status of at-risk rental units.
- Maintain and update the City’s list of nonprofit and community-based organizations to contact regarding possible ownership and management of the at-risk units if they are in imminent risk of conversion.
- In the event a project becomes at risk of converting to market-rate housing, work with property owners or other interested non-profit housing providers to preserve the units as affordable housing.

**Timeframe:** Ongoing; Annually monitor/report the affordability status of at-risk rental units as part of the Annual Progress Report process; Contact owners with expiring covenants two years in advance of the expiring covenant

**Responsible Agency:** Economic Development and Housing Divisions

**Funding Sources:** Community Development Department Budget

## ACTION HOU-1.4

**Code Enforcement.** San Carlos encourages the maintenance and improvement of housing for all income levels through its Code

Enforcement Program. The goal of code enforcement is to minimize deferred maintenance and eliminate health and safety problems.

- Continue to implement the Code Enforcement program to bring substandard housing units into compliance with City building and property maintenance codes.
- Continue to refer eligible households to the available resources provided by nonprofits in the region, and as feasible connect with local volunteer groups for rehabilitation support.
- Continue to evaluate staffing and funding to ensure adequate resources for the Code Enforcement Program.

**Timeframe:** Ongoing

**Responsible Agency:** Building Division

**Funding Sources:** Community Development Department Budget

**GOAL HOU-2: HIGH QUALITY, HIGHER-DENSITY, MULTI-FAMILY HOUSING LOCATED CLOSE TO TRANSIT, IN DOWNTOWN, AND ALONG SAN CARLOS AVENUE AND EL CAMINO REAL**

*POLICIES*

POLICY HOU-2.1

**Design Quality.** Promote well-designed multi-family housing and mixed-use projects in the Downtown area and along San Carlos Avenue and El Camino Real.

POLICY HOU-2.2

**Complete Streets.** Promote development that supports the City's [Complete Streets Policy](#), [Bicycle and Pedestrian Master Plan](#), and a pedestrian- and bicycle-friendly environment.

**ACTIONS**

ACTION HOU-2.1

**Small Lot Development and Lot Consolidation Incentives—Citywide.** As taller and denser housing developments are constructed as a result of the City Density Bonus and revisions to the Zoning Ordinance, determine whether additional incentives are necessary for the development of small and odd-shaped lots and/or lot consolidation. Incentives could include:

- Rounding up when calculating allowable units to encourage lot consolidation.
- Providing technical assistance, such as land development counseling by Community Development staff, with consolidation or development of small and odd-shaped lots.
- Conduct proactive outreach by advertising lot consolidation and potential site opportunities to existing property owners and prospective developers. Advertising efforts may include the preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation or the development of small and odd-shaped lots.
- Providing priority processing for affordable housing and projects that exceed minimum BMR requirements.
- Continue to provide fee deferrals and waivers for 100% affordable housing projects.

**Timeframe:** Ongoing; conduct a review to assess the City Density Bonus and density, height, and parking standards in the Zoning Ordinance in 2025; as needed identify additional incentives and present options to Council in 2026; review this action item on an annual basis to evaluate its effectiveness and make recommendations as needed; conduct proactive outreach annually

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**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

## ACTION HOU-2.2

**Small Lot Development and Lot Consolidation Incentives—Downtown.** As part of the 2022-2024 Downtown Specific Plan project, identify new incentives for small lot development and/or lot consolidation. The program may include incentives such as:

- Increasing allowable zoning density
- Relaxed development standards (including parking reductions for small lots)
- Streamlined permitting process
- City financial contributions, as well as other density bonuses, incentives and concessions that are otherwise required by State density bonus law for the provision of higher levels of affordable housing.
- Rounding up when calculating allowable units to encourage lot consolidation.
- Providing technical assistance, such as land development counseling by Community Development staff, with consolidation or development of small and odd-shaped lots.

- Conduct proactive outreach by advertising lot consolidation and potential site opportunities to existing property owners and prospective developers. Advertising efforts may include the preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation or the development of small and odd-shaped lots.
- Providing priority processing for affordable housing and projects that exceed minimum BMR requirements.
- Continue to provide fee deferrals and waivers for 100% affordable housing projects.

**Timeframe:** Adopt a new Downtown Specific Plan with small lot development incentives by December 2025; review this action item on an annual basis to evaluate its effectiveness and make recommendations as needed; conduct proactive outreach annually

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

**GOAL HOU-3: ASSIST IN THE DEVELOPMENT OF NEW HOUSING THAT IS AFFORDABLE AT ALL INCOME LEVELS.**

*POLICIES*

POLICY HOU-3.1

**Housing Choices.** Encourage a diversity of high-quality housing in various types, locations, and price ranges for present and future residents.

POLICY HOU-3.2

**Affordable Housing.** Provide financial and technical assistance or referrals to facilitate the development of affordable housing.

POLICY HOU-3.3

**Home Ownership.** Encourage home ownership opportunities for households of all income levels.

POLICY HOU-3.4

**Rental and Owner Housing Balance.** Encourage an even distribution of rental and ownership properties throughout the city and ensure developers are aware of the City Density Bonus provisions that encourage rental housing developments.

POLICY HOU-3.5

**Income Distribution of Lower Income Affordable Housing.** Encourage housing units affordable to extremely low, very low and low-income households, consistent with the identified regional housing need for San Carlos.

POLICY HOU-3.6

**Housing Preferences.** Provide housing policies and programs that give preferences, where allowable by law, to households with members who live or work in San Carlos or are employees of the City of San Carlos, and school, fire, and police districts that serve San Carlos.

**ACTIONS**

ACTION HOU-3.1

**Housing Options for Special Needs and Extremely-Low Income Households.** Extremely low-income households and households with special needs have limited housing options. To meet the needs of special needs groups, innovative housing options should also be implemented.

- Continue to apply the commercial/housing linkage fee to fund affordable housing and monitor fee amount to ensure it reflects market conditions. Encourage concurrent production of on or off-site affordable housing, in lieu of fee payment. Collaborate with existing

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and new major employers to encourage the development and funding of more affordable housing.

- Offer financial and technical assistance for housing development projects for persons with special needs.
- As part of the Housing Element Annual Progress Report, track and report the number of new affordable housing units providing a preference for people with special needs, including seniors, homeless, people with developmental disabilities, etc. that are added to the housing stock each year.
- Monitor and pursue county, state, and federal funding programs and sources for the creation of affordable housing. Prioritize available housing funding to assist in the development of housing affordable to extremely low-income households and other special needs populations. Conduct annual proactive outreach to identify development opportunities and funding and incentives for special needs housing.
- Proactively contact non-profit service providers and developers for persons with disabilities and other special needs groups and notify them about funding opportunities, as they become available.
- Continue to consult with the San Mateo County Center on Homelessness to further align efforts and coordinate homeless services.

**Timeframe:** Ongoing; re-evaluate opportunities for construction in-lieu of fee payment in 2024; collaborate with city’s 10 largest employers at least every other year; annually monitor and pursue funding opportunities through county, state, and federal funding programs and sources to leverage City funds; offer funding and technical assistance to projects as they are proposed, acquire property, or issue a Notice of Funding Availability when sufficient funds are acquired; conduct proactive outreach to identify development opportunities, funding, and incentives for housing affordable to extremely low-income and other special needs households and report annually through the Housing Element Annual Report.

**Responsible Agency:** Planning, Economic Development, and Housing Divisions

**Funding Sources:** Community Development Department Budget, San Carlos Housing Authority, City of San Carlos BMR Funds

ACITON HOU-3.2

### **Below Market Rate (BMR) Ordinance.**

- Continue to implement the City’s Below Market Rate (BMR) Ordinance requirements for rental and ownership development.
- Establish a process for granting priority permit processing status for approved housing projects that exceed the City’s minimum BMR requirement.

- Evaluate the BMR Ordinance’s density bonuses, incentives, and concessions to determine they continue to make the production of affordable housing feasible. As part of this process, consult with local non-profit affordable housing developers to identify potential revisions that would better support development of affordable housing, and especially Low-Income Housing Tax Credit financed housing. Revise as necessary.

**Timeframe:** Ongoing; establish priority permit processing in 2024; re-evaluate the BMR Ordinance in 2024 and update as needed

**Responsible Agency:** Planning, Economic Development, and Housing Divisions

**Funding Sources:** Community Development Department Budget, San Carlos Housing Authority, City of San Carlos BMR Funds

### ACTION HOU-3.3

#### **Facilitate the Legalization and Construction of Accessory Dwelling Units (ADUs).**

- Support the development of accessory dwelling units during the planning period and as new State laws modify accessory dwelling unit requirements, update the City’s ordinance to comply. The City last updated its ADU ordinance in August 2022. The City will draft amendments to address laws passed in 2022, including

AB 2221 and SB 897 to reflect an up-to-date ordinance compliant with Government Code Section 65852.2.

- Collaborate with surrounding jurisdictions through the 21 Elements working group to determine best approach for tracking affordability throughout the planning period.
- Encourage the legalization of unpermitted accessory dwelling units to better ensure that they are safe and habitable. As sunset date of [San Carlos Municipal Code Section 18.23.210\(H\)](#) approaches, consider an extension, based on history of use of this provision and anticipated ongoing need.
- Work with other regional/agencies countywide partnerships to identify potential funding sources for ADU construction.
- Meet with three or four ADU builders to discuss needs and best practices. Review best practices from other cities for “pre-approved” ADUs and expedited review. Create submittal materials with documentation to facilitate expedited review. Update the City’s website and include links to “pre-approved” plans. Conduct ongoing outreach with community.
- [Provide homeowner/applicant assistant tools by including and promoting State funding resources including the CalHFA ADU grant program and Casita Coalition financing guide on the City’s website.](#) Review

and as new information is available, update public education materials on accessory dwelling units, including planning and building requirements, streamline processing, funding possibilities, and other resources.

- Encourage local agencies, districts, and utility providers to reduce hook-up or other fees to facilitate the development of accessory dwelling units.
- Prioritize ADU applications to be consistent with Government Code Section 65852.2(a)(3) requirements for approval/denial within 60 days from the date a completed application is received.
- In 2024, research and pursue the development of an incentive program to provide low-interest loans and grants to single-family homeowners to develop accessory dwelling units with affordability restrictions on their property and other incentives to accept Section 8 Housing Choice Vouchers. This research should also explore outside funds. If funding is available, establish a pilot program within one year of funding identification and implement at least annually thereafter with a goal of achieving at least five affordable ADUs annually.
- Promote home sharing programs to connect ADU owners and renters.
- Identify and retain an ADU specialist within the Planning Division to respond to inquiries and support outreach efforts.

**Timeframe:** Ongoing; update the ADU ordinance by June 2023; as new State laws modify accessory dwelling unit requirements, update the City’s ordinance within a timely manner (i.e., within six months); San Carlos Municipal Code Section 18.23.210(H) - 2028; work with 21 Elements - 2023; identify funding for incentive program and complete pre-approved plans - 2024; establish priority process in development review and ADU specialist in 2023; all others - Ongoing

**Responsible Agency:** Planning and Building Divisions

**Funding Sources:** Community Development Department Budget

#### ACTION HOU-3.4

**First-time Homebuyer Programs.** Direct prospective first-time homebuyers to HEART or other County programs intended for first time homebuyers. Encourage the use of these programs through annual outreach and education. Maintain and provide information on local BMR ownership units that are resold.

Coordinate with regional providers of homebuyer programs to monitor trends and identify financing gaps amongst recipients.

**Timeframe:** Ongoing; update information on the City’s website at least annually; conduct outreach annually to direct prospective



first-time homebuyers to available resources; coordinate with regional providers in 2024.

**Responsible Agency:** Economic Development and Housing Divisions

**Funding Sources:** Community Development Department Budget

ACTION HOU-3.5

**Rental Voucher Program.**

- Continue to implement the BMR ordinance, which specifies Housing Choice Voucher (Section 8) eligibility in the BMR program.
- Continue to work with the San Mateo County Department of Housing and nonprofit organizations to implement Housing Choice Voucher Rental Assistance programs. Continue to provide information on the Housing Choice Voucher program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).
- Continue to collaborate with other cities in San Mateo County, regional organizations, and/or nonprofit organizations to evaluate and quantify potential discrimination against Housing Choice Voucher users or

other rental assistance voucher programs. Continue to develop and act upon measures to address these issues.

- Coordinate with the San Mateo County Housing Authority in 2024 about utilizing a mobility counseling program in San Carlos. This program would market to landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the city and provide holistic supports to voucher holders seeking to move to highest resource areas. Through landlord outreach and mobility counseling, the City's goal will be to increase the use of Housing Choice Vouchers in San Carlos by five percent and through implementation of the City's SB 9 and ADU ordinances, seek to integrate at least five units annually in highest opportunity areas.

**Timeframe:** Ongoing; update the City's website annually; coordinate with the San Mateo Housing Authority in 2024

**Responsible Agency:** Economic Development and Housing Divisions

**Funding Sources:** HUD

ACTION HOU-3.6

**State Density Bonus Law Consistency.**

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- Monitor State legislation as changes are made to [Government Code §65915](#); update the City’s density bonus programs accordingly.

**Timeframe:** Ongoing; annually monitor State legislation and update the City’s ordinances as needed

**Responsible Agency:** Planning and Economic Development and Housing Divisions

**Funding Sources:** Community Development Department Budget

## ACTION HOU-3.7

**No Net Loss.** [Government Code §65863](#) states that no jurisdiction shall “reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, or allow development at a lower residential density than projected” for properties identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction’s need.

- Develop and maintain a sites inventory throughout the planning period.
- Evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2023-2031 Housing Element sites inventory and

make written findings that any density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level.

- If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.

**Timeframe:** Sites Inventory – 2023, All Others - Ongoing

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

## ACTION HOU-3.8

**Replacement of Units on Sites.** Pursuant to [Government Code §65583.2\(g\)\(3\)](#), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in [Government Code §65915\(c\)\(3\)](#). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or

within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low- or very low-income households

For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Pursuant to [Government Code §66300\(d\)](#) (Chapter 654, Statutes of 2019 (SB 330)), the City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

To provide clarity in the development process, the City will modify the Zoning Ordinance to reference these requirements.

**Timeframe:** Routinely as part of the housing development approval process, require replacement of any of units if (a) they are planned to be demolished for purposes of building new housing, and (b) they are determined to be occupied by low-

income households, require the provision of assistance to prevent displacement of lower-income households due to loss of affordable units. Draft an amendment to the Zoning Ordinance to implement/reference replacement requirements of State law and bring to hearings by 2024.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

ACTION HOU-3.9

**Development on Nonvacant Sites.** Promote residential development on nonvacant sites by:

- Targeting nonvacant sites identified in the Housing Element as priorities for fund allocation as funds are available.
- Building on outreach conducted during the Housing Element update, continue to proactively outreach to property owners with a survey on how the city can support redevelopment/new housing efforts.

**Timeframe:** Ongoing; proactively outreach to property owners in 2023 and, in response to any additional identified constraints, draft amendments to existing policies and procedures and bring to hearings by 2024.

**Responsible Agency:** Planning Division

**Funding Sources:** Departmental Budget

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## ACTION HOU-3.10

**Anti-Displacement Strategies.** The City will take the following actions to reduce displacement risk due to discriminatory actions:

- Fair Housing Counseling. Ensure all tenants have access to legal counseling, and landlords are aware of their rights and responsibilities. Support coordination of biannual workshops for landlords and property managers on discriminatory practices, reasonable accommodation requirements, and resources and an annual presentation to staff on fair housing practices, beginning in 2023.
- Rental Audits. Provide support to fair housing providers to continue to conduct annual audits of housing providers to ensure compliance with fair housing laws.
- Fair Housing Case Monitoring. In 2027, upon completion of 2 iterations of biannual landlord and property manager workshops and 4 consecutive rental audits, meet with local fair housing providers, including Project Sentinel, to assess effectiveness of fair housing programs and identify additional strategies if needed.
- Fair Housing Outreach Program. Include information or links to information on the City’s website in 2023 (with annual updates) and provide printed informational materials in City buildings with information on the fair housing counseling program, tenant protections, and other resources to reduce displacement risk.

- Additional Strategies. Based on the above efforts, if additional strategies are required, conduct a study to explore implementing Additional tenant protection policies and support local efforts to create a community land trust or a housing preservation fund

**Timeframe:** Refer to individual bullets for specific timeframes. Consult with tenants’ rights advocates and stakeholders, complete analysis, and hold a hearing with City Council to adopt anti-displacement strategies by 2026

**Responsible Agency:** Planning, Economic Development, and Housing Divisions

**Funding Sources:** Community Development Department Budget

## ACTION HOU-3.11

**Access to Opportunity.** Noting historical inequities amplified/perpetuated by single family zoning, encourage small units in residential neighborhoods through development of ADUs, JADUs, and SB 9 units.

- See Action HOU-3.3 for specific measures to incentivize ADUs in San Carlos.
- Adopt an Ordinance in 2023 to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. Review the City’s Zoning Ordinance and Subdivision Ordinance and amend as needed to provide clarity and facilitate housing

~~development under SB 9 in compliance with State law.~~

These include adopting updated definitions, use regulations, development standards, and ministerial processes based on the outcome of a complete SB 9 analysis. As revisions to State law occur in the future, update the City's Zoning Ordinance and Subdivision Ordinance accordingly.

- In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and, as available, provide funding assistance for homeowners to provide affordable units under SB 9.

**Timeframe:** Bring SB 9 ordinance for consideration by City Council in Fall 2023. Production and affordability will be monitored every two years thereafter and alternative actions will be implemented if necessary to meet the RHNA. Conduct proactive outreach to housing developers and property owners to promote the SB 9 ordinance through information on the City's website, the Good City newsletter (mailed to all property owners and renters), at least two times during the planning period.

Evaluate and pursue incentive opportunities in 2024.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

ACTION HOU-3.12

**Reduce Costs Associated With The Development Of Affordable and Special Needs Housing.** The City defers and

waives fees for affordable housing developments to provide local match contributions and facilitate projects. The City will continue to reduce or waive development impact fees to facilitate 100% affordable and special needs housing, including housing for extremely low-income and persons living with disabilities (including persons with developmental disabilities).

**Timeframe:** Ongoing

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

ACTION HOU 3.13

**Reevaluate the City Density Bonus Provisions.** In 2022, the City amended its City Density Bonus program to allow rental projects to add bonus market rate units at a ratio of 4:1 for each very-low Income unit and 2:1 for each low-income unit that is included in a development project. This City Density Bonus program currently applies citywide to rental housing developments, where multi-units and mixed-use projects are a permitted land use. In conjunction with the Housing Element update to meet the RHNA, modifications to allowable density, building height, and number of stories are proposed (see Action HOU-4.2), and it is understood that the State Density Bonus allows developments to go beyond the City's height limits to fit all the units to which the project is entitled by the bonus. Under this action, staff will evaluate the City Density Bonus biannually to review use and implementation of the revised City Density Bonus and, as needed, to identify if the City Density Bonus should be revised to

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target particular areas rather than apply the Bonus uniformly throughout the City, based on place and in areas that are least impactful. Use an equity lens to ensure affordable housing and density bonuses are not concentrated in any one particular area of the community.

**Timeframe:** Ongoing; conduct a review to assess the City Density Bonus based on place and present options to Council in 2024; reevaluate biannually thereafter.

**Responsible Agency:** Economic Development, Housing, and Planning Divisions

**Funding Sources:** Community Development Department Budget

## GOAL HOU-4: REMOVE OR MITIGATE GOVERNMENTAL CONSTRAINTS INHIBITING THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING THROUGHOUT SAN CARLOS

### POLICY

#### POLICY HOU-4.1

Remove and/or mitigate potential governmental constraints to the provision of housing at all income levels.

### ACTIONS

#### ACTION HOU-4.1

**Adequate Sites to Meet Regional Fair Share of Housing Growth.** The 2009 General Plan and accompanying 2011 Zoning Ordinance allows a variety of housing types, with densities ranging from one to six units per acre in single-family zoning districts, up to 59 units per acre along San Carlos Avenue, and up to 50 units to the acre in downtown San Carlos. In support of this 6<sup>th</sup> cycle Housing Element update, the City:

- proposes to create a new multifamily residential zoning category allowing a net density of up to 100 units per acre and proposes to increase mixed use densities up to 120 units per acre, and
- developed a parcel-specific inventory of sites suitable for future residential development

The City will:

- Continue to provide appropriate land use designations and zoning districts consistent with regional housing needs.
- Maintain an inventory of potential sites to provide to developers in conjunction with information on development incentives for affordable units.

- As part of the Housing Element annual reporting process, evaluate project development against the sites inventory to ensure compliance with [Government Code §65863](#).
- Continue to pursue implementation of the General Plan through completion and adoption of implementing zoning regulations and specific plans.
- Encourage senior housing and housing suitable for persons with disabilities and other special needs (including assisted living). See Action HOU-3.1 for specific commitments to encourage senior and other special needs housing.

**Timeframe:** Ongoing; Establish new multifamily residential zones and upzoning of mixed-use zones as part of the Zoning Ordinance revisions to be adopted by January 2023

**Responsible Party:** Planning Division

**Funding Sources:** Community Development Department Budget

**ACTION HOU-4.2**

**Zoning Ordinance Revisions.** Enact the following zoning changes:

- 1) Create new zones; increase density, FAR, heights, number of stories; and provide minimum densities as shown in Table 4.2-1. Height limits maximum include both feet and stories (i.e. a three-story building must not exceed the height limit of 35 feet). A 35-foot height limit is considered ample to

accommodate a three-story multi-family structure (floor-to-floor stories are generally 10 feet for residential).

- 2) Continue to allow ground floor residential uses in the MU-D-100, MU-SC-120, and MU-SB-100 zones. Evaluate, as part of the new Downtown Specific Plan process, additional areas (on side streets and outside of the Downtown Core) where ground-floor residential uses may also be allowed.
- 3) Remove minimum private open space requirement for residential in Mixed Use and Multi-unit zoning districts (retaining only the common/public open space requirement).
- 4) For residential only development, remove additional required setbacks (i.e., removing requirement to follow RM-59 zoning setbacks) in Mixed Use zones.
- 5) Remove guest parking in all RM and Mixed-Use zones.
- 6) Remove Section 18.05.030.C side and rear yard building wall setback requirements for mixed use and multi-family housing developments, specifically provisions pertaining to setbacks associated with portions of the building wall containing and extending three feet on either side of any window in living rooms, primary rooms, sleeping rooms, and any other walls containing windows.

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- 7) Allow multi-family residential use in the Public (P) zoning district as an accessory use to allowed uses such as onsite religious institutions and schools according to the development standards of the RM-20 zone, but without minimum density
- 8) Strengthen incentives for transit-oriented development by updating the Zoning Ordinance to reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097) in all zoning districts.

**Table 4.4-5: Proposed Changes to Zoning Densities and Heights (2023)**

Zone		Maximum Density (du/ac)		Minimum Density (du/ac) <sup>2</sup>		FAR		Building Height (feet)			Building Stories (stories)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Proposed	Existing	Proposed
MU-N	MU-N-40	20	40	n/a	30	2.0	2.5	50; 30 along East San Carlos Avenue in MU-N District	50		4	4 <sup>(1)</sup>
MU-N	MU-N-50	20	50	n/a	38	2.0	2.5		50	35 along East San Carlos Avenue in MU-N District	4	4
MU-N	MU-N-120	20	120	n/a	90	2.0	3.0		75		4	6
MU-DC	MU-DC-100	50	100	n/a	75	2.5	2.5		50		4	4
MU-D	MU-D-100	50	100	n/a	75	2.5	3.0		60		4	5
MU-D	MU-D-120	50	120	n/a	90	2.5	3.0	30 within 40 ft of an RS district	75		4	6
MU-SC	MU-SC-120	59	120	n/a	90	3.0	3.0		75	35 within 40 ft of an RS district	4	6
MU-NB	MU-NB-120	50	120	n/a	90	2.5	3.0		75		4	6
MU-SB	MU-SB-100	50	100	n/a	75	2.5	3.0	40 within 50 ft of an RS district	60	40 within 50 ft of an RS district	4	5
MU-SB	MU-SB-120	50	120	n/a	90	2.5	3.0		75		4	6
RM-20	RM-20	20	20	n/a	15	0.75	0.75	35	35		3	3
RM-59	RM-59	59	59	n/a	45	2.0	2.0	50	50		4	4
--	RM-100	n/a	100	n/a	75	N/A	3.0	n/a	60		n/a	5

(1) 3 stories along E. San Carlos Ave. in MU-N-40 district

(2) The City of San Carlos Zoning Ordinance does not have a minimum density requirement; with this update, a minimum density threshold is proposed.



**Timeframe:** Identify areas appropriate for ground-floor residential uses within the Downtown Specific Plan area and bring to City Council for consideration by summer 2024; all others January 2023; if the City is not on track to achieve housing goals by 2026, identify and bring to City Council for hearing additional revisions necessary to the Zoning Ordinance or other measures to encourage housing development

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

#### ACTION HOU-4.3

**Outreach: New Development Standards.** Prepare, publicize, and provide applicants and developers with materials highlighting the City’s revised zoning standards (Action HOU-4.2) intended to encourage the production of housing at all income levels.

**Timeframe:** New Zoning Standards’ Materials Preparation – 2023

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

#### ACTION HOU-4.4

**Objectivity and Streamlining in Development Regulations.** Reduce the cost of building housing through streamlining and clear and objective standards in development regulations.

- Review the Zoning Ordinance and craft revisions that support objective design standards consistent with the Housing Accountability Act. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. As part of this process, identify additional revisions to the Zoning Ordinance (beyond those presented in Table 4.4-5) to remove barriers to development and to ensure objectivity in the City’s development standards. Key standards to assess include the FAR standards for residential uses; the requirement on third stories and above to limit the footprint to 80 percent of the ground floor and the street-facing required upper story setback; and transition requirements for RS-adjacent lots. Recommended revisions to the Zoning Ordinance will be completed in 2024.
- Revise the Design Review criteria and findings to be fully objective and to provide local guidance on design and standards for by-right projects as allowed by state law, removing subjectivity from findings and approval processes, thereby reducing permit review timeframes.
- Revise the Conditional Use Permit findings for any special residential uses that require a CUP but are also covered by the Housing Accountability Act to be fully objective and to provide local guidance on design and standards for by-right projects as allowed by state law, removing subjectivity from findings and approval processes.

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- Reduce the permitting time for residential projects (especially 100% affordable projects) through consideration of by-right approvals, reduced number of hearings, and objective design standards.
- To accommodate future SB 35 applications and inquiries, create and make available an informational packet that explains SB 35 streamlining provisions in San Carlos and provides SB 35 eligibility information.
- Continue to track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Government Code 65950(a)(5).

**Timeframe:** Objective Design Standards - citywide, by ~~end of spring~~ 2024<sup>43</sup>; Objective Design Standards - within the Downtown Specific Plan boundary, by spring 2024; develop informational materials on SB 35 by end of 2023; re-evaluate permit review times biennially; if review times do not decrease, implement additional measures to reduce processing time.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

## ACTION HOU-4.5

### Review of Development Standards to Promote Achieving Maximum Densities.

Throughout the planning period, periodically evaluate development standards to ensure that projects are able to achieve maximum densities. Make revisions if review indicates that current standards pose a potential or actual constraint on achieving maximum densities.

**Timeframe:** By mid-year 2024 and every two years thereafter and, if analysis indicates that further revisions are necessary, complete zoning amendments within the following year.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

ACTION HOU-4.6<sup>5</sup>

### **Water and Sewer Service Providers.**

Immediately upon adoption, deliver the Housing Element to all providers of sewer and water service serving San Carlos, in accordance with [Government Code §65589.7](#).

- As the local sewer provider, establish procedures to grant priority sewer service to developments with units affordable to lower-income households.

**Timeframe:** Within one month of the Housing Element adoption deliver the Housing Element to providers; establish priority policy for sewer provision in 2024

**Responsible Agency:** Planning and Engineering Divisions

**Funding Sources:** Community Development Department Budget



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## ACTION HOU-4.57

**Noise.** Align City noise policies in accordance with federal and State law.

**Timeframe:** Review citywide noise standards and ordinances to identify any necessary changes to reduce constraints to housing development; based on analysis, bring any necessary revisions to hearings by December 2024.

**Responsible Agency:** Housing and Planning Divisions

**Funding Sources:** Community Development Department Budget

## GOAL HOU-5: ADEQUATE HOUSING FOR SPECIAL NEEDS POPULATIONS.

### POLICIES

#### POLICY HOU-5.1

**Special Needs Population Housing.** Promote the development and rehabilitation of housing to meet the needs of special needs groups, including seniors, persons with disabilities, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, farmworkers, and others.

#### POLICY HOU-5.2

**Single-Room Occupancy and Efficiency Apartments.** Support the inclusion of Single Room Occupancy (SRO) units and

efficiency apartments in higher density neighborhoods and mixed-use areas.

#### POLICY HOU-5.3

**Emergency Shelters, Transitional, and Supportive Housing.** Support programs to provide for a continuum of care for persons who are homeless including emergency shelters, transitional housing, and supportive housing.

#### POLICY HOU-5.4

**Universal Design.** Encourage the use of universal design principles to develop housing that is accessible to households with special needs.

#### POLICY HOU-5.5

**Senior Housing.** Provide for a variety of housing options and affordability levels for seniors, including independent living, assisted living, and nursing home care facilities, especially within walking distance of services and transit routes and in multi-family areas. Encourage senior housing that provides on-site recreational activities, medical care, and personal services that enhance the quality of life for residents.

#### POLICY HOU-5.6

**Home Sharing.** Support home sharing as a viable option to make efficient use of existing housing and as an alternative to building

more housing in some areas to help address the housing needs of seniors, people living with disabilities, people at risk of homelessness, and homes with a female head of household.

## ACTIONS

### ACTION HOU-5.1

#### **Emergency Shelters, Supportive and Transitional Housing.**

- Implement standards contained in the Zoning Ordinance to accommodate the need for emergency shelters, supportive housing, and transitional housing.
- Review and modify the Zoning Ordinance as needed to comply with AB 101 requirements. AB 101 requires that Low-Barrier Navigation Centers be allowed by right in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multi-family uses.
- Review and modify the Zoning Ordinance as needed to comply with AB 2162 requirements to allow for modifications for required parking for units occupied by supportive housing residents that are located within one-half mile of a public transit stop.
- Review and modify the Zoning Ordinance as needed to comply with Government Code Section 65583(4)(a) to subject emergency shelters only to those development and management standards that apply to residential or

commercial development within the same zone. Revise the Zoning Ordinance to require emergency shelter parking only to be sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

- Review and modify Zoning Ordinance development standards related to the number of residents that can be accommodated at an emergency shelter facility, which shall in no case be less than 20 beds.

**Timeframe:** Ongoing; review and amend the Zoning Ordinance in 2024

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

### ACTION HOU-5.2

**Large Rental Units and Supportive Services.** Discuss with developers the ability to provide larger rental units appropriate for families with children, including the provision of supportive services.

**Timeframe:** Ongoing (as projects are proposed)

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

# 4 2023 HOUSING ELEMENT: HOUSING PLAN



## ACTION HOU-5.3

**Residential Care Facilities and Group Homes.** San Carlos encourages the development of residential care facilities and group homes. Consistent with State law, the City permits group homes with six or fewer residents in all residential zoning districts by right.

- Amend the Zoning Ordinance code to allow group homes with seven or more residents as a permitted use in all zones that allow multi-unit or single-unit dwellings, except in areas where this conflicts with the San Carlos Airport Land Use Plan.
- Facilitate discussions with neighborhoods and adjacent uses so that good neighbor relationships are fostered and impacts to adjacent uses are mitigated.
- Seek opportunities to assist nonprofit housing providers to acquire and/or rehabilitate residential housing for group homes.
- Review and modify development standards for residential care facilities and group homes to ensure the same standards apply for these uses as other residential uses of the same type in the same zone, specifically standards related to parking requirements and distancing between similar facilities. No additional parking shall be required for group residential and residential care facilities above what is required for residential uses.

Remove any subjectivity in any standards or required findings to ensure residential care facilities and group homes are allowed objectively with approval certainty similar to other residential uses.

**Timeframe:** Amend the Zoning Ordinance in 2023 to allow group homes as a permitted use; coordinate with neighborhoods and nonprofit housing providers on an ongoing basis; amend the Zoning Ordinance by the ~~end-of-2023~~mid-2024 to modify development standards for residential care facilities in conjunction with Action 4.4.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

## ACTION HOU-5.4

### **Special Needs Service Providers Contributions.**

- On an annual basis, provide financial contributions to non-profit organizations and outside agencies that serve the housing needs of special needs households in and around San Carlos. These organizations and agencies may include but are not limited to: The Center for Independence of the Disabled (CID), HIP Housing, Shelter Network, Samaritan House, CALL Primrose, San Mateo County Children’s Fund, and HEART, among others.
- Evaluate City contributions to outside agencies to assess whether to continue funding and/or adjust funding

amounts or to consider other agencies for funding, particularly those organizations and agencies that provide housing with support services for persons with disabilities. As part of the evaluation, require outside agencies receiving City contributions to submit annual reports detailing how funds have been used and how programs have benefited San Carlos residents.

**Timeframe:** Ongoing; provide contributions on an annual basis through the CDBG funding process

**Responsible Agency:** Economic Development and Housing Divisions

**Funding Sources:** Community Development Department Budget, CDBG

### ACTION HOU-5.5

#### **Revised Development Standards to Support Special Needs Housing.**

- Consider amending the Zoning Ordinance to clarify that development standards that allow for separate cooking and/or bathroom facilities in home sharing programs, and universal design (including “visitability”) in all new residential development and significant remodeling projects.
- Encourage the development of well-designed new accessory dwelling units in existing neighborhoods by implementing objective standards for the approval of

accessory units. Include an ADA accessible design option in pre-approved ADU plans.

- Encourage unhoused service or navigation centers to be located within or near SROs, transitional, and or/supportive housing.
- Review the Zoning Ordinance and identify amendments to ensure findings for reasonable accommodation requests are limited to health and safety considerations and those allowed by State law.

**Timeframe:** Ongoing; complete a study on zoning needs for home sharing and universal design and bring to City Council for consideration in 2025; review/revise the Reasonable Accommodation Ordinance and bring appropriate amendments to the City Council for hearing by December 2024

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

### ACTION HOU-5.6

**Equal Access to City Services.** Adopt an accessibility policy establishing standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English, and persons with disabilities.

**Timeframe:** Hold a hearing with City Council to consider the accessibility policy in 2024

**Responsible Agency:** Administration Division

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**Funding Sources:** Administrative Services Budget

## ACTION HOU-5.7

**Community Governance.** Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings.

**Timeframe:** Ongoing

**Responsible Agency:** City Clerk and Administration Division

**Funding Sources:** Administrative Services Budget

## ACTION HOU-5.8

**Furthering Integration.** Promote fair housing by allowing multi-family residential uses on all sites in the P (Institutional Use) zone as an accessory use to allowed uses such as onsite religious institutions and schools. Reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097).

**Timeframe:** Amend the Zoning Ordinance in 2023

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

## GOAL HOU-6: ELIMINATE DISCRIMINATION IN THE PROVISION OF HOUSING AND AFFIRMATIVELY FUTURE FAIR HOUSING.

### POLICY

#### POLICY HOU-6.1

#### Fair Housing Law Enforcement and Discrimination Complaints.

- Enforce fair housing laws to ensure that households seeking housing are not discriminated against on the basis of race, color, religion, sex, disability, age, marital status, family composition, national origin, sexual orientation or other arbitrary factors, consistent with the Fair Housing Act.
- Refer discrimination complaints to the appropriate legal service, County, or State agency.
- Ensure that housing programs maximize choice and avoid unlawful discrimination.

### ACTIONS

#### ACTION HOU-6.1



**Affirmatively Furthering Fair Housing.** Fair housing laws prohibit housing discrimination based on race, color, religion, sex, or national origin. San Carlos has identified the following objectives/meaningful actions to affirmatively further fair housing (Table 4.2-2):

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
<p>Insufficient and Inaccessible Housing Options Citywide for people who identify with any protected class (Fair Housing Education, Housing Mobility)</p> <p>Priority: High</p>	<ul style="list-style-type: none"> <li>• Location and type of affordable housing</li> <li>• Lack of access to opportunity due to high housing cost</li> <li>• Lack of fair housing outreach and enforcement</li> <li>• Availability of affordable housing</li> <li>• Availability of affordable units in a range of sizes.</li> </ul>	<p>Fair Housing Education</p> <ul style="list-style-type: none"> <li>• Continue to support local agencies and organizations that provide fair housing services to San Carlos residents. Geographic Target: Citywide Timeframe: Annually through the San Mateo County Consortium, which distributes CBDG funding. 2023-2031 Metrics: Track funding support to fair housing providers through the County’s Annual Action Plan</li> <li>• Include a fair housing presentation in City Council meetings and continue to educate and train City staff regarding fair housing laws. As appropriate, partner with organizations such as Project Sentinel to provide resources. Timeframe: at least once every other year. Geographic Target: Citywide 2023-2031 Metrics: Provide an annual fair housing presentation to Council and biennially provide fair housing training for staff involved in housing</li> <li>• Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements. Timeframe: Ongoing Geographic Target: Citywide 2023-2031 Metrics: At random audit two applications per year to ensure compliance</li> <li>• Require non-discrimination clauses in rental agreements and deed restrictions for affordable housing. Timeframe: Ongoing Geographic Target: Citywide 2023-2031 Metrics: Each new and continued affordable housing rental agreement/deed restriction</li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<ul style="list-style-type: none"> <li>Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City’s website and at a variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library. Add resources and information in Spanish and make available to the public. Continue to coordinate with other agencies and organizations, including 21 Elements, to identify other means of informing residents about fair housing laws. Timeframe: four times per year as part of fair housing workshops by Project Sentinel and other housing related events. Geographic Target: Citywide with focus on areas northwest of El Camino Real and along San Carlos Avenue with higher proportions of non-White residents and north of Cherry Street and along El Camino Real with higher proportions of people with disabilities. 2023-2031 Metrics: Provide counseling and services to at least four San Carlos residents during the planning period</li> </ul> <p>Housing Mobility  <u>To improve housing mobility and new housing choices in areas throughout San Carlos, a suite of actions will be employed, including targeting resources, outreach, and other strategies, especially in the areas identified as Highest Resource (Figure 4.6-30), with an overall goal of 250 housing opportunities affordable to lower income households in the planning period.</u></p> <ul style="list-style-type: none"> <li><u>Alternative Land Use Strategies: Develop incentives or other strategies to promote housing choices and affordability in all development throughout San Carlos. Explore and pursue alternative land use strategies and make</u></li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p><u>necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB 9 such as SB 10, adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.</u>  <u>Timeframe: 2025</u>  <u>Geographic Target: Highest Resource areas</u>  <u>2023-2031 Metrics: 50 affordable housing opportunities in highest resource areas.</u></p> <ul style="list-style-type: none"> <li>• <u>Accessibility Improvements: Through the BMR Housing Trust Fund, provide annual grant funding to Rebuilding Together Peninsula to assist low-income households with accessibility improvements in San Mateo County.</u>  <u>Timeframe: The City will market and take other actions as necessary at least annually.</u>  <u>Geographic Target: Residential and Mixed Use neighborhoods citywide</u>  <u>2023-2031 Metrics: Assist 2 low-income, San Carlos households per year</u></li> <li>• <u>Homesharing Program: Provide annual grant funding to HIP Housing's Home Sharing Program to connect tenants with existing homeowners. The program, funded by the BMR Housing Trust Fund, facilitates new home share matches and provides support to existing home shares in San Mateo County/Northern Santa Clara County.</u>  <u>Timeframe: The City will market and take other actions as necessary at least annually.</u>  <u>Geographic Target: Residential and Mixed Use neighborhoods citywide</u></li> </ul>

# 4 2023 HOUSING ELEMENT: HOUSING PLAN



**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p><u>2023-2031 Metrics: Assist 4 San Carlos residents annually through new home share matches or through ongoing support of existing matches.</u></p> <ul style="list-style-type: none"> <li>• <u>Affirmative Marketing Plans:</u> Require affordable housing developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare affirmative marketing plans. The plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. Timeframe: As part of the entitlement process Geographic Target: Residential and Mixed Use neighborhoods citywide 2023-2031 Metrics: All affordable housing developers receiving public funds <u>and at least two private housing developers with affordable units</u> should prepare an affirmative marketing plan <u>during the planning period.</u></li> <li>• Action 3.2: Continue to implement the City’s Below Market Rate (BMR) Ordinance requirements for rental and homeownership development; establish a process for granting priority permit processing status for approved housing projects that exceed the City’s minimum BMR requirement; Evaluate the BMR Ordinance’s density bonuses, incentives, and concessions to determine they continue to make the production of affordable housing feasible. As part of this process, consult with local non-profit affordable housing developers to identify potential revisions that would better support development of affordable housing, and especially Low-Income Housing Tax Credit financed housing. Revise as necessary. Timeframe: Ongoing; establish priority permit processing in 2024; re-evaluate the BMR Ordinance in 2024 and update as needed</li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p>Geographic Target: Citywide, particularly in the City’s highest <u>income-resource</u> areas            2023-2031 Metrics: Increase the development of affordable housing units through the BMR Ordinance by 15% of the baseline</p> <ul style="list-style-type: none"> <li>Action HOU-3.3 (ADUs): Offer pre-approved plans, which support streamlining the permit review process; Promote additional pre-approved plans on the City’s website; Provide homeowner/ applicant assistant tools by including and promoting State funding resources including the CalHFA ADU grant program and Casita Coalition financing guide on the City’s website, and by promoting home sharing programs to connect ADU owners and renters, and offering counseling with a City staff-ADU specialist; <u>Explore and Pursue</u> funding options to support ADU construction for lower-income homeowners            Timeframe: Offer pre-approved plans <u>and investigate funding for an incentive program</u> no later than 2024; ongoing ADU development support; monitor ADUs annually and implement alternative strategies within one year of the annual report if assumptions are not met.            Geographic Target: Single-family residential neighborhoods citywide            2023-2031 Metric: Achieve 203 ADUs during the planning cycle</li> <li>Action HOU-3.4: Proactively outreach to developers and homebuyers regarding available homeownership financing options <u>and coordinate with the regional providers of homebuyer programs to monitor trends and identify financing gaps amongst recipients.</u>            Timeframe: Annually conduct outreach and education efforts <u>and coordinate with regional providers of homebuyer programs in 2024 to prepare annual reports on grant recipient trends.</u></li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p>Geographic Target: Areas with residents who have historically faced barriers to homeownership such as areas in the northwest of El Camino Real and along San Carlos Avenue with higher proportions of non-White residents; north of Cherry Street and along El Camino Real with higher proportions of people with disabilities; and south of El Camino Real between Holly Street and Arroyo Avenue with higher proportions of low-to-moderate income households.</p> <p>2023-2031 Metric: <u>Provide homeownership financing options and resource information to at least 10 residents annually. On an annual basis, seek to make contact with at least 25% of the households in the areas mentioned above and increase contact thresholds if trends show there is a lack of program recipients in these neighborhoods.</u></p> <ul style="list-style-type: none"> <li>• <u>Action 3.5: Coordinate with the San Mateo County Housing Authority in 2024 about utilizing a mobility counseling program in San Carlos. This program would market to landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the city and provide holistic supports to voucher holders seeking to move to highest resource areas. Through landlord outreach and mobility counseling, the City's goal will be to increase the use of Housing Choice Vouchers in San Carlos by five percent and through implementation of the City's SB 9 and ADU ordinances, seek to integrate at least five units annually in highest opportunity areas.</u></li> <li>• Action 3.1 I: Noting historical inequities amplified/perpetuated by single family zoning, encourage small units in residential neighborhoods through development of ADUs, JADUs, and SB 9 units. <u>In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and</u></li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p><a href="#">provide funding assistance for homeowners to provide affordable units under SB 9.</a>            Timeframe: Bring SB 9 ordinance for consideration by City Council in Fall 2023. Production and affordability will be monitored every two years thereafter. <a href="#">Evaluate and pursue incentive opportunities in 2024.</a>            Geographic Target: Single-family neighborhoods citywide            2023-2031 Metrics: Achieve 203 ADUs and <del>+60-5</del> SB 9 duplex construction during the planning period</p> <ul style="list-style-type: none"> <li>• Action 5.2: Discuss with developers the ability to provide larger rental units appropriate for families with children, including the provision of supportive services.              Timeframe: Ongoing (as projects are proposed)              Geographic Target: Multi-family residential neighborhoods              2023-2031 Metrics: Complete at least one project that includes these types of units and services during the planning period</li> <li>• Action 5.8: Promote fair housing by allowing multi-family residential uses on all sites in the P (Institutional Use) zone as an accessory use to allowed uses such as onsite religious institutions and schools. Reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097).              Timeframe: Amend Zoning Ordinance by 2023              Geographic Target: Institutional Use Zone              2023-2031 Metrics: Complete at least one multi-family project in the Institutional Use Zone during the planning period</li> </ul> <p><a href="#">Conduct a mid-term evaluation of the effectiveness of these strategies in support of Housing Mobility and housing opportunities throughout the city. Make adjustments within one year to achieve the overall goal of 250 affordable units by the end of the planning period.</a>            Timeframe: Conduct midterm evaluation in 2027</p>

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**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p><u>Geographic Target: Citywide, particularly in the City's highest income areas</u>  <u>2023-2031 Metrics: 250 affordable housing units during the planning period</u></p> <p><u>Place-Based Strategies for Community Preservation and Revitalization</u>  <u>The City's Housing Element has introduced significant increases in density in multifamily and mixed-use zoning districts. With this incentive, it is anticipated that most new housing development will occur in these locations. Through the BMR Ordinance, new affordable housing is also anticipated in these locations. This approach will promote infill and greater access to transportation alternatives. In addition, the following place-based strategies will support ongoing neighborhood enhancement in these areas.</u></p> <ul style="list-style-type: none"> <li><u>Downtown Specific Plan: San Carlos initiated development of a Specific Plan for its downtown in March 2022, with estimated completion by the end of 2024. The vision is to transform the downtown and El Camino Real and Laurel Street corridors into a dynamic, vibrant, intergenerational, and eclectic mixed-use neighborhood with seamless connectivity to the adjacent residential neighborhoods, the City's East Side Innovation District, and the San Carlos Caltrain station. The Downtown Specific Plan will address major infrastructure, such as sidewalks, trees, parking, and public amenities like seating and bike parking. This project is supplemented by a Streetscape Master Plan to accelerate the implementation of the Downtown Specific Plan. Concepts with specifications for street trees, landscaping, light standards, paving, furnishings and amenities, as well as parking and curbside management will be developed. Improvements in the public realm, will also address approaches to the design of new plazas/parks or open space areas (either as part of new developments or as public</u></li> </ul>



**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p><u>amenities resulting from permanent street closures). The Plan will also address programming and activation of public space in response to the community's desires for social interaction within improved gathering spaces.</u></p> <ul style="list-style-type: none"> <li><u>• Pedestrian Safety on El Camino Real: The City is installing a High-Intensity Activated Crosswalk Beacon system (HAWK) to improve the existing crossing across El Camino Real at Belmont Avenue. In addition, the project will also include refreshed traffic striping at the intersection. The project is underway as of 2023 but awaiting the arrival of a controller cabinet needed to complete the improvements.</u></li> <li><u>• Pedestrian Safety on San Carlos Ave: The City will, as part of a Phase III of construction, construct new sidewalk, curb, and gutter along the north side of San Carlos Avenue while the existing asphalt walkway on the south side with concrete improvements.</u></li> <li><u>• Bicycle facility improvements on San Carlos Ave: The City will stripe buffered bike lanes with green paint on the north and south sides along with a green bicycle box at the intersection of San Carlos Avenue and Devonshire Boulevard.</u></li> <li><u>• Landscaping and Green Infrastructure Improvements on San Carlos Ave: The City will plant low-level shrubs and cover along with flow-through planters for collecting of surface stormwater run-off.</u></li> </ul> <p><u>Timeframes: Downtown Specific Plan in 2024; pedestrian safety, bicycle, and green infrastructure improvements in 2024.</u>  <u>Geographic Target: Citywide, particularly in the City's highest density areas, including Downtown and areas near the Caltrain stop, where sites to meet the lower-income RHNA are located 2023-2031</u>  <u>Metrics: Complete at least 6 infrastructure projects in Downtown and surrounding areas</u></p> <p>Action Outcomes: An increased variety of housing options available to San Carlos residents throughout the city, including areas that have</p>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		traditionally only had single-family ownership housing. Provide adequate sites for over 1,164 lower income households, over 438 moderate income households, and over 1,133 above moderate income households, exceeding the City’s RHNA requirements.
<p>Protecting Existing Residents from Displacement (Displacement/Housing Affordability)</p> <p>Priority: Moderate</p>	<ul style="list-style-type: none"> <li>• Due to economic pressures</li> <li>• Availability of affordable housing</li> <li>• Availability of affordable units in a range of prices</li> </ul>	<p><b>Displacement/Housing Affordability</b></p> <ul style="list-style-type: none"> <li>• Action 1.1: Continue the Rental Inspection Program to preserve and improve existing housing stock and neighborhood quality. <i>Timeframe: Annually</i> <i>Geographic Target: Multi-family residential neighborhoods 2023-2031</i> <i>Metric: Conduct 240 inspection visits annually</i></li> <li>• Action 1.2: As CDBG funds are available through San Mateo County Consortium, provide grants or loans to low- and moderate-income households for the rehabilitation of residences; Promote the availability of home repair services for low-income and special needs households available from private agencies in the county. <i>Timeframe: Annually or as funding becomes available</i> <i>Geographic Target: Multi-family residential neighborhoods and south of El Camino Real between Holly Street and Arroyo Avenue with higher proportions of low-to-moderate income households.</i> <i>2023-2031 Metrics: Assist <u>2-5</u> low-to-moderate-income households annually.</i></li> <li>• Action 1.3: San Carlos will continue to monitor the affordability of existing deed-restricted units and coordinate with property owners to encourage the retention of affordability of these units. <i>Timeframe: Annually monitor/report the affordability status of at-risk rental units as part of the Annual Progress Report process;</i></li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p>Contact owners with expiring covenants two years in advance of the expiring covenant.  <i>Geographic Target: Multi-family residential neighborhoods and areas south of El Camino Real between Holly Street and Arroyo Avenue with higher proportions of low-to-moderate income households.</i>  <i>2023-2031 Metric: Retain affordability of 137 units at 17 housing complexes</i></p> <ul style="list-style-type: none"> <li>• Action 3.1: Continue to apply the commercial/housing linkage fee to fund affordable housing and monitor fee amount to ensure it reflects market conditions. Encourage concurrent production of on or off-site affordable housing, in lieu of fee payment. Collaborate with existing and new major employers to encourage the development and funding of more affordable housing.  <i>Timeframe: Re-evaluate opportunities for construction in-lieu of fee payment in 2024; collaborate with city's 10 largest employers at least every other year; annually monitor and pursue funding opportunities through county, state, and federal funding programs and sources to leverage City funds</i>  <i>Geographic Target: Citywide</i>  <i>2023-2031 Metric: Contribute to the production and/or preservation of at least 60 affordable housing units over the planning period</i></li> <li>• Action 3.5: Continue to work with the San Mateo County Department of Housing and nonprofit organizations to implement Housing Choice Voucher Rental Assistance programs. Continue to provide information on the Housing Choice Voucher program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers). Continue to collaborate with other cities in San Mateo County, regional organizations, and/or nonprofit organizations to evaluate and quantify potential discrimination against Housing Choice Voucher users or</li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p>other rental assistance voucher programs. Continue to develop and act upon measures to address these issues. <u>Coordinate with the San Mateo County Housing Authority in 2024 about utilizing a mobility counseling program in San Carlos to market to landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the city and provide holistic supports to voucher holders seeking to move to highest resource areas.</u></p> <p><i>Timeframe: Annually</i>  <i>Geographic Target: Citywide</i>  <i>2023-2021 Metrics: Annually reach 100 individuals, as measured in website hits, providing information about Housing Choice Vouchers; increase use of Housing Choice Vouchers by 5 percent in San Carlos</i></p> <p>Action 3.10: Take actions to reduce displacement, including fair housing counseling, rental audits, fair housing case monitoring, outreach, and additional tenant protection policies; Support local efforts to create a community land trust or a housing preservation fund</p> <p><i>Timeframe: Consult with tenants' rights advocates and stakeholders, complete analysis, and hold a hearing with City Council to adopt anti-displacement strategies by 2026</i>  <i>Geographic Target: Multi-family residential neighborhoods and areas south of El Camino Real between Holly Street and Arroyo Avenue with higher proportions of low-to-moderate income households.</i>  <i>2023-2031 Metric: Partner with a community-based organization to provide residents with informational materials and workshops on latest anti-displacement strategies at least three times soon after adoption.</i></p> <ul style="list-style-type: none"> <li>Action 8.1: Continue to work with housing services organizations, or other similar organizations, to increase housing opportunities in San Carlos. Explore partnerships with housing operators, non-profit organizations, and</li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p>developers to rehabilitate and convert existing market rate rental housing into affordable housing for extremely low, very low, low and moderate-income households.</p> <ul style="list-style-type: none"> <li>• <i>Timeframe: Discuss opportunities with developers that contact the City annually</i></li> <li>• <i>Geographic Targeting: Multi-family residential neighborhoods and areas south of El Camino Real between Holly Street and Arroyo Avenue with higher proportions of low-to-moderate income households.</i></li> <li>• <i>2023-2031 Metric: Develop at least one new partnership with housing organizations annually.</i></li> </ul> <p><b>Action Outcomes:</b> Strategic tenant protection policy recommendations will slow the pace and mitigate the impacts of displacement, and development of partnerships and strategies will preserve unsubsidized affordable housing (non-deed restricted).</p>
<p>Provide Access and Inclusion for Persons with Disabilities (Access to Housing and Resources)</p> <p>Priority: Moderate</p>	<ul style="list-style-type: none"> <li>• Lack of supportive services for persons with disabilities</li> <li>• Lack of access to resources, such as schools, transportation, and other in home or community resources for persons with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>• Implement an accessibility policy that establishes standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English, and persons with disabilities. <i>Timeframe: By 2024</i> <i>Geographic Target: Areas with high proportions of non-native English speakers and north of Cherry Street and Along El Camino Real with higher proportions of people with disabilities</i> <i>2023-2021 Metric: Upon adoption of accessibility policy, assist at 20 persons annually with disability needs</i></li> <li>• Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings. <i>Timeframe: Ongoing</i> <i>Geographic Target: Citywide</i> <i>2023-2021 Metric: Provide at least one person at public meetings that can provide translation services.</i></li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<ul style="list-style-type: none"> <li>Continue to educate landlords on fair housing law, reasonable accommodations and disability rights, including posting reasonable accommodations on the website and at prominent location near the permit counter. <i>Timeframe: Ongoing</i> <i>Geographic Target: Citywide</i> <i>2023-2031 Metric: Outreach to at least five landlords annually.</i></li> <li>Action 3.12: Continue to reduce or waive development impact fees to facilitate 100% affordable and special needs housing, including housing for extremely low-income and persons living with disabilities (including persons with developmental disabilities). <i>Timeframe: Ongoing</i> <i>Geographic Target: Citywide</i> <i>2023-2031 Metric: Waive or reduce development impact fees for at least one special needs project during the planning period.</i></li> <li>Action 5.3: Continue to encourage the development of residential care facilities and group homes. <i>Timeframe: Ongoing</i> <i>Geographic Target: Citywide</i> <i>2023-2031 Metric: Assist at least one nonprofit housing provider to acquire and/or rehabilitate residential housing with supportive services during the planning period.</i></li> <li>Action 5.4: On an annual basis, provide financial contributions to non-profit organizations and outside agencies that serve the housing needs of special needs households in and around San Carlos. These organizations and agencies may include but are not limited to: The Center for Independence of the Disabled (CID), HIP Housing, Shelter Network, Samaritan House, CALL Primrose, San Mateo County Children’s Fund, and HEART, among others. <i>Timeframe: Annually</i> <i>Geographic Target: Citywide</i> <i>2023-2031 Metric: Provide financial contributions to at least one non-profit organization as funding becomes available.</i></li> </ul>

**Table 4.2-2: Affirmatively Furthering Fair Housing Issues, Contributing Factors, and Actions**

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions
		<p><b>Action Outcomes:</b> Increased options for safe, high quality, accessible, and affordable housing for people with disabilities throughout the City that are located near critical community resources and infrastructure. Will help dissipate any existing concentrations of people with disabilities in the city and promote integration.</p>

**Timeframe:** Identified in Table above for each Action.

**Responsible Agency:** Economic Development, Housing, and Planning Divisions

**Funding Sources:** Community Development Department Budget

**GOAL HOU-7: INCREASED ACCESS TO CHILDCARE.**

**POLICY**

Policy HOU-7.1

**Access to Childcare.** Increase access to childcare by including childcare facility siting opportunities and reducing regulatory and financial barriers to the creation and expansion of childcare facilities in San Carlos.

**ACTIONS**

ACTION HOU-7.1

**Childcare development impact fee.** Study and hold a hearing with City Council to consider establishing a childcare development impact fee for new nonresidential developments.

**Timeframe:** Complete study and hold a hearing with City Council by spring 2023

**Responsible Agency:** Economic Development and Housing Divisions

**Funding Sources:** Community Development Department Budget

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## ACTION HOU-7.2

### Childcare Zoning.

- Allow by-right the siting and development of family childcare homes in all residential, mixed-use, and other zones where residences are permitted, for the convenience of families. Consider modified zoning standards, modified review procedures, and other incentives to facilitate childcare centers' development in mixed-use and commercial zones and as an accessory use to religious/community facilities in residential zones.
- Encourage the inclusion of space for childcare in new housing developments, including affordable housing developments, as feasible.
- Ensure that zoning code and permitting practices are consistent with State law that prohibits use permits, business licenses, etc. for Large Family Child Care Homes.
- In addition to the traffic impact fee exemption already provided, continue the discussion with decision makers to consider potential incentives for developers to provide childcare facilities or services as part of new residential, commercial, and industrial developments, including but not limited to: density bonuses, increases in floor area ratios, parking reduction, community benefits credit, expedited entitlements, or other modifications to zoning regulations.

**Timeframe:** Complete study and hold a hearing with City Council in 2025

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

## GOAL HOU-8: INCREASING COMMUNITY PARTNERSHIPS AND PUBLIC EDUCATION

### POLICY

#### POLICY HOU-8.1

**Partnerships.** Further housing opportunities, affordability, and access throughout San Carlos and the region by partnering with other jurisdictions, community organizations, and jurisdictions while educating San Carlos residents, business community, and service providers about housing issues and opportunities.

### ACTIONS

#### ACTION HOU-8.1

#### Partnership Programs

Continue to work with the following organizations, or other similar organizations, to increase housing opportunities in San Carlos:

- HIP Housing - home sharing programs including potential owners and renters matching;



- 21 Elements – funding sources for low-, very low-, and extremely low- income housing, funding sources for special needs housing; rental voucher discrimination claims, among others; funding sources for ADU construction or remodels and best practices to encourage ADUs
- San Mateo County Consortium
- San Mateo Department of Housing – Section 8 housing assistance
- HEART – first time home buyers programs
- Others as opportunities arise

Explore partnerships with housing operators, non-profit organizations, and developers to rehabilitate and convert existing market rate rental housing into affordable housing for extremely low, very low, low and moderate-income households.

**Timeframe:** Ongoing; discuss opportunities with developers that contact the City annually

**Responsible Agency:** Economic Development, Housing, and Planning Divisions

**Funding Sources:** Community Development Department Budget

### Summary of Quantified Objectives

Table 4.2-3 summarizes San Carlos’ quantified objectives for the 2023-2031 Housing Element planning period.

- The Construction Objective represents the City’s 2023-2031 RHNA.
- The Rehabilitation Objective represents the objective for the Rental Inspection Program over the eight-year planning period; of the 240 annual inspection visits, approximately one-third (80 units) require a correction/rehabilitation annually.
- The Conservation/Preservation objective refers to the preservation of the existing affordable housing stock throughout the planning period (as listed in Table 4.3-8: Below Market Rate Housing Inventory in the Housing Needs Assessment chapter).

**Table 4.2-3: Housing Element Quantified Objectives**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objective (RHNA)	370	369	425	438	1,133	2,735
Rehabilitation Objective	107	107	213	213	--	640
At-Risk Affordable Housing Units to Preserve	20	20	57	32	--	137

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**Population and Employment Trends**

Housing needs are influenced by population and employment trends. This section provides a summary of current changes to the population size, age, and racial/ethnic composition, as well as current employment conditions of the City of San Carlos.

**Current Population and Projected Population Growth**

Between 2010 and 2020, as reported by the California Department of Finance, the population of San Carlos grew approximately 6 percent, from 28,406 to 30,145 residents. Compared with the County of San Mateo, which experienced a 7.6 percent increase from 2010 to 2020, San Carlos' growth rate was less. The Association of Bay Area Governments (ABAG) growth forecasts predict a steady increase in population through 2030. From 2020 to 2030, ABAG estimates that San Carlos' population will grow by 12.5 percent, while countywide population is expected to increase by 10.4 percent; however, both are forecasted to grow less from 2030 to 2040 than the previous decade (see Table 4.3-1).

In addition to population projections, several other demographic characteristics and trends inform housing needs. Among these characteristics are composition of age, race and ethnicity, and employment.

**Table 4.3-1: Population and Projected Growth**

Area	2010	2020	2030	2040	Change 2010-2020	Projected Change 2020-2030	Projected Change 2030-2040
<b>San Carlos</b>	28,406	30,145	33,915	35,250	6.1%	12.5%	3.9%
<b>San Mateo County</b>	718,451	773,244	853,260	916,590	7.6%	10.4%	7.4%

Source: CA Department of Finance E-5 Population and Housing Estimates, ABAG Growth Forecasts (Plan Bay Area Projections 2040)

### Age

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Table 4.3-2 shows the age distribution of San Carlos residents. In 2018, the 45-64 age group constituted the largest age group at approximately 30 percent, followed by the 20-44 age group at 28 percent. Compared with 2010, persons between 45-64 age continued to be the largest age group at 31 percent followed by persons between 20-44 at 30 percent maintaining its position as the second largest age group. The median age in the city is 42.2 years. Compared with the County (39.6 years) and the State (36.3 years), San Carlos’s population is older. Since the age group 20-44 is the second largest at 28 percent, the need for larger units, at a range of income levels young families grow is likely to increase.

### Race and Ethnicity

Table 4.3-2 also shows the racial/ethnic distribution of population in San Carlos. White (75 percent) and Asian/ Pacific Islander (17 percent) residents make up most of the City’s population. Compared with the County of San Mateo, San Carlos has a higher percentage of White residents (75 percent compared to the County’s 51 percent) and lower percentage of Asian/Pacific Islander residents (16 percent compared to 30 percent). Since 2010, the percentage of White residents and Asian/Pacific Islander residents have both increased by two percentage points, while Black and Hispanic residents have decreased (0.6 and two percent, respectively).

**Table 4.3-2: Age, Race and Ethnicity, and Employment by Industry**

Demographic Profile	2010	2018
<b>Age</b>		
0-19	7,070 (25%)	7,754 (26%)
20-44	8,462 (30%)	8,522 (28%)
45-64	8,827 (31%)	9,146 (30%)
65+	4,047 (14%)	4,658 (16%)
Median Age	42.6	42.2
<b>Race/Ethnicity</b>		
White (non-Hispanic)	21,830 (73%)	22,612 (75%)
Hispanic	3,283 (11%)	2,579 (9%)
Black	394 (1.3%)	205 (0.7%)
Asian/Pacific Islander	4,378 (15%)	4,992 (17%)
Other	1,234 (4%)	466 (1.5%)
<b>Employment by Industry</b>		
Educational services, and health care and social assistance	2,852 (20%)	3,344 (21%)
Retail trade	1,282 (9%)	1,001 (6%)
Manufacturing	1,657 (12%)	1,785 (11%)
Professional, scientific, and management, and administrative and waste management services	3,019 (21%)	3,837 (24%)
Construction	593 (4%)	672 (4%)
Arts, entertainment, and recreation, and accommodation and food services	709 (5%)	716 (4%)
Finance and insurance, and real estate and rental and leasing	1,192 (8%)	1,725 (11%)
Other services, except public administration	577 (4%)	510 (3%)
Transportation and warehousing, and utilities	286 (2%)	554 (3%)
Public Administration	589 (4%)	493 (3%)
Wholesale Trade	482 (3%)	303 (2%)
Information	883 (6%)	1,174 (7%)

**Table 4.3-2: Age, Race and Ethnicity, and Employment by Industry**

Demographic Profile	2010	2018
Agriculture, forestry, fishing and hunting, and mining	0 (0%)	15 (0.1%)

Source: US Census Bureau 2010, 2018 5-Year Estimates

## Employment

Residents in San Carlos are primarily employed in professional, scientific, management, and administrative and waste management services (24 percent), and educational services, health care and social assistance (21 percent). The average salary for professional, scientific, and management, and administrative and waste management services jobs is \$126,060 a year while those in and educational services, and health care and social assistance make, on average, \$66,359. A large salary gap between the two major industries occurs in San Carlos. Employment characteristics are important as they have a direct relationship with income. In San Carlos, the industries in which most residents work have high median earning potential.

According to the 2017 Economic Census prepared by the U.S. Census Bureau, most (92 percent) employed residents work outside of San Carlos. In addition to the estimated 985 residents who live and work in San Carlos, over 13,000 workers commute into San Carlos for their jobs. Major employers in San Carlos are outlined in Table 4.3-3.

**Table 4.3-3: Top 10 Employers in San Carlos**

Employer	Number of Employees	Percent of Total City Employment
Natera Inc.	486	2.9%
Pacific Gas & Electric Co.	269	1.6%
The Home Depot #0628	263	1.6%
Recology San Mateo County	240	1.5%
Check Point Software Tech Inc.	210	1.3%
Delta Star Inc.	208	1.3%
Joby Aero Inc.	170	1.0%
Atreca Inc.	162	1.0%
Thought Stream	154	0.9%
Trader Joe's #174	125	0.8%
<b>Top 10 Employers</b>	<b>2,287</b>	<b>13.8%</b>

Source: City of San Carlos Comprehensive Annual Financial Report July 1, 2020 – June 30, 2021

## Household Characteristics

San Carlos household characteristics are summarized in Table 4.3-4. According to Census estimates, the number of households in San Carlos increased by 319 between 2010 and 2018. At the same time, the population has increased by an estimated 1,700 people, indicating an overall increase in household size.

Housing tenure refers to the occupancy of a housing unit—whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder), as well as housing cost. Nearly three-quarters (72 percent) of San Carlos households own their homes.

## Income

The median household income for San Carlos (\$169,694 in 2018) is higher than the county of San Mateo median household income (\$113,776). In San Carlos, on average, owner households have a significantly higher median income (\$208,250) than renter households (\$91,250), a trend that is also reflected in San Mateo County, where owner median income is \$140,665 and renter median income is \$84,298.

The Census estimates that in San Carlos, 3 percent of residents live in poverty. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index, but do not vary

geographically. In San Carlos, certain populations are much more likely to be living in poverty. For example, 24 percent of Black/African American residents, seven percent of Hispanic residents, and 11 percent of residents with less than a high school degree are living in poverty. The proportion of people living in poverty in San Carlos is lower than the county of San Mateo at large, where nearly 6 percent of residents live in poverty.

Because poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, the Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 80 to 120 percent)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses over 120 percent)

The number and percentage of residents within each of these categories is listed in Table 4.3-4. In San Carlos, above moderate-income households represent the largest share of all households (52 percent) and low-income households comprise the second

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largest category (11 percent). Moderate-, very low-, and extremely low-income households comprise 8 percent each of all households. Renters tend to be from lower-income households.

Nearly half (45 percent) of renter households are in the lower income categories (0-80 percent AMI) versus just 20 percent of owners are lower income.

**Table 4.3-4: Household Characteristic by Tenure**

Household Characteristic	Owner Households	Renter Households	All Households
Number of Households <sup>1</sup>	8,148 (72%)	3,179 (28%)	11,327
Median Household Income <sup>1</sup>	\$208,250	\$91,250	\$169,640
Household Income Categories <sup>2</sup>			
Extremely Low Income (0-30% AMI)	500 (6%)	400 (12%)	900 (8%)
Very Low Income (30-50% AMI)	470 (6%)	425 (13%)	895 (8%)
Low Income (50-80% AMI)	610 (8%)	650 (20%)	1,260 (11%)
Moderate Income (80-100% AMI)	505 (6%)	395 (12%)	900 (8%)
Above Moderate Income (100%+ AMI)	6030 (74%)	1,380 (42%)	7,410 (65%)
Total number of projected Extremely Low-Income Households (RHNA) <sup>2</sup>	N/A	N/A	370
<b>Overpayment</b>			
All Households Overpaying for Housing <sup>2</sup>	1,940 (24%)	1,225 (38%)	3,165 (28%)
Lower Income Households Overpaying for Housing <sup>2</sup>	970 (61%)	1,080 (73%)	2,050 (67%)

Note 1 Source: U.S. Census Bureau 2018 5-Year Estimates

Note 2 Source: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

### *Extremely Low-Income Households*

Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include

seniors on Social Security, individuals with disabilities, single parents, and low-wage workers. Some extremely low-income individuals and households are homeless. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could have members with mental or other disabilities and special needs. Extremely low-income households generally have the highest incidence of



housing problems and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Households that earn 30 percent or less than the county’s median income (up to \$55,900 for a family of four in 2022) are considered “extremely low-income.” HUD’s 2013-2017 CHAS data set provides information on households by income group for the City of San Carlos. According to the CHAS data, in 2017, approximately 900 households (eight percent of total households) in San Carlos earned extremely low incomes (see Table 4.3-5). Of the extremely low-income households, 66 percent were owner-occupied, and 44 percent were renter-occupied households, or 4.4 percent and 3.5 percent, respectively, of all households.

**Table 4.3-5: Extremely Low-Income Households**

Households	Number	Percent of Total Households
Total occupied units (households)	11,327	100%
Total lower income (0-80% AMI)	3,055	27%
Extremely low income (0-30% AMI) households	900	8%
Extremely low-income renters	400	3.5%
Extremely low-income owners	500	4.4%
Lower income households paying more than 50%	1,180	10%
Extremely Low Income paying more than 50%	580	5%
ELI Renter HH severely overpaying	260	2%
ELI Owner HH severely overpaying	325	3%
Lower income households paying more than 30%	2,040	18%
Extremely Low Income paying more than 30%	695	6%

To address the needs of extremely low-income housing, the City has included Program Actions HOU-3.1, HOU-3.12, and HOU-8.1. Additionally, the City permits single-room occupancy units, in compliance with Government Code Section 65583(c)(1).

**Housing Overpayment**

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, childcare, and food. Housing overpayment and overcrowding most often occur when a household cannot afford suitably sized and priced rental and ownership housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can also cause housing problems. In these situations, a household can choose to either overpay for housing or double up with others into too small a unit in order to afford housing, which can result in overcrowding. In San Carlos, 28 percent of all households are overpaying for housing. Overpayment (also known as cost burden) is more prevalent in renter households than owner households; 38 percent of renter households are cost burdened versus 24 percent of owner households. However, because the average income San Carlos is significantly higher than other places in the state, overpayment among higher income households (especially homeowners) leaves a significant amount of money for other essential needs and is not an identified concern.

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On the other hand, in the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In San Carlos, overpayment is much starker for lower income households, where 67 percent are overpaying for housing. Of these lower income households, extremely low-income households have the most prevalence of overpayment (77 percent), followed by very low-income households (73 percent), and low-income households (54 percent). Almost three-quarters (73 percent) of lower income renters are overpaying for housing, and 61 percent of lower income owners are overpaying for housing.

## Housing Stock Characteristics

In 2020, the Department of Finance reported 12,385 housing units in San Carlos. Most of the City’s housing stock is made up of single-family attached and detached homes (72 percent) with the remaining 28 percent multi-family. Census data indicates that 4 percent of all housing units are vacant. Vacancy rates are lower for owner units (0.2 percent) than rental units (3.1 percent).

San Carlos was developed as a community of single-family dwelling units and has primarily remained as such. Single-family structures make up 72 percent of the City’s housing stock, with multi-family comprising 28 percent.

## Vacancy Rate

The housing unit vacancy rate provides a useful indicator of the balance between housing supply and demand. As a rule of

thumb, a 4.5-percent vacancy rate represents a healthy balance between supply and demand in a housing market. When there is a high vacancy rate, people searching for housing have more housing options and may be able to obtain lower rents. With a low vacancy rate, people selling or renting housing are able to raise prices and/or selectively choose their tenants. A low vacancy rate can lead to overcrowding and unsafe and unsanitary living conditions because lower-income households have fewer options and are unable to find suitable and affordable living arrangements. Low-income households, including people on a fixed income, large families with children, and households with special housing needs, are most likely to be negatively impacted by low vacancy rates. In addition, when there is high consumer demand for a limited housing supply, discrimination is more likely to occur.

Data shows that housing vacancy rates in San Carlos increased from 2010 to 2019 from 325 units to 466 units. According to the 2015-2019 ACS, 32 percent of the vacant units are for rent and two percent are for sale (Figure 4.3-1). Of the total rental housing stock (147 vacant and 3,179 occupied), approximately 4.4 percent are vacant, and of the total ownership housing stock, approximately 0.5 percent are vacant and for sale or sold but not yet occupied. Of the vacant units in San Carlos, 48 percent (approximately 224 units) are simply vacant – neither for sale, rent, seasonal, or sold and awaiting occupancy.

The rental vacancy rate of 4.4 percent indicates a healthy balance of supply and demand; however, the ownership market shows limited housing supply.

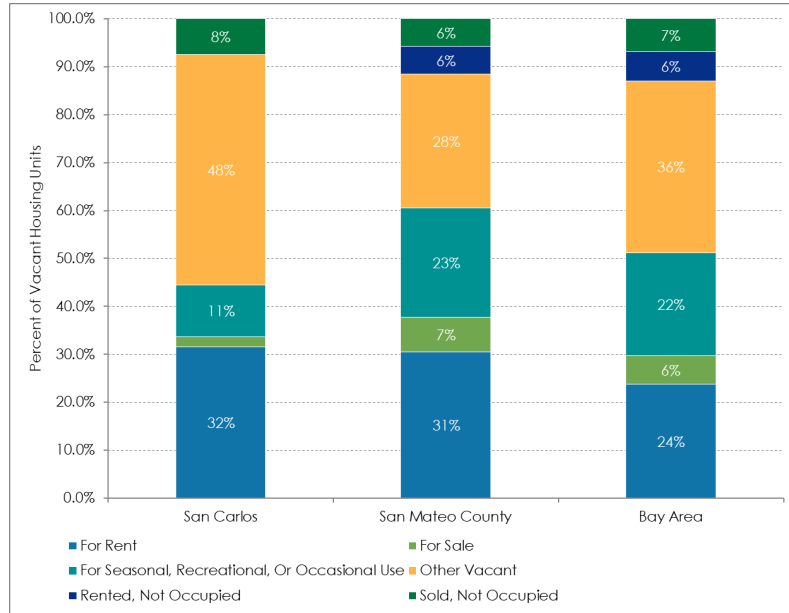


Figure 4.3-1: Vacant Units

### Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit to afford food and other basic needs. The current housing crisis resulting from an inventory shortage and high costs of housing also necessitates many

families or individuals to share housing arrangements, leading to potential overcrowding. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). A standard of one person per room considers occupancy of the rooms that are generally not intended to be used as sleeping quarters, including living rooms and otherwise common areas). The Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Table 4.3-6: Owner and Renter Housing Characteristic

Housing Characteristic	Owner Households	Renter Households	All Housing Units/ Households
Total Housing units			12,385
Single-Family Detached			8,394 (68%)
Single-Family Attached	N/A	N/A	540 (4%)
Multi-Family Units			3,419 (28%)
Mobile Home/Other			32 (.26%)
Median Household Size			2.57
Total Households <sup>1</sup>	69%	27%	
Vacancy Rate <sup>2</sup>	0.2%	3.1%	516 (4%)
Overcrowded Units <sup>1</sup>	86	142	228
Units Needing Replacement/Rehabilitation <sup>3</sup>	N/A	N/A	2
Median Housing Cost	\$1,624,500 <sup>4</sup>	\$2,251 <sup>5</sup>	N/A

Sources:

1. US Census Bureau 2018 5-Year Estimates
2. 2020 CA Department of Finance E-5 Population and Housing Estimates
3. As reported by the San Carlos Building Department
4. CoreLogic June 2022
5. Census Bureau 2019 5-Year Estimates

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In San Carlos, 2 percent of occupied housing units are overcrowded. Of these, 37 percent are considered severely overcrowded. Overcrowding is more prevalent in rental units (6 percent) than owner occupied units (1 percent). Overcrowding disproportionately impacts low-income households and severe overcrowding is more likely to be experienced by renter households than it is for homeowner households, which is the case in San Carlos.

- 0%-30% of AMI: 0.0% overcrowded and 0.0% severely overcrowded
- 31%-50% of AMI: 3.3% overcrowded and 0.0% severely overcrowded
- 51%-80% of AMI: 3.2% overcrowded and 0.8% severely overcrowded
- 81%-100% of AMI: 2.6% overcrowded and 3.2% severely overcrowded
- Greater than 100% of AMI: 0.8% overcrowded and 0.4% severely overcrowded

Overcrowding is more likely to affect Hispanic/Latinx (4.9 percent) and residents that identify as “other race” or multiple races (8.4 percent), compared to the citywide average of two percent. The desire for multi-generational living or living with extended family members can also create overcrowded conditions due to a lack of affordable larger units within the City. Multi-generational living tends to be most common in Hispanic

and Asian cultures, indicating that it may be a contributing factor in higher rates of overcrowding for these groups. Coupled with lower income levels, constraints related to immigration status, and discrimination can also make it difficult for multi-generational households to find appropriately sized, affordable housing.

## Housing Condition

The age and condition of the housing stock in San Carlos is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. The housing stock in San Carlos is aging, since a majority of the housing stock was built between 1940 and 1979 (73 percent). Only 27 percent of the City’s housing stock has been built since 1980, indicating a potential need for rehabilitation of the other 73 percent of housing units.

In the City of San Carlos, the median sales price in October 2021 was \$2.32 million and the median income was estimated at approximately \$170,000.<sup>1</sup> While this income is too low to afford a new home at the median sales price without a cost burden, it is assumed that current property owners are most likely completing ongoing maintenance and repairs to maintain the values of their homes. Therefore, while the ACS reported that 73 percent of the homes in San Carlos need rehabilitation due to age, home values and resident incomes suggest that most of these units are not in

<sup>1</sup> Source: U.S. Census Bureau 2018 5-Year Estimates

need of rehabilitation. The City estimates that a more accurate percentage of housing in need of rehabilitation is less than a quarter of housing units. Four percent of occupied housing units in San Carlos have been identified as having substandard housing issues, which includes lacking or insufficient amenities including plumbing, a kitchen, or bathroom. Based upon observations and experiences of the San Carlos Building Official, the City estimates that in 2022, fewer than two housing units are in severe need of replacement or substantial rehabilitation due to housing conditions.

While the City does not have funding to directly support home repair services, the City refers individuals to the Rebuilding Together Peninsula organization for renovation and repair services: <http://rebuildingtogetherpeninsula.org>. In addition, the City's Code Enforcement is proactive in connecting various church groups, Boy Scouts, and other community groups such as the Lions Club and Kiwanis Clubs with homeowners in need. Volunteers remove overgrown vegetation, remove trash and debris, and complete very minor repairs to structures for elderly residents.

### **Housing Cost**

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The San Carlos median home price in October 2021 based on information provided by

CoreLogic, was \$2,320,000. This was 24.9 percent higher than the median price in October 2020. The October 2021 median home price was \$795,000 higher than the median home price in San Mateo County at large.

More than a quarter (28 percent) of San Carlos households are renters. There are limited sources that provide median or average rents for a specific geography. The Census estimates the median gross rent between 2015 and 2019 in San Carlos was \$2,251 per month. These estimates appear below current (2022) searches through search engines such as Zillow, Trulia, Zumper, etc. Zumper.com provides a median rent by month for jurisdiction by unit type and reported an average rent of \$3,300 in July 2022 for a studio apartment, \$2,339 for one-bedroom units, \$3,152 for two-bedroom units, \$4,920 for three-bedroom units, and \$5,500 for four-bedroom units in San Carlos. Table 4.3-7 shows the HUD-determined fair market rents for San Mateo County for 2022, to establish rental subsidy limits for Section 8 housing voucher recipients. (The FMRs reflect rents for similar housing units in the uncontrolled rental market. Under the Section 8 program, Section 8 recipients may rent units that cost more than the FMR, but the subsidy will only cover up to the amount of the FMR.) Studios and larger units in San Carlos exceed the fair market rents identified by HUD.

**Table 4.3-7: Rents in San Mateo County**

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 Fair market Rents (HUD)	\$2,115	\$2,631	\$3,198	\$4,111	\$4,473
Average Rents	\$3,300	\$2,339	\$3,152	\$4,920	\$5,500

Source: FY2022 Fair Market Rents. U.S Department of Housing and Urban Development (HUD); Zumper.com

### Affordability

With the recent increase in rents in the Bay Area, affordable housing has become much harder for lower and moderate-income households to find. Table 4.3-8 identifies the maximum monthly housing costs affordable to households in San Carlos by income group. Income groups are established based on data published annually by HCD on household income for areas in the state. Affordability is calculated assuming a household can pay up to 30 percent of its monthly income toward housing.

Compared to the rental rates in Table 4.3-7, the average rent cost in San Carlos is not affordable to extremely low- and very low-income households with four persons (approximately 16 percent of all households in San Carlos). However, average rents of a studio, one-bedroom, or two-bedroom are affordable to low-income and moderate-income households with four or more persons (although this may lead to overcrowding in small units). A three-bedroom average rental is affordable to a four-person moderate income family in San Carlos, but larger homes are unaffordable.

As housing prices rise in the Bay Area, homeownership becomes more elusive for many households, even those earning above-moderate incomes.

Table 4.3-8 shows maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance; a mortgage payment of \$4,980 monthly equates to varying home prices, depending on the interest rate and amount of downpayment. However, estimating a three percent interest rate and a minimal downpayment, a mortgage payment of \$4,980 equates roughly to a home purchase price of \$ 1.2 million, just over half of the 2022 median home price in San Carlos. As interest rates increase, the cost increases dramatically. At a 6.25 percent interest rate, a \$4,980 monthly payment can only afford a home purchase price of \$828,000.

**Table 4.3-8: Housing Affordability**

Income Group	HCD Income Limit	Maximum Monthly Affordable Housing Cost
Extremely Low Income (4 Person Family)	\$55,900	\$1,398
Very Low Income (4 Person Family)	\$93,200	\$2,330
Low Income (4 Person Family)	\$149,100	\$3,728
Moderate Income (4 Person Family)	\$199,200	\$4,980

Source: HCD State Income Limits, 2022

## Special Housing Needs

Housing Element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to identify resources available to address these needs.

**Table 4.3-9: Special Needs Groups in San Carlos**

Special Needs Category	Count	Percent
Persons with Disabilities	1,988 persons	7% of residents
Persons with Developmental Disabilities <sup>1</sup>	123 persons	0.4% of residents
Elderly (65+ years)	4,658 persons 2,773 households	15% of residents 24% of households
Large Households (5+ members)	697 households	6% of households
Farmworkers	15 persons	0.1% of labor force
Female Headed Households	906 households	8% of households
People Experiencing Homelessness	30 persons	0.001%

Note 1: Reflects the consumer count by ZIP Code (94070) as reported by the California Department of Development Services  
 All Other Rows Source: US Census Bureau 2018 5-Year Estimates, California Department of Developmental Services (DDS)

### Persons with Disabilities including Persons with Developmental Disabilities

Persons with disabilities face housing access and safety challenges. Disabled people, in most cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of

such units. People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disabilities, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability.

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## *Residents with Disabilities*

Many San Carlos residents have disabilities that may prevent them from working, restrict their mobility, or make it difficult to care for themselves. There are 1,988 residents with disabilities in San Carlos, representing 7 percent of total residents. Many residents with disabilities are 75 years and older (41 percent). A total of 689 people with disabilities live in poverty representing (78 percent of those living in poverty, and) 2.3 percent of the total resident population.

Many factors limit the supply of housing available to households of persons with disabilities. In addition to the need for housing that is accessible or ADA-compliant, housing affordability is a key limitation as many persons with disabilities live on disability incomes or fixed income. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

For those living in single-family homes, residents can benefit from accessibility improvements such as wider doorways and hallways, access ramps and railings, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier free” housing. According to the State Department of Social Services, 3 residential care facilities with capacity to support 52 residents, and 11 residential care facilities for the elderly to support 237 residents, are located in San Carlos.

## *Residents with Developmental Disabilities*

Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center to live in their home community.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Golden Gate Regional Center serves residents in San Carlos. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. There are 123 residents with developmental disabilities in San Carlos (as represented by ZIP Code 94070) that receive services from the Golden Gate Regional Center, representing 0.41 percent of total residents. The following trends affect the housing needs of people with developmental disabilities in San Carlos and have been addressed in the Housing Plan:

- **The Developmental Disabilities population in San Carlos is growing faster than the general population.**



The Regional Center reports an increase of 25 percent over the 98 San Carlos residents with developmental disabilities who were reported in the last Housing Element. During that same period, the city's general population grew by less than one percent. Seventy-one (56 percent) of San Carlos's residents with developmental disabilities are adults. Growth in the San Carlos adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. Many of the adults may desire housing outside the family home in the coming years.

- **Decline in Licensed Care Facilities.** The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost five percent of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities). This is reflected in the decline of San Carlos residents living in licensed care facilities since last reported in the 2015-2023 Housing Element. The greatest contributing factor to this loss of supply is the high cost of housing making it more financially beneficial for retiring owners to sell the facilities as residences rather than as a business, thereby increasing the need for affordable housing options coordinated with supportive services
- **Longer Life Spans.** Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33 percent. This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in San Carlos. Longer life spans also slow the pace of resident turnover in the county's shrinking supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.
- **Displacement.** The California Department of Developmental Services has documented a 12 percent decline in the age group 42 to 51 and a 10 percent decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. Considering gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on

familiarity with transit routes, shopping and services, as well as support from community-based services and informal networks built up over years of living in San Carlos.

- **Higher Rates of Physical Disabilities.** People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent of San Mateo County residents with developmental disabilities have limited mobility, and 13 percent have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.
- **Ineligibility for Many Affordable Rental Units.** Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in San Carlos. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in San Carlos.
- **Transit-Dependent.** Many adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

### Provision of Housing for Persons with Disabilities

Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind is a significant challenge in these times due to the lack of funding and complexity of housing and service needs involved. San Carlos supports the provision of housing for persons with disabilities and has provisions in the Zoning Ordinance to enable group housing through the residential care facility process. The City also prioritizes supportive housing, a mix of unit sizes, locations near public transit, and housing for extremely low-income households to support the needs of persons with disabilities:

- Integration of housing for persons with disabilities in typical affordable housing helps affirmatively further fair housing for a group that has historically experienced no alternative to segregated living.
- Coordination of housing with onsite supportive services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are as beneficial to a person with a developmental disability as a physically modified unit is to a person with a mobility impairment.
- A mix of unit sizes at inclusive housing properties help address the needs of those who require live-in aides, want to live with roommates, or have children.
- Location near public transit helps accommodate the transit-dependency of most adults with developmental disabilities.
- Deeply affordable housing, targeting extremely low-income households, also supports housing choices for persons with developmental disabilities.

The City has in place a reasonable accommodation procedure that complies with Section 504 of the Fair Housing Amendments Act and other applicable local, state, and federal laws to ensure equal opportunity and access for people with disabilities. The procedure accommodates physical improvements, program flexibility, and other modifications or adjustments necessary to allow people with disabilities the same opportunity to housing, programs, and services as non-disabled people.

### **Elderly (65+ years)**

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing.

There are 4,658 elderly residents in San Carlos, representing 16 percent of the population. Nearly one-quarter (24 percent) of San Carlos households are headed by elderly residents (2,773 households). Four percent of seniors (194 elderly residents) live in poverty. In San Carlos, 878 people of all ages live in poverty (three percent of the total population).

Seniors with limited incomes may have difficulty finding affordable housing. The San Mateo County Housing Authority is

responsible for the Housing Choice Voucher (Section 8) program in San Carlos. Priority is given to senior (62 years old or older), or disabled residents that meet the income guideline limits established by the federal government. Many local seniors reside in conventional single-family homes. Senior homeowners who need maintenance assistance can apply to Rebuilding Together Peninsula's Safe at Home Minor Repair or National Rebuilding Day Programs, which provides free home repair and modification to eligible low-income homeowners. Additionally, low-income, senior homeowners or renters who need free accessibility modifications can apply to the Center for Independence of Individuals with Disabilities' Housing Accessibility Modification Program.

### **Large Households (5+ members)**

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding.

In San Carlos, there are 697 large households (six percent of total households). The majority (86 percent) of these households own their homes (600 households) while 14 percent are renters. An estimated 1.5 percent of families living in poverty; it is estimated that none of these are large families. Action HOU-5.2 is included

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in the Housing Plan to encourage the development of larger rental units.

## Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In San Carlos, 15 residents work in agriculture, forestry, fishing and hunting, and mining occupations, and can be assumed to be farmworkers. This represents only 0.09 percent of the workforce. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in San Carlos.

The United States Department of Agriculture periodically completes a census of farms and their characteristics. The most recent data (2017) provides an overview of farm operations in San Mateo County.

- There are 241 farm operations with hired workers in San Mateo County.
- Two thirds (67.22 percent) of these farms are owned by individuals or families, while 17.43 percent are owned by corporations.
- A total of 1,321 farmworkers were estimated to live and work in San Mateo County, including 978 permanent workers and 343 seasonal workers.
- The vast majority (88.38 percent) of farm operations have access to internet.

- In 2017, 58.52 percent of all hired farm workers were working less than 150 days, while 41.48 percent of all farm workers worked more than 150 days out of the year.
- The average age of a farm producer in San Mateo County in 2017 was 59 years of age.

Farmworkers in San Carlos are actually more similar to very low or extremely low-income households than traditional migrant workers. This is because today's farmworkers are more settled and typically live in one location, rather than following the crops. As noted above, almost 75 percent of farmworkers in San Mateo County are permanent workers. They are also more likely to have families and are looking for schools, employment for a spouse/partner, and a location to live in that provides a community. Because of this, they will benefit from the existing and proposed affordable housing program and actions in San Carlos.

Throughout the county, the housing needs of farmworkers can be supported with additional affordable housing. The State and Community Development Department administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelter and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these

programs and funding sources can be utilized to provide housing for farmworkers.

### **Single-Parent, e.g., Female Headed Households**

Single-parent households require special consideration and assistance because of the greater need for childcare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible childcare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, can severely limit housing options.

In San Carlos, 906 female-headed households represent 8 percent of total households. Of these, 58 percent own their home and 42 percent rent. A greater proportion of female-headed households are renters compared to the city as a whole (42 percent and 28 percent, respectively). Of all households living in poverty, 0.8 percent (67 households) are female-headed households.

Providing housing opportunities for families in San Carlos is a challenging task. The primary need for female-headed households is for more affordable housing and supportive services, including childcare. The City recognizes the importance of high-quality childcare and preschool programs to both residents and workers in our community. Program Actions HOU-7.1 and 7.2 further address this need.

### **People Experiencing Homelessness**

Population estimates for people experiencing homelessness can be difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, a point-in-time count is conducted throughout many jurisdictions in the country every other year during the last week in January. In 2019, 30 unsheltered individuals were identified in San Carlos during the point-in-time count, which is 3.3 percent of the total number of unsheltered individuals in San Mateo County. In 2017, 28 unsheltered individuals were counted in San Carlos.

No homeless count was conducted in 2021 due to the COVID-19 pandemic. Instead, a count was conducted in 2022. While the total unsheltered population of the county went up 21 percent, from 901 to 1,092, during the point-in-time count in January 2022 the homeless population in San Carlos decreased to 14 unhoused individuals.

There are no homeless shelters in the San Carlos; however, there are shelters and resources in cities nearby. The closest resources are in Redwood City about three miles away. Action HOU-5.1 is included in the Housing Plan to facilitate additional emergency and transitional housing in San Carlos through changes to the Zoning Ordinance.

## Energy Conservation Opportunities

Energy-related housing costs can directly impact the affordability of housing. While California Building Code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the San Carlos General Plan, including ACTION EM-3.1: Implement Climate Action Plan measures to require tree planting. The City adopted a new Climate Mitigation and Adaptation Plan (“CMAP”) on September 27, 2021 that will set greenhouse gas (GHG) reduction targets for 2030 and 2050 and identify strategies to meet the new targets and adapt to the impacts of climate change.

San Carlos residents have access to resources that support energy efficiency and renewable energy. The Bay Area Regional Energy Network (BAYREN) provides free energy evaluations that connect owners with qualified contractors and rebates for energy upgrades. The HomeIntel program is a part of PG&E; this program provides customers with plans to reduce wasted energy in their homes. The Property Assessed Clean Energy Financing

(PACE) program allows residents to borrow loans for energy upgrades, which are then paid back through property taxes. There are also three programs to help residents utilize solar energy: Bay Area SunShares, LetsGoSolar, and PG&E Solar Education Opportunities.

San Mateo County and all 20 of its cities and towns formed Peninsula Clean Energy, a community-controlled, not-for-profit, joint powers agency. Peninsula Clean Energy serves all of San Mateo County with cleaner energy at low rates. Residents may enroll in a program drawing 50 percent of electricity from renewables, or for an additional fee, 100 percent of electricity from renewables.

## At-Risk Housing Analysis

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

**Table 4.3-10: Below Market Rate Housing Inventory**

Address	Affordable Units	Unit Mix	Building Type	Expiration
San Carlos Elms 707 Elm St	21	21 very low (12 Studio, 9 1BR) seniors	Rent	2039
Trestle Apartments/ Transit Village 333 El Camino Real	20	10 low (4 1BR, 6 2BR), 10 mod (4 1BR, 6 2BR)	Rent	2074
1001 Laurel St	17	5 low (2 Studio, 3 1BR), 12 moderate (7 1BR, 5 2BR)	Own	2054*
Laureola Oaks 907 East San Carlos Ave	16	16 low (4 1 BR, 6 2BR, 6 3BR)	Rent	2040
Pacific Hacienda Elm and Walnut St	13	7 low (7 1BR), 6 moderate (6 1BR)	Own	2049*
Cherry Street Apartments 1244 Cherry St	6	1 very low (1BR), 3 low (3 2BR), 2 mod (2 2BR)	Rent	Expired**
Laurel Theatre Apartments 1500 Laurel St	4	4 low (2 Studio, 1BR, 2BR)	Rent	2057
777 Walnut St	3	1 very low (1 BR), 2 low (2BR, 3BR)	Own	2061*
641 Cedar St	2	1 very low (2BR), 1 low (2BR)	Own	2055*
625 Cedar St	2	1 low (2BR), 1 moderate (2BR)	Own	2043
977 Laurel	1	1 very low (1BR)	Rent	2072
577 Laurel St	1	1 median (2BR)	Rent	2049
1580 Laurel St	1	1 low (1BR)	Rent	2068
409 Walnut St	1	1 low (BR)	Rent	2041
Robbins Nest 717 Cedar St	6	6 low (Shared house)	House	2049
Walnut Studios 817 Walnut St	23	23 very low (23 studio)	Rent	2096
<b>Total</b>	<b>137</b>			

\* Affordability expiration date vary by unit. Affordability period restarts as unit is sold to a new BMR household.

\*\* Restrictive Covenant has expired. In process for redevelopment (to be combined with the recently acquired lot next door) for additional affordable units and the introduction of a new Restrictive Covenant.

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Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2023-2033), no assisted housing developments in San Carlos are at risk of losing affordability. The Cherry Street Apartments covenant has expired; the City is working with HIP Housing who owns the property to develop a new affordable housing development that will combine 1244 Cherry Street with 1232 Cherry Street, which was recently acquired by the City, to create a new housing project with 34 total units, all affordable to low- income and below households.

Pursuant to Government Code Section 65863.11, the state maintains a list of “Entities Interested in Participating in California's First Right of Refusal Program” at <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>. This list includes various entities working in San Mateo County and several entities interested in properties located in any county. If a development becomes at risk of conversion to market-rate housing, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

The City also has a significant number of affordable housing units in the pipeline, which will increase the local inventory by nearly 50 percent. Projects that are currently in the pipeline and are anticipated to be developed during the planning period include those that are in the entitlement process (e.g., 1232 Cherry and 806 Alameda de las Pulgas), or have received a planning approval

(e.g., 626 Walnut), or are under construction but have not received a Certificate of Occupancy/Final Inspection (e.g., 1525 San Carlos Avenue):

- 1501 Cherry (3 very low- and 1 low-income unit; recently completed)
- 560 El Camino Real (1 low- and 1 moderate-income unit)
- 520 El Camino Real (1 moderate-income unit)
- 808 Alameda De Las Pulgas (3 low-income and 7 moderate-income units)
- 626 Walnut (3 low- and 1 moderate-income unit)
- 1232 Cherry (35 lower-income units)
- 1240 El Camino Real (1 moderate-income unit)
- 1525 San Carlos (1 low- and 2 moderate-income units)

The City will continue to monitor and track the affordability of these units, the majority of which result from the City’s Below Market Rate (BMR) Ordinance. The City requires all buyers of BMR units to sign a Resale Restriction Agreement along with other deed restrictions, as required by Zoning Ordinance Section 18.16.090.B. Deed restrictions are required as a condition of sale for all owner-occupied BMR units and include, but are not limited to, the City’s purchase option, resale restrictions, and procedures and policies regarding changes in title to ensure that owner-occupied BMR units remain affordable in perpetuity.



### Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction’s share of the regional housing need as established in the plan prepared by the jurisdiction’s council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the Association of Bay Area Governments (ABAG), determine a projected housing need for the Bay Area, including the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. This share, known as the Regional Housing Needs Determination (RHND), is 441,176 new housing units for the 2023-2031 planning period throughout the ABAG region. ABAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each a Regional Housing Needs Allocation (RHNA) divided into income levels. The City of San Carlos has a RHNA of 2,735 housing units to accommodate in the housing element period. The income distribution is as shown in Table 4.3-11.

**Table 4.3-11: Regional Housing Needs Allocation 2023-2031**

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low <sup>1</sup>	0-50%	739	27%
Low	>50-80%	425	16%
Moderate	>80-120%	438	16%
Above Moderate	120%+	1,133	41%
Total	---	2,735	

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City’s very low-income RHNA of 739 units can be split into 370 extremely low-income and 369 very low-income units.

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*Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints include residential development standards, fees, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. Not every constraint to housing production is governmental. Other constraints include the housing market and other non-governmental limitations. This chapter addresses governmental and non-governmental constraints as they relate to housing.*

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## Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

### Development Costs

#### *Price of Land*

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods of San Carlos range from

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\$340,000 to \$5.9 million per acre.<sup>1</sup> The diminishing supply of land available for residential construction, combined with increasing demand for such development, has served to keep the cost of land high and rising across the Bay Area. Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, its development potential, and the financing arrangement between the buyer and seller.

On behalf of 21 Elements, Century Urban<sup>2</sup> conducted an independent countywide study of single-family land sales and multi-family land sales in the last three years, inclusive of both rental apartment and for-sale (condos/townhomes) units. For single-family land sales countywide, of parcels up to one acre in size, the land cost ranged between \$582,000 to \$8 million, with an average of \$1,030,000 per unit. For multi-family land sales in San Mateo County, Century Urban’s report shows the average land cost is \$1,000,000 for small multi-family and \$10,000,000 for large multi-family properties, respectively, with an ultimate land cost of approximately \$100,000 per unit for both small and large developments. In San Carlos, the study included four data points

ranging from a land cost of \$33,000 per unit to \$333,000 per unit, with an average land cost of \$222,000 per unit.

### *Cost of Construction*

Construction cost is determined by the combined cost of labor and materials—these are the most significant cost components of developing residential units, and both of these costs have grown dramatically in recent years. According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, equivalent to an additional \$80 per square foot.<sup>3</sup> Between 2020 and 2021 alone, construction costs increased 13.4 percent.

Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings, which can require the use of more expensive materials, like steel, and need additional amenities such as parking structures.<sup>4</sup> Variations in the quality of materials, type of amenities, labor costs, and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities, may also

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1 A review of vacant residential land sales on Zillow.com on 8-20-2020 provided two vacant lots for sale within the City. Land costs were estimated from this sample and may not be representative of general land costs in the City.

2 Century Urban’s San Mateo and Santa Clara Counties Development Costs & San Mateo County Unit Mix Research, April 2022, <http://www.21elements.com/constraints>

3 Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Turner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, [http://turnercenter.berkeley.edu/uploads/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](http://turnercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf)

4 Ibid., Raetz et al, p.4.

affect the final construction cost (per square foot) of a housing project.

The relative importance of labor versus materials is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the larger state and national economies. Such factors unilaterally impact construction in a region and therefore do not deter housing construction in any specific community more so than another.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national with the regional difference for California running generally 20 percent higher based on the most recent (2020) analysis cited from the Turner Center for Housing.<sup>5</sup> The construction index does not include the price of the land upon which the buildings are built. The August 2021 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family (Steel/Concrete): \$79 to \$203 per sq. ft.
- Type V (Wood Frame), Multi-Family: \$137 to \$142 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: \$148 to \$158 per sq. ft.

The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from economies of scale. Throughout California, builders have remarked on high construction costs in 2021 and 2022, which are driven both by labor and materials costs.

#### *Availability of Financing*

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a

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<sup>5</sup> <https://turnercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series/>

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loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

Competition for affordable housing funding also affects overall housing production. Affordable housing often relies on multiple sources of funding to complete projects. The Turner Center conducted a study on the cost to build low-income housing found that each additional funding source increases the cost to build. Some properties use six or more funding sources to complete a project, each of which is becoming increasingly competitive and difficult to secure.<sup>6</sup> Low Income Housing Tax Credits (LIHTC) represent the primary funding source for new affordable housing. Historically the 9% tax credit (which is designed to subsidize 70 percent of the project cost) has been extremely competitive. Affordable housing developers are indicating that 4% tax credits (designed to subsidize 30 percent of the project) are becoming increasingly competitive, resulting in a longer project timeline (up to two additional years, as they must apply multiple times before they are able to secure tax credits).

<sup>6</sup> U.C. Berkeley, The Turner Center for Housing Innovation. The Costs of Affordable Housing Production: Insights from California’s 9% Low-Income Housing Tax Credit Program. March 30, 2020.

## **Government Code 65583(a)(6) Development Analysis.**

Government Code section 65583(a)(6) requires an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including requests to develop housing at densities below those allowed and the length of time between receiving approval for housing development and submittal of an application for building permit.

### *Requests for Lower Development Densities*

San Carlos has an active housing market, with development occurring at a range of densities. For mid-sized projects where the maximum allowed densities would result in between seven units to approximately 12 units, most developers have in recent years opted to stay below seven units, providing six units instead thereby avoiding the City’s requirement that all residential developments of seven or more units set aside 15 percent of the units as below market rate housing. An estimated 90 percent of these mid-size projects over recent years were proposed at less than the maximum densities, generally to avoid triggering the requirements of the BMR Ordinance. In some instances, developers also indicated that parking minimums resulted in a reduction in density below the allowed maximum densities because surface parking space was limited, and it was too expensive to construct podium or underground parking. To address this constraint, the City has initiated a Zoning Ordinance

<https://turnercenter.berkeley.edu/research-and-policy/development-costs-lihtc-9-percent-california/>

amendment (Action HOU-4.2), to remove the requirement for guest parking in all RM and Mixed-Use zones. In addition, with the passing of AB 2097, parking requirements will be removed for a significant component of the San Carlos community. Pursuant to AB 2097, no parking is required within a half mile of public transit in all zoning districts. Given the proximity to transit for all of Downtown and the mixed use zones, this can be seen as a significant removal of this constraint. Action HOU-4.2 includes an update to the Zoning Ordinance to make these new regulations clear and indicate that no parking is required within a half mile of high frequency public transit.

Larger projects with a maximum allowable density that would yield 15 units or more generally maximize the allowable density and use the City's Density Bonus Ordinance or the State Density Bonus Ordinance options, providing additional affordable units consistent with these Ordinances and the City's BMR Ordinance.

In 2022, the City updated the BMR Ordinance to lower the threshold for constructing affordable units from a minimum of seven units to a minimum of five units for all ownership projects; the threshold for rental projects remains at seven units. In addition, through the City's efforts to support more housing in the community, Action HOU-4.2 implements Zoning Ordinance revisions which will include not only an increase in density for higher density residential neighborhoods and mixed-use areas, but also will institute a new minimum density requirement (approximately 75 percent of maximum density) to ensure anticipated housing densities are achieved. The minimum

density requirement is triggered for new development projects only, not for minor additions or improvements.

#### **Building Permit Timeframe**

In San Carlos, the turnaround time between receiving entitlement approvals for a housing development and submittal of an application for building permit varies widely. Some applicants have plans complete in advance and submit the next day, while others take a few months. The majority of larger projects apply within two to three months after receiving entitlement approval.

A multi-family residential project with complex grading and drainage plans may take longer than usual to submit permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals which are outside the control of the City.

#### **Local Efforts to Remove Nongovernmental Constraints**

Government Code 65583(a)(6) also requires a review of local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (associated with both high land and development costs) in most parts of California. In general, constructing 100% affordable housing, especially for low and very-low income households, is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidies beyond available density or financial incentives. This

places the construction burden on non-profits and similar grant or tax-credit funded housing developers and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, local funding sources do not exist to fully mitigate the high cost of development for affordable housing developments.

The City has two Housing Funds that can support affordable housing: the Housing Asset Fund (Housing Successor) and the Housing In-Lieu Fund. The Housing Asset Funds has an approximate cash balance of \$3 million in June 2022, which is fully encumbered to support future housing projects. The Housing In-Lieu Fund has an approximate cash balance of \$12.4 million in June 2022, of which \$3.6 million is encumbered. The main sources of this funding are commercial linkage fees and to a lesser extent Below Market Rate (BMR) in-lieu fees. These funds help support gap financing for affordable housing projects; however, the City’s ability to support projects is limited by available funds. For example, the Walnut Studios (817 Walnut) 100% affordable project was made possible by a sizeable investment of \$7.3 Million from the City of San Carlos, and a generous partnership with Charities Housing, the local nonprofit organization that developed the property and will continue to manage the 23-unit building. The City of San Carlos will continue to facilitate housing development by providing funding from both Housing Funds to support additional affordable housing (Action HOU-3.1).

## Governmental Constraints

Although local governments have little influence on market factors such as interest rates and availability of funding for development, local governmental policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

Governmental constraints are policies, development regulations, standards, requirements, or other actions imposed by various levels of government upon land and housing ownership and development. Land use controls, building codes, processing procedures, and development fees are all factors that may hamper the maintenance, improvement, and/or development of housing. State and federal regulations such as those related to environmental protection, building codes, and other topics can also have significant and often adverse impacts on housing costs and availability. While constraints exist at all levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

## Land Use Controls

The City’s primary policies and regulations that affect residential development and housing affordability include the Envision 2030 General Plan (adopted 2009), Title 18 Zoning, and Title 17



Subdivisions. Table 4.4-1 summarizes the General Plan land use designations and the zoning districts that allow residential

development as a permitted use or a conditionally permitted use, as of 2022.

**Table 4.4-1: Residential General Plan Land Use Designations and Zoning Districts**

General Plan Land Use Designations	Density (units/acre)	Corresponding Zoning Districts
Single-Family	3	RS-3
Single-Family	6	RS-6
Multiple-Family, Low Density	20	RM-20
Multiple-Family, Medium Density	59	RM-59
Mixed Use, Medium Density	50	MU-DC Mixed-Use Downtown Core
Mixed Use, Medium Density	50	MU-D Mixed-Use Downtown
Mixed Use, Medium Density	50	MU-SA Mixed-Use Station Area
Mixed Use, Medium High Density	59	MU-SC Mixed-Use San Carlos Avenue
Neighborhood Retail/Mixed Use, Medium Density	50	MU-NB Mixed-Use North Boulevard
Mixed Use, Medium Density	50	MU-SB Mixed-Use South Boulevard
Mixed Use, Low Density	20	MU-N Neighborhood Mixed Use

Sources: San Carlos Envision 2030 General Plan; Title 18 Zoning Ordinance.

*Proposed General Plan and Zoning District Changes*

In conjunction with the process of updating the Housing Element, the City proposes to increase allowed densities and heights to facilitate housing development in residential and mixed use areas. Table 4.4-2 summarizes the proposed General Plan designations and corresponding zoning districts. As indicated in Action HOU-4.2, these new and revised zoning districts and General Plan designations are scheduled for adoption in January 2023.

*Density Bonus*

Chapter 18.17 of the Zoning Ordinance provides a variety of affordable housing incentives. Section 18.17.030 provides City incentives for BMR units and Section 18.17.040 provides for density bonuses consistent with State Density Bonus law (Government Code Section 65915). Section 18.17.030 (City Density Bonus) was comprehensively updated in 2022 to provide additional incentives for rental projects to provide affordable housing, exceeding the bonuses provided by the State Density

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Bonus law. Section 18.17.040 (State Density Bonus) was also updated in 2022 and is consistent with State law.

**Table 4.4-2: Proposed General Plan and Zoning Districts**

Residential and Mixed Use General Plan Designations	Zoning Districts
Single-Family, 3 du/ac	RS-3
Single-Family, 6 du/ac	RS-6
Multi-Family, Low Density (15-20 du/ac)	RM-20
Multi-Family, Medium Density (45-59 du/ac)	RM-59
Multi-Family, Medium High Density (75-100 du/ac)	RM-100
Mixed Use, Low Density (30-40 du/ac)	MU-N-40
Mixed Use, Medium Density (38-50 du/ac)	MU-N-50
Mixed Use, Medium High Density (75-100 du/ac)	MU-DC-100, MU-D-100, MU-SB-100
Mixed Use, High Density (90-120 du/ac)	MU-D-120, MU-SC-120, MU-NB-120, MU-SB-120, MU-N-120

Action HOU-3.6 is included in the Housing Plan to monitor state legislation as changes are made to the State Density Bonus law and update as needed. Action HOU-3.2 is also included to continue to monitor the effectiveness of the City’s BMR Ordinance, including incentives inherent in the Ordinance such as density bonuses and update as needed.

### Zoning Ordinance

The San Carlos Zoning Ordinance implements the General Plan by establishing standards and regulations for all development in San Carlos. Table 4.4-3 summarizes the housing types permitted by zoning district. Each use is designated by a letter denoting whether the use is allowed (“P”), permitted with a conditional use permit (“C”), permitted with a minor use permit (“M”) or not allowed (“-”).

**Table 4.4-3 Permitted Land Uses by Zoning District**

Land Uses	RS-3	RS-6	RM-20	RM-59/100	MU-DC-100	MU-D-100/120	MU-NB-120	MU-SC-120	MU-MU-SB-100/120	MU-N-40/50/120
Single-unit Dwelling	P	P	-	-	-	-	-	-	-	-
Multi-unit Dwelling	-	-	P	P	P	P	P	P	P	P
Small Lot Single-Unit Development	-	C	P	C	-	-	-	-	-	-
Bungalow Court	-	C	P	C	-	-	-	-	-	-
Duplex	Pi	Pi	P	-	-	-	-	-	-	-
Townhouse Development	-	C	P	P	-	-	-	-	-	-
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Emergency Shelter	-	-	-	-	-	-	P	-	P	-
Transitional/Supportive Housing	P	P	P	P	P	P	P	P	P	P
Single Room Occupancy	-	-	C	C	C	C	C	C	C	C
Residential Care Facilities										
General (+6 persons)	-	-	M	M	-	M	-	M	-	-
Limited (6 or less persons)	P	P	P	P	P	P	P	P	P	P
Senior (for residents 60+ years of age)	-	-	M	M	-	M	-	M	-	-

“P” Permitted Use

“M” Minor Use Permit (Zoning Administrator)

“C” Conditional Use Permit (Planning Commission)

“- “ Use is not permitted

Note 1: Per SB 9

Source: San Carlos Zoning Ordinance, 2021.

In addition to the residential and mixed use zoning districts, the Zoning Ordinance also has a Planned Development (PD) District,

which is an option developer’s can choose that allows for deviation from development standards provided the

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development is superior than what could be achieved under the zoning and that it be consistent with the General Plan and any applicable specific plan. Planned Developments require a development plan and standards to be reviewed by the Planning Commission and approved by the City Council.

### Development Standards

Table 4.4-4 summarizes key development standards for the residential and mixed-use zoning districts. Development standards for housing can affect the ability of property owners to construct and modify housing. Residential development standards established in the Zoning Ordinance are designed to provide orderly development of the city and to protect and promote the health, safety, and welfare of local residents, as well as implement the policies of the General Plan.

**Table 4.4-4: Residential Development Standards (2022)**

Development Standard	RS-3	RS-6	RM-20	RM-59	MU-DC	MU-D	MU-SA	MU-SC	MU-NB/MU-SB	MU-N
Min. Lot Size (sq. ft.)	10,000	5,000	6,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000
Min. Lot Width	75'	40'	60'	100'	50'	50'	50'	50'	50'	50'
Corner Lots	75'	60'	70'	100'	50'	50'	50'	50'	50'	50'
Density (units per acre)	3	6	20	59	50	50	50	59	50	20
Setbacks (feet)										
Front	20'	1 <sup>st</sup> Story: 15' 2 <sup>nd</sup> Story: 19'	15'	15'	Varies depending on street frontage (5'-15' min.) All-residential development in MU districts must conform to RM-59 front setback standards.					
Interior Side	1 <sup>st</sup> Story: 10' 2 <sup>nd</sup> Story: 14'	1 <sup>st</sup> Story: 5' 2 <sup>nd</sup> Story: 9'	First two stories: 5' 10'; thereafter		0' min; 10' min. abutting to RS district for all MU uses. All-residential development in MU districts must conform to RM-59 front setback standards.					
Street Side	1 <sup>st</sup> Story: 10' 2 <sup>nd</sup> Story: 14'	1 <sup>st</sup> Story: 7.5' 2 <sup>nd</sup> Story: 11.5'	10'	10'	All-residential development in MU districts must conform to RM-59 front setback standards.					

**Table 4.4-4: Residential Development Standards (2022)**

Development Standard	RS-3	RS-6	RM-20	RM-59	MU-DC	MU-D	MU-SA	MU-SC	MU-NB/MU-SB	MU-N
Rear	20'	15'	15'	15'	0 min; 30 min adjacent to RS district for all MU districts All-residential development in MU districts must conform to RM-59 front setback standards.					
Height Limit	28'	28'	35' Max. 3 stories	50' Max. 4 stories	Maximum: 50' 30' along East San Carlos Ave in MU-N District, 30' within 40' of an RS District 40' within 50' of and RS District					
Lot Coverage	25% (1) or 35%	50%	65%	75%	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio	N/A	N/A	.75	2.0	2.5(2)	2.5(2)	2.5(2)	2.5(2)	2.5(2)	2.5(2)

Source: San Carlos Zoning Ordinance, 2022

Notes:

1. 25% within H Overlay District
2. Max. FAR could be increased by .1 through a conditional use permit under conditions outlined in Zoning Ordinance Section 18.05.030.A
3. Residential-only development in MU districts must conform to RM-59 district setback standards.

*Zoning Ordinance Amendments (January 2023)*

The City’s standards for minimum lot sizes, setbacks, lot coverage, and floor area ratio were not identified as constraints to housing development. However, while the City’s zoning regulations are not considered overly excessive and are on par with those being used by surrounding jurisdictions and to a great extent throughout San Mateo County, the City has identified significant changes that will further encourage housing and affordable housing development in the community in response to the City’s 2,735 RHNA requirement. In order to provide additional opportunities to meet the City’s regional housing

needs, the City initiated a comprehensive update to the Land Use Element and Zoning Ordinance in 2020 (culminating in 2023), instituting new zoning districts and allowing significant increases in density, as well as new required minimum densities. Table 4.4-5 summarizes the changes, including new zoning districts, maximum densities, minimum densities, and height limits. In addition, Appendix B provides examples of recent projects that demonstrate how the newly adopted development standards in the Zoning Ordinance do not present a potential or actual constraint towards achieving maximum densities.

**Table 4.4-5: Proposed Changes to Zoning Densities and Heights (2023)**

Zone		Maximum Density (du/ac)		Minimum Density (du/ac)		FAR		Building Height (feet)			Building Stories (stories)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Proposed	Existing	Proposed
MU-N	MU-N-40	20	40	n/a	30	2.0	2.5	50; 30 along East San Carlos Avenue in MU-N District!  30 within 40 ft of an RS district  40 within 50 ft of an RS district	50		4	4 <sup>(1)</sup>
MU-N	MU-N-50	20	50	n/a	38	2.0	2.5		50		4	4
MU-N	MU-N-120	20	120	n/a	90	2.0	3.0		75	35 along East San Carlos Avenue in MU-N District	4	6
MU-DC	MU-DC-100	50	100	n/a	75	2.5	2.5		50		4	4
MU-D	MU-D-100	50	100	n/a	75	2.5	3.0		60		4	5
MU-D	MU-D-120	50	120	n/a	90	2.5	3.0		75		4	6
MU-SC	MU-SC-120	59	120	n/a	90	3.0	3.0		75		4	6
MU-NB	MU-NB-120	50	120	n/a	90	2.5	3.0		75	35 within 40 ft of an RS district	4	6
MU-SB	MU-SB-100	50	100	n/a	75	2.5	3.0		60		4	5
MU-SB	MU-SB-120	50	120	n/a	90	2.5	3.0	75	40 within 50 ft of an RS district	4	6	
RM-20	RM-20	20	20	n/a	15	0.75	0.75	35	35		3	3
RM-59	RM-59	59	59	n/a	45	2.0	2.0	50	50		4	4
--	RM-100	n/a	100	n/a	75	N/A	3.0	n/a	60		n/a	5

(1) Height is limited to 3 stories along E. San Carlos Ave. in the MU-N-40 district

Another important change to the Zoning Ordinance is to remove the private open space and guest parking requirements for all multi-family uses in residential and mixed-use zones. Eliminating this requirement, along with significant increases in height and density are anticipated to provide a significant

incentive for housing development in San Carlos, where existing land prices are high and vacant land is rare. Action HOU-4.2 in the Housing Plan summarizes the Zoning Ordinance changes and timeline that the City proposes to address the housing crisis.

### Heights

In San Carlos, the maximum building height ranges from 28 feet in low density residential zones to 50 feet with a maximum of three to four stories in high density residential zoning districts. In mixed-use zoning districts, height limits are 50 feet. To provide for appropriate transitions between zones, heights are limited to 30 feet for any portion of a building within 40 feet of an RS zoned property and 40 feet within 50 feet of an RS zoned property. Maximum stories in mixed-use zones are four stories. To achieve neighborhood compatibility in an objective way, these transition standards are important. Where the height limit includes a number of stories as well as a height limit in feet, both standards must be achieved.

As part of the proposed Zoning Ordinance amendments scheduled for adoption in January 2023, the City has increased heights limits to further promote the production of higher density housing in conjunction with an increase in density. Heights are proposed to increase from 50 feet to 75 feet in most zones, as shown in Table 4.4-5. Transition standards between higher density areas and the RS zone remain in place.

The new heights are intended to allow residential development in these new zones to achieve close to or exceed the maximum permitted densities. Height limits in RM-20 (35 feet) and RM-59 (50 feet) zones are not proposed to be amended, as these standards are fairly typical in zones with these types of densities (20 du/ac in RM-20 and 59 du/ac in RM-59), as seen in various cities across the Bay Area. In general, the RM-20 zoning district,

with a maximum density of 20 units to the acre, facilitates the development of three-story townhomes and other three-story apartment style homes.—This type of development can be achieved within a 35-foot height limit, and no constraint is identified. The areas zoned RM-20 are fully developed and as such, no recent development has occurred in this zoning district. However, recent development trends in other zoning districts show that three-story housing is feasible and attainable within this height limit. For example, 1052 Laurel Street is a three-story six-unit townhome-style building. The first and second floors are 10 feet in height and the third floor is nine feet in height for a total building height of 33 feet and four inches. This project exceeded the maximum allowed density (with a density bonus) within the 35-foot height limit. See Appendix B for clarification on how San Carlos measures floor to ceiling and interstitial space per story.

Furthermore, while the maximum height limit is listed as a specific limit in feet, the City's Zoning Ordinance also allows for flexibility through allowed projections beyond maximum permitted building heights, provided that no portion of a structure more than the building height limit contains habitable areas or advertising. For example, multifamily and nonresidential buildings elevator and stair towers are allowed a 16-foot maximum vertical projection above the height limit. Architectural features such as spires, towers, cupolas, etc. are allowed to exceed height limits by 10 feet. Additionally, in all mixed-use zoning districts except parcels along East San Carlos Avenue, a parapet wall, cornice, or sloping roof may project up to four feet above the height limit. Based on these trends and

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height exceptions, the 35-foot limit within limited areas of the city is not a constraint to the development of housing. Furthermore, Housing Action HOU-4.5 will ensure that the City continues to evaluate potential constraints to housing development, with biennial reviews of development standards to remove any identified constraints to achieving maximum densities.

For the new RM-100 zoning district proposed, building height is increased to 60 feet. Heights in mixed-use districts were also increased, up to 75 feet in MU-D-120, MU-SC-120, MU-SC-120 and MU-SB-120. These heights are intended to facilitate the increased densities. Appendix B includes an analysis of updated development standards and how they apply to recent development projects.

## *Lot Coverage*

Maximum lot coverage standards vary from 25 to 50 percent in low density residential zones to 65 to 75 percent in higher density residential zones. Mixed use zones have no maximum lot coverage standard. These standards are typical in many Bay Area cities and in San Carlos have not historically been considered restrictive to the production of housing. As an example, the City of Alameda included a program in its Housing Element to increase lot coverage from existing levels to 60 percent in higher density zones. San Carlos's existing lot coverage standards exceed these increased standards.

## *Density*

The City's existing density maximums range from three dwelling units per acre to six dwelling units per acre for low density residential zones. Higher density residential zones have densities that range from 15 dwelling units per acre to 59 dwelling units per acre. In mixed use zones (as of 2022), densities range from 20 dwelling units per acre to 59 dwelling units per acre. As part of the Zoning Ordinance amendments scheduled for adoption in January 2023, the City will not only increase density for higher density residential neighborhoods and mixed-use areas, but also will institute a new minimum density requirement (approximately 75 percent of maximum density) to ensure anticipated housing densities are achieved. The new densities will have a maximum range of 40 to 120 dwelling units per acre and a minimum range of 30 to 90 dwelling units per acre. The City initiated these Zoning Ordinance amendments to achieve the necessary density to encourage housing production citywide and to meet its regional housing needs. The minimum density requirements are intended to preserve and protect multi-family zones for higher intensity housing by avoiding the development of single-family homes or large townhome project types in even the lowest-density multi-family zone. In higher income communities such as San Carlos, such provisions may limit housing variety in higher density zones (precluding single family development), but are crucial to preserve these areas for their intended use, which provides space for multi-family developments intended to increase citywide housing choice and meet the regional housing needs.



While there is no zone identified that allows densities at a range of six to 15 dwelling units per acre, it is expected that housing at these densities can be met through accessory dwelling unit (ADU) and development that will be facilitated by SB 9. In San Carlos, the median size for a residential lot is 6,600 square feet. The addition of an ADU to an existing single-family residence on a median-sized lot results in a density of 13 dwelling units per acre, allowing individuals interested in developing housing at this range to do so. In addition, an analysis of ADU permits in San Carlos between 2021 and 2022 revealed that projects were resulting in densities between five and 18 dwelling units per acre, with a median density of 13 dwelling units per acre. Of the 67 ADU permits analyzed, lot sizes ranged from 4,597 to 19,354 square feet, with a median lot size of 6,737 square feet. These trends illustrate that existing development standards do not impede housing at a range of six to 15 dwelling units per acre as ADUs have been successfully encouraging housing types and enhancing housing mobility at this density range. Furthermore, the development trends show that the City's development standards encourage this housing type in San Carlos, with increasing demand for ADU construction, as indicated in the Housing Resources section of this Housing Element.

#### *Cumulative Impacts of Land Use Controls*

As a part of the Housing Element update and proposed Zoning Amendment process, prototypical development sites were analyzed to identify development standards that would support the new maximum densities, including height, open space, parking, etc. without undue cost or impacts to housing supply or

housing choice. Higher density residential and mixed-use zones allow for significant variety in housing choice and type and the increased densities support additional affordability. The proposed Zoning Ordinance amendments (summarized in Action HOU-4.2) reflect that analysis and are intended to support development meeting allowed densities without constraints. In addition, Action HOU-4.4 is included in the Housing Plan to address approval certainty through objective design standards and streamlining of the approval process.

Since approval of the Zoning Ordinance amendments in January 2023, development interest has continued to increase and projects in the pipeline have been facilitated by the new allowed densities and development standards. For example, three sites identified as potential housing sites in the Housing Resources Chapter are progressing toward potential projects (See Appendix B for more information):

- 11 El Camino Real - CVS Pharmacy: A formal application has been submitted for this site, which will include 242 new units, including 24 very low-income and 12 low-income units.
- 1800 El Camino Real - Carl's Jr.: The property owner of this site requested to be added to the Housing Element Sites inventory and requested to be upzoned. Subsequent to the rezoning, the property was listed for sale and the City is in the process of acquiring the property for affordable housing.
- 240-280 El Camino Real - Dunkin Donuts: While Dunkin Donuts just completed a significant façade improvement,

the property owner is currently in discussion with the City to redevelop the property, including potential acquisition of an adjacent property, for a housing development.

As of 2023, Housing Action HOU-4.3 is underway to update the Zoning Ordinance to implement objective design standards for housing throughout the city. As part of this process, the City will review the Zoning Ordinance to identify any additional revisions necessary to remove barriers to development and to ensure objectivity in the City’s development standards. Key standards to assess include the FAR standards for residential uses and requirements for upper story setbacks. Revisions to the Zoning

Ordinance will be implemented as part of the objective design standards process (Action HOU-4.4), which will be completed in 2024. In addition, throughout the planning period, the City will continue to evaluate development standards to promote achieving maximum densities, as indicated in Action HOU-4.5 in the Housing Plan.

*Parking Requirements*

City parking standards for residential development are based on the type of residential land use and vary based upon the zoning district. Table 4.4-6 summarizes residential parking standards for the residential and mixed-use zoning districts.

**Table 4.4-6: Residential Parking Standards (2022)**

Mixed-Use Districts	Required Spaces	Additional Regulations
Studio / 1-bedroom units	1 space per unit	One covered space per unit. One additional guest parking space per 4 units in developments greater than 10 units.
Two or more bedrooms	1.5 spaces per unit	
Residential Districts	Required Spaces	Additional Regulations
Single-Unit Residential	2 spaces per unit	RS-6 Districts require two covered parking, or one covered and one on 20 foot-wide driveway.
Accessory Dwelling Unit (ADU)	1 space per for each ADU (unless otherwise exempt per State ADU law)	
Affordable Housing Development (Moderate Income and Below [BMR])		
Studio	.75 spaces per unit	One additional guest parking space per 4 units in developments greater than 10 units. Number of total covered spaces shall equal number of units. Reductions pursuant to Affordable Housing Incentives granted to developments with at least 1 BMR unit
1- or 2-bedrooms	1 space per unit	
3+ bedrooms	2 spaces per unit	
Multi-Unit Residential		
Studio	1 space per unit	1 covered space for each unit; 1 guest parking per two units
1- or 2-bedrooms	1.5 spaces per unit	

**Table 4.4-6: Residential Parking Standards (2022)**

3+ bedrooms	2 spaces per unit
Elderly and Long-Term Care	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee
Group Residential	1 per bed plus 1 for every 10 beds
Residential Care, Limited	None in addition to base requirement
Residential Care, General and Senior	2 spaces for owner-manager plus 1 for every 5 beds and 1 for each nonresident use
Single Room Occupancy	0.5 spaces per unit
Emergency Shelter	1 per 200 sq. ft. of floor area

Note: 1. As part of the Housing Element update to reduce constraints on development, minimum guest parking requirements are proposed to be removed. 2. AB 2097, in effect January 1, 2023, prohibits the City from imposing any minimum parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit, as defined.

Less parking is required in mixed-use zoning districts and for affordable housing developments. These parking standards are generally consistent with other jurisdictions throughout San Mateo County. In San Carlos, housing developers may instead pay an in-lieu fee to a parking exception fund for projects within an established parking assessment district. The City also allows for reduced parking, as outlined in Chapter 18.20.050 of the Zoning Ordinance (which can be used cumulatively as applicable). These reduction provisions include:

- Transportation Demand Management: The number of required parking spaces for any project subject to Chapter 18.25, Transportation Demand Management (i.e., multi-unit development with 10 or more units), shall be reduced by twenty percent of the normally required number of spaces.
- Transit Accessibility: For any land use except residential single-unit and duplex development, if any portion of the lot is located within one-quarter mile of a transit stop with regular, scheduled service during the weekday hours of seven a.m. to nine a.m. and five p.m. to seven p.m., the number of required parking spaces may be reduced by 20 percent of the normally required number of spaces. This parking reduction does not apply in the mixed-use or the industrial arts districts because parking requirements for these districts already reflect transit accessibility.
- Motorcycle Parking: Motorcycle parking may substitute for up to five percent of required automobile parking. Each motorcycle space must be at least four feet wide and seven feet deep.
- Shared Parking: Where a shared parking facility serving more than one use will be provided, the total number of

required parking spaces may be reduced by up to forty percent with Planning Commission approval of a conditional use permit, if the Commission finds that:

- The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
  - The proposed shared parking provided will be adequate to serve each use;
  - A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
  - In the case of a shared parking facility that serves more than one property, a parking agreement has been prepared consistent with the provisions of off-site parking facilities.
- Other Parking Reductions: Required parking for any use may be reduced through Planning Commission approval of a conditional use permit, accompanied by a parking study showing reduced parking needs.

Parking costs are often absorbed into the sale or rental price of residential and commercial uses, thereby hiding the true cost of parking and encouraging driving. By unbundling parking, property owners can charge residents and tenants separately for leasing a parking space. Unbundled parking saves money for households that do not wish to park a vehicle. Residents recognize the cost of parking and can determine if it is a worthwhile expense, as opposed to it being incorporated into the overall price of renting or buying a home regardless of whether

the resident owns a vehicle. San Carlos has adopted an ordinance that allows for residential projects with 10 or more units to unbundle parking with approval of a Minor Use Permit.

#### *Proposed Parking Changes*

While the parking requirements in San Carlos are typical of communities in San Mateo County, developers have indicated that minor modifications to existing standards would facilitate additional housing, including removing guest parking space requirements. As such, Action HOU-4.2 is included in the Housing Plan to remove this potential constraint and guest parking requirements for multi-family housing. In addition, Action HOU-4.2 will strengthen incentives for transit-oriented development by updating the Zoning Ordinance to reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of high frequency public transit (as defined in AB 2097) in all zoning districts. In San Carlos, areas within 0.5 miles of high frequency public transit represent a significant portion of the City's multi-family development capacity. Public transportation services include local and regional routes provided by the San Mateo Transit District and CalTrain's commuter rail. The San Carlos Caltrain stop is located at the intersection of El Camino Real and San Carlos Avenue, and El Camino Real is served by bus routes with 15-minute headways. These public transit routes generally parallel the location of local mixed use zoning districts, which are, in turn, often adjacent to higher density multi-family zoning districts. All areas zoned mixed-use and RMF-100 are located within 0.5 mile of El Camino Real and 84 percent of the

area zoned MF-59 is located within 0.5 mile of El Camino Real. As such, these areas have no parking requirements and parking is not considered a constraint to housing development.

*Open Space Requirements*

To enhance the living environment of multifamily residential and mixed-use neighborhoods, communities typically require housing developments to have a certain amount of open space, comprised of private areas such as patios, fenced yards, or balconies; and common or public outdoor spaces. In San Carlos, both of the multifamily zoning districts and all of the mixed-use

zoning districts are subject to a per square foot standard by unit for private open space, and a percentage of the overall development site for common open space. Once the amount of open space is calculated, San Carlos has minimum standards regulating dimensions, usability, and accessibility. These types of standards are fairly general in nature and similar to that required by surrounding communities. Additionally, San Carlos lists a reduction in the usable open space requirement as a type of concession and/or incentive to developments providing affordable housing. Table 4.4-7 identifies the different open space requirements for residential and mixed-use zones.

**Table 4.4-7: Open Space Standards for Multifamily Residential and Mixed-Use (2022)**

Open Space Type by District	RM-20	RM-59	MU-DC, MU-D	MU-SA, MU-SC, MU-NB, MU-SB, MU-N
Minimum Private Open Space (Sq Ft Per Unit)	150	100	100	150
Minimum Common Open Space (Percent of Site Area)	15		10 <sup>1</sup>	

Source: San Carlos Zoning Ordinance, 2021

Notes:

1. Applicable only to mixed-use and nonresidential development on lots > than 15,000 sq ft
2. As part of the Housing Element update to reduce constraints on development, minimum private open space requirements are proposed to be removed.

*Proposed Open Space Changes*

Overall, the requirements imposed by San Carlos for open space in multifamily residential and mixed-use neighborhoods are similar to surrounding communities. However, to further reduce constraints on housing development as densities are increased, the City is reducing open space requirements (Action HOU-4.2). Specifically, the City is proposing to eliminate the requirement

for private open space and instead require only the amount of open space that was previously required as common/public open space; this open space may be met through common open space, private open space, or a combination thereof. Open space may be provided at grade, at podium levels, via balconies, or on rooftops. In residential zones, the requirement for private open space in the RM-20 and RM-59 zoning districts will be removed, leaving only

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the one open space requirement based on a percentage of the site, which may be met through common open space, private open space, or a combination thereof. The new RM-100 zone must provide 10 percent of the site area as open space (common, private, or a combination thereof).

## **On-/Off-Site Improvements**

Due to the built-out character of San Carlos, the City typically requires only minimal on-and off-site improvements as a condition of approval for new residential development. Most new housing development occurs on existing lots that are already served by necessary infrastructure. The City of San Carlos requires that developers complete certain minimum site improvements in conjunction with new housing development. Required on-site improvements include grading and installation of water, sewer, storm drainage, storm drainage retention, gas, electricity and cable utilities. Required off-site improvements include curbs, gutters, sidewalks, sewer lateral, drainage structures, full street sections, and street lighting. The City also requires that developers install landscaping and irrigation systems when necessary.

Per the City of San Carlos subdivision ordinance, proposed new streets in subdivisions must meet the specific size standards articulated in the Subdivisions Ordinance. (Given the built-out nature of San Carlos, very few developments require construction of new streets.) The Ordinance allows for a minimum width of two lanes with sidewalks for a total width of 50 feet, to allow space for on street parking and adequate pedestrian

accommodations. Alleys may be 30 feet in width. Some developers have proposed privately maintained streets and alleys as narrow as 20 feet. For example, a project is currently proposed at 308-310 Phelps that would construct nine single family homes accessed via a 20-foot wide private road. At 2811 San Carlos Avenue, 11 new single-family homes were approved and constructed with a 25-foot wide private street. 808 Alameda de las Pulgas (not yet approved) is proposed with one 50-foot-wide public roadway central to the development and several private streets ranging from 21 feet to 30 feet in width to access 87 units. The City of San Carlos will consider such proposals provided that adequate access is provided for fire safety.

The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development. The community is entirely built-out and as such, new development is not required to complete vast infrastructure improvements. Conditions of approval to complete on- and off-site improvements are provided to applicants in a timely manner and do not have a significant impact on project timing. While these improvements may increase the cost of production, adequate sewer, water, and street infrastructure is a necessary component of a healthy and productive city. These costs are not considered excessive and often represent a small fraction of a project's development costs. Developers have not indicated that on- or off-site improvements are a significant constraint. Based upon recent proposals submitted, approved, and constructed by the development community for a variety of housing sites throughout San Carlos,

off-site improvements required for housing development are not considered a constraint on housing development.

### Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development, such as inclusionary housing ordinances and short-term rental ordinances. The only locally adopted ordinance that directly impacts the cost and supply of housing is the City of San Carlos Below Market Rate Housing Program. The City does not have a short-term rental ordinance, growth controls, crime free ordinances, or similar programs and regulations.

#### *Below Market Rate (BMR) Housing Program*

To encourage the development of affordable housing throughout the City, San Carlos adopted Chapter 18.16 “Affordable Housing Programs” and Chapter 18.17 “Affordable Housing Incentives” into the San Carlos Zoning Code. Chapter 18.16 is an “inclusionary housing” ordinance, which requires a specified share of new residential construction be affordable at below market rate (“BMR”) to households at lower- and moderate-income levels.

In 2021, the City Council directed an update to the BMR ordinance to actively encourage the creation of affordable housing at all income levels and to meet regional housing requirements. In 2022, the City adopted an update that supports affordable housing opportunities and is not a constraint to

housing development. In sum, this update (1) adjusted the City density bonus to provide an additional incentive for developers, (2) increased inclusionary housing requirements for ownership units, and (3) extended affordability periods in perpetuity (previously 45 years for ownership units and 55 units for rental units). With this recent update, the affordability requirement for ownership projects is triggered for projects of five units or more (instead of seven) and requires 20 percent of the units to be affordable at low income (70% AMI). For rental projects, to retain development feasibility no changes were proposed – projects of seven units or more are required to provide 15 percent of the units as BMR units (with 10% very low and 5% low), or projects can provide 15% very low income units (this alternative allows projects to achieve a greater density bonus through the State Density Bonus law).

These changes were comprehensively analyzed to ensure that they do not unduly constrain housing development. The City hired an economist to prepare financial pro formas reflecting the expected costs of new development, and compared those costs to the revenues that could be generated from the projects given various mixes of market-rate and affordable housing. These pro formas were then analyzed to find a scenario that resulted in more affordable units and/or units at deeper income levels, while not inhibiting a developer’s return on investment to the point that such projects would no longer be feasible. With regard to ownership projects, the analysis revealed that there is room to both increase the proportion of units required and lower the income level required, while retaining financial feasibility. These

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changes further incentivize use of the State Density Bonus or the City’s density bonus.

Regarding rental projects, it was discovered that developments are already facing feasibility challenges with the current requirement of 10% at very low income and 5% low income. Rental developments are generally considered feasible when they are projected to achieve greater than a 5% yield on cost. Under the City’s current inclusionary requirements, a medium sized rental development is estimated to achieve a 4.9% yield on cost.

In an effort to determine the impact the City’s inclusionary requirement is having on rental developments, EPS also ran a scenario under which no requirement existed and a developer was not required to build any affordable units. Under this scenario the estimated yield on cost increased to 5.2%, suggesting that the City’s inclusionary requirement plays a smaller impact on project feasibility than broader market conditions such as land, labor, and construction costs.

As a result, the only change made to rental projects of the inclusionary ordinance is to add an additional option for developers to construct 15 percent of units at the very low-income level. A project that meets this alternative inclusionary standard would be entitled to a 50 percent density bonus under State law, whereas a project that meets the City’s current inclusionary standard would only be entitled to a 32.5 percent bonus. The analysis as well as observed developer preferences demonstrate the significant value of density bonus units. Technically this

would already be allowed under the City’s current requirements, but highlighting the 15 percent very low-income option will help draw attention to the maximum State Density Bonus of 50 percent that projects are entitled to pursue.

The above inclusionary requirements are made much more feasible by the existence of California’s State Density Bonus. The State Density Bonus Law mandates that cities provide an increase in the maximum density allowed by local zoning regulations for developments that include certain amounts of affordable housing units. For example, under the inclusionary level for ownership units of 20 percent at low income, a project would be entitled to a 35 percent density bonus, greatly increasing the profitability of the project.

However, even with the State Density Bonus many rental developments in San Carlos face an upward battle in terms of feasibility. For this reason, the City adopted additional incentives through an improved City Density Bonus, specifically for rental developments. San Carlos previously implemented a City Density Bonus Program, which granted one additional market-rate unit for every unit at low income or lower that is included in a project. This City Density Bonus was generally less favorable than the State Bonus and as a result is rarely utilized. However, the City has elected to increase this City Density Bonus for rental units to help improve their feasibility and produce more affordable units.



This amended City Density Bonus is a fixed bonus rate that exceeds the highest rates provided by the State, equivalent to 4:1 for each very low-income unit and 2:1 for each low income unit, and allowing all of the affordable base units to trigger bonus units rather than requiring the developer to select only one income level to apply. Under this program, a 100-unit rental project meeting the City’s current inclusionary ordinance would qualify for 50 bonus units as seen in Table 4.4-8 below:

**Table 4.4-8: Example Density Bonus**

100-Unit Rental Project	State Density Bonus	City Density Bonus
Base Units	100	100
BMR Units	10 Very Low Income 5 Low Income	10 Very Low Income 5 Low Income
Bonus Units	33	50
<b>Total Units</b>	<b>133</b>	<b>150</b>

Developers that utilize the City Density Bonus would still be able to use certain provisions of the State Density Bonus. As a result, some may choose to utilize the City Bonus to obtain additional units and the State Bonus for concessions on height, parking, or other areas.

In addition to the above changes, the City also decreased the threshold requiring that a BMR unit be built for ownership units from seven to five units. This aligns with the increased requirement that 20 percent of units be designated low income. This was an important change as well, since projects are not always achieving maximum densities by building below this required threshold. Lowering the threshold (in addition to the

City’s recent change to add minimum required densities) will address this issue. The threshold remains seven units for rental developments.

**Building Codes and Enforcement**

San Carlos implements the 2019 edition of the California Building Code, and 2019 edition of the California Green Building Standards Code. The City intends to adopt the 2022 California Building Code series (including the 2022 California Green Building Standards Code [CALGreen]) in 2022, which will become effective January 1, 2023.

These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California and are necessary to ensure the safety of structures.

The City has adopted minor modifications to both the California Building Code and the California Green Buildings Standards Code. The California Building Code modifications include administrative and technical modifications that are related to fences and lattice, retaining walls, and construction methods for concrete structures. Modifications to the California Green Buildings Standards Code related to one- and two-family dwellings expand the code’s scope to include “Residential Reconstruction projects” in addition to new projects. Developers

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have not indicated that these minor revisions constitute a constraint. Several affordable and market rate projects have been developed under the revised Building Code and have not been impacted by these revisions.

Enforcement of the adopted codes focuses primarily on review of new construction proposals to ensure that they comply with minimum health and safety standards. The City of San Carlos’s Building Division and the San Carlos Fire Department provide inspection and review to ensure all development projects comply with Building Codes. Like many jurisdictions, San Carlos’s resources to mount proactive code enforcement are limited.

The City achieves code compliance through complaint based measures. Residents may register suspected code violations to the Building Department for further investigation and inspection by phone, email, or through an online portal. The Building Department also maintains a shared agreement with the County of San Mateo to address these complaints. The City’s proactive code compliance is provided through additional compliance checks that are administered by the City’s Apartment Inspection Program to ensure proper maintenance and safety for occupants of residential units in San Carlos. As part of this program, building officials conduct inspections of residential rental buildings at least once every two years or whenever necessary to remedy ongoing Code violations. Typical items checked by the program include site conditions, electrical, plumbing, mechanical, water heaters, and housing code violations. If any violations are found during the inspection, the property owner

will work with building officials to correct any issues within 30 days of receipt of the correction notice. The enforcement of these codes does not add significantly to the cost of housing. These regulations help guard against the deterioration of residential properties, which helps protect the condition of existing housing stock and ongoing availability.

## **Zoning for a Variety of Housing Types**

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The following paragraphs describe how the City makes provisions for a variety of housing types.

### *Multifamily Rental Housing*

Multi-family developments are permitted by-right in the Residential Multifamily (RM) and Mixed-Use (MU) zoning districts. Stand-alone multi-family residential developments located in mixed-use zoning districts are subject to RM-59 development standards for building setbacks and the maximum allowed density permitted by the MU zoning district. Mixed-use developments (the integration of residential and commercial uses on one site) are allowed by-right in all MU zoning districts. As part of the Zoning Ordinance amendments (Action HOU-4.2), stand-alone residential development will no longer require a Conditional Use Permit in some areas along El Camino Real and objective development standards (including modifications to required setbacks) will be crafted to allow developments to achieve maximum densities.

***Housing for Agricultural Employees (permanent and seasonal)***

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zoning district. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zoning district.

The urban nature of development in the Bay Area is incongruous to agricultural uses. No zoning districts in San Carlos allow for agricultural uses (beyond community gardens). The City complies with State Health and Safety Code Sections 17021.5, which concerns employee housing that serves six or fewer employees, which would include farmworkers.

***Emergency Shelters***

Government Code Section 65583 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permit in at least one zoning district with adequate capacity to serve the unsheltered population. Emergency shelters are allowed without discretionary review in the Mixed Use North Boulevard (MU-NB) and Mixed Use South Boulevard (MU-SB) zoning districts. There are 6.2 acres of land designated MU-NB and 17.4 acres of land designated MU-SB. These areas are located at the north and south gateways of the El

Camino Real (State Route 82) corridor in San Carlos. Both zoning districts allow for a variety of uses and are located in close proximity to local services and transit. This zoning district has a number of underutilized properties as well as a mix of medium-sized buildings that could transition to reuse as homeless shelters. Based on the size of the zoning districts identified, opportunities for adaptive reuse of existing buildings, and ready access to services and transportation, the zone has sufficient capacity to accommodate the City's homeless need in at least one year-round shelter. (In 2019, there were 30 homeless individuals in San Carlos, as reported by the San Mateo County One Day Homeless County and Survey.) San Carlos supports the distribution of emergency shelters and transitional housing in areas of the city where appropriate support services and facilities are available in close proximity.

The development and management standards for emergency shelters in the Zoning Ordinance (Section 18.23.110) were drafted to be consistent with State law. Specific provisions for emergency shelters in San Carlos specify:

- **Number of Residents.** The number of adult residents, not including staff, who may be housed on a lot that is smaller than one acre shall not exceed the number of persons that may be accommodated in any hospital, elderly and long-term care facility, residential, transient occupancy, or similar facility allowed in the same district.
- **Length of Occupancy.** Occupancy by an individual or family may not exceed one hundred eighty consecutive

days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program.

- **Outdoor Activities.** All functions associated with the shelter, except for children’s play areas, outdoor recreation areas, parking, and outdoor waiting must take place within the building proposed to house the shelter. Outdoor waiting for clients, if any, may not be in the public right-of-way, must be physically separated from the public right-of-way, and must be large enough to accommodate the expected number of clients.
- **Minimum Hours of Operation.** At least eight hours every day between seven a.m. and seven p.m.
- **Supervision.** On-site supervision must be provided at all times.
- **Toilets.** At least one toilet must be provided for every fifteen shelter beds.
- **Management Plan.** The operator of the shelter must submit a management plan for approval by the Director. The plan must address issues identified by the Director, including transportation, client supervision, security, client services, staffing, and good neighbor issues.

The standards listed above are common across many cities in California and do not constrain the production of emergency shelters. However, while State law does allow jurisdictions to regulate the number of beds provided at emergency shelters, the

City’s current standard could limit the capacity to less than 20 beds, which is considered a constraint by the California Department of Housing and Community Development. Action HOU-5.1 is included in the Housing Plan to review and modify capacity standards for emergency shelters.

State law (Government Code Section 65583(4)(a)) requires emergency shelters to only be subject to those development and management standards that apply to residential or commercial development within the same zone, except that a local government may apply written, objective standards that include sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. The City’s parking standards for residential development are based on the type of residential land use and vary based upon the zoning district. In residential and mixed-use zoning districts, the City requires parking for emergency shelters to be provided at one space per 200 square feet of floor area. According to RentCafe, a nationwide apartment listing website, the average size of a studio in San Carlos is 260 square feet, which is of similar size to the 200 square foot minimum per person required by State law for emergency shelters. The City’s parking requirements for emergency shelters is on par with those required for similar residential uses within the same zones, which is one space per studio unit, 1.5 spaces per one- or two-bedroom unit, and 2 spaces per three- or more bedroom unit. However, the parking required for emergency shelter is more restrictive than what is required for commercial

uses, which is one space per 450 square feet for office, one space per 400 square feet for retail, and one space per 250 square feet for restaurant. Action HOU-5.1 is included in the Housing Plan to comply with State law.

Recent State Law (AB 101) requires that Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and nonresidential zoning districts permitting (as an allowed use or conditionally) multi-family uses. The City will revise the Zoning Ordinance to ensure that the City meets the requirements of AB 101 (Action HOU-5.1).

#### *Transitional and Supportive Housing*

State law requires cities to allow transitional and supportive housing as a residential use in all zoning districts that allow similar residential uses (SB 2). In San Carlos, transitional and supportive housing are considered single-family or multi-family uses and are permitted by right in all residential and mixed-use zoning districts.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zoning districts where multi-family and mixed uses are permitted, including nonresidential zoning districts permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit

stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. The City of San Carlos is currently in compliance with this law as it allows by right transitional and supportive housing in all RS, RM and MU districts in San Carlos. Action HOU-5.1 is included in the Housing Plan to ensure compliance with the processing and parking requirements associated with AB 2162.

#### *Single-Room Occupancy (SRO)*

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. Buildings that provide SRO dwellings are conditionally permitted in Residential Multifamily and Mixed-Use zoning districts, but may not be located on the ground floor along Laurel Street and San Carlos Avenue frontages.

#### *Manufactured/Factory-built housing*

State law requires that factory built/manufactured homes be considered a single-family dwelling and permitted in all zoning districts that allow single-family housing. Manufactured housing can be subject to design review, the same single-unit dwellings,

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as shown in Table 4.4-12 (Timelines for Permit Procedures). The San Carlos Zoning Ordinance includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code under the definition of a single-unit dwelling, in compliance with State law. Manufactured homes are subject to the same development standards as conventional single-unit dwellings, and are allowed in the same manner and in the same zones as conventional or stick-built structures through the common definition of “dwelling”.

### *Accessory Dwelling Units (ADU)*

An Accessory Dwelling Unit (ADU) is a residential dwelling unit that is detached from, attached to, or located within the living area of an existing primary dwelling unit on the same site. ADUs provide independent living facilities for one or more persons with a kitchen and bathroom facility and can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods.

The State Legislature has passed numerous changes to the ADU requirements (previously known as second units) to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all multi-family and mixed-use zones, modifying fees from utilities such as special districts and

water corporations, and reducing parking requirements. The City updated the ADU ordinance to comply with recent changes to State law in November 2020. In San Carlos, consistent with the Government Code Section 65852.2, ADUs are permitted by right in all single-family, multi-family, and mixed-use zoning districts. Action HOU-3.3 is included in the Housing Element to ensure continued compliance with State laws as they may change over the course of the planning period and identifies additional measures to encourage and incentivize ADUs in the community.

### **Housing for Persons with Disabilities**

Housing element law requires that, in addition to the needs analysis for people with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

### *Zoning and Land Use*

A residential care facility is a single-family dwelling unit or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour nonmedical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Under State Lanterman Developmental Disabilities Services Act (“Lanterman Act”),

small State-licensed residential care facilities for six or fewer persons must be permitted in all zoning districts that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; San Carlos is compliant with the Lanterman Act. The Zoning Ordinance subclassifies residential care facilities as follows:

- General – More than six persons
- Limited – Six or less persons
- Senior – Voluntary housing arrangement serving persons aged 60+; includes “continuing care” and “life care” facilities.

Limited Residential Care Facilities are permitted by-right in all residential and mixed-use zoning districts. General and Senior residential care facilities are permitted with a minor use permit in the RM-20, RM-59, MU-D-100 and 120, and MU-SC-120 zoning districts. All residential care facilities are subject to provisions of Section 18.23.200 of the San Carlos Municipal Code:

- Minimum distance between residential care facilities shall be 300 feet
- A six-foot-high fence shall be required to screen outdoor recreational areas
- All residential care facilities must be licensed and certified by the State of California.
- Drug and alcohol use on-site by staff and/or residents shall be prohibited.

Additionally, parking requirements for General and Senior Residential Care Facilities differ from those of single and multi-family residential developments as they are based on the number of employees rather than units. Limited Residential Care Facilities follow the same parking standards as the base requirement. Imposing differing development standards, such as parking or minimum distance between facilities, than those required for other similar residential uses within the same zone can be a constraint on housing for persons with disabilities. Action HOU-5.3 is included in the Housing Plan to review and revise development standards for residential care facilities and group homes to ensure the same standards are required for these uses as other residential uses of the same type in the same zone.

Requiring a Conditional (or Minor) Use Permit for residential care facilities for seven or more persons is viewed by the State as a potential constraint to housing for persons with disabilities. To address this constraint, the City will remove the requirement for a Minor Use Permit and allow residential care facilities for seven or more persons (both senior and limited) in all zoning districts where multi-family uses are allowed (Action HOU-5.3).

#### *Definition of Family*

The definition of “family” may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. “Family”, as defined in the San Carlos Municipal Code, means: one or more persons occupying a dwelling unit and living

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together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a family need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity, or sorority house. This definition does not discriminate nor limit access to housing for persons with disabilities or other household types.

### *Reasonable Accommodation*

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools for equity. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

- The City adopted a reasonable accommodation ordinance in 2011 (Chapter 18.33 - Waivers of the San Carlos Municipal Code). This chapter outlines applicability, procedures, required findings, conditions of approval, and appeals in the process of applicants obtaining waivers and reasonable accommodations. Applications are reviewed for approval by the Planning Director. The City allows for waivers of 10 percent from standards for any project that can meet required findings: The waiver is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance.
- There are no alternatives to the requested waiver that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.
- The granting of the requested waiver will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this title.
- In the RS districts, the review authority must also make the following findings in addition to any other findings that this chapter requires:



- There are exceptional or extraordinary circumstances related to the design of the existing house or Uniform Building Code compliance or other code compliance that make it difficult or impossible to enlarge the house within the base requirements, and the addition is of superior design quality and compatible with the existing neighborhood character;
- The change is only intended to increase the habitability and function of the structure;
- Granting the waiver is desirable for the preservation of an existing architectural style or neighborhood character which would not otherwise be accomplished through the strict application of the provisions of the regulations; and
- It can be demonstrated that the design of the proposed addition is of superior quality; compatible with the existing neighborhood character, effective in minimizing the perceived size of the dwelling, not overly intrusive to the privacy of neighboring dwellings and is in substantial compliance with the RS district regulations.

If the request for accommodation is to provide fair access to housing, the following findings are required:

- That the housing or other property which is the subject of the request for reasonable accommodation will be used by an individual or organization entitled to protection;

That the request for accommodation is necessary to make specific housing available to an individual protected under State or Federal law;

- That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
- That denial of the requested waiver would impose a substantial burden on religious exercise or would conflict with any State or Federal statute requiring reasonable accommodation to provide access to housing.

The first set of findings identified above (for waivers) do not apply to reasonable accommodation requests. Only the second set of findings apply to reasonable accommodation requirements. The finding pertaining to a “compelling public interest” allows for subjectivity in the approval of a reasonable accommodation request, which could pose as a constraint for persons with disabilities. Action HOU-5.5 is included in the housing plan to review and modify as necessary to remove subjectivity within the approval findings.

### **Fees and Exactions**

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impact fees are also charged to cover the cost of providing

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municipal services or mitigating project impacts. These fees are summarized in Table 4.4-9. The total amount of fees varies from project to project based on type, existing infrastructure, and the

cost of mitigating environmental impacts. Most cities do not control school and water impact fees. These services are managed by separate districts.

**Table 4.4-9: Development Fees**

Fee Category	Fee Amount
<b>Planning Application Fees</b>	
Variance	\$11,983 (per project)
Conditional Use Permit – Planning Commission	\$8,987 (per project)
Minor Use Permit – Zoning Administrator	\$4,493 (per project)
Use Permits (Development Standards)	\$3,595 (per project)
Design Review – Single Family	
Single Family, New Home (RDRC)	\$8,216 (per project)
Single Family, First Floor Addition (RDRC)	\$5,689(per project)
Single Family, Second Floor Addition (RDRC)	\$8,216 (per project)
Single Family, First Floor Addition (Staff)	\$1,959 (per project)
Single Family, Second Floor Addition (Staff)	\$3,161 (per project)
Design Review – Multi-Family/Mixed-Use	
New Building – Planning Commission	\$13,483 (per project)
Major Alteration – Planning Commission	\$9,101 (per project)
Minor Alteration – Planning Commission	\$6,573 (per project)
Below Market Rate Housing Plan or Builder Alternative	\$2,097 (per project)
Below Market Rate Housing Agreement	\$2,696 (per project)
Plan Check for Building Permits	
Major (New Multi-Family/Mixed Use)	\$3,035 (per project)
Moderate (New Single-Family)	\$1,265 (per project)
Minor (Single-Family Additions, ADUs)	\$399 (per project)
Pre-Application Development Review	

**Table 4.4-9: Development Fees**

Fee Category	Fee Amount
Major	\$6,500 (per project)
Minor	\$3,500 (per project)
Architectural Peer Review	\$3,000 initial deposit (per project)
General Plan Amendment	\$11,983 (per project)
Zoning Ordinance Amendment	
Major Rezone/PD/Map and Text	\$23,965 (per project)
Moderate Rezone/PD/Map and Text	\$11,983 (per project)
Minor Rezone/PD/Map and Text	\$5,991 (per project)
<b>Subdivision Fees</b>	
Subdivision, major (5 or more lots)	\$23,965 (per project)
Subdivision, minor (up to 4 lots) or for Condominium Maps	\$3,595 (per project)
Lot Line Adjustment, Parcel Mergers	\$1,198 (per project)
Conditional Exceptions	\$5,991 (per project)
Lot Verification	\$599 (per project)
Map Extension	\$1,198 (per project)
<b>Building Fees</b>	
Building Permit Fee	Based on valuation and square footage
Plan Check Fee	Based on valuation and square footage
Electrical Permit – Multiple Family	\$206 plus \$0.08 for each square foot over 1,700
Plumbing Permit – Multiple Family	\$206 plus \$0.08 for each square foot over 1,700
Mechanical Permit – Multiple Family	\$206 plus \$0.08 for each square foot over 1,700
<b>Capital Facilities Fees</b>	
	SFR   MFR
<b>Parks (1)</b>	
Park Facility Development Fee	\$2,651 per bedroom

**Table 4.4-9: Development Fees**

Fee Category	Fee Amount	
In-Lieu Fee	In-lieu fee: Units in proposed subdivision X Acreage req. per dwelling unit within subdivision for park / rec. facilities X Fair market value per acre of land in subdivision	
Sewer Capacity Charges	\$13,242 per dwelling unit	\$6,125 per dwelling unit
Traffic Impact Fee	\$7,243 per dwelling unit	\$4,097 per dwelling unit
Affordable Housing Impact Fee	Incremental and applied only to rental projects with fewer than 7 units and ownership projects with fewer than 5 units	
Technology Fee	0.4% of total permit fee amount	

Notes:  
 (1): Not divided by single-family or multi-family development types.  
 Source: City of San Carlos, 2020. Effective 2020-2021

The City’s Below Market Rate (BMR) Ordinance requires either the building of affordable housing units or the payment of in-lieu fees. Rental projects with seven or more units and ownership projects with five or more units must build the affordable units on site. Projects smaller than this threshold pay an in-lieu fee. Projects that result in a fractional unit of less than 0.5 can opt to pay an in-lieu instead of providing an additional unit. Any calculation that results in a fraction greater than 0.5 is required to build the additional unit.

Government Code Section 65940.1(a)(1) requires jurisdictions to post all up-to-date fees on their website. San Carlos’ latest fee

schedule can be accessed on the City’s website at <https://www.cityofsancarlos.org/government/departments/administrative-services/finance/city-fees-cost-of-services>. In addition to fees, all zoning and development standards are posted on the website, along with inclusionary requirements, and as fee schedules are updated, the City’s website is updated as well. To determine fees charged by San Carlos and the other jurisdiction in San Mateo County, the 21 Elements Working Group conducted a survey of all jurisdictions in the county, asking that each provide fee information for various types of residential developments.

**Table 4-4.10: Total Fees (Includes Entitlement, Building Permits, and Impact Fees) per Unit**

	Single Family	Small Multi-Unit	Large Multi-Unit
<b>Atherton</b>	\$15,941	No Data	No Data
<b>Brisbane</b>	\$24,940	\$11,678	No Data
<b>Burlingame</b>	\$69,425	\$30,345	\$23,229
<b>Colma</b>	\$6,760	\$36,590	\$17,030
<b>Daly City</b>	\$24,202	\$32,558	\$12,271
<b>East Palo Alto</b>	\$104,241	No Data	\$28,699
<b>Foster City</b>	\$67,886	\$47,179	\$11,288
<b>Half Moon Bay</b>	\$52,569	\$16,974	No Data
<b>Hillsborough</b>	\$71,092	No Data	No Data
<b>Millbrae</b>	\$97,756	\$6,824	\$55,186
<b>Pacifica</b>	\$33,725	\$40,151	No Data
<b>Portola Valley</b>	\$52,923	No Data	No Data
<b>Redwood City</b>	\$20,795	\$18,537	\$17,913
<b>San Bruno</b>	\$58,209	\$72,148	\$39,412
<b>San Carlos</b>	\$72,046	\$29,137	\$18,182
<b>San Mateo</b>	\$89,003	\$60,728	\$41,547
<b>South San Francisco</b>	\$81,366	\$76,156	\$32,471
<b>Unincorporated San Mateo</b>	\$36,429	\$15,088	\$3,344
<b>Woodside</b>	\$70,957	\$82,764	No Data

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Jurisdiction-imposed fees represent a small percentage of the overall cost to develop new housing. However, there are situations in which fees or permitting processes may pose a constraint on housing production. If a jurisdiction's fees are significantly higher than neighboring or peer jurisdictions, the fees could have the impact of discouraging projects within the jurisdiction. With construction costs high, it is difficult (near impossible) for moderate- or low-income housing to be profitable. High fees can be a constraint to housing development. This is particularly challenging for deed restricted affordable housing developers.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For 100% affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city. San Carlos provides impact fee reductions and waivers to help support 100% affordable housing projects.

For example, all development impact fees were waived for 817 Walnut (unless the fees were collected by an agency other than the City of San Carlos).

Out of the jurisdictions that provided data, San Carlos' fees are fifth highest for single family development (out of 19 jurisdictions), but sixth lowest for small multifamily development (out of 15 jurisdictions) and sixth lowest for large multifamily development (out of 12 jurisdictions). If fees (per dwelling unit) are higher for multi-family construction than for single family construction within a jurisdiction, this could be seen as a constraint on naturally affordable multi-family housing and also a fair housing issue. This is not the case in San Carlos. Fees for both small and large multi-family construction are lower than for single family development. Similarly, a permitting process that is more onerous or uncertain for multi-family units than for single family may present a fair housing concern and could be considered a constraint on multi-family housing. In San Carlos, permitting times for multi-family projects are not significantly longer than for single family projects when accounting for the size and scope of the project.

**Table 4-4.11: Total Fees as a Percentage of Total Development Costs**

	Single family	Small Multi-Family	Large Multi-Family
<b>Atherton</b>	0%	No Data	No Data
<b>Brisbane</b>	1%	1%	No Data
<b>Burlingame</b>	3%	4%	3%
<b>Colma</b>	0%	4%	2%
<b>Daly City</b>	1%	4%	2%
<b>East Palo Alto</b>	4%	No Data	4%
<b>Foster City</b>	3%	6%	2%
<b>Half Moon Bay</b>	2%	2%	No Data
<b>Hillsborough</b>	3%	No Data	No Data
<b>Millbrae</b>	2%	8%	7%
<b>Pacifica</b>	1%	5%	No Data
<b>Portola Valley</b>	1%	No Data	No Data
<b>Redwood City</b>	1%	2%	2%
<b>San Bruno</b>	2%	8%	5%
<b>San Carlos</b>	3%	4%	3%
<b>San Mateo</b>	3%	7%	5%
<b>South San Francisco</b>	3%	9%	4%
<b>Unincorporated San Mateo</b>	1%	2%	0%
<b>Woodside</b>	2%	9%	No Data

Note: Calculations use average soft costs (including an average of jurisdiction charged fees) and average land costs for the county.

Compared to other jurisdictions in San Mateo County, San Carlos’ fees were found to be comparable and do not to pose a significant constraint to housing development in the community.

### Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

### Processing Timelines

The City of San Carlos’s development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. The tables below outline the typical timelines for various residential projects in the City of San Carlos. Table 4.4-12 focuses more specifically on the individual entitlement approvals that may be required, providing estimated processing timelines for each as well as identifying the approving body. Table 4.4-13 generally identifies the typical approvals required for single-family and multi-family projects along with the estimated processing times of the planning and building divisions.

**Table 4.4-12: Timelines for Permit Procedures**

Type of Approval, Permit, or Review	Typical Processing Time
These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below are target issuance date—when the applicant can expect a decision on their application.	
Ministerial Review	30 days
Conditional Use Permit	45-120 days
Zoning Amendment (Zone Change)	9-12 months
General Plan Amendment	9-12 months
Site Plan Review	30 days
Design Review - Single Family	3-5 months
Design Review - Multi-Family (small)	5-8 months
Design Review - Multi-Family (large)	7-12 months
Design Review - Mixed Use	7-12 months
Tract Map	4-6 months
Parcel Map	2-4 months
Initial Environmental Study	2-3 months



**Table 4.4-12: Timelines for Permit Procedures**

Type of Approval, Permit, or Review	Typical Processing Time
Environmental Impact Report	6-8 months
Building Permits	
New Multi-Family	6-8 weeks
New Single Family Residence	4-6 weeks
Single-Story Addition	2-4 weeks
Second-Story Addition	3-5 weeks

Single-family dwelling unit applications typically take three to five months to receive planning approval for a single residential unit on one lot; and four to six weeks for building permit issuance. Subdivisions to obtain a tentative map are typically processed within six to nine months; building permits are generally issued within three to five months. Review time always varies based upon response time of the applicant to plan review comments. Most projects typically receive Building Division Plan Review comments within 15 to 20 working days, and rechecks are always performed within 10 to 15 working days. Because planning permits are processed concurrently (i.e., Design Review is processed concurrently with any required Use Permit or Grading Certificate) the timeframe for Design Review indicated in Table 4.4-12 is essentially the same amount of time that it takes from application submittal to receive entitlement approval. As such, small multi-family development applications generally receive entitlements within five to eight months and large multi-family applications receive entitlements within seven to twelve months; followed by building permits which are typically issued

within six to eight weeks. The processing timelines for multi-family residential and mixed-use projects are not significantly longer than what is typical for single-family residential projects; however, the longer timeframes reflect significantly more complicated projects. As shown in Table 4-4.14, the overall processing times for residential development in San Carlos are comparable to surrounding jurisdictions. To address the slightly longer relative timeframes for multi-family development, when compared with surrounding jurisdictions, the City has added Action HOU-4.4 to the Housing Plan to revise design review criteria to be fully objective, removing subjectivity from the findings and approval processes. This effort is anticipated to reduce overall permit review timeframes. Action HOU-4.4 also includes biennial evaluations to ensure processing timeframes are reduced, and calls for additional actions if necessary to reduce timelines if identified measures do not sufficiently address the constraint.

**Table 4.4-13: Permitting Requirements per Development Type**

	Single-Family Residential	Multi-Family Residential and/or Mixed-Use District
Typical Approval Requirements	Staff Level Design Review	Design Review Permit
	Residential Design Review Committee (RDRC) Review (1)	Residential Design Review Committee (RDRC) or Planning Commission Review
	Planning Commission (2)	Planning Commission (2)
Est. Total Processing Time	Planning = 3-5 months Building Permits = 4-6 weeks	Planning = 5-12 months Building Permits = 6-8 weeks

Notes:

1. New homes and projects that result in greater than 3,000 square feet in area and meets or exceeds FAR thresholds identified in Table 18.29.030-A(1)
2. Planning Commission conducts design review for projects requiring Planning Commission approval, such as conditional use permits and variances.

Projects that exceed the minimum BMR requirements receive priority permit processing status. This means the project is assigned to senior staff and is expedited and placed as a priority on the case planner’s workload. These projects are often vetted with a two-member City Council Housing Subcommittee early on for support and program development. City planners then work closely with the applicant and the City’s Economic Development and Housing Manager as part of the BMR Housing Agreement Plan to determine levels of affordability and concessions. The Community Development Director is also involved throughout the process to ensure expedited review.

Long permitting processing times and permit processes that have a high degree of uncertainty (i.e., discretionary reviews or processes with multiple public meetings) increase the cost of housing development for developers, either by increasing their carrying costs as they wait for permits, or by increasing the chance that a project will be rejected after significant costs toward design and waiting have been incurred. In either case, a developer working in a jurisdiction with an onerous permitting process will generally demand higher profits to account for the increased risk, thereby increasing the overall development cost. The processing times in San Carlos are comparable to surrounding jurisdictions (Table 4-4.14). The City has worked to establish transparent and streamlined procedures for processing and permitting development applications.

**Table 4-4.14: Permit Processing Times (in Months) – San Mateo County Jurisdictions**

Jurisdiction	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4; 12 if major	13 months
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40
Foster City	1 to 2	1 to 2	1 to 2		3 to 6	6 to 12
Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Carlos	1 to 3	1 to 3	2 to 4	6 to 12	6 to 12	8 to 12
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

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The permit process only increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of local staff and officials. This is especially true of the environmental review component of the process. However, the City has little flexibility to change this, since the California Environmental Quality Act specifies procedures that local jurisdictions must observe in reviewing the impacts of development projects. To extent possible, categorical exemptions or other statutory exemptions and streamlining are prioritized.

## Ministerial Review

Planning review of routine over the counter permits includes zoning clearances, interpretations, modifications to existing permits, and accessory dwelling units. Ministerial actions are approved by either the Zoning Administrator or the Director.

## Design Review

Most development projects in San Carlos are subject to Design Review, either by the Director, the Residential Design Review Committee, or the Planning Commission. The Design Review Permit process begins with the submittal of an application that is filed with the Planning Division. The application is checked for completeness within 30 days of submittal and fee payment.

Additions to single-family residences that result in less than 3,000 square feet of total floor area (including garages) are reviewed by the Director. All new homes in the RS zoning district, additions

that result in floor area greater than 3,000 square feet on lots less than 7,500 square feet, projects on sloped lots that pass FAR thresholds, and projects that require additional review at the direction of the Community Development Director require review by the Residential Design Review Committee. The Residential Design Review Committee (RDRC) is comprised of three members: a Planning Commissioner appointed by the Planning Commission; a resident volunteer appointed by the City Council; and an architect or design professional appointed by the City Council. New single-family homes in the RS zoning district involve a public hearing with the RDRC.

Projects in Multi-Family and Mixed-Use districts require a Design Review Permit and are approved by the Planning Commission, including standard public hearing requirements. Projects are reviewed against standards and provisions within the following:

- Title 18, Zoning, of the San Carlos Municipal Code;
- The General Plan and any applicable specific plans the City Council has adopted;
- Any applicable design guidelines adopted by the City Council;
- Any approved tentative map, use permit, variance, or other planning or zoning approval that the project required; and
- Design review criteria (Chapter 18.29.060 of the San Carlos Municipal Code):
  - The overall design of the project including its scale, massing, site plan, exterior design, and landscaping

- will enhance the appearance and features of the project site and surrounding natural and built environment.
- The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.
- Project details, materials, signage and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.
- The project has been designed to be compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.
- The project contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, roof lines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.
- The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.
- The proposed design is compatible with the historical or visual character of any area recognized by the City as having such unified character.
- The project design preserves major public views and vistas from major public streets and open spaces and enhances them by providing areas to stroll, benches to rest and enjoy views, and similar amenities.
- Parking areas are designed and developed to buffer surrounding land uses; complement pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.
- Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.
- The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.

- Landscaping is designed to be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape. Proposed planting materials avoid conflicts with views, lighting, infrastructure, utilities, and signage.

The review authority may only approve a design review application if it finds that the application is consistent with the purposes of the chapter (the chapter establishes the design review procedure to ensure that new development supports the General Plan’s goal of creating a vibrant pedestrian- and transit-oriented core and distinctive neighborhoods and districts with a diversity of building types that provide continuity in scale and character with appropriate transitions, where needed. The specific purposes of the design review process are to:

- A. Promote excellence in site planning and design and the harmonious appearance of buildings and sites;
- B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and
- C. Supplement other City regulations and standards in order to ensure control of aspects of design that are not otherwise addressed) and with the following:

- The applicable standards and requirements of the Zoning Ordinance;
- The General Plan and any applicable specific plans the City Council has adopted;
- Any applicable design guidelines adopted by the City Council;
- Any approved tentative map, use permit, variance, or other planning or zoning approval that the project required; and
- The applicable design review criteria in Section [18.29.060](#), Design review criteria.

Design review projects may be appealed through the City’s standard appeal process.

The Housing Accountability Act (Government Code Section 65589.5) states that local jurisdictions may not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need unless, based on a preponderance of evidence, adverse health or safety impacts exist. Objective standards and review processes that remove subjectivity from findings improves development certainty and can mitigate cost impacts. In order to ensure compliance with the Housing Accountability Act, Action HOU-4.4 is included to ensure

compliance with the Housing Accountability Act requirements, through a study of the City's Design Review process, procedures, findings, and standards, ensuring that subjectivity is removed from the process for those projects that comply with objective standards.

### *Conditional Use Permits*

The Conditional Use Permit (CUP) review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the city's infrastructure, the built or natural environment, city resources, or the City's ability to provide public services. As indicated in Table 4.4-3 (Permitted Land Uses by Zoning District), no Conditional Use Permit is required for multi-family dwellings in residential zones (RM-20 and RM-59/100) and mixed-use zones (MU-D-100/120, MU-NB-120, MU-SC-120, MU-SB-100/120, MU-N-40/50/120). Supportive and transitional housing are also uses that are allowed by right. Processing for CUP applications normally does not exceed six months. Required findings for approval of Use Permits include:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other titles of the municipal code;
- The proposed use is consistent with the General Plan and any applicable specific plan;

- The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this title;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

A CUP is not required for multi-family development in San Carlos. As such, these findings do not apply. CUPs are only required for single-room occupancy developments and for bungalow court/small lot subdivisions in the RM-59 and RM-100 zones, with the intent of preserving these zones for higher intensity development. Action 4.4 is included in the Housing Plan to amend the Zoning Ordinance to include CUP findings for any applicable special residential uses to ensure that findings are objective and result in project approval certainty, consistent with Housing Accountability Act requirements.

### *Environmental Review*

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, design review, use

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permits, etc.). Design review of residential projects generally result in exemptions for single-unit dwellings and accessory dwelling units. Most multi-unit and mixed-use projects are found exempt based on the Infill exemption allowed by State law. In rare circumstances for complex projects, an Initial Study (and related Negative Declaration or Mitigated Negative Declaration) or even an Environmental Impact Report may be warranted. The timeframes associated with environmental review are regulated by CEQA. [California Public Resources Code Sections 21080.1 & 21080.2 requires all jurisdictions to determine if a housing development is exempt from CEQA within 30 days of a project application determination of completeness, or to otherwise identify if an Environmental Impact Report \(EIR\) or other CEQA document will be required. San Carlos complies with this requirement and advises applicants early in the review process of the anticipated level of CEQA review.](#)

[The Community Development Director conducts a preliminary assessment of potential environmental issues as part of the review to determine whether an application for a development project is complete. The Director must determine whether an application is complete within 30 days of the date the application is filed with the required fee. If the Director determines that the application is subject to review under CEQA, within 30 days after determining that the application is complete, the Director determines if the project is exempt from environmental review pursuant to State law, CEQA Guidelines and any environmental guidelines that the City has adopted in compliance with CEQA.](#)

In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning

Commission within 60 days of receipt of an application being deemed complete.

## *SB 35 Approval Process*

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process and exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the state determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of 2022, the City of San Carlos was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. The City has not received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, Action HOU-4.4 calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in San Carlos and provides SB 35 eligibility information. The development standards and regulations in the Zoning Ordinance are objective; however, Design Review



Criteria are subjective. Action HOU-4.4 also specifies that City will revisit the Design Review Criteria to provide local guidance on design and standards for by-right projects as allowed by state law.

### **Environmental Constraints**

The City of San Carlos is bounded by San Francisco Bay to the east and the coastal range foothills. The hillside areas of San Carlos are subject to special seismic and structural engineering issues, which can raise the cost of housing in those areas. Most of the East Side and Downtown are in a floodplain or have a high-water table, which can hinder development, particularly if underground parking is being considered. Areas in the hillsides are in very high fire severity zones.

The most serious constraints would be related to the City's proximity to major earthquake faults and liquefaction potential. Unfortunately, this constraint is common to most urban areas in the State of California. The San Francisco Bay Area contains numerous active faults and is considered seismically active. Numerous small earthquakes occur every year in the San Francisco Bay Region, and larger earthquakes have been recorded and can be expected to occur in the future. The Monte Vista – Shannon, San Andreas, and Pilarcitos are the major faults in the vicinity of San Carlos. The San Andreas Fault System, which is located about one mile west of the western border of the City, is the closest active fault system to the City. Other major earthquake faults in the San Francisco Bay Area include: the Hayward Fault, which is approximately 14 miles to the northeast, the Calaveras

Fault, which is approximately 21 miles to east, and the San Gregorio Fault, approximately 10 miles to the west. There are no Alquist-Priolo earthquake fault zones within the City. The City has added various goals, policies and actions in the new Environmental Safety and Public Services Element related to seismic safety for the City.

The potential impacts from slope instability in San Carlos is low. Most of the capacity on identified sites is located on relatively flat areas of the City and as such has a low risk of landslides and liquefaction. Liquefaction potential in the western hilly areas is low, while the flatlands and bay margins area have high liquefaction potential. Landslides occur on some of the upper hilly slopes, more commonly in the northwestern area of the City.

Flooding can be caused by heavy rainfall, long periods of moderate rainfall, or clogged storm drains during periods of rainfall. In rare instances, a break in a water pipe or water tank can also cause flooding. Storm drainage systems throughout San Carlos collect stormwater runoff from streets and convey flows to discharge points at local receiving waters to prevent flooding, although the capacity of these systems is designed based the frequency interval of a typical heavy winter storm (i.e., a 10-year storm) and may not be designed to accommodate more intense storms anticipated under climate change conditions. The inland flood hazard areas are primarily located along the Bay shore, Pulgas Creek, Cordilleras Creek, and Belmont Creek. Localized flooding can occur during peak flow times, mainly in the industrial/commercial areas of town which are located within

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the 100-year flood zone. Flooding in the 100-year flood zone would not be expected to be more than a few feet deep. The City has identified specific flooding issues associated with Pulgas, Cordilleras, and Brittan Creeks. Some of the prior flooding problems near Pulgas Creek may have been solved by improvements at the Pulgas Creek culvert under the railroad track. Upstream erosion from Cordilleras Creek deposited at El Camino Real is a major contributor to flooding. The new Environmental Safety and Public Services Element (2023) contains goals, policies, and actions that would reduce potential flooding impacts. Chapter 15.56 of the Code (Floodplain Management) establishes construction requirements for development that would minimize flood hazard risks, including anchoring, elevation, and flood-proofing, and standards for utilities, subdivisions, residential, and non-residential construction. Environmental Management Element Action EM-5.10 requires implementation of the NPDES permit or preparation of a stormwater prevention plan and proposed ESPS Element Policies ESPS-2.4 and ESPS-2.10 (see Chapter 4.8 Hazards and Hazardous Materials) increase flood protection through reductions in impervious surface area and by requiring new development projects to incorporate storm drain systems that control runoff rates and volumes thereby preventing increases in downstream flooding potential.

San Carlos fire service is provided under contract by the City of Redwood City Fire Department. It provides fire protection, hazardous materials response, disaster preparedness, and emergency medical response. According to the updated

Environmental Safety and Public Services Element, the foothill neighborhoods west of Alameda de las Pulgas are designated Very High Fire Hazard Severity Zones (VHFSZ) by CAL FIRE. The Heather Elementary School and many homes in the western hills are also located within the VHFSZ designation. The vast majority of proposed housing sites to meet the RHNA and properties proposed for rezoning are not located within these VHFSZ-designated areas. In fact, only 22 of the 2,970 (or 0.7 percent) units identified in the sites inventory are in potential Fire Hazard Severity Zones. The updated Environmental Safety and Public Services Element (2023) contains the following goals, policies, and actions to address potential impacts related to wildland fires citywide.

**Goal ESPS-3 Agency Coordination:** A resilient San Carlos is well prepared to minimize risks associated with wildfire.

**Policy ESPS-3.1** Promote and improve, as necessary, inter-jurisdictional fire prevention assessment, planning, and projection; and consultation and communication regarding disaster or emergency plans of San Carlos and Mutual Aid with adjacent agencies including but not limited to San Mateo County, Redwood City, Belmont, and CAL FIRE.**Action ESPS-3.1** Maintain participation in the Joint Powers Authority Agreement with all fire departments in San Mateo County to ensure required response times for initial emergency deployment personnel and equipment.

**Action ESPS-3.2** Preserve the local government agreement with California Department of Forestry and Fire Protection (CAL FIRE) for responses in the Mutual Threat Zone (MTZ) within the Wildland Urban Interface (WUI) areas of the city. Continue to provide equipment and personnel under the mutual aid agreement, with the State of California Office of Emergency Service (OES) Region II. This continued “reverse support” enables the City of San Carlos to receive “no cost” statewide mutual aid in the event of a declared large-scale emergency.

**Action ESPS-3.3** Collaborate with the regional fire agencies on strategies available to maintain defensible space, diverse plant composition (e.g., less combustible native plants), undertake appropriate thinning of vegetation, and maintain fuel breaks without permanently damaging native habitat.

**Policy ESPS-3.2** Conduct annual training for fire, emergency medical, and police staff including cross training with adjacent automatic or mutual aid emergency response departments. Regularly maintain, test, and update training and equipment to meet current standards.

**Policy ESPS-3.3** Ensure adequate Fire Department resources (fire stations, personnel, and equipment) to meet response time standards, keep pace with growth, and provide a high level of service to the community

**Action ESPS-3.4** Continue to work with the Redwood City Fire Department to ensure that fire services are maintained at adequate levels. With subsequent Safety Element updates, assess and project future emergency service needs. Continue to monitor service area to ensure that all San Carlos areas have fire service. Monitor the City of San Carlos’ fire protection rating and work with the Redwood City and San Mateo County Fire Departments to correct deficiencies and to ensure ongoing training, including cross training is conducted.

**Action ESPS-3.5** Train and educate public volunteers in basic fire safety response.

**Policy ESPS-3.4** Locate essential public facilities out of high-risk, wildfire-prone areas including the VHFHSZ unless mitigation measures, above the minimum fire protection standards, are installed.

**Policy ESPS-3.5** Prioritize infill development opportunities to prevent increased development in the WUI and Very High Fire Severity Zones (VHFSZ).

**Policy ESPS-3.6** Minimize new development (residential and nonresidential) within the VHFSZ.

**Policy ESPS-3.7** Consider the preservation of undeveloped ridgelines to reduce fire risk and improve fire protection.

**Policy ESPS-3.8** Regularly review and confirm the City’s re-development policy for all structures in VHFSZs after large fires. If the City has an unwritten policy, adopt a written re-development policy.

**Policy ESPS-3.9** Incorporate or require the incorporation of fire safety features in new development and re-development.

**Policy ESPS-3.10** Require new residential developments to: have adequate fire protection; and be more wildfire resistant by establishing greenbelt zones for fire resistant landscaping.

**Policy ESPS-3.11** Require new residential development to be designed in such a manner that reduces wildfire hazard and improves defensibility (e.g. clustering lots, managed greenbelts, water storage, fuel modification zones, and vegetation setbacks.)

**Action ESPS-3.6** Discourage critical facilities being in the VHFSZ.

**Action ESPS-3.7** Periodically re-evaluate the City’s policy allowing rebuilding in the VHFSZ. If the policy is unwritten, adopt a formal written policy.

**Action ESPS-3.8** When a fire has occurred in the VHFSZ, evaluate if street design and size can be reconfigured to improve emergency access and evacuation efficiency.

**Action ESPS-3.9** If development is permitted within the VHFSZ, require:

- a Fire Protection Plan addressing: risk analysis, fire response capabilities, fire safety requirements (defensible space, infrastructure, and building ignition resistance), mitigation measures and design considerations for non-conforming fuel modification, and wildfire education maintenance and limitations;
- landscape/fuel modification installation, incorporating open areas to complement defensible spaces, identifying possible refuge areas, and mapping and providing multiple ingress and egress routes;
- resident evacuation plans and ways to effectively communicate those plans, including identifying the location and direction of evacuation routes and at least two points of ingress and egress; and
- a roadside fuel reduction plan to prevent fires along public roads caused by vehicles.

**Action ESPS-3.10** Enforce fire standards and regulations while reviewing building plans and conducting building inspections.

**Policy ESPS-3.12** Ensure adequate water supply is available.

**Action ESPS-3.12** Require new development projects have adequate water supplies to meet the fire-suppression needs of the project without compromising existing fire suppression services to existing uses.

**Action ESPS-3.13** Work with water suppliers (Cal Water) to:

- maintain and ensure the long-term integrity of future water supply for fire suppression needs;
- ensure that water supply infrastructure adequately supports existing and future development and redevelopment;
- provide adequate water flow to combat structural and wildland fires, including during peak domestic demand periods. Water systems shall equal or exceed the standards of the latest edition of National Fire Protection Association (NFPA) 1142, “Standard on Water Supplies for Suburban and Rural Fire-Fighting.”;
- ensure water infrastructure can provide for peak fire flow; and
- identify where water infrastructure does not allow for peak fire flow and develop a plan to mitigate the deficiencies.

**Policy ESPS-3.13** Ensure new and existing public and privately owned properties are constructed and

maintained in a manner that minimizes and reduces fire hazard threats and has adequate fire protection.

**Action ESPS-3.14** Condition all new development and redevelopment to have adequate fire protection, incorporate and maintain fire safe design, including fuel modification zones, defensible space, two ingress/egress points, emergency vehicle access, and visible home addressing and street signage.

**Action ESPS-3.15** Require the use of fire-retardant roofing material for all new construction and major remodels involving roof additions. Encourage property owners with shake shingle roofs to upgrade to fire-retardant materials.

**Action ESPS-3.16** Continue to enforce the brush clearance/weed abatement program for both private and public roads as well as City-owned open spaces.

**Action ESPS-3.17** Continue code enforcement programs requiring private and public property owners to maintain buildings and properties to prevent blighted conditions, remove excessive or overgrown vegetation (e.g., trees, shrubs, weeds), and remove litter, rubbish, and illegally dumped items from properties.

**Action ESPS-3.18** Seek grants and other funding sources to assist low-income residents with home hardening efforts.

**Action ESPS-3.19** Adopt an ordinance or update existing ordinances to require development standards that meet or exceed title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations) for SRAs and/or VHFHSZs.

**Action ESPS-3.20** Within the VHFSZ, the City's building and planning departments will work with local fire departments, community organizations, and other responsible organizations to require and ensure:

- the installation of fire protection water system for all new construction projects including fire hydrant installation, fire sprinkler, or suppression systems, and providing adequate fire flow;
- the long-term maintenance of defensible space clearances around structures, subdivisions, and fire breaks; and
- all structures rebuilt/re-developed after a large fire to comply with building and fire codes in effect at the time of the re-development.

**Action ESPS-3.21** Conduct a survey of existing residential structures (including vegetation) within the VHFSZ identifying buildings that do not comply with fire safety standards. Consult with property owners to bring those

properties into compliance with the most current building and fire safety standards.

**Action ESPS-3.22** Consider developing or improving structure hardening standards for community refuges (such as schools, hospitals, evacuation centers).

**Action ESPS-3.23** Evaluate the City's roadways regarding access, alignments, etc. to facilitate fire, police, and ambulance access and resident egress in case of an emergency.

**Policy ESPS-3.14** Provide adequate evacuation routes and access for fire and emergency service vehicles to all San Carlos areas.

**Policy ESPS-3.15** Identify and implement measures to mitigate the single access roads and non-conforming roadways, as feasible.

**Action ESPS-3.24** Identify streets and key intersections that, due to pavement width, hairpin turns, and tight curves, if not cleared of vehicles, may interfere with emergency vehicle access and/or resident evacuation during a fire.

**Action ESPS-3.25** Identify the potential for street widening and improvement during regular Capital Improvement project maintenance, e.g., emergency

access, utility undergrounding, resurfacing, and American with Disabilities (ADA) compliance.

**Action ESPS-3.26** Prohibit parking on one or both sides of a street identified as having the potential to interfere with emergency vehicle access and/or resident evacuation during a fire, when Red Flag alerts have been issued.

**Action ESPS-3.27** In conjunction with the use of the Zonehaven system, supplement the evacuation plan as shown in Figure 8-12, with special emphasis placed on the areas that do not have sufficient access and egress identified on Figure 8-13. Recommend improvements to ensure adequate evacuation capabilities.

**Action ESPS-3.28** Conduct a study to review evacuation routes, their capacity, safety, and viability under a range of emergency scenarios as set forth in AB 747. Determine remedial actions, as appropriate. Update evacuation plans with each update of the Safety Element to address changes in at-risk areas and populations.

**Goal ESPS-4** Develop a community that proactively prevents wildfires and protects life, property, and infrastructure from urban and wildfire impacts.

**Policy ESPS-4.1** Provide public education to promote community awareness and preparedness for self-action in the event of a major disaster or emergency.

**Action ESPS-4.1** Partner with Redwood City Fire Department, San Mateo Sheriff Department, neighboring cities, regional agencies, local school districts, local businesses, and community organizations to:

- conduct emergency and disaster preparedness exercises that test operational and emergency response plans (including evacuation routes); and
- prepare and conduct public outreach regarding evacuation procedures and routes and defensible space.

**Action ESPS-4.2** Identify at-risk populations that would be vulnerable during wildfire evacuations and provide information to the at-risk residents regarding defensible space and evacuation routes.

**Action ESPS-4.3** Prepare and make available to the public a current map of areas subject to wildland fires as provided by the California Department of Forestry and Fire Protect (CAL FIRE).

**Action ESPS-4.4** Implement a fire hazards education program to minimize risk for residential, commercial, and institutional uses.

- Provide training opportunities for residents for fuel modification methods, practices, and materials.

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- Prepare and distribute two vegetation lists - one identifies recommended vegetation in the VHFSZ and the other identifies prohibited vegetation in the VHFSZ.

**Action ESPS-4.5** Create and promote enrollment in a San Carlos emergency reverse dial program. Work with vulnerable populations to ensure enrollment.

**Action ESPS-4.6** Consider establishing an outdoor warning system in the VHFSZ designed to alert residents about possible fire danger

San Carlos is a “built-out” city with scarce land available for development. The City of San Carlos has pursued a public investment strategy to create a pedestrian-friendly environment and encourage private residential investment on El Camino Real (the City’s designated Priority Development Area – PDA), in Downtown, and along San Carlos Avenue, within priority infill development areas.



*This section analyzes the resources available for the development, rehabilitation, and preservation of housing in San Carlos. This includes an evaluation of the availability of land resources, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support the provision of affordable housing, as well as the administrative resources available to assist in implementing the City's housing programs.*

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## Availability of Sites for Housing

A critical component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City's share of regional housing needs as determined by the Association of Bay Area Governments (ABAG). San Carlos is a highly urbanized community that has very little vacant, uncommitted land for new development. Sites along El Camino Real and San Carlos Avenue provide an opportunity to develop high density housing in proximity to high quality transit. The following discussion summarizes the residential growth potential areas along these corridors and concludes with an assessment of how these sites can address the City's share of regional housing needs.

## Regional Housing Needs Allocation (RHNA)

California State law requires that each city and county has land zoned to accommodate its fair share of regional housing need. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code §65583[c][1]), adequate

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sites are those with appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types suitable for all income levels.

The California Department of Housing and Community Development (HCD) is responsible for determining the regional housing needs determination (RHND) (segmented by income levels) for each region’s planning body. ABAG is responsible for adopting a methodology to distribute the RHND to jurisdictions in the Bay Area. This process is referred to as the Regional Housing Needs Allocation (RHNA). The RHNA for the ABAG region covers an 8.5-year projection period (June 30, 2022 – December 15, 2030) and is divided into four income categories: very low, low, moderate, and above moderate. HCD determined that the projected housing need for the Bay Area region is 441,176 new housing units for this Housing Element planning period. ABAG allocated this projected growth to the various cities and unincorporated county areas within the ABAG region, creating the RHNA. San Carlos’ RHNA for the sixth cycle planning period is 2,735 housing units, with the units distributed among the four income categories as shown in Table 4.5-1. As illustrated in this chapter, San Carlos has sufficient capacity under existing land use policy to meet its 2023-2031 RHNA obligations.

**Table 4.5-1 San Carlos RHNA**

Income Group	% of County MFI	RHNA (Housing Units)	Percentage of Units
Very Low <sup>1</sup>	0-50%	739	27.0%
Low	51-80%	425	15.5%
Moderate	81-120%	438	16.0%
Above Moderate	120% +	1,133	41.4%
<b>Total</b>		<b>2,735</b>	<b>100%</b>

### Progress towards RHNA

The “projection period” is the time period for which the RHNA is calculated (Government Code Section 65588(f)(2)). Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development.

Proposed and approved residential development projects credited toward the 2023-2031 include a variety of affordable and market rate projects. Many of these projects are concentrated within and around the City’s Priority Development Area and Downtown, which provides a high level of opportunity for access to services and transit. As of 2021, the City is in the process of reviewing applications and preliminary plans for over 350 new

<sup>1</sup> Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on

Census data. Therefore, the City’s very low-income RHNA of 739 units can be split into 370 extremely low-income and 369 very low-income units.

units in San Carlos (Table 4.5-2). These units have not completed construction prior to June 30, 2022.

Projects providing affordable units are either 100-percent affordable housing developments with related deed restrictions or are providing a portion of the units affordable to comply with the City’s Below Market Rate (BMR) Ordinance. The BMR Ordinance requires that 15 percent of units in market rate developments are provided at affordable rates (10 percent moderate- and 5 percent low-income for ownership projects; 10 percent very low and 5 percent low-income for rental projects). Projects that include seven or more units must provide these units on site; projects with fewer units may pay in in-lieu fee. Revisions to the BMR Ordinance were adopted in June 2022. Revisions to the Ordinance lower the threshold for constructing units on site for ownership projects to 5 units; the threshold remains at seven for rental developments. The revisions also require ownership projects to provide 20 percent low-income units and provide an option for rental projects to provide 15 percent very low-income units, to correlate with State density bonus law.

### *Approved Projects*

Approved projects have been reviewed for compliance with applicable Codes and regulations and have received planning entitlement approval. Projects will proceed through the building permit application review, issuance, and construction process in 2022.



*626 Walnut (approved in 2020) will provide 3 low-income, 1 moderate-income, and 35 market-rate units*

**Table 4.5-2 Approved and Proposed Projects**

Project	Project Status	Extremely/ Very Low- Income (0- 50% AMI)	Low- Income (50- 80% AMI)	Moderate- Income (80-120% AMI)	Above Moderate- Income (+120%)	Total
626 Walnut	Planning Approval	0	3	1	35	39
782 Elm	Planning Approval	0	0	0	4	4
1257 Magnolia	Planning Approval	0	0	0	9	9
616 Cedar	Planning Approval	0	0	0	4	4
560 El Camino Real	Under Construction (2023)	0	1	2	21	24
1525 San Carlos Ave	Under Construction (2023)	0	1	2	15	18
1240 El Camino Real	Under Construction (2023)	0	0	1	7	8
1232 Cherry	City Project/Design Phase	0	35	0	0	35
155-160 Vista Del Grande	Submitted/Under Review	0	11	0	78	89
308 Phelps	Submitted/Under Review	1	2	1	10	14
808 Alameda de las Pulgas	Submitted/Under Review	0	10	0	77	87
1360 Cherry	Submitted/Under Review	0	0	0	6	6
1383 Laurel	Submitted/Under Review	2	0	0	13	15
<b>Total</b>		<b>3</b>	<b>63</b>	<b>7</b>	<b>279</b>	<b>352</b>
<b>Remaining RHNA</b>		<b>736</b>	<b>362</b>	<b>431</b>	<b>854</b>	<b>2,383</b>

All approved and proposed projects are either approved, proposed, or under construction as of 2023. None of these projects have completed construction prior to June 30, 2022.

**626 Walnut**

This five-story mixed-use project located in the Mixed-Use Downtown (MU-CD) zone on a .61-acre lot will include 2,303 square feet of commercial space, and 35 units including three low-income and one moderate (as required by the City’s BMR Ordinance), resulting in a density of 58 du/ac. The applicant has submitted plans for a building permit, which is under review with the City. Previously, the site was occupied by an 8-unit apartment building, a two-story commercial building, and a one-story commercial building containing a restaurant and office space.



**782 Elm**

This four-story residential project located in the Medium Density (RM-59) zone on a .16-acre lot will include four units (25 du/ac). The applicant applied for and was issued a building permit in 2020. The property was sold, which resulted in a project delay, but is now moving forward. The property was previously occupied by one single-unit residence.



**1257 Magnolia**

This four-story residential project located in the RM-59 zone on a .22-acre lot will include nine units (42 du/ac). The applicant submitted plans for a building permit (under review as of June 2022). The property was previously occupied by one single-unit residence and an accessory dwelling unit. This project is conservatively counting only above moderate-income units; however, it will be subject to the BMR ordinance upon conversion to ownership units.



**616 Cedar**

Approved in 2019, this three-story infill project (0.18 acre) in the RM-59 zone will provide four above moderate condominium units with at grade covered parking (22 du/ac). A building permit was approved, but has not yet been issued as of June 2022. The property was previously occupied by two single-unit residences.



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## *Under Construction Projects*

These projects are under construction, with anticipated completion and building permits finalized after June 30, 2022.

### *560 El Camino Real*

This four-story mixed-use project located in the Mixed-Use Downtown (MU-D) zone on a .43-acre lot will include 2,756 square feet of commercial space, and 24 condominium units, including one low-income and one moderate income unit, consistent with the City's BMR Ordinance (55 du/ac). Building permits were approved, but not issued yet as of June 2022. Property was sold and will move forward with a new owner. The property was previously occupied by two commercial buildings containing restaurant/bar uses.



### *1525 San Carlos Ave*

This four-story mixed-use project located in the Mixed-Use San Carlos Avenue (MU-SC) district on a .3-acre lot will include 740 square feet of commercial space, and 18 residential units, including one low-income and 2 moderate income units consistent with the City's BMR Ordinance (60 du/ac). Under construction as of June 2022, the property was previously occupied by one single-unit residence and an accessory dwelling unit.



### *1240 El Camino Real*

This four-story mixed-use project located in the Mixed-Use South Boulevard (MU-SB) district on a .15-acre lot will include 6,683 square feet of commercial space, and 8 residential units, including one moderate income unit consistent with the City's BMR Ordinance, resulting in a density of 53 du/ac. Under construction as of June 2022, the property was previously occupied by a single-story commercial building containing a bakery/restaurant.



***Proposed Projects***

Proposed projects listed here are either City-initiated projects or have an active submitted planning entitlement application under review with the Community Development Department.

***1232 Cherry***

In 2021, the City acquired the property at 1232 Cherry Street through eminent domain. Concept plans are being developed. This project will combine two parcels, one currently owned and operated by HIP Housing with six units of affordable housing and the other underutilized retail, to create a new housing project with 35 total units, all affordable to low- income households. The City’s uniform relocation policy will apply for the existing affordable units.



***150 - 160 Vista Del Grande***

This low density residential development in the RS-6 zone is slated to develop 89 townhomes. Consistent with the City’s BMR Ordinance, 11 units will be reserved for low-income households. With a lot size of 12.2 acres, the resulting density will be 7.3 du/ac. As of June 2022, the application was deemed incomplete and City staff is awaiting the applicant’s resubmittal. The applicant is working with the City to develop more specifics for the BMR plan. The site was previously vacant.



***308 Phelps***

This low density residential development in the RS-3 zone is slated to develop nine single family residences and five accessory dwelling units. With a lot size of three acres, the resulting density will be approximately 3 du/ac (not including the accessory dwelling units). The site was previously vacant.



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### *808 Alameda de las Pulgas*

This low density residential development in the RS-6 zone is slated to develop 87 townhomes, including 10 below market rate units. With a lot size of 11.43 acres, the resulting density will be 7.7 du/ac. The site was previously vacant. The application is under review as of October 2022 with release of the EIR anticipated in November and hearings in early 2023.



### *1360 Cherry*

This four-story mixed-use project located in the Mixed-Use Downtown (MU-CD) district on a 0.18-acre lot will include 937 square feet of commercial space, and 6 condominium units, resulting in a density of 34 du/ac. The application is under review as of June 2022. The site was previously occupied by a single-unit residence.



### *1383 Laurel*

This four-story mixed-use project replaces a one-story auto-service and parts shop and includes ground-floor retail, a parking garage, and three levels of residential units above (15 units; including two very low-income units in compliance with the City's BMR Ordinance). The planning application is currently (as of June 2022) under review.



The City's development trends provide additional assurance regarding the likelihood of redevelopment. The City has seen a significant increase in housing development over the past decade, with projects both large and small. With the ~~upcoming~~ increase in allowable density associated with the Zoning Ordinance amendment [completed in January 2023](#) (Action HOU-4.2), the City anticipates demand to continue to increase. With regard to smaller projects, very few projects "drop out" of the development process without being constructed. In general, nearly all small projects proposed have developed. Those few small projects that

are not completed have less experienced developers or are owner builders, and when construction costs are realized, the applicant withdraws. With regard to large projects, the vast majority of these types of projects, when they are at a formal application or approval phase (like the projects in Table 4.5-2) come to fruition. For example, of the four projects listed with Planning Approval in Table 4.5-2, all are moving forward. One is under construction as of January 2023 (782 Elm), one is for sale with the entitlements included (626 Walnut) by a developer who has multiple other active projects in San Carlos, one is requesting a condominium



map, which will result in activating the requirement for on-site affordable housing (1257 Magnolia), and one has building permit approval and partial fees paid (616 Cedar). All proposed projects in Table 4.5-2 are moving forward as well.

The units are expected to be available during the planning period. If any of any of the following units are not constructed, the site inventory reflects a generous surplus to ensure that adequate sites are available and the RHNA can be met. The City will continue to support housing development projects through technical assistance and will track progress toward the RHNA on these sites through Action HOU-3.7 (No Net Loss).

**Sites Inventory**

The Housing Element Sites Inventory consists of accessory dwelling unit (ADU) projections and vacant and underutilized sites in residential and mixed-use areas. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. The addition of minimum density requirements also ensures that sites will develop to their fullest potential. Table 4.5-3 summarizes the sites inventory, which is graphically represented in Figures 4.5-1. Appendix A includes site specific information for each identified site.

**Table 4.5-3: Sites to Meet the RHNA**

Project	Extremely/ Very Low- Income (0- 50% AMI)	Low-Income (50-80% AMI)	Moderate- Income (80-120% AMI)	Above Moderate- Income (+120%)	Total
<b>RHNA After Approved/Proposed Projects are credited (Table 4.5-2)</b>	<b>736</b>	<b>362</b>	<b>431</b>	<b>854</b>	<b>2,383</b>
Projected ADU construction	10	61	102	30	203
Vacant/Underutilized Residential Sites	31	18	81	238	368
Vacant/Underutilized Mixed-Use Sites	986	584	293	739	2,602
Total Sites	1027	663	476	1007	<b>3,173</b>
RHNA Status (+surplus/-deficit)	+291	+301	+45	+153	+790

Notes:  
 AMI: Area Median Income  
 Estimated ADU production is credited toward the RHNA consistent with HCD guidelines and ABAG affordability distribution assumptions (ABAG Affordability of Accessory Dwelling Units, 2021)

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## *ADU Projections*

Since 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. Interest in constructing ADUs is high in San Carlos and continues to grow. In 2018, 19 ADUs received building permits; in 2019, 14 ADUs received building permits; in 2020, 29 ADUs received building permits; and in 2021, 33 ADUs received building permits. Although there was a 26 percent decrease between 2018 and 2019, there was a 107 percent increase between 2019 and 2020, and a 13 percent increase between 2020 and 2021. The City estimates that interest will continue to increase over the next few years before leveling off.

San Carlos's diverse built environment includes many single-family neighborhoods; as such there is ample capacity for additional ADUs. As of 2021, there were 8,228 parcels zoned R-3 and R-6, totaling 1,542 acres. In addition, ADUs are permitted in multi-family developments and mixed-use developments, which are allowed within a significant share of San Carlos, including Downtown, the neighborhoods surrounding Downtown, and large portions of the major corridors. The ongoing increase in ADU development experienced in recent years is likely to be representative of ADU production moving forward, based on trends in San Carlos, new and pending favorable legislation that creates new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in San Carlos and

the Bay Area region at large. While it is impossible to predict with certainty the exact number of ADUs that will be developed in the planning period (2023-2031), the City conservatively estimates:

- An average of 24 ADUs per year will be constructed throughout the planning period. This reflects the average number of building permits issued for ADUs between 2018 and 2021. Given the anticipated increase in ADUs over the near term, this is a conservative estimate.
- Between July 1, 2022 and December 31, 2022, an estimated 12 units are anticipated (as the RHNA planning period starts July 1, 2022).
- In 2030, an estimated 23 units are anticipated (as the RHNA planning period ends December 15, 2030).
- A total of 203 ADUs can be predicted to be constructed during the planning period.

The affordability assumptions for the ADUs are based on the ABAG Housing Technical Assistance Team ADU affordability analysis for the 6<sup>th</sup> cycle RHNA, which was pre-certified by HCD. This analysis used a conservative interpretation that assumes more moderate and above moderate ADUs than the research found and as such represent a conservative assumption of affordability for San Carlos.

In general, ABAG<sup>2</sup> estimates an affordability breakdown of ADUs in the Bay Area as follows:

- 30% extremely low- and very low-income
- 30% low-income
- 30% moderate-income
- 10% above moderate-income.

Although ADUs are often affordable, the analysis conducted by ABAG notes that many ADUs are affordable to lower and moderate-income households because they are rented to family and friends of the homeowners. If minorities are underrepresented among homeowners, the families and potentially friends of the homeowners will be primarily white. Therefore, relying too heavily on ADUs could inadvertently exacerbate patterns of segregation and exclusion. Conversely, ADUs accomplish an important fair housing goal by adding new homes in parts of the city that are more likely to be areas of opportunity. As such, jurisdictions with concentrated areas of affluence (as noted in Figure 4.6-23, all of San Carlos is identified as an area of affluence) may want to use more conservative assumptions based on open market rentals, excluding units made available to family and friends. As such, the San Carlos Housing Element conservatively estimates an affordability of ADUs for the planning period as follows:

- 5% extremely low- and very low-income

- 30% low-income
- 50% moderate-income
- 15% above moderate-income.

#### *Density, Capacity, and Affordability Assumptions*

Consistent with HCD guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. To estimate of the number of units for each site, the City considered applicable the land use controls and site improvements, and trends related to market feasibility and typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction. The Housing Element sites inventory surveyed large-scale residential and mixed-use development projects approved since 2015 to develop estimates related to potential development. Most recent projects have achieved built densities very near maximum densities, particularly those in mixed use areas. Some projects have exceeded maximums due to the use of density bonuses in exchange for the provision of affordable housing. Combined, all approved residential and mixed-use projects since 2015 had an average density of 86 percent of the maximum allowable density (Table 4.5-4). Residential zones had a lower average, of 53 percent of allowed capacity. Mixed use zones had an actual density of 107 percent of allowed density, due to extensive use of the State Density Bonus law.

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<sup>2</sup> ABAG Housing Technical Assistance Team: Affordability of Accessory Dwelling Units: A report and recommendations for RHNA 6, September 8, 2021.

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In residential zones, many zoning changes will be implemented concurrently with the Housing Element that will encourage higher levels of density in the zones. In particular, the maximum density of multifamily zones is being increased and a minimum density requirement is being implemented. As such, for realistic capacity of future sites, the minimum required density is used for capacity calculations.

In mixed use zones, past precedence in San Carlos shows a density of 107 percent of allowed density. Because of the City’s Below Market Rate Ordinance and the high cost of land in mixed-use zones, developers have opted to maximize development potential and use the Density Bonus to achieve development beyond maximum levels, which is reflected in the development trends. In conjunction with the Housing Element, Action HOU-4.2 implements Zoning Ordinance amendments which will include not only an increase in density for mixed-use zoning districts, but also will institute a new minimum density requirement (approximately 75 percent of maximum density) to ensure anticipated housing densities are achieved.

To be conservative, rather using 107 percent of allowed density, the realistic capacity calculations assume 85 percent of maximum allowable density to account for the potential that a site in a mixed-use zone may develop with nonresidential uses. The sections that follow provide more detail on these assumptions.

### *Affordability*

Based on state law (California Government Code Section 65583.2[c][3]), sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA. The Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by state law (at least 30 units per acre for San Carlos), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households. To reflect the distribution of the lower income RHNA (63 percent extremely/very low-income and 37 percent low-income), sites appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households are split between the extremely/very low- and low-income categories (63 percent and 37 percent respectively).

**Table 4.5-4: Recent/Active Projects' Density**

Year Approved	Project Name	Zone	Ex/Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Units	Acres	Allowed Density	Actual Density	% of Allowed Density
2015	1312 Laurel Street	MU-N	0	0	0	2	2	0.11	20	18.99	95%
2015	1501 San Carlos Ave	MU-SC	0	0	0	6	6	0.16	59	36.55	62%
2015	1525 San Carlos Avenue	MU-SC	0	1	2	15	18	0.30	59	60.31	102%
2015	530 Walnut Street	RM-59	0	0	0	9	9	0.20	59	46.01	78%
2015	545 Walnut Street	MU-D	0	0	0	9	9	0.17	50	52.04	104%
2015	657 Walnut Street	PD	0	0	0	109	109	2.90	N/A	37.59	N/A
2015	977 Laurel Street	MU-D	1	0	0	7	8	0.14	50	58.08	116%
2016	520 El Camino Real	MU-DC	0	0	1	8	9	0.19	50	46.73	93%
2017	1667 San Carlos Avenue	MU-SC	0	0	0	6	6	0.18	59	33.91	57%
2017	500 Walnut Street	RM-59	0	0	0	4	4	0.12	59	33.19	56%
2018	1040-1052 Laurel Street	MU-N	0	0	0	6	6	0.28	20	21.78	109%
2018	1257 Magnolia Avenue	RM-59	0	2	0	7	9	0.22	59	41.79	71%
2018	549 Prospect Avenue*	RM-59	0	0	0	4	4	0.15	59	26.84	45%
2018	575 Prospect Avenue*	RM-59	0	0	0	3	3	0.13	59	23.93	41%
2018	782 Elm Street	RM-59	0	0	0	4	4	0.16	59	24.89	42%
2019	1240 El Camino Real	MU-SB	0	0	1	7	8	0.15	50	52.14	104%
2019	560 El Camino Real	MU-DC	0	1	2	22	25	0.43	50	55.46	111%
2019	616 Cedar Street	RM-59	0	0	0	4	4	0.18	59	22.50	38%
2019	817 Walnut Street	MU-DC	23	0	0	1	24	0.24	50	99.15	198%
2020	626 Walnut Street	MU-DC	0	3	1	31	35	0.61	50	57.52	115%

**Table 4.5-4: Recent/Active Projects' Density**

Year Approved	Project Name	Zone	Ex/Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Units	Acres	Allowed Density	Actual Density	% of Allowed Density
			Approved Projects Total Average:								86%
			Approved Projects Residential Zone Average:								53%
			Approved Projects Mixed-Use Zone Average:								107%
In Review	1360 Cherry Street	MU-DC	0	0	0	6	6	0.18	50	33.96	68%
In Review	1383 Laurel Street	MU-SB	2	0	0	13	15	0.19	50	78.57	157%
In Review	308 Phelps Road	RS-3	0	0	1	13	14	3.00	3	4.67	156%
In Review	808 Alameda De Las Pulgas	RS-6	0	3	7	77	87	11.24	6	7.74	129%
In Review	Vista Del Grande	RS-6	0	11	0	78	89	12.20	6	7.30	122%
Anticipated Project	11 El Camino	PD-17	23	12	0	196	231	2.20	N/A	105.00	N/A
Anticipated Project	1232 Cherry	MU-DC	32	0	0	1	33	0.32	50	106.25	213%

\* Projects were approved but have not applied for building permits.

Sites that can qualify for 100 percent affordable units based on the allowed density but do not meet the size parameters established by AB 1397 (0.5-10 acres) are split evenly between the moderate- and above moderate-income categories. To reflect the distribution of the upper income RHNA (28 percent moderate-income and 72 percent above moderate-income), sites identified in the moderate-income category are split between the moderate- and above moderate-income categories (28 percent and 72 percent respectively).

Opportunities and affordability for renting and ownership differ in San Carlos. Historically, many cities throughout the State have actively discouraged the provision of multi-family or entry-level housing. As a result, San Carlos has disproportionately accommodated single family homeowners and provided fewer opportunities for renters (28 percent of San Carlos households are renters). As noted in Chapter 3 (Needs Assessment), average rents are within the fair market rent for the region, but median home sale prices in San Carlos are \$500,000 more than the median for San Mateo County. Due to the significantly higher housing costs in San Carlos relative to other San Mateo County

communities, the City has decided to upzone residential zones in proximity to major corridors up to 100 dwelling units per acre and mixed-use zones up to 120 dwelling units per acre (doubling existing densities) to facilitate the development of affordable housing for all households.

#### *Residential Zones - Site Assumptions*

The analysis of land for residential sites utilized City Geographic Information System (GIS) data to identify vacant and underutilized parcels in the four residential zones: RS-3, RS-6, RM-59, and RM-100. To calculate realistic potential units in residential areas, potential site constraints and applicable development standards were considered. In residential areas, underutilized parcels generally are occupied by only one or two single-family homes, parking lots, and nonconforming uses. Sites in the RS-6 (maximum density of six units per acre) and RS-3 (maximum density of 3 units per acre) zones are identified to meet the above moderate-income RHNA. Sites in the RM-59 and RM-100 (maximum density of 59 and 100 units per acre respectively) are identified to meet the lower-income RHNA. Small sites (less than one-half acre) are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

The Housing Element sites inventory surveyed large-scale residential and mixed-use development projects approved since 2015 to develop estimates related to potential development. Combined, all approved residential and mixed-use projects since

2015 had an average density of 86 percent of the maximum allowable density (Table 4.5-4). Residential zones had a lower average, of 53 percent of allowed capacity. Two significant initiatives are anticipated to revise the trend in residential zoning districts which resulted in production of housing that was less than the maximum allowable density. First, previously, the City's Below Market Rate Ordinance required compliance for all residential developments of seven or more units. For mid-sized projects where the maximum allowed densities would result in between seven units to approximately 12 units, most developers (estimated at 90 percent) were opting to stay below seven units, providing six units instead and sometimes substantially below density (but with much larger units). In 2022, the City updated the BMR Ordinance to lower the threshold for constructing affordable units from a minimum of seven units to a minimum of five units for all ownership projects; the threshold for rental projects remains at seven units. Second, Action HOU-4.2 implements Zoning Ordinance amendments which will include not only an increase in density for higher density residential neighborhoods and mixed-use areas, but also will institute a new minimum density requirement (approximately 75 percent of maximum density) to ensure anticipated housing densities are achieved. As such, to provide a conservative estimate of realistic capacity for the sites inventory, minimum densities are used to calculate realistic capacity in the RM-59 and RM-100 zones. Due to the already low intensity of single-family zones, maximum density is used to calculate realistic capacity in the RS-3 and RS-6 zones.

**Table 4.5-5: Recent/Active Projects on Residential Land**

Project Name	Zone	Acres	# of Units	Allowed Density (du/ac)	Developed Density (du/ac)	Year Approved	Affordability Level	Previous Use
530 Walnut Street	RM-59	0.20	9	59	46.0	2015	AM	Single family home
500 Walnut Street	RM-59	0.12	4	59	33.2	2017	AM	Single family home
1257 Magnolia Avenue	RM-59	0.22	9	59	41.8	2018	AM	Single family home and ADU
549 Prospect Avenue	RM-59	0.15	4	59	26.8	2018	AM	Single family home
575 Prospect Avenue	RM-59	0.13	3	59	23.9	2018	AM	1 residential unit, plus 1 commercial office unit
782 Elm Street	RM-59	0.16	4	59	24.9	2018	AM	Single family home
616 Cedar Street	RM-59	0.18	4	59	22.5	2019	AM	2 single family homes
808 Alameda De Las Pulgas	RS-6	11.24	87	6	7.74	In Review	L, AM	3 single family homes
155-160 Vista Del Grande	RS-6	12.20	74	6	6.1	In Review	L, AM	Vacant
308 Phelps Road	RS-6	3.00	14	3	4.66	In Review	AM	Vacant

Action HOU-3.8 is included in the Housing Plan requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Government Code section 65915(c)(3). These assumptions are considered realistic and based on trends, evidence, and minimum density requirements.

Due to the predominantly built-out nature of San Carlos, most development occurs as infill development and replaces less intense uses. The scarcity of land makes higher-density development highly cost effective in the RM-59 and RM-100 zones. Recycling to higher intensity uses is expected to continue. Even so, the City acknowledges that small lot development in residential areas may be more difficult and thus has only

identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible.

In the multifamily zones, 19 of the 24 parcels (79 percent) are currently developed with single family homes and the zoning allows for an increase in units that ranges from 800 percent to 2,500 percent. The calculations presented in Tables 4.5-7 and 4.5-8 do not include potential density bonus units. Many of the sites identified in the RM-59 and RM-100 zone offer opportunities for lot consolidation. For sites identified to meet the lower income RHNA, consolidation is only assumed if the properties are under common ownership.



### Existing Uses

Demand for higher density housing in San Carlos is high even for sites developed with residential uses. Table 4.5-5 shows that in residential zones, redevelopment of sites has occurred throughout the city, often replacing single-unit residential, with or without accessory dwelling units already on site. As indicated in Table 4.5-5, several residential projects were developed below the allowable densities in recent years. To encourage higher density construction, the City is implementing multiple mechanisms:

- By January 2023, the Zoning Ordinance will be revised to add a new residential zone that allows up to 100 units per acre.
- Concurrent with the Housing Element, the Zoning Ordinance will be revised to add minimum densities to all residential zones, at approximately 75 percent of maximum density.
- In June 2022, the City revised the Below Market Rate Ordinance to reduce the threshold for providing inclusionary units on site for ownership projects from seven to five units.

#### *Mixed-Use Zones - Site Assumptions*

The potential for development of residential units in mixed-use areas is predicated on the interest from developers and on the limited opportunities for higher-density development elsewhere in the immediate surrounding areas. Most projects in mixed-use areas occur at or near maximum density and several have utilized

density bonuses to exceed maximum densities. Demand for housing is high in mixed-use zones; at the same time there is to a lesser degree demand for office and hotel space. To determine realistic capacity in mixed-use zones, two factors are considered: (1) estimated average densities of residential and mixed-use development and (2) the likelihood that nonresidential development may occur rather than residential development.

To determine average densities, a review of all approved projects in mixed use zones since 2015 was conducted. Residential and mixed-use projects in Mixed Use Zones averaged 107 percent of the allowed capacity for the zone, due to extensive use of the State Density Bonus law. Even when analyzing the average development buildout without including density bonus units, projects in Mixed Use Zones averaged 92 percent of the allowed capacity for the zone (See Table 4.5-4.). To consider the potential for nonresidential development, the City reviewed all projects (residential and nonresidential) in mixed-use zones since 2015. During that time, 20 projects were developed (Table 4.5-6), of which three (15 percent) were nonresidential. The remaining 17 projects (85 percent) were residential or mixed-use. To provide a conservative estimate of realistic capacity for the sites inventory, an 85 percent multiplier is applied in mixed-use zones to account for the potential redevelopment with nonresidential uses. Of the fifteen mixed-use projects in Table 4.5-4, twelve (or 80 percent of mixed-use projects) had actual densities that exceeded 85 percent of maximum allowable density. Larger mixed-use projects were able to achieve the highest densities. Only three (of fifteen total mixed-use projects since 2015) had densities less than 85 percent

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of maximum allowable density. The average size of those projects was 6 units. In the inventory, 84 of 134 sites (parcels) or 63 percent had a realistic capacity higher than six units. In fact, the average size of mixed-use sites was 19 units. These higher density trends are a result of the extensive use of density bonus provisions. In addition to the State’s density bonus law, the City has enacted a local density bonus program. The City’s zoning code (18.17.030) allows residential owner-occupied developments with one or more on-site below market rate units that are affordable to low-income households, or to a lower income category to be granted one additional unit for each unit affordable to low-income households or to a lower income category. Residential rental developments with one or more on-site below market rate units that are affordable to low-income households may be granted two additional units for each unit affordable to low-income households. Residential rental developments with one or more on-site below market rate units that are affordable to very low-income households, or to a lower income category, may be granted four additional units for each unit affordable to very low-income households or to a lower income category. More than half (60 percent or nine) mixed use projects in Table 4.5-4 include affordable (below market rate) units. Realistic capacity assumption in this Element do not reflect the potential use of density bonus programs but the availability of the state and local programs ensures that a high proportion of future development will reach actual densities higher than what is assumed in the inventory (85 percent of maximum). Based on the City’s strong history of mixed-use developments exceeding maximum allowable densities (and recent amendments to the City’s Below

Market Rate Ordinance to reduce the threshold of compliance from seven units to five units for ownership product (the majority of projects), the use of 85 percent of maximum densities for mixed use sites is realistic, reasonable, and attainable. The City has undertaken a comprehensive zoning update (anticipated adoption in January 2023), whereby the City will increase housing capacity by revising zoning standards for mixed-use areas to allow up to 120 units per acre and minimum densities at approximately 75 percent of maximum. All mixed-use sites are in zones that will have adopted minimum densities that range from 30 units per acre to 90 units per acre. State guidance indicates that if the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site. In this inventory, the capacity calculation used is slightly higher than the minimum density because on average previous projects have occurred at 107 percent of the allowed capacity for the zone. In addition, a significant surplus of sites has been identified well beyond the City’s required RHNA.

Previous and pipeline projects in mixed use areas have accommodated a mix of incomes. For example, 817 Walnut Street (approved in 2019) includes 23 very low-income units and one moderate/caretaker unit. In addition, projects comply with the City’s BMR Ordinance to provide a portion of housing affordable to lower-income households throughout the city. These trends indicate that sites in mixed use areas are appropriate for accommodating the very low, low, and moderate-income RHNA.

Small sites (less than one-half acre) are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

The summary of recent projects where residential development is currently occurring (Table 4.5-6) shows that there are a variety of existing uses that are being recycled and replaced with more intense housing, ranging from single-unit residential, small apartment buildings, commercial buildings, offices, and parking lots.

### *Site Selection*

To identify additional sites with potential for new development or recycling opportunities, the following criteria were used [listed in importance as these factors would ensure a high level of certainty of redevelopment](#):

- Parcel is currently vacant; or
- If parcel is not vacant:
  - Property owner has expressed interest in redevelopment. In December 2022, the City surveyed property owners of sites included in the inventory as well as owners of potential sites not included. Several property owners indicated that they were not interested in redevelopment, and those sites have been removed from the inventory. As a result of the survey, several sites that had been previously identified as potential but not included as a site to meet the RHNA, were added to the inventory based

on property owner interest. Overwhelmingly site owners showed varying degrees of interest and many inquired about the extent of residential development that could be allowed. [\(over 22 percent of parcels in the inventory have owners that have expressed interest in redevelopment. These sites are noted in Table 4.A-1 in Appendix A\).](#)

- Existing uses are multi-family residential (condominiums or apartments) only if the additional potential capacity is at least three times the existing number of uses and no developments with more than 10 units.
- Characteristics of existing uses such as older or declining uses or uses developed significantly below potential realistic capacity.
  - Land values vs. improvement values. In some cases, a parcel is included with a higher improvement value if the structure is older or shows obvious signs of deferred maintenance or if the site is underutilized (characterized by large surface parking or unused surface area on the site or have a significant increase in capacity potential). On residential sites, most sites with higher improvement values are developed with single-family homes on properties designated for multi-family uses at densities of 45 to 59 units per acre. These sites have the potential for at least a seven-fold increase in capacity. [While the assessed improvements-to-land \(I/L\) ratio is often used as](#)

[an indicator of economic underutilization, limitations on assessments under Proposition 13 can distort I/L ratios when a property has not sold and been reassessed at market value in many years, resulting in a higher ratio than would be calculated if the property were reassessed with today's land values. National chain fast food restaurants can be difficult to justify because of the high value of site improvements. In the inventory, a Carl's Jr and Dunkin Doughnuts location are included because the property owners have expressed interest in full tear down and redevelopment with housing.](#)

- No recent, significant enhancements have been made (exempt enhancements include site cleanup or paint)

Identifying potential sites must balance available information on the site with a visual and contextual assessment. While data pointing at older structures or high improvement value can give a good sense of the redevelopment potential, for many sites visual cues are important. There are a few sites where the data indicates a higher improvement value or a newer structure, but a visual assessment shows that a structure shows signs of disrepair or is underdeveloped in comparison with development nearby. On the other hand, a site with older structures and a very high land value may not be an ideal site due to a new tenant that has invested in façade improvements such as paint and signage or the nature of the use limits the redevelopment potential, such as a convalescent home. While any of these properties can redevelop,

this sites inventory presents the City's good faith effort to identify sites that show the most potential for redevelopment.

#### *Small Sites*

The scarcity of land makes higher-density development very cost-effective, and development most often occurs on small lots in San Carlos. As indicated in Table 4.5-4, very few projects occur on sites that are over 0.50 acres. Of the 26 major development projects that have occurred in recent years, half occurred on lots that were 0.19 acres or less, with projects occurring on lots as small as 0.11 or 0.12 acres. 100-percent affordable housing developments have also been constructed/are being proposed on small lots, including 817 Walnut (23 affordable units on 0.24 acres) and 1232 Cherry (34 affordable units on 0.32 acres). In the inventory, 65 percent of parcels used to meet the lower-income RHNA are greater than 0.5 acres and can be stand-alone sites (no consolidation needed). Eleven of the 31 lower income sites are smaller than 0.5 acres, but these sites are included because combined with adjacent, commonly-owned parcels the sites exceed the 0.5-acre threshold. With common ownership, the parcels function together as one site without consolidation constraints.

[Small site development is common in San Carlos. Table 4.5-5 shows that seven of the ten recent projects in residential zones were on small sites \(less than one-half acre\). When looking at both residential and mixed-use zones, Table 4.5-6 shows that 16 of 20 recent or anticipated mixed-use projects are on small sites. Several included affordable units \(977 Laurel Street, 1525 San](#)

Carlos Avenue, 560 El Camino Real, and 1232 Cherry). The City's BMR Ordinance, coupled with significant increases in density, are anticipated to result in a significant increase in rates of development and affordable housing in San Carlos. Despite these trends, to be conservative in this sites inventory, no sites to meet the lower income RHNA are smaller than half an acre unless the parcels are adjacent to parcels with the same owner. In neighboring Redwood City, small lot development has also been common. Redwood City's adopted 6<sup>th</sup> Cycle Housing Element shows that there have been 14 small site developments since 2016 with a total of 126 units. The two largest small lot developments (20 units at 612 Jefferson Avenue and 39 units at 1304 El Camino Real) are affordable projects. The densities in Redwood City correlate with the increased densities that San Carlos adopted in 2023.

#### *Lot Consolidation Potential*

Many of the sites identified in the inventory offer opportunities for lot consolidation. Nevertheless, lot consolidation assumptions in the inventory are minimal. Only adjacent parcels that are under common ownership are assumed to have lot consolidation potential. Of the 169 parcels in the inventory, only 44 (or 26 percent) assume lot consolidation potential, all of these due to common ownership. Because of common ownership, these function as one larger site. The 44 parcels that assume lot consolidation are grouped into 19 total sites. Of those 19 multiple-parcel sites, 15 are currently developed as one functioning site. For example, several sites have commercial space in two buildings with a central parking lot and function as a

commercial/office center. Many have one use such as a commercial building and an associated parking lot, both of which are owned by the same entity. In cases where the buildings have different functions, they share common parking areas/lots which indicate that redevelopment would likely occur for all buildings. One site has two separate single-family homes that function as distinct uses, but are owned by the same property owner. These parcels are adjacent to several large apartment buildings and their redevelopment would likely occur in concert to better leverage the newly adopted densities that would allow for up to 100 units per acre. Table 4.5-5 and 4.5-6 show that redevelopment of single family uses to multi-family or mixed uses is common. Common ownership of two adjacent single-family homes is not common and represents an ideal redevelopment opportunity. Furthermore, more than half of the sites that include lot consolidation have owners who have expressed interest in redevelopment of the sites. Table 4.A-1 in the Appendix A indicates the sites that function as one use, sites that have different uses with common entry and parking, sites that have common ownership, and sites that have owners that have expressed interest in redevelopment of uses per the new General Plan and zoning designations. Outside of these sites, all other sites identified to meet the lower-income RHNA are stand-alone sites that can provide greater than 16 units and are greater than 0.5 acres in size.

Table 4.5-5 shows that there is a current project in review and combines three properties (808 Alameda de las Pulgas) and includes lower income units. Table 4.5-6 shows that since 2019,

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[six projects that have been developed or anticipated to be developed combines multiple uses and parcels \(often without the benefit of common ownership assumed in the sites inventory\) and included lower income units \(1240 and 560 El Camino Real, 626 and 817 Walnut Street, 1525 San Carlos, and 1232 Cherry\).](#)

As density increases, the likelihood of lot consolidation increases as well. For example, the City has received a request for a lot consolidation for a potential residential project at 240-260 El Camino Real. For lower income sites, consolidation is only assumed if the properties are under common ownership.

### *Existing Uses on Non-Vacant Sites and Development of Non-Residential Uses*

Much of the City’s housing capacity is on sites with zoning that allows both residential and non-residential uses. It is difficult for the City to forecast how properties with zones that permit both stand-alone residential uses, mixed use with a residential component, and stand-alone non-residential uses, such as commercial or office, will develop. However, the City has seen significant numbers of development projects in the City that mirror many of the characteristics of development opportunities in the site inventory.

San Carlos is a primarily built out community. However, the City recognizes that it must provide opportunities for new residential uses throughout the City. The City has seen an increased interest in residential development in non-residential and mixed-use zoning districts due to the scarcity of redevelopable residential land and the acute demand for new residential which has made

residential development more lucrative. Residential uses in proximity to services and transportation corridors will also be in demand due to AB 2097, a new state law that prohibits parking minimums near transit corridors and transit stops.

The City anticipates increased residential developments in the City’s mixed-use zones for the following reasons:

- There is a general lack of developable residential land in the City.
- There has been a significant level of development of residential uses in mixed-use zoning districts. Table 4.5-4 shows that since 2015 among the 27 approved or in process residential projects, more than half (15 or 55 percent) are in mixed-use zoning districts. Table 4.5-6 shows that most of the recent mixed-use projects involve the conversion of non-residential uses. Uses on the projects identified in Table 4.5-6 are similar and consistent with uses on sites allowing a mix of uses identified in the sites inventory as well as similar size (greater than half an acre), and locations.
- There is a marked increase in inquiries and expressed interest by property owners to redevelop non-residential sites into residential uses, a trend seen in the surrounding region. In December 2022, the City surveyed property owners of sites included in the inventory as well as owners of potential sites not previously included. Several property owners indicated that they were not interested in redevelopment, and those sites have been removed

from the inventory. As a result of the survey, several sites previously identified as potential but not included, were added to the inventory based on property owner interest. Overwhelmingly site owners showed varying degrees of interest and many inquired about the extent of residential development that could be allowed—[\(over 22 percent of parcels in the inventory have owners that the City was able to reach and that have expressed interest in redevelopment. These sites are noted in Table 4.A-1 in Appendix A\).](#)

- Revisions to the General Plan land use categories and Zoning Ordinance amendments (Action HOU-4.2) will significantly incentivize mixed use development by allowing more intense residential development. Due to the significantly higher housing costs in San Carlos relative to other San Mateo County communities, the City has decided to increase housing capacity by revising zoning standards for mixed-use areas to allow up to 120 units per acre and minimum densities at approximately 75 percent of maximum.
- The City is strengthening incentives for transit-oriented development by updating the Zoning Ordinance to reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097) in all zoning districts. Over 80 percent of parcels in the site inventory are located within 0.5 miles of public transit, including bus service on El Camino Real (State Route 82) and the Caltrain regional rail line.
- For residential only development in Mixed Use zones, the City will remove additional required setbacks (i.e., removing requirement to follow RM-59 zoning setbacks), which will remove constraints to development.
- The City will remove guest parking in Mixed-Use zones.
- The City has committed to building on outreach conducted during the Housing Element update and will continue to proactively outreach to property owners with a survey on how the city can support redevelopment/new housing efforts.
- Existing uses: The existing site uses in Table 4.5-6 mirror that of the City’s current inventory. In the Downtown and along major corridors, historically non-residential areas, the sites have a mix of older stand-alone commercial uses some with surface parking areas. Mixed-use sites are characterized by having a variety of commercial uses, but the site selection focused on smaller scale uses such as small stores or buildings. Large multi-story buildings and sites that showed signs of improvement were not included.
- Size: Mixed-use sites (most are stand-alone parcels) in the inventory have an average size of 0.25 acres. Table 4.5-6 shows that most mixed-use projects with residential components on sites with existing uses and with the potential for development of non-residential uses, have a median size of 0.23 acres. Close to two-thirds of mixed-use projects are 0.25 acres in size or smaller. Sites that are less than 0.5 acres in size are identified to meet the moderate and above moderate-income RHNA.

- **Location:** The example projects resemble the sites included in the inventory in that they are located along major commercial corridors or in areas that have historically been developed with non-residential uses. In response to increased interest in residential development along this corridor, the City has decided to increase housing capacity by revising zoning standards for mixed-use areas to allow up to 120 units per acre and minimum densities at approximately 75 percent of maximum. More than three-quarters of parcels in the site inventory are located within 0.25 mile of El Camino Real.

In general, the market in San Carlos and the surrounding region supports housing as the highest and best use of property, yielding highest returns for property owners, especially in existing neighborhoods, along corridors, and in Downtowns with access to goods, services, and high-quality transit. Based on this analysis and future efforts undertaken through the Housing Plan, the City concludes that likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses is high and that existing uses will not impede additional residential development.

To demonstrate the feasibility and probability of site redevelopment, the property characteristics of sites in San Carlos can be categorized into five site types (indicated in Appendix Table A.4-1), as follows:

Site Type 1: Vacant sites (no existing uses)

Site Type 2: Sites included in the inventory at the request of the property owner. Most of these sites have been designated for mixed use development at 100 or more dwelling units per acre as part of the City's General Plan/zoning update and are generally located in the downtown area of the City near El Camino Real.

Site Type 3: These sites are in the Downtown Area or in mixed use areas that allow 100 or more units per acre. All Type 3 sites have been redesignated for mixed use at densities of 100 or more units per acre, creating a very compelling incentive for redevelopment. No San Carlos project examples allowed 100 or more units per acre because these are new designations not available previously. In addition, these sites also have at least one additional site selection factor that indicates a ripeness for development: building age (over 50 years old), land that is more valuable than the existing uses, or owner interest in redevelopment during the planning period. Most sites have more than one additional factor. Most of these sites are generally located in the downtown area of San Carlos near El Camino Real. This part of the community benefits from minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097).

Site Type 4: These sites allow moderately high densities (ranging from 30 to 59 units per acre). All Type 4 sites have been redesignated for mixed use at higher densities than previously allowed, offering a significant incentive for redevelopment. In addition, these sites also have at least one additional site selection factor that indicates a ripeness for development: building age



(over 50 years old), land that is more valuable than the existing uses, owner interest in redevelopment during the planning period, or similarity to project examples. Most sites have more than one additional factor. Most of these sites are generally located in areas near El Camino Real, the City's major thoroughfare with minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097).

To further show the likelihood of redevelopment of the identified sites, each example project in Table 4.5-6 is assigned a letter and the Sites Inventory Table in Appendix A includes references to the projects that resemble the site based on existing uses, size, location/zoning, and/or previous uses. For example, sites that are currently developed with retail or service uses share similarities to 10 project examples indicating that redevelopment of commercial/retail uses with housing is a strong local trend. High density residential and mixed-use development on sites previously occupied by single family units in zones that allow significantly higher densities are also well represented in the project example table (Table 4.5-6) and correspond to 25 parcels in the inventory, based on the existing use and comparable size. Redevelopment of commercial/office uses to housing is also common, as represented in Table 4.5-6 and correspond to 26 parcels in the inventory based on the existing use and comparable size.

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**Table 4.5-6: Recent/Active and Anticipated/Conceptual Projects in Mixed Use Zones**

Project Name	Zone	Acres	# of Units	Allowed Density (du/ac)	Developed Density (du/ac)	% of Allowed Density	Year Approved	Afford Level	Previous Use
<a href="#">A</a> 545 Walnut Street	MU-D	0.17	9	50	52	<a href="#">104%</a>	2015	AM	Single family home <del>two units</del> – 1 story single family home + 1 dwelling unit above garage (built in 1957)
<a href="#">B</a> 977 Laurel Street	MU-D	0.14	8	50	58	<a href="#">116%</a>	2015	VL,AM	<del>7-unit multifamily building</del> Mixed use building with 8 for-rent residential units including one BMR (application is for change of use to for-sale units)
<a href="#">C</a> 1312 Laurel Street	MU-N	0.11	2	20	19	<a href="#">95%</a>	2015	AM	Single-story commercial building; sandwich spot/flower shop
<a href="#">D</a> 657 Walnut Street	PD	2.90	109	50	37.6	--	2015	AM	<del>~13,040 sf of commercial uses, an ~7,930 sf vacant grocery building, and two 6-unit residential buildings and a surface parking lot</del> public parking lot and commercial buildings. New project (Wheeler Plaza) included consolidation of 16 parcels.
<a href="#">E</a> 1525 San Carlos Avenue	MU-SC	0.30	18	59	60	<a href="#">102%</a>	2015	L,M,AM	Single family home and ADU (built in 1940); New project included lot consolidation – common ownership lot line adjustment
<a href="#">F</a> 1501 San Carlos Avenue	MU-SC	0.16	6	59	37	<a href="#">62%</a>	2015	AM	Single family home and ADU (built in 1922/1949)
<a href="#">G</a> 520 El Camino Real	MU-DC	0.19	9	50	47		2016	M,AM	Vacant
<a href="#">H</a> 644-685 Laurel Street	MU-DC	0.25	Office	50	--		2016	--	Retail
<a href="#">I</a> 26 El Camino Real	MU-NB	0.63	Hotel	50	--		2017	--	Hotel
<a href="#">J</a> 1040-1052 Laurel Street	MU-N	0.28	6	20	21	<a href="#">109%</a>	2018	AM	2 single family homes – New project included lot consolidation and subdivision
<a href="#">K</a> 1240 El Camino Real	MU-SB	0.15	8	50	52	<a href="#">104%</a>	2019	M,AM	Single-story commercial building with restaurant/bakery (built in the 1950s)
<a href="#">L</a> 560 El Camino Real	MU-DC	0.43	24	50	55	<a href="#">111%</a>	2019	L,M,AM	2 commercial buildings; 1 bar and 1 restaurant – over 40 years old, new project included consolidation of 3 parcels)
<a href="#">M</a> 817 Walnut Street	MU-DC	0.24	24	50	99	<a href="#">198%</a>	2019	VL	Single family home and a two-story, five-unit residential addition <del>7-unit multifamily building</del>

**Table 4.5-6: Recent/Active and Anticipated/Conceptual Projects in Mixed Use Zones**

Project Name	Zone	Acres	# of Units	Allowed Density (du/ac)	Developed Density (du/ac)	% of Allowed Density	Year Approved	Afford Level	Previous Use	
									(built 1940-1960). New project included lot consolidation and lot line adjustment – 2,803 sf added from neighboring city parking lot, both city owned	
<u>N</u>	1667 San Carlos Avenue	MU-SC	0.18	6	59	34	57%	2017	AM	Single family home <del>3-unit multifamily building</del> (over 70 years old)
<u>O</u>	626 Walnut Street	MU-DC	0.61	35	50	58	115%	2020	L,M	8-unit apartment building, a two-story commercial building, and a one-story commercial building containing a restaurant and office space <del>2-story commercial building, 1-story commercial building, 2-story residential building (8 units)</del> (built 1940-1979 combined two parcels under separate ownership)
<u>P</u>	993 Laurel	MU-D	0.21	Office	50	--		2020	--	Hair Salon
<u>Q</u>	1360 Cherry Street	MU-DC	0.18	6	50	34	68%	In Review	AM	Single family home <u>built in 1928</u>
<u>R</u>	1383 Laurel	MU-SB	0.19	15	50	78.95	157%	In Review		<u>One-story auto-service and parts shop – built in 1986 -new project included consolidation of 3 lots</u> <del>Auto Repair</del>
<u>S</u>	11 El Camino Real	MU-NB	2.2	231	50	105		Anticipated	TBD	CVS store <u>and parking lot built in 1967 – new project included consolidation of 2 lots</u>
<u>T</u>	1232 Cherry	MU-DC	0.32	34	50	106	213%	Anticipated	L	6-unit affordable multi-family building, 1 story-commercial, <u>– built 1958-1963 – new project included consolidation of 3 properties under separate ownership - 2 lots plus a portion of an alley to be re-aligned</u>
<b>Mixed Use Projects in Redwood City</b>										
<u>U</u>	<u>2336 El Camino Real</u>	<u>MUC-ECR</u>	<u>0.51</u>	<u>16</u>	<u>--</u>	<u>31.4</u>	<u>--</u>	<u>since 2020</u>	<u>AM</u>	<u>Daycare.</u>
<u>V</u>	<u>504 El Camino Real</u>	<u>MUC-ECR</u>	<u>0.5</u>	<u>33</u>	<u>60</u>	<u>83</u>	<u>138%</u>	<u>since 2020</u>	<u>AM/VL</u>	<u>Office/retail use. New project includes 5 very low-income units.</u>

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**Table 4.5-6: Recent/Active and Anticipated/Conceptual Projects in Mixed Use Zones**

Project Name	Zone	Acres	# of Units	Allowed Density (du/ac)	Developed Density (du/ac)	% of Allowed Density	Year Approved	Afford Level	Previous Use
<u>W</u> 849 Veterans Blvd.	MUC-VB	1.14	90	60	79	132%	since 2020	AM/VL	Retail building. New project includes 7 very low-income units.
<u>X</u> 847 Woodside	MUN	0.94	44	40	47	118%	since 2020	AM/VL	Mortuary. New project includes 6 moderate-income units.
<u>Y</u> 104/112 Cedar Street	MUT-S	0.29	15	20-40	51	128% - 255%	since 2020	AM/VL	Vacant property. New project includes 15 very low-income units.
<b>Mixed Use Projects in San Mateo</b>									
<u>Z</u> 1 Hayward Avenue Mixed Use	E2-1/R4: Office with resid. overlay	0.29	18	==	61	==	2017-2022	==	Demo existing commercial and residential uses (5 units). New mixed-use development with office and (77%) residential uses.
<u>AA</u> 1919 O'Farrell St. Multi-Family	E1-1/R4: Office with resid. overlay	0.71	49	==	68	==	2017-2022	==	Demo existing office building. New 5-story residential apartment building
<u>BB</u> 303 Baldwin Ave. Mixed-Use	C1-2/R5: Commercial, office with resid. overlay	0.93	64	==	68	==	2017-2022	==	Demo existing grocery store. New 5-story mixed-use building with ground floor commercial and office and residential uses above
<u>CC</u> 2700 S. El Camino Real Mixed-Use	C3-1/R4: Commercial with resid. overlay	1.0	68	==	68	==	2017-2022	==	Demo two commercial buildings. New 5-story commercial and residential building.
<u>DD</u> 2775 S. Delaware St. Multi-Family	BMSP: Mixed-Use per Bay Meadows Specific Plan	1.0	68	==	68	==	2017-2022	==	New residential apartment building (100% affordable)
<u>EE</u> 1650 S. Delaware St. Multi-Family	TOD: Mixed Use	1.07	73	==	68	==	2017-2022	==	Demo the existing office building. New 5-story 73-unit residential apartment building

**Residential Sites Inventory**

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. As a fully built-out community, very little vacant land remains in the city. A total of 13.1 acres of vacant and underutilized parcels in residential zones were identified.

Combined, there is the potential to yield 368 new dwelling units on vacant and underutilized land in residential zones (Table 4.5-7). All but one site zoned for lower density (RS-3 and RS-6) are vacant. In the multifamily zones, 19 of the 24 parcels (79 percent) are currently developed with single family homes and the zoning allows for an increase in units that ranges from 800 percent to 2,500 percent.

**Table 4.5-7: Vacant and Underutilized Residential Land**

General Plan Designation	Zoning	Density	# of Parcels	Acres	Potential Dwelling Units	Affordability Level*
Single Family - 3	RS-3	3 du/acre	3	4.1	13	Above Moderate
Single Family - 6	RS-6	6 du/acre	8	4.0	24	Above Moderate
Multiple Family - 59	RM-59	45 to 59 du/acre	1	1.1	49	Very Low/Low
Multiple Family - 100	RM-100	75 to 100 du/acre	23	3.9	282	Above Moderate/ Moderate
<b>Total</b>			<b>35</b>	<b>13.1</b>	<b>368</b>	

\*Note: Based on state law (Government Code Section 65583.2(c)(3)), sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA. Sites that can qualify for 100 percent affordable units based on the allowed density but do not meet the size parameters established by AB 1397 (0.5-10 acres) are split evenly between the moderate- and above moderate-income RHNA categories.

Given the scarcity of developable land in San Carlos and the continuing demand for housing in the Bay Area, nearly all the recent residential construction in the city has involved infill development on underutilized properties. The analysis of residential capacity on recyclable land included in this section includes underutilized parcels in the RS-6, RM-59, and the newly upzoned RM-100 residential zones. One of the parcels identified in the RS-6 zone has a nonconforming commercial use and is a large site. Parcels identified in the RM-59 and RM-100 zones are

underutilized based on presence of single-family homes and can significantly increase the number of units on the site.

Ten of the residential parcels are vacant. For the remaining non-vacant sites with available land and improvement value data, 68 percent have land values that equal or exceed site improvement values. In most cases these are sites with single family homes on properties designated for multi-family uses at densities of up to 100 units per acre.

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## *Mixed-Use Sites Inventory*

Nearly all of San Carlos is developed; there is an extremely limited amount of vacant land within City limits. The City’s Mixed Use zoning districts facilitate the redevelopment of underutilized properties to create vibrant, walkable centers and corridors. New housing in these areas is an integral part of the vision for San Carlos; a balance of housing opportunities for both affordable and market-rate housing is essential to meet this goal. A survey of land was conducted in areas that permit mixed-use development, and a total of 33.4 acres of underutilized parcels in mixed-use zones was identified, with the potential to yield 2,602 new dwelling units (Table 4.5-8).

There are several underutilized properties along the major corridors that allow mixed use. The sites chosen are significantly underutilized given their size and given the development potential under the mixed-use development standards. All the sites with existing residential uses provide the opportunity to more than double the unit capacity. Over two-thirds of sites have land values that exceed site improvement values.

Most of the mixed-use sites are located within one block of El Camino Real (State Route 82), San Carlos Avenue, and/or the San Carlos Caltrain station. The rail line connects San Carlos to San Francisco and the Silicon Valley region. Several new and under construction projects in this area demonstrate the interest in developing housing in proximity to these major transportation corridors (see Table 4.5-6).

## **Site Suitability, Realistic Capacity and Re-use of Sites (Assembly Bill [AB] 1397)**

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is limited to sites of between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing. In this inventory, several sites include multiple parcels that are less than one-half acre in size, however when consolidated with adjacent parcels are more than 0.5 acres. Small lot development is very common in San Carlos, and Actions HOU-2.1 and HOU-2.2 are included to identify additional incentives as needed. Small sites (less than one-half acre) are credited toward the moderate- and above-moderate income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects. For very low and low-income sites, all but two of the parcels in the inventory are at least 0.5 acres in size. The two parcels that are smaller are included only because they have the potential for lot consolidation with an adjoining parcel that is under common ownership and make up a site over 0.5 acres in size.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of San Carlos, most sites have existing uses.

**Table 4.5-8: Mixed-Use Sites by Zone (see Figure H-4.5-1 Sites Inventory Map)**

General Plan Designation	Zoning	Density	# of Parcels	Acres	Potential Dwelling Units	Affordability Level*
Mixed Use , High	MU-D-120	90 to 120 du/acre	21	5.2	522	Above Moderate/ Moderate/Low/Very Low
Mixed Use, Medium High	MU-DC-100	75 to 100 du/acre	14	2.6	210	Above Moderate/ Moderate/ Low/Very Low
Mixed Use, Low	MU-N-40	30 to 40 du/acre	34	7.9	248	Above Moderate/ Moderate/ Low/Very Low
Mixed Use, Medium	MU-N-50	38 to 50 du/acre	7	1.7	69	Above Moderate/ Moderate/ Low/Very Low
Mixed Use, High	MU-N-120	90 to 120 du/acre	6	2.4	238	Above Moderate/ Moderate/ Low/Very Low
Mixed Use, High	MU-NB-120	90 to 120 du/acre	6	6.1	615	Low/Very Low
Mixed Use, Medium High	MU-SB-100	75 to 100 du/acre	14	1.9	152	Above Moderate/ Moderate/ Low/Very Low
Mixed Use, High	MU-SB-120	90 to 120 du/acre	27	3.8	370	Above Moderate/ Moderate/ Low/Very Low
Mixed Use, High	MU-SC-120	90 to 120 du/acre	5	1.8	178	Above Moderate/ Moderate/Low/Very Low
<b>Total</b>			<b>134</b>	<b>33.4</b>	<b>2,602</b>	

\***Note:** Based on state law (Government Code Section 65583.2(c)(3)), sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA. Sites that can qualify for 100 percent affordable units based on the allowed density but do not meet the size parameters established by AB 1397 (0.5-10 acres) are split between the moderate- and above moderate-income RHNA categories.

Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification.

To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local

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importance are not included, and clear criteria were used to evaluate all sites within San Carlos, as described above. In addition, through the public engagement process, sites identified to have additional constraints were removed.

AB 1397 also requires that specific parameters be placed on sites that were used in previous planning cycles but did not develop and are now used in the current Housing Element to meet the lower income RHNA. However, as noted in HCD guidance documents, due to updates in the prior planning period to the general plan or other planning activities, such as the creation of a specific plan, some sites previously identified in the housing element may have been rezoned allowing a higher density, and therefore increasing the potential housing capacity of the site. Because the zoning characteristics of this site have changed, it can be considered a new site for the purposes of the housing element inventory. All of the lower-income sites in the Housing Element have been rezoned to significantly increase densities and thus none are subject to the reuse provisions of AB 1397.

## **Moderate-Income and Above Moderate-Income Housing (AB 725)**

For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater). (Gov. Code, § 65583.2, subd.(c)(4).) Of the 169 parcels in the sites inventory, 138 are used to address the moderate- and above moderate-income RHNA. Of

those 138 parcels, 116 (or 84 percent) allow for development of 4 or more units.

## **No Net Loss Provision**

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program HOU-3.7 is included in the Housing Element to set up a process for compliance.

## **Comparison of Sites Inventory and RHNA**

Table 4.5-9 shows that approved and proposed project credits and the sites inventory identified in this chapter total 3,525 units, 1,756 of which are in the lower-income RHNA categories. Overall, the City can adequately accommodate—and have excess capacity for—the RHNA.

The identified sites and the densities allowed will provide opportunities to achieve remaining RHNA goals for all income categories as well as provide surplus of units, which help support no net loss provisions consistent with State law.



The identified sites can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout San Mateo County, and 2) the availability of underutilized land in areas designated for mixed-use, with the potential for high-density residential development. The sites chosen are significantly underutilized given their size and location and recent development trends. Interest is especially high in areas identified in this Housing Element, including mixed-use areas. San Carlos makes every effort to support

development that contributes to the city and facilitates a walkable, pedestrian-oriented community, consistent with land use policy. Developers continue bring forward new projects in San Carlos, due to the city’s convenient location, available transit, maximum allowable densities, and livable community. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. Given the newly increased densities associated with new zones in residential and mixed-use areas, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

**Table 4.5-9: Comparison of Sites, Pipeline Projects, and RNHA**

Project	Extremely/ Very Low- Income (0- 50% AMI)	Low- Income (50-80% AMI)	Moderate- Income (80- 120% AMI)	Above Moderate- Income (+120%)	Total
<b>2023-2031 RHNA</b>	<b>739</b>	<b>425</b>	<b>438</b>	<b>1,133</b>	<b>2,735</b>
Approved and Proposed Projects	3	63	7	279	352
Projected ADU construction	10	61	102	30	203
Vacant/Underutilized Residential Sites	31	18	81	238	368
Vacant/Underutilized Mixed-Use Sites	986	584	293	739	2,602
<b>Total</b>	<b>1,030</b>	<b>726</b>	<b>483</b>	<b>1,286</b>	<b>3,525</b>
<b>RHNA Status (+surplus/-deficit)</b>	<b>+291</b>	<b>+301</b>	<b>+45</b>	<b>+153</b>	<b>+790</b>

Figure 4.5-1  
Sites Inventory  
Map

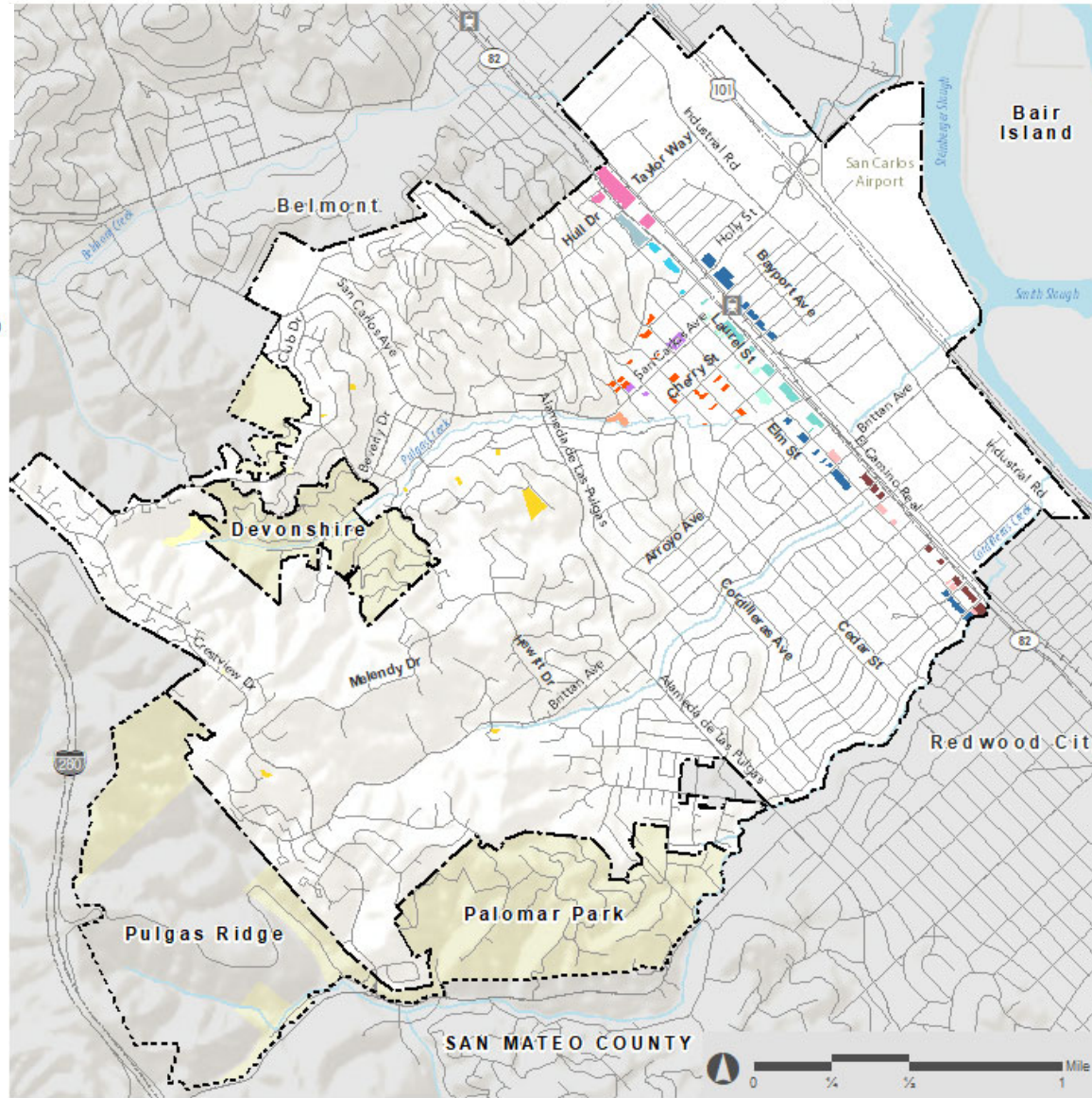
**Legend**

**Residential Sites**

- Residential - Single Family, RS-3
- Residential - Single Family, RS-6
- Residential - Multi-Family, RM-69
- Residential - Multi-Family, RM-100

**Mixed Use Sites**

- Mixed Use, MU-D-100
- Mixed Use, MU-D-120
- Mixed Use, MU-DC-100
- Mixed Use, MU-N-40
- Mixed Use, MU-N-50
- Mixed Use, MU-N-120
- Mixed Use, MU-NB-120
- Mixed Use, MU-SB-100
- Mixed Use, MU-SB-120
- Mixed Use, MU-SC-120
- City of San Carlos Boundary
- Sphere of Influence
- Caltrain Railroad and Stations
- Streets
- Waterbodies
- Surrounding Jurisdictions



January 2023  
Source: United States Census Bureau, 2019. City of San Carlos, County of San Mateo, Urban Footprint, 2020.

**Consistency with Affirmatively Furthering Fair Housing (AFFH)**

State law requires that sites to meet the RHNA must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (for example, with a lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational

characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Figure 4.5-2 shows the TCAC opportunity areas in San Carlos, with the exception of a small area in the northeast corner of the city, all of the city categorized as highest and high resource.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated Census tracts with relatively high concentrations of non-white residents living in poverty. There are no R/ECAPs within San Carlos. The distribution of identified sites improves fair housing and equal opportunity conditions because sites are mostly distributed in highest and high resources areas.

A thorough AFFH analysis based on the City’s most current Analysis of Impediments to Fair Housing Choice is included in the Housing Constraints section of this Housing Element.

**Table 4.5-10: Sites and TCAC/HCD Opportunity Areas**

TCAC/HCD Opportunity Areas	Affordability Level				Above Moderate			
	Lower Income Units	Moderate Income Units	Moderate Income Units	Above Moderate Income Units	Total Units			
High Resource	1,217	75%	159	43%	402	41%	1,778	60%
Highest Resource	402	25%	215	57%	575	59%	1,192	40%
Total Sites	1,619	100%	374	100%	977	100%	2,970	100%
	55%		13%		33%		100%	

**Table 4.5-1 I: Sites and Segregation/Integration and Disproportionate Housing Needs**

Census Tracts	Affordability Level							Total Units	% Low/Mod HH	% Non-White Pop	% Persons with Disabilities	% Renter HHs	% Children in Female-Headed HHs	% Over-crowded HHs
	Lower Income Units		Moderate Income Units		Above Moderate Income Units									
Census Tract 6091	73	5%	17	5%	42	4%	132	4%	45%	42%	10%	25%	4%	9%
Census Tract 6092.01	353	22%	146	39%	364	37%	863	29%	31%	30%	7%	42%	6%	1%
Census Tract 6092.02	1,110	69%	140	37%	356	36%	1,606	54%	45%	39%	12%	73%	7%	0%
Census Tract 6093	83	5%	71	19%	178	18%	332	11%	25%	24%	7%	17%	12%	0%
Census Tract 6094	-	-	-	-	-	-	-	-	16%	23%	5%	10%	18%	0%
Census Tract 6095	-	0%	-	0%	5	1%	5	0%	18%	35%	5%	14%	6%	0%
Census Tract 6096.01	-	0%	-	0%	29	3%	29	1%	34%	32%	3%	32%	17%	3%
Census Tract 6096.02	-	-	-	-	-	-	-	-	14%	31%	8%	7%	5%	0%
Census Tract 6096.03	-	0%	-	0%	3	0%	3	0%	19%	26%	6%	9%	12%	0%
<b>Total</b>	<b>1,619</b>	<b>100%</b>	<b>374</b>	<b>100%</b>	<b>977</b>	<b>100%</b>	<b>2,970</b>	<b>100%</b>	<b>27%</b>	<b>31%</b>	<b>7%</b>	<b>27%</b>	<b>8%</b>	<b>2%</b>

### Segregation and Integration

Most census tracts in San Carlos are largely comprised of White, non-Hispanic residents (68%). However, one tract, census tract 6092.02, indicates a relatively higher concentration of non-White residents (43%); this tract is located between Magnolia Ave and Cherry St. Sites included in the inventory located within this region are largely lower-income housing with a 1,061-unit capacity (low and very low income), a moderate-income capacity

of 140 units, and an above moderate-income capacity of 356 units. These new housing sites help further an integrated mixed-income community, which helps address overconcentration of affordable housing in areas with lower income housing.

Any concerns of displacement as a result of the integration of high-income housing could be addressed with anti-displacement strategies. For this, the City will implement the following program, Action HOU-3.10 Anti-Displacement Strategies. The

program will adopt tenant protection policies, as well as support local efforts to establish land trusts, or housing preservation funds.

### **Persons with Disabilities**

In San Carlos, there is a generally low percentage of the population living with disabilities (7%). Of all tracts in the City, tract 9062.02 has a relatively higher concentration of residents living with disabilities (12%). The housing sites identified in the inventory are similar to that which were described in the previous ‘Segregation and Integration’ section of the Constraints chapter of the Housing Element. The abundance of housing options located primarily in a high density/multi-family area of the city that is concentrated around public transit makes it easier for those with disabilities (namely independent living disabilities) to access services and resources.

**Access to Opportunity** Most of the City is designated as a high to highest resource areas, according to the TCAC Composite Score map shown in Figure 4.5-2. A greater portion of the sites identified in the site inventory are located within the area of “highest resource”, while the remainder can be found in “high resource” areas. Of all the new sites considered in the “highest resource” areas, a total of 485 units are designated as lower income sites (very low and low income), most of which are located in mixed-use zones, with good access to local transit and services. These sites provide opportunities for low-income housing in predominantly high-income areas, which helps to create more economically integrated areas citywide. The

inclusion of lower income sites in higher income areas also helps improve housing mobility and access to opportunity for low-income households.

### **Disproportionate Housing Needs**

Compared to surrounding cities, San Carlos has relatively lower rates of cost burden for both homeowners and renters, however some tracts see a greater percentage of renters experiencing housing cost burden. The majority of the City also has overcrowding rates that are lower than the California average (8.2%), with the exception of the tract located northeast of El Camino Real (Tract 6091.00), where nine percent of the population experiences overcrowding. Additionally, 60 percent of renter-households within this tract experience cost burden. The sites identified in the inventory within this tract are largely very-low to low-income units (73 units). The increase availability of affordable housing could potentially alleviate the housing problems associated with overcrowding and overpayment for some residents. The addition of affordable rental units does not present an overconcentration or significant addition of lower-income housing to the area, where the median income is upwards of \$126,000.

### **Infrastructure Capacity**

The sites inventoried in this Housing Element all lie within urban areas well served by street and utility infrastructure. As part of the environmental analysis completed for the Housing Element update, the availability of sufficient water supply and wastewater treatment capacity to meet the demand for San Carlos’ General

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Plan projections and the current RHNA was analyzed. Aside from the non-governmental and governmental constraints discussed in Chapter 4 (Constraints), no additional constraints would impede the development of new housing units in the future on the identified sites.

Drinking water in San Carlos is provided by Cal-Water. Cal Water's Individual Supply Guarantee (ISG) is 35.68 MGD (39,993 acre-feet per year; AFY), which is shared among its Bear Gulch, Mid-Peninsula, and South San Francisco Districts (also referred to as the "Peninsula Districts"). The 2020 UWMP estimates the Peninsula Districts' demand will increase over time to 36,396 AF in 2045. **Therefore, the Peninsula Districts are expected to have adequate water supplies during normal years to meet its projected demands through 2045 (including capacity on identified sites).** However, like most districts across the State, the District is expected to experience significant shortfalls during single dry and multiple dry year conditions. Cal Water has developed a Water Shortage Contingency Plan to address potential water shortage conditions. The Water Shortage Contingency Plan (WSCP) addresses water shortage conditions resulting from any cause (e.g., droughts, impacted distribution system infrastructure, regulatory-imposed shortage restrictions, etc.). The WSCP identifies a variety of actions that Cal Water would implement to reduce demands and further ensure supply reliability at various levels of water shortage.




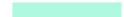

The San Carlos Public Works Department provides wastewater collection service for San Carlos. The City owns and operates a

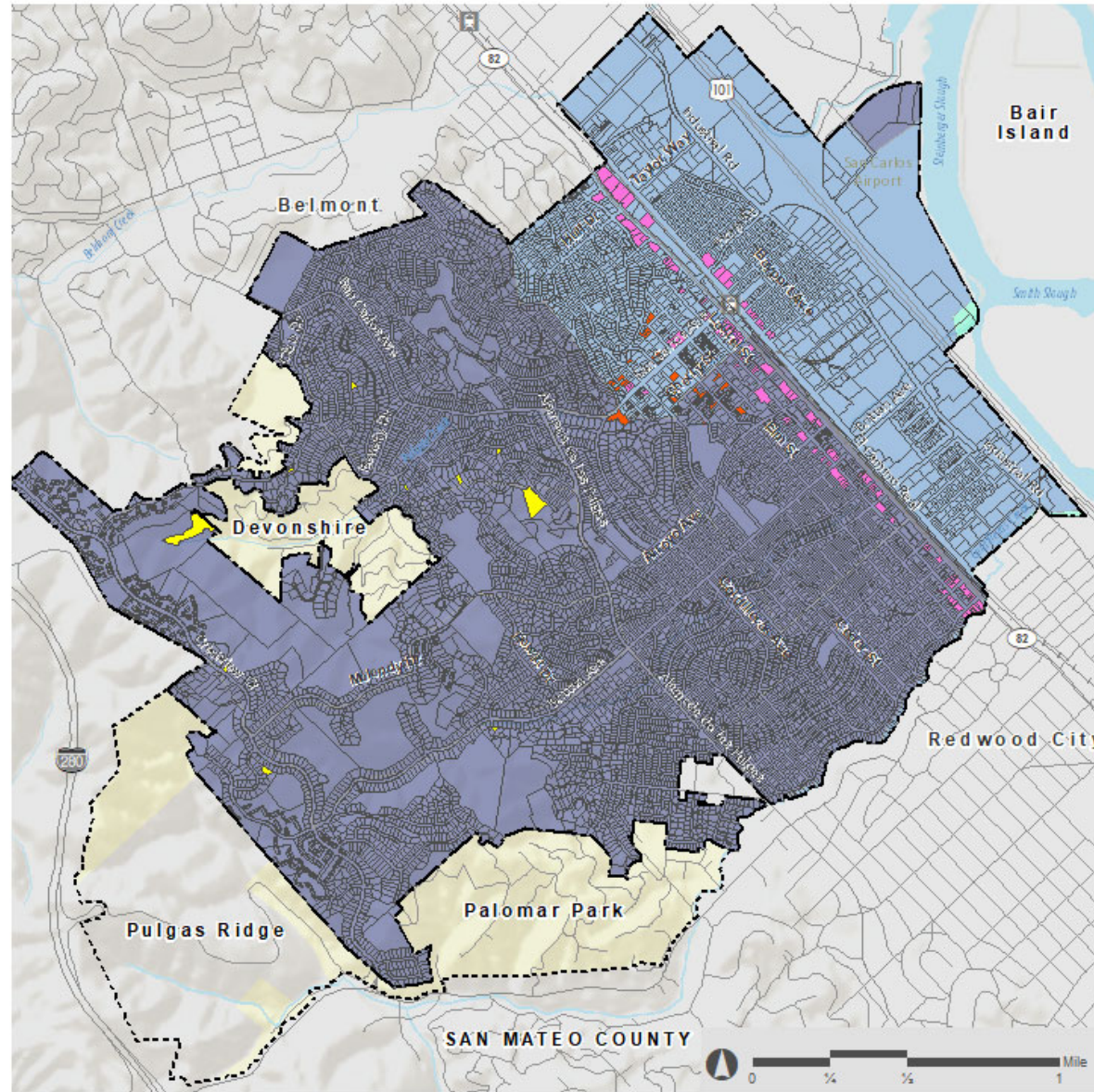
sanitary sewer collection system consisting of approximately 104 miles of sewer pipelines and six sewer lift stations. Wastewater generated within the City is treated at a wastewater treatment plant (WWTP) operated by a joint powers authority called Silicon Valley Clean Water (SVCW), which serves the communities of Belmont, Redwood City, San Carlos, and the West Bay Sanitary District. The SVCW WWTP has a capacity to treat 29.5 MGD, but currently receives approximately 20.0 MGD from customers in the SVCW service area. As described in the General Plan EIR, of the total capacity, the City of San Carlos is allocated a total treatment capacity of 4.47 MGD. The San Carlos flow wastewater projection for residential and existing non-residential uses is 3.16 MGD, which would result in 1.31 MGD of capacity remaining within San Carlos allocation. **Therefore, the City's wastewater collection system is expected to have adequate capacity to meet its projected demands through 2045 (including capacity on identified sites).**

San Carlos is fully developed, and full urban-level services are available to each site in the inventory. Specifically, water, sewer, and dry utility services are available for all the sites included in the inventory. To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure.

Figure 4.5-2  
Opportunity  
Areas and Sites  
Inventory Map

**Legend**

-  City of San Carlos Boundary
-  Sphere of Influence
-  Caltrain Railroad and Stations
- 6th Cycle RHNA Sites**
-  Mixed Use
-  Residential - Multi-Family
-  Residential - Single Family
- TCAC Opportunity Areas (2021)**
-  Highest Resource
-  High Resource
-  Moderate and Low Resource
-  Waterbodies
-  Surrounding Jurisdictions



January 2023  
Sources: United States Census Bureau, 2019.  
City of San Carlos, 2022, County of San Mateo,  
Urban Footprint, 2020.

Applications are evaluated on a case-by-case basis to ensure the capacity exists to service new developments.

## Administrative and Financial Resources

### Financial Resources

Most projects that are exclusively affordable housing (especially for extremely low- and very low-income households) cannot be developed without financing and other subsidies required to write down the cost of land or other development incentives necessary to reduce construction costs. Funding sources include U.S. Department of Housing and Urban Development (HUD) funds, Tax Credits, and other loans and grants.

### *Federal Resources*

**CDBG/HOME:** Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a wide range of community development activities. These funds can be used for the acquisition of land for affordable housing units, rehabilitation through a nonprofit organization for housing, development of infrastructure and facilities, and public service activities. Another source of HUD funds is available under the HOME Investment Partnerships Program (HOME). These funds can be used to assist tenants or homeowners through acquisition, construction, reconstruction, or the rehabilitation of affordable housing. A federal priority for use of these funds is preservation of the at-risk housing stock. The City is a participating jurisdiction in the San Mateo County Consortium to receive CDBG and HOME funds

**Housing Choice Voucher Program:** The Housing Authority of the County of San Mateo administers the HUD Section 8 Housing Choice Voucher Program for San Carlos residents. The program provides rental subsidies to low-income families who spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost.

### *State Resources*

**Low Income Housing Tax Credits (LIHTC):** Created by the 1986 Tax Reform Act, the LIHTC program encourages the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a 10-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of AMI or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the 10-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

Additional State housing resources include:

- Affordable Housing and Sustainable Communities (AHSC)
- CalHFA Single and Multi-Family Program



- CalHome Program
- Homekey
- Housing-Related Parks Grant
- Infill Infrastructure Grant (IIG)
- Local Housing Trust Fund (LHTF)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Permanent Local Housing Allocation (PLHA)

### *Local Resources*

**Housing Endowment and Regional Trust of San Mateo County (HEART):** HEART was formed in 2003 as a public/private partnership among the San Mateo cities and county, and the business, nonprofit, education, and labor communities. HEART raises funds from public and private sources to meet critical housing needs in San Mateo County.

**Affordable Housing (BMR) Ordinance:** The City's Below Market Rate (BMR) Housing Ordinance requires that 15 percent of units in market rate rental developments are provided at affordable rates (10 percent moderate- and 5 percent low-income for ownership projects; 10 percent very low- and 5 percent low-income for rental projects). Revisions to the BMR Ordinance were adopted in June 2022 to lower the threshold for constructing units on site for ownership projects to from 7 to 5 units; the threshold remains seven for rental developments. The revisions also require ownership projects to provide 20 percent low-income units and provide an option for rental projects to provide 15 percent very low-income units, to correlate with State density bonus law. Projects smaller than this threshold pay an in-lieu fee. Projects that result in a fractional unit of less than 0.5 can opt to pay an in-

lieu instead of providing an additional unit. Any calculation that results in a fraction greater than 0.5 is required to build the additional unit.

The City of San Carlos has also adopted a Commercial Development BMR Housing Program that requires developers of commercial projects to mitigate their impact on affordable housing by paying a Commercial Linkage Fee. The Linkage Fee applies to commercial projects including changes in use, additions in floor area and new development as follows:

- Restaurant, & Personal Service \$5.00 per square foot
- Hotel: \$10.00 per square foot
- Office, Medical Office, Research & Development: \$20.00 per square foot

Since the commercial linkage fee went into effect in 2017, the City has collected over \$6.5 million to fund affordable housing projects. The City anticipates these funds to continue to grove over the next few years.

**San Mateo County Affordable Housing Fund:** To date, the San Mateo County Affordable Housing Fund, together with its Preservation sub-fund, has allocated over \$120 million to assist 2,761 units in San Mateo County—supporting development of 2,403 new affordable rental and homeownership units, and preservation as affordable housing of 358 multifamily rental units.

**Redevelopment Agency:** When the City's Redevelopment Agency was dissolved on Feb. 1, 2012, in accordance with California State law, the city formed a Successor Agency to

# 4 2023 HOUSING ELEMENT: HOUSING RESOURCES



handle the unfinished business of the former Redevelopment Agency. The former Redevelopment Agency had a geographically defined Project Area where a portion of the property taxes from the properties within the area went to support the activities of the Agency, including capital projects, economic development and affordable housing. The City adopted a last and final Recognized Obligation Payment Schedule (ROPS) filed for July 1, 2019 through June 30, 2035, totaling in approximately \$18 million.

## Administrative Resources

The following agencies and organizations contribute to the goal of preserving and increasing affordable housing in San Carlos. Both government agencies and partnerships with nonprofit agencies and for-profit developers are necessary to implement many housing programs.

### *San Carlos*

**Community Development Department:** The Community Development Department is home to the Building, Economic Development and Housing, and Planning Divisions which help advance the city’s housing needs. The Economic Development and Housing Division manages the City’s housing efforts, participating in both local and regional housing efforts as well as evaluation of housing opportunities as they become available, programs to increase the supply of workforce housing, and funding support for key housing programs. The Planning Division is responsible for advance planning, current planning (ensuring that development projects are consistent with the

General Plan, the Development Code, and State codes), and land use regulation.

### *San Mateo County*

The Housing Authority of the County of San Mateo administers the HUD Section 8 Housing Choice Voucher Program for San Carlos residents. In addition, the San Mateo County Housing & Community Development (HCD) Division coordinates homelessness response for the County and serves as the organizing agency for local jurisdictions.

### *Partnerships*

Creative approaches and partnerships are often necessary in order to finance and build affordable housing. Nonprofit and for-profit organizations provide housing, including affordable housing, and a wide range of supportive services for residents with special housing needs throughout the county. Partners also help manage homeownership programs and assist in other housing and community development activities. Some of these local partners include:

- **Bridge Housing** (designs, develops, and manages affordable housing)
- **Center for Independence of the Disabled** (provides support services, community awareness, and advocacy for people with disabilities)
- **Eden Housing** (designs, develops, and manages affordable housing)
- **First Community Housing** (designs, develops, and manages affordable housing)

- **HIP Housing: Human Investment Project** (supports home sharing, self-sufficiency, and property development/housing rehabilitation)
- **Habitat for Humanity Greater San Francisco** (builds and rehabilitates homes for affordable purchase)
- **Lesley Senior Communities** (senior living provider)
- **LifeMoves** (homeless services provider)
- **Mercy Housing** (designs, develops, and manages affordable housing)
- **MidPen Housing** (designs, develops, and manages affordable housing)
- **Mental Health Association of San Mateo County** (housing and services provider)
- **PARCA** (services provider for people with developmental disabilities)
- **Rebuilding Together Peninsula** (housing renovation and repair services)
- **Samaritan House** (homeless services provider)

constraints to housing development and housing access, and to form partnerships to meet housing needs.

For-profit developers also provide affordable units in larger-scale projects in San Carlos, both through density bonuses and the City’s BMR Ordinance requirements.

The Housing Element Goals, Policies, and Implementation Programs outline the City’s plan to continue to work with a network of nonprofit and for-profit organizations to build affordable housing, rehabilitate and preserve housing, and provide an extensive menu of supportive services to San Carlos residents, families, and persons with special needs. Moreover, the Housing Element sets forth policies and programs to continue to facilitate the development and maintenance of housing, remove

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## Fair Housing Assessment

*Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The State of California's 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.*

### Contents

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185	Integration and Segregation
232	Displacement Risk
234	Disproportionate Housing Needs
256	Fair Housing Issues, Contributing Factors, and Action Plan

AB 686 requires all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing and take no action inconsistent with this obligation.”<sup>1</sup> AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

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<sup>1</sup> California Department of Housing and Community Development Guidance, 2021, page 9.

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



## Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

## Primary Findings

This section summarizes the primary findings from the Fair Housing Assessment for San Carlos.

- San Carlos residents filed only two fair housing complaints and made four fair housing inquiries to the state in the past 5 to 7 years (Figure 4.6-2).
- The City’s Housing Resources & Information webpage includes guidance on housing discrimination and how to file a fair housing complaint, intended to help current and

prospective residents who have fair housing concerns find needed resources more quickly.

- San Carlos’ demographics do not represent the demographics of the county or Bay area overall (Figure 4.6-3): 68 percent of San Carlos residents are White (compared to 39 percent in the county and Bay area); 16 percent are Asian (compared to 30 percent in the county and 27 in the Bay area); one percent are Black/African American (versus 6 percent in the Bay area); and 9 percent are Hispanic/Latinx (versus 24 percent in the county and Bay area). The city is on par with the county and Bay area for other and mixed-race residents.
- Mapping conducted by HCD shows the city is nearly entirely predominantly White, an unusual pattern for cities in San Mateo County, as most have some pockets of diversity.
- Like most of the county, San Carlos is aging—although the city’s youth are also increasing. The largest drop between 2000 and 2019 is in residents aged 35 to 44,

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

followed by 25 to 34. This could indicate that the city has trouble retaining working age residents.

Sixteen percent of San Carlos households earn less than 50 percent of the area median income (AMI) compared to 24 percent in the county. All but one block group in the city has a median income of greater than \$125,000, and no areas of the city have concentrated poverty.

- The city has few disparities in housing access among racial and ethnic groups, likely due to the high barriers to entry in the housing market. Lower income households have few opportunities to rent and buy in San Carlos.
- The largest disparities that exist are in education. Proficiency gaps exist by race and ethnicity: Black/African American students attending both San Carlos Elementary and Sequoia High have some of the lowest rates of mathematics proficiency in the county. Black/African American students represent one percent of the San Carlos Elementary District and two percent of the Sequoia High district. Hispanic students also have proficiency gaps, but they are not as pronounced. Only three percent of English language learners and nine percent of students with disabilities in the Sequoia Union High School District meet or exceed math standards—some of the lowest proficiency among schools in the county.
- In the regional context, San Carlos represents a high opportunity area with relatively low accessibility to low-

and moderate-income households, which are more likely to be racial/ethnic minorities. The City should continue to look for opportunities to increase affordable housing supply in the community.

*History of segregation in the region.* The United States’ oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self segregation” (i.e., preferences to live near similar people).

Redlining is the process used by lenders to restrict certain land areas from ownership by Black residents primarily, but also by Black, indigenous and people of color (BIPOC) generally. Although currently illegal, redlining was historically practiced throughout the Bay Area, including in San Mateo County. Specifically, it was a federally backed process that denied creditworthy applicants loans for housing in certain neighborhoods due to their ethnicity. The term was coined from the red or “hazardous” areas of cities that were deemed risky to invest in, due to their specific racial demographics. Redlining led to cycles of disinvestment even after the Fair Housing Act of 1968, which officially banned redlining.

Local realtors report that such redlining practices were limited to cities of over 40,000 in population. Although few cities in San Mateo County were that size when redlining was rampant

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



(notably Redwood City, San Mateo and Daly City may have been large enough), there were plenty of other ways in which cities could restrict who lived where. For example, a real estate appraiser could mention that a certain house being considered for a mortgage was in an area of “hazard” (code for non-white areas), which had the same impact as redlining.

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region’s non-White residents settled. Rothstein’s research—and other sources of past discriminatory acts in Peninsula—are featured in the 21 Day Social & Racial Equity Challenge sponsored by the Community Foundation of San Carlos.<sup>2</sup> Examples of these discriminatory behaviors are summarized below.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County’s early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county’s African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, builders of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only “members of the Caucasian or White race shall be permitted” to occupy sold homes—the exception being “domestics in the employ[ment] on the premises.”<sup>3</sup> This developer went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California’s Homebuilding Foundation Hall of Fame.

<sup>2</sup> <https://cfsancarlos.org/21-day-11>

<sup>3</sup> <https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html>



The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto – initially established with “whites only” neighborhoods – became 82 percent African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

As shown in the timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use (Figure 4.6-1), exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory, and allowed those that would be considered today to have a

“disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies) – the latter of which is only effective when adequate affordable rental units are available.

## **Fair Housing Enforcement and Capacity**

### *Fair Housing Legal Cases and Inquiries*

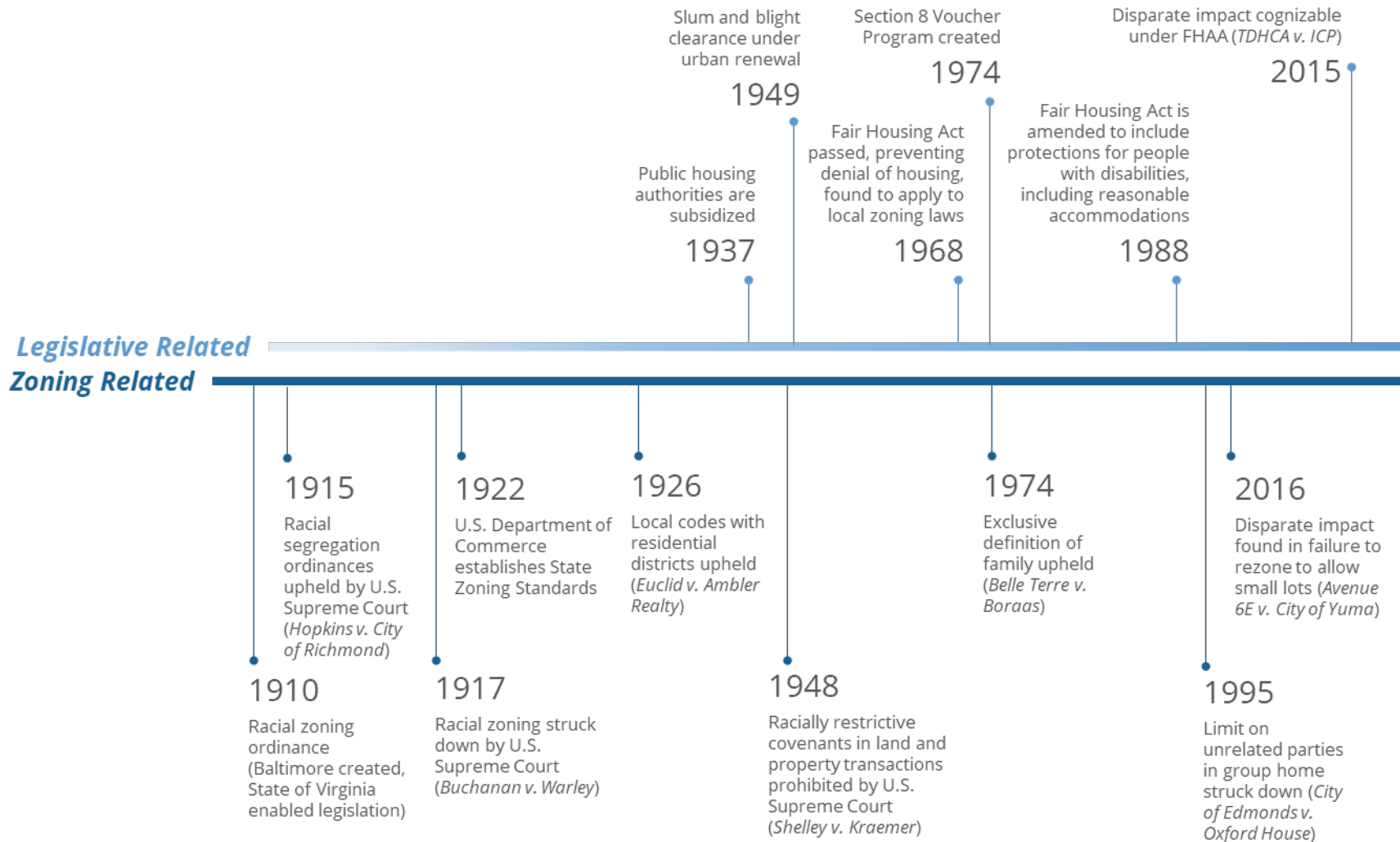
The San Mateo County Regional Assessment of Fair Housing (AFH) serves as the fair housing planning document for the San Mateo County region. The AFH is completed on behalf of the county and local cities that receive U.S. Department of Housing and Urban Development (HUD) funds directly from HUD. HUD provides annual funding allocations through the Community Development Block Grant (CDBG); HOME Investment Partnerships (HOME); and Emergency Shelter Grant (ESG). The four largest cities in San Mateo County (Daly City, South San Francisco, San Mateo, and Redwood City) meet HUD’s definition of “entitlement” cities, and each receive their own separate CDBG

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

grant from HUD. HOME funds are received by the County as a “HOME Consortium,” which consists of the Urban County and the City of South San Francisco and San Mateo, which are entitlement cities and could receive their own HOME allocations but have chosen to remain with the Urban County in the HOME Consortium. San Carlos is part of the Urban County and receives CDBG and HOME funds through the County as the entitlement jurisdiction.



FIGURE 4.6-1  
Major Public and Legal Actions that Influence Fair Access to Housing



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The purpose of the AFH is to help communities analyze challenges to fair housing choice and establish their own goals and priorities to address fair housing barriers in their communities. Additionally, the report aims to help communities move toward an “access to opportunity philosophy” when making planning and housing policy decisions. The “access to opportunity” focus of the AFH is rooted in the text of the 1968 Fair Housing Act (FHA). According to the July 2015 Final Rule establishing the AFH, “The Fair Housing Act not only prohibits discrimination, but, in conjunction with other statutes, directs HUD’s program participants to take significant actions to overcome historical patterns of segregation, achieve truly balanced and integrated living patterns, promote fair housing choice, and foster inclusive communities that are free from discrimination.” Many court decisions have supported this interpretation of the FHA.

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.<sup>4</sup>

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in

investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.<sup>5</sup> Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Carlos residents have access to several local organizations active in fair housing law. These include Project Sentinel, Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto, all of which receive funding from the County and participating jurisdictions. The San Francisco Fair Housing and Equal Opportunity (FHEO) office of HUD and in the State of California Department of Fair Employment and Housing also investigate fair housing violations and allegations of discrimination based on a person’s status as a member of one of the State or Federally protected categories.

These organizations investigate allegations of discrimination based on a person’s status as a member of one of the State or Federally protected categories.

From 2017 to 2021, 57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD), two of which were from San Carlos residents. Most complaints countywide cited disability status as the bias (56 percent) followed by race (19 percent), and familial

<sup>4</sup> <https://www.dfeh.ca.gov/aboutdfeh/>

<sup>5</sup> <https://www.dfeh.ca.gov/complaintprocess/>

status (14 percent). In San Carlos, the two complaints were based on disability and familial status. Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to five, increased to 11 in 2020, and had reached six by mid-2021.

Fair housing inquiries made to the state in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55 percent) and race (17 percent). Familial status represented eight percent of complaints nationally, whereas this basis comprised 14 percent of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been

declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.

- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.<sup>6</sup>

In 2018, the Department of Fair Employment and Housing (DFEH) settled a disability discrimination lawsuit against a San Carlos apartment landlord who refused to grant their tenant’s request for a reasonable accommodation for an exception to the property’s no-pets policy for an emotional support animal unless they paid a pet deposit and signed a pet addendum. The complaint was filed in 2016 and DFEH filed a civil complaint in 2017 in San Mateo Superior Court alleging violations of California’s Fair Employment and Housing Act and the Unruh Civil Rights Act. The settlement requires the landlords to pay \$27,500 to the tenants. The landlords are also required to undergo annual fair housing

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<sup>6</sup> <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

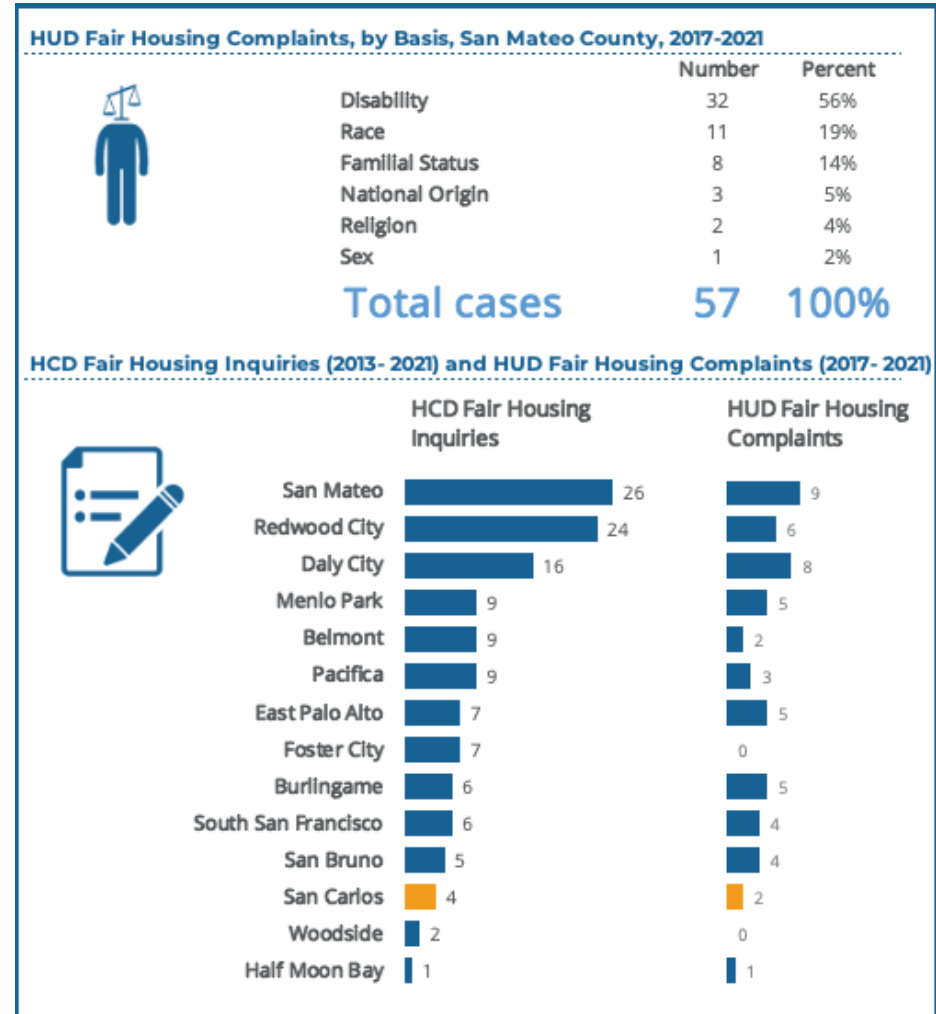
# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

training, post materials, and submit compliance reports to DFEH.

### Outreach and Capacity

San Carlos has information about how to find affordable housing in the city on its website but there is not specific information or resources for residents experiencing discrimination in housing or the Fair Housing Act. Program HOU-6.1 is included in the Housing Plan to improve access to fair housing information by providing contact information for local fair housing organizations, legal assistance, and general information about the Fair Housing Act and discrimination.

FIGURE 4.6-2  
Fair Housing Complaints/Inquiries



*Housing Specific Policies Enacted Locally*

San Carlos has implemented the following housing policies that promote housing production, funding for housing affordability, and stabilizing neighborhoods:

<p><b>Reduced parking requirements.</b> Constraints associated with parking requirements in mixed use and residential zones are addressed through Program HOU-4.2 to remove guest parking requirements. Affordable housing projects can request the jurisdiction reduce parking requirements for projects near qualifying transit areas that are applying for a density bonus.</p>	<p><b>Inclusionary housing ordinance.</b> The City has a Below Market Rate Housing Ordinance that requires developers to set aside a share of units in new housing developments for affordable housing. The ordinance was updated in 2022 to encourage the development of more affordable housing.</p>
<p><b>Condominium Conversion.</b> Regulates conversion of apartment buildings into condominiums and generally provides tenant protections.</p>	<p><b>City Density Bonus.</b> The City Density Bonus was updated in 2022 to provide additional incentives for affordable rental housing with density bonuses that exceed the State Density Bonus.</p>
<p><b>Uniform Relocation Policy.</b> The City requires a minimum one-to-one replacement of any housing units demolished due to public action.</p>	<p><b>Objective Design Standards.</b> The City has initiated the process to complete objective design and development standards for all multi-family residential and mixed-use development, to streamline review and provide certainty in the development process.</p>
<p><b>Financial Assistance.</b> Funds from the Housing in-lieu fee and the Commercial Linkage fee are pooled to support affordable housing construction in the city.</p>	<p><b>Commercial development impact fee.</b> Levies a per square foot development fee levied on non-residential development that is used to develop or preserve affordable housing.</p>
<p><b>Reduced fees of waivers.</b> Reduces fees or permit waivers for 100% affordable housing development.</p>	<p><b>Acquisition/Preservation.</b> The City has acquired existing affordable housing to preserve long-term affordability.</p>

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According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), San Carlos does not have any public housing buildings. However, the city does have one census tract with a moderate share of households using housing vouchers (5 percent to 15 percent). Most other areas of the city have no data on voucher usage.

### Integration and Segregation

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

**Integration** generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

**Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

### Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. San Carlos’ demographics do not represent the demographics of the county or Bay area overall (Figure 4.6-3). More than two thirds (68 percent) of San Carlos residents are White (compared to 39 percent in the county and Bay area); 16 percent are Asian (versus 30 percent in the county and 27 percent in the Bay area); one percent are Black/African American (versus 6 percent in the Bay area); and 9 percent are Hispanic/Latinx (compared to 24 percent in the county and Bay area). The city is on par with the county and Bay area for other and mixed-race residents. Since 2000, however, San Carlos has grown more diverse (Figure 4.6-4), primarily due to the growth of Asian and other and mixed-race residents.

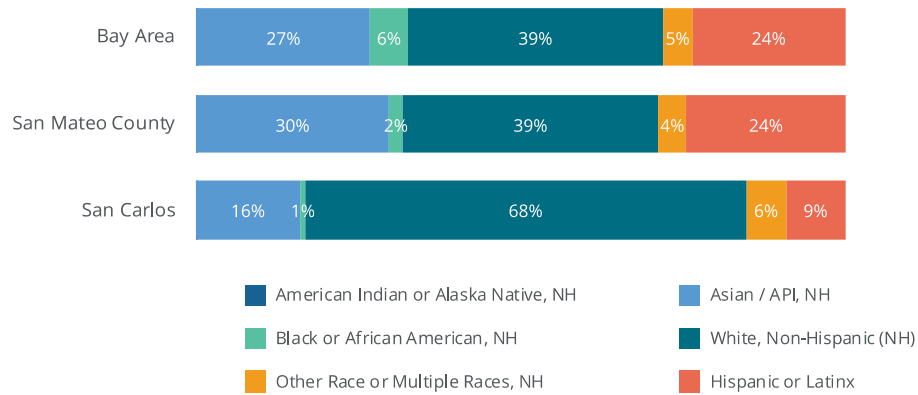
Figure 4.6-5 shows the distribution of non-White residents in San Carlos. Most of the City block groups show a population that is 20 percent or less non-White. Overall, concentrations of non-White residents in San Carlos are minimal. Block groups northwest of El Camino Real, and along San Carlos Ave. and Cherry St. have non-White populations that are in the 41 to 60 percent. Compared to neighboring jurisdictions, San Carlos has less concentrations of non-White residents than cities of Redwood City, Belmont, San Mateo, and Foster City.



Along El Camino Real and San Carlos Ave, which has a higher concentration of multi-family units, there is a larger percentage of non-white residents, with median gross rents that are less than \$2,000 a month (relatively lower rates than majority of the City). This area also includes census tracts where the median household income is roughly \$74,000 (according to 2018 ACS data), despite the majority of the City having median household incomes that are greater than \$125,000. The greater availability of multi-family housing that is relatively affordable compared to other areas of San Carlos, will provide additional housing opportunities at various income levels. Residents living in this area also were more likely to be using housing vouchers.

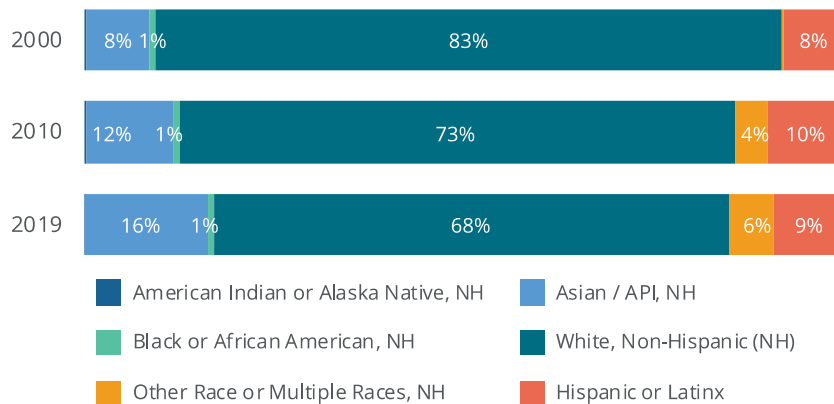
# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

**FIGURE 4.6-3**  
Population by Race and Ethnicity, 2019



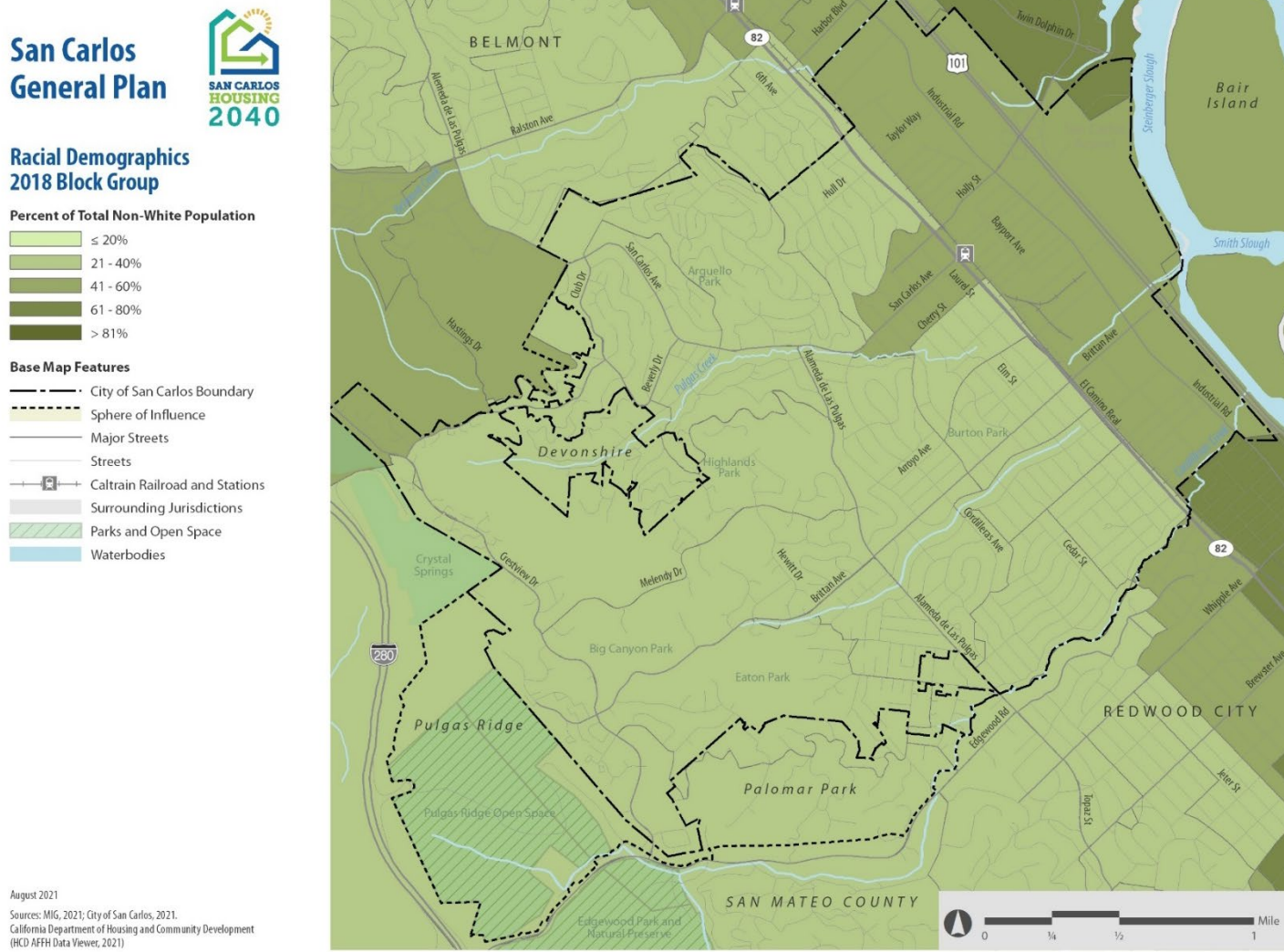
Source: ABAG Housing Needs Data Workbook

**FIGURE 4.6-4**  
Population by Race and Ethnicity, San Carlos 2000-2019



Source: ABAG Housing Needs Data Workbook

FIGURE 4.6-5  
Non-White Population



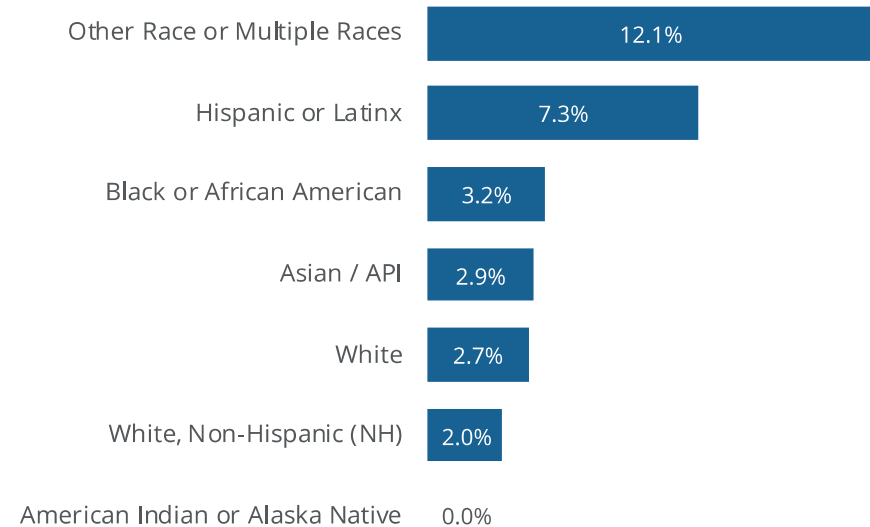
## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



Poverty rates are fairly consistent across races and ethnicities except for Hispanic/Latinx residents (7.3 percent live in poverty versus 2.7 percent for White residents) and other and mixed race residents (12 percent poverty rate).

San Carlos has much less racial diversity than surrounding communities. Mapping conducted by HCD shows the city is nearly entirely predominantly White (Figure 4.6-7). This is an unusual pattern for cities in San Mateo County. HCD maps also show much of San Carlos' neighborhoods with Asian/White segregation (Figure 4.6-8). The city is one of the least diverse, as measured by the HCD diversity index (Figure 4.6-9 and 4.6-10)—less so than Belmont, Hillsborough, and Burlingame.

FIGURE 4.6-6  
Poverty Rate by Race and Ethnicity,  
2019



Source: ABAG Housing Needs Data Workbook

FIGURE 4.6-7  
White Majority Census Tracts

San Carlos  
General Plan



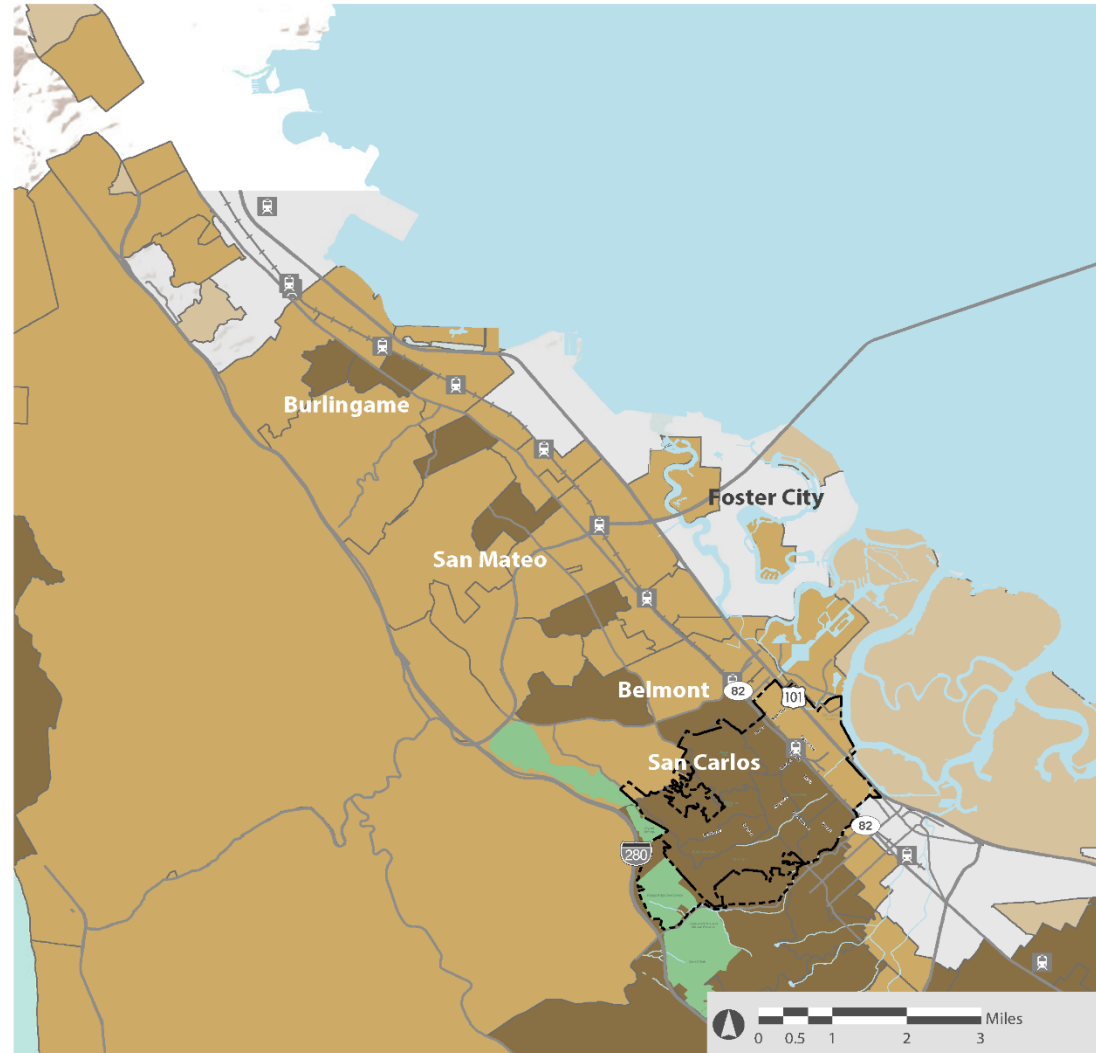
**White Majority Census Tracts**

**Predominant Population - White Majority Tracts**

- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)

**Base Map Features**

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Views, 2021)

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-8  
Neighborhood Segregation by Census Tract

San Carlos  
General Plan



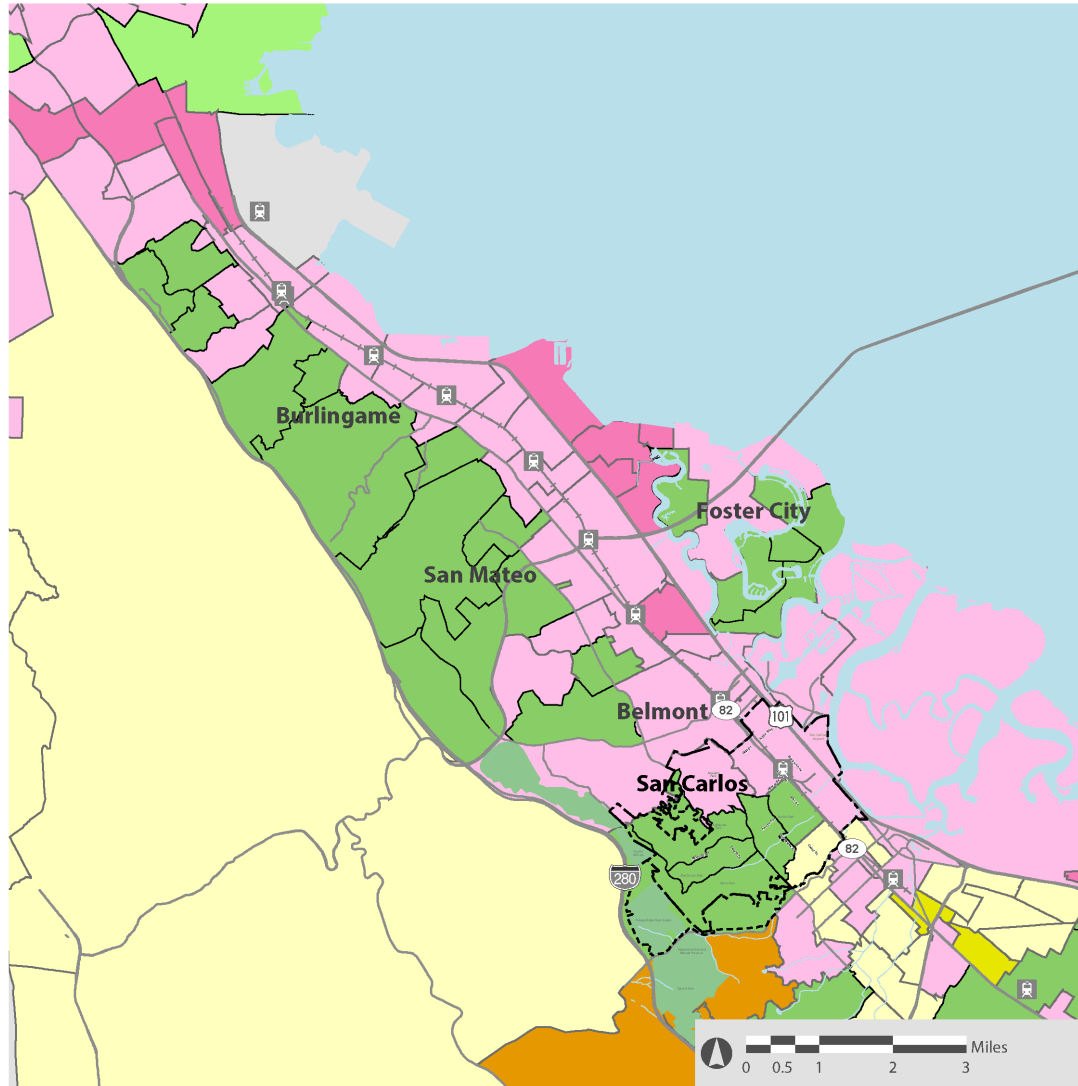
### Neighborhood Segregation by Census Tract

#### Neighborhood Segregation by Census Tract

- Asian-Latinx
- Asian-White
- Latinx-White
- Mostly Latinx
- Mostly White
- 3 Group Mix
- 4 Group Mix
- Unpopulated Tract

#### Base Map Features

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

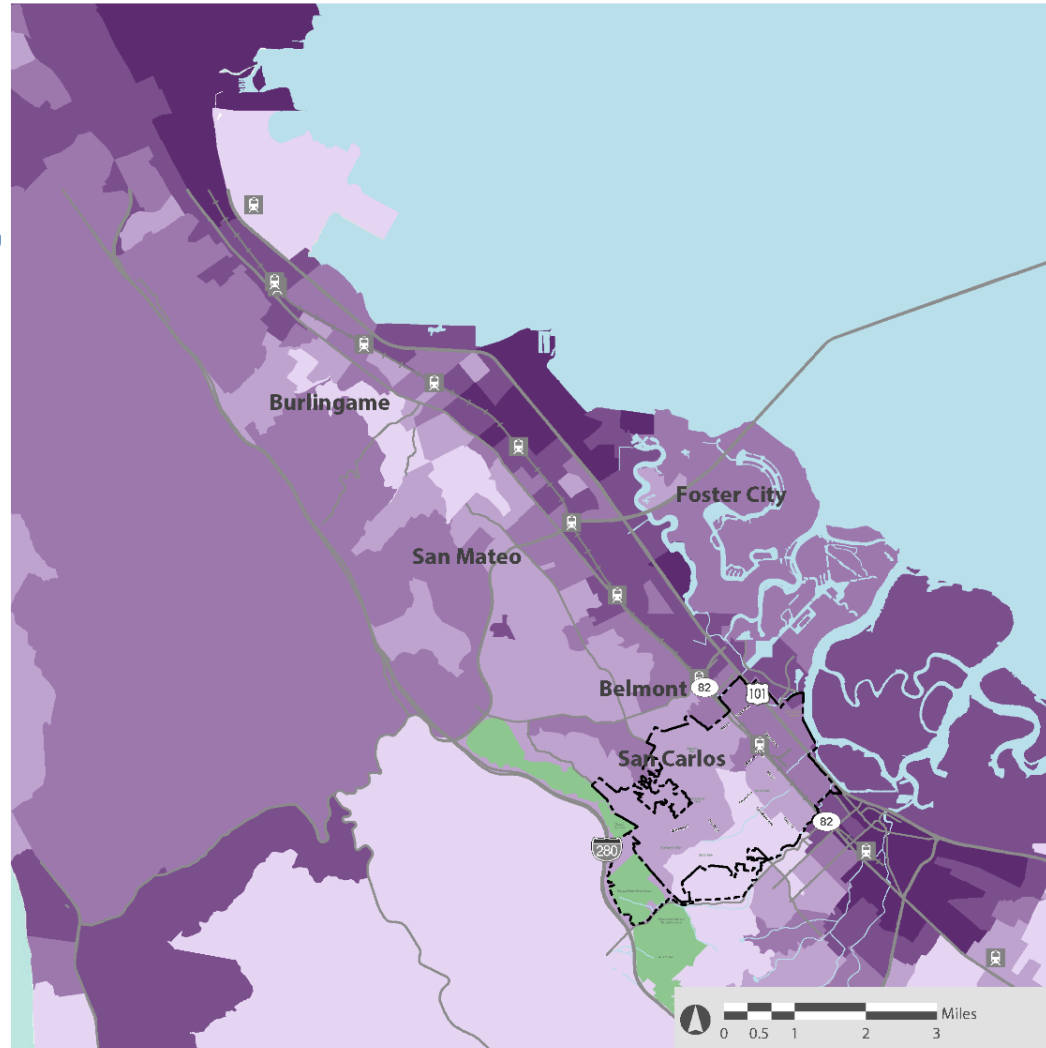


FIGURE 4.6-9  
Diversity Index by Block Group, 2010



**Diversity Index by Block Group, 2010**

- Diversity Index (2010) - Block Group**
- Lower Diversity
  - 40 - 55
  - 55 - 70
  - 70 - 85
  - Higher Diversity
- Base Map Features**
- City of San Carlos Boundary
  - Sphere of Influence
  - Major Streets
  - Streets
  - Caltrain Railroad and Stations
  - Surrounding Jurisdictions
  - Parks and Open Space
  - Waterbodies



August 2021  
Sources: M/G, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING






FIGURE 4.6-10  
Diversity Index by Block Group, 2018

San Carlos  
General Plan











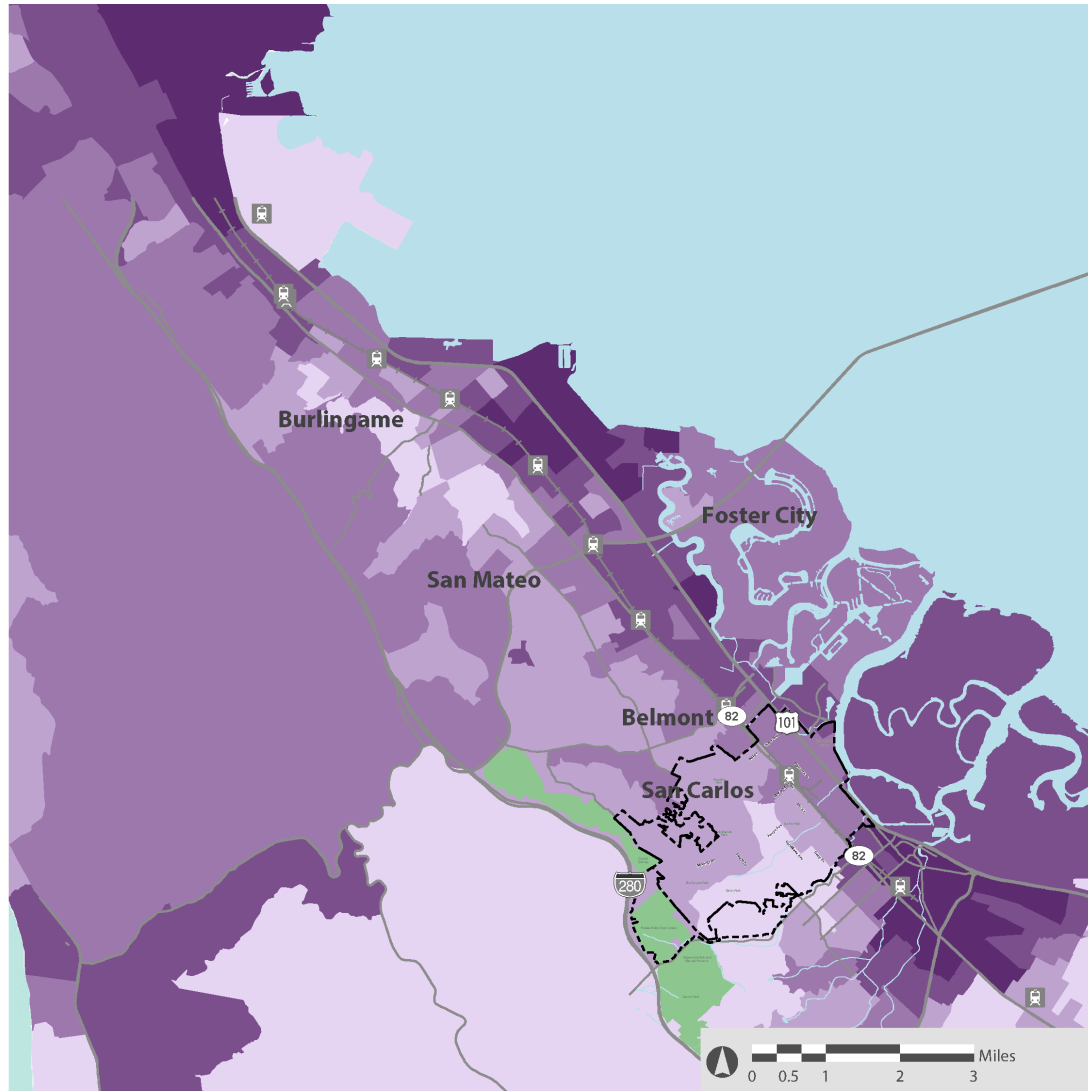
### Diversity Index by Block Group, 2010

#### Diversity Index (2010) - Block Group

-  Lower Diversity
-  40 - 55
-  55 - 70
-  70 - 85
-  Higher Diversity

#### Base Map Features

-  City of San Carlos Boundary
-  Sphere of Influence
-  Major Streets
-  Streets
-  Caltrain Railroad and Stations
-  Surrounding Jurisdictions
-  Parks and Open Space
-  Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)



**Dissimilarity Index**

According to HUD, “The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups.” Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. The dissimilarity index compares a particular racial group’s distribution in the county against the distribution of White, non-Hispanic residents.

While data is not available at the city level, the San Mateo County Regional Assessment of Fair Housing (AFH) provides countywide information. As reported in the 2017 AFH, African Americans are the only racial group facing consistently high segregation in the county. This segregation, as measured by the dissimilarity index, has decreased over time and was approaching a moderate level in 2017. African American/White segregation decreased, or was stable, in all participating jurisdictions. In contrast, Hispanic and Asian residents are more segregated (relative to White, non-Hispanic residents) today than

in 1990. These groups have also experienced the strongest growth in the county. Residential settlement patterns of these two groups during the past 25 years appear to have influenced segregation. In general, San Mateo County is relatively well integrated—particularly given its racial and ethnic diversity.<sup>7</sup> Compared to the San Francisco/Oakland/Hayward regional dissimilarity index (see Table 4.6-1), San Mateo County has lower or similar levels of segregation.

**Table 4.6-1: Racial/Ethnic Dissimilarity Trends-San Mateo County Consortia Jurisdictions, 2017**

Racial/Ethnic Dissimilarity Index	San Mateo County Consortia Jurisdictions (Urban County)				San Francisco-Oakland-Hayward Region
	1990 Trend	2000 Trend	2010 Trend	Current	
Non-White/White	42.06	42.27	40.66	43.86	45.89
Black/White	64.58	58.70	49.75	56.78	63.49
Hispanic/White	44.44	51.30	49.36	53.36	51.24
Asian or Pacific Islander/White	38.73	38.80	39.70	42.17	48.21

The Bay area is one of the least affordable housing markets in the country. All types of households, except for very high-income households and households who have owned property in the area for decades, have difficulty finding affordable housing. A variety of factors present even greater challenges in securing

<sup>7</sup> More diverse communities usually have higher dissimilarity indices—and less diverse communities, lower indices. This is due to a number of factors, including settlement

patterns and formation of ethnic enclaves, historical practices and policies leading to segregation, and limited housing choices.

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



affordable housing, such as households with very low incomes or needing to secure housing in certain locations to accommodate jobs or schools and/or housing with special features. As employment continues to expand in the region, larger households and households with special needs are likely to experience greater housing pressures than households with fewer housing needs. This could lead to greater segregation of certain households if housing accommodating a variety of residents is not available.

In sum, in the county and the greater region, continued growth and demand for housing – especially naturally occurring affordable rental housing – could lead to increased segregation. This segregation is mostly likely to occur in areas where affordable housing can still be found, such as Redwood City or East Palo Alto. It is also logical to assume that residents with the lowest incomes, special needs households, and larger household sizes will be most affected.

### *Persons with Disabilities*

In San Carlos, 1,988 residents (7 percent) are living with a disability. Many of these residents with disabilities are 75 years and older (41 percent). Figure 4.6-11 shows the population of persons with a disability by census tract (2015-2019). At a regional level, San Carlos is generally similar to neighboring cities and the county as a whole where eight percent of residents have disabilities. In the Bay area at large, 10 percent of residents have a disability. Overall concentration of residents living with disabilities in San Carlos is minimal. In the area north of Cherry St and along El Camino Real, there is a higher percentage of residents with disabilities (10 to 20 percent of residents). While

the concentration of residents in this area living with a disability is not significant, compared to the rest of the City, it is worth considering some of the factors which may contribute to the concentration of disabilities. In San Carlos, majority of residents living with disabilities are 75 years of age or older; among the various classifications of disabilities, majority of residents in the City living with disabilities have either an ambulatory or independent living disability. The area identified in Figure 4.6-11 also includes San Carlos Elms and Retirement Plus-San Carlos, both of which are assisted living/senior living facilities. Which can infer that the concentration of disabilities in the area, could be due to residents living in assisted living facilities, due to their independent living disabilities. The concentration of residents living with disabilities is consistent at a regional level, the various tracts across San Mateo county have similar levels of residents living with disabilities (10 to 20 percent).

### *Familial Status*

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households could indicate a higher share of people living alone and an increased need for one- and two-bedroom units. Figure 4.6-12 shows that most households in San Carlos are made up of married couples (61 percent), which is moderately higher than for the county (55 percent) and Bay area overall (51 percent). The city's distribution of residents by household size resembles the county and Bay area (Figure 4.6-13). Figure 4.6-14 shows the percentage of children in married couple households is fairly consistent throughout the city, and Figure 4.6-15 parallels this, instead showing the percentage of children in female-headed (no spouse) households. Single-parent households require special

consideration and assistance because of the greater need for daycare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and greater need for affordable housing and accessible daycare, and other supportive services. Within San Carlos, there is no one census tract that has a concentration of children living in married or single female headed households.

San Carlos' renters are mostly split between being married-couples and living alone (Figure 4.6-16). While owners most commonly occupy homes with 2 to 4 bedrooms (Figure 4.6-17), renters typically live in 1 and 2 bedroom homes. The city's household sizes and types and bedroom distributions appear to be consistent.

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-11  
Population with a Disability, 2019

San Carlos  
General Plan

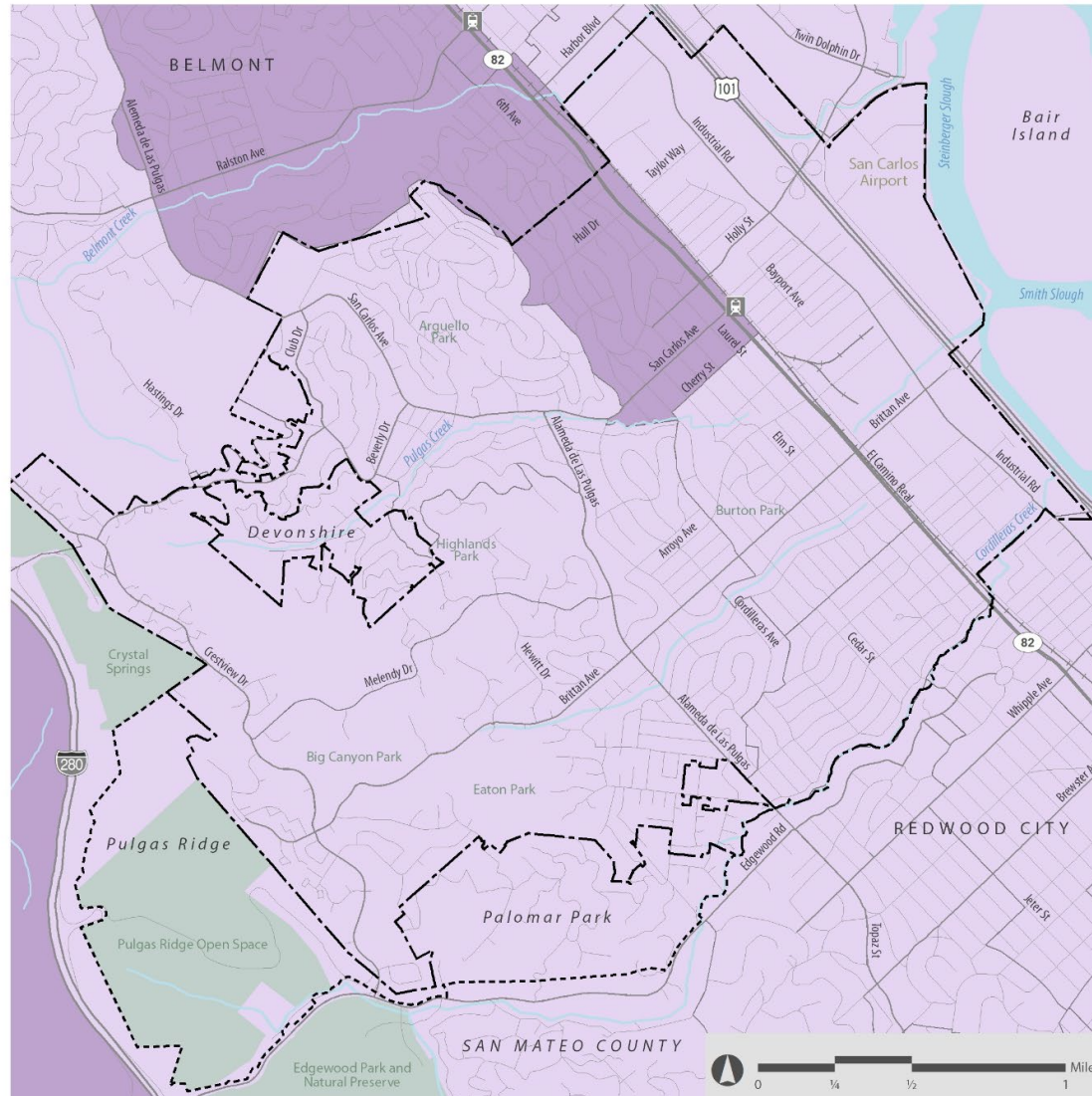
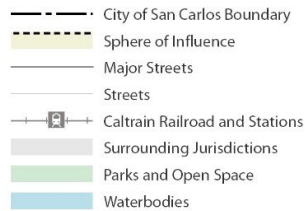


### Population with a Disability (ACS, 2015-2019)

#### Percent of Population with a Disability

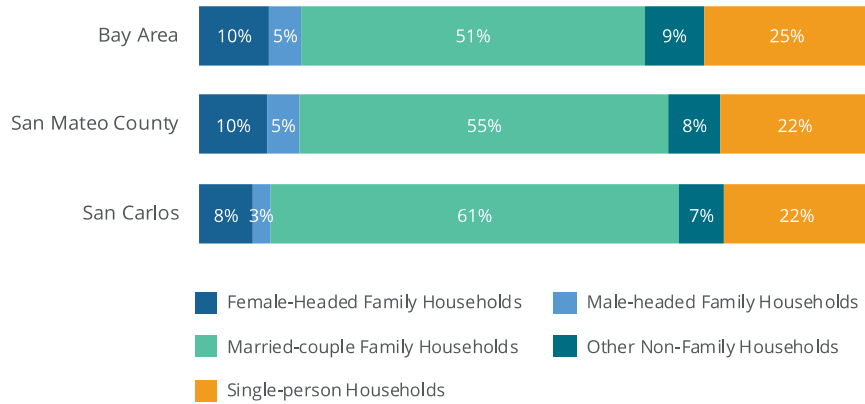


#### Base Map Features



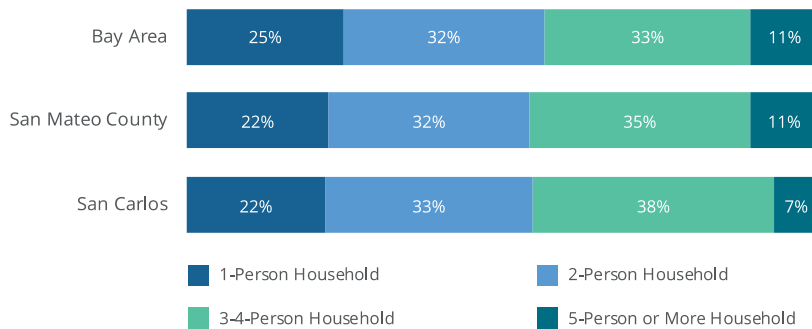
August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

**FIGURE 4.6-12**  
Share of Households by Type, 2019



Source: ABAG Housing Needs Data Workbook

**FIGURE 4.6-13**  
Share of Households by Size, 2019



Source: ABAG Housing Needs Data Workbook

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

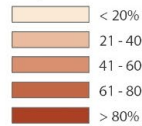
FIGURE H-4.6-14  
Percent of Children in Married-Couple Households, 2019

San Carlos  
General Plan



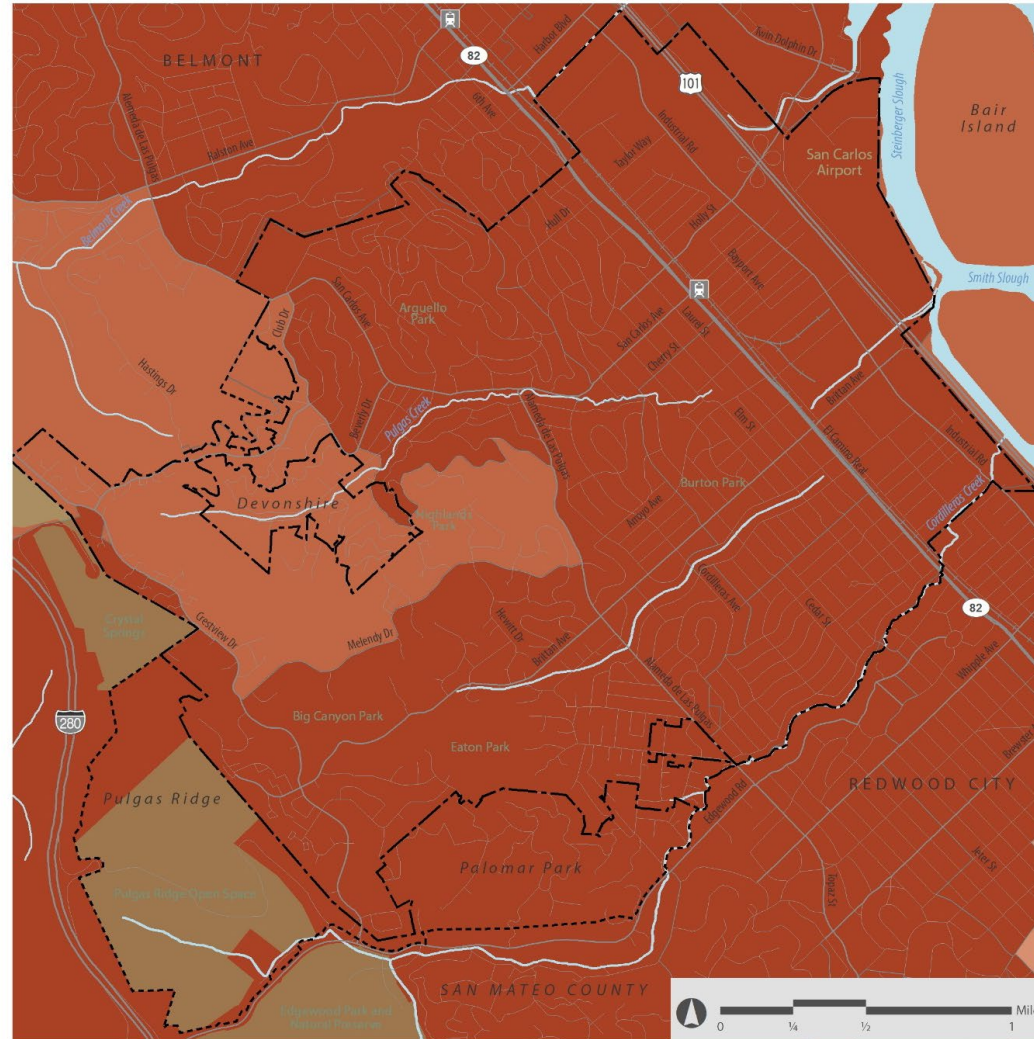
### Percent of Children in Married-Couple Households

Percentage of Children in Married Couple Households (ACS, 2015-2019) - Tract



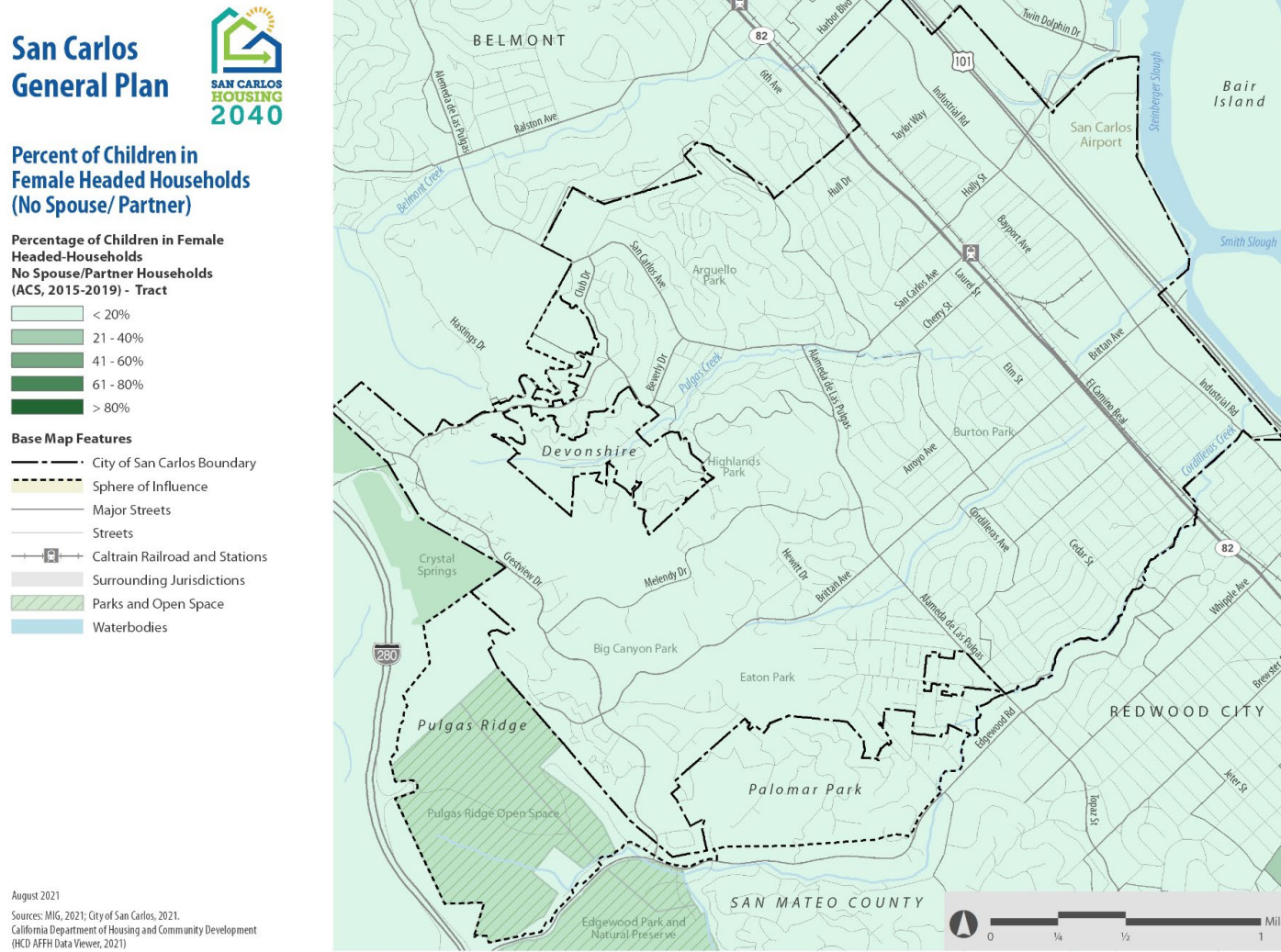
#### Base Map Features

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



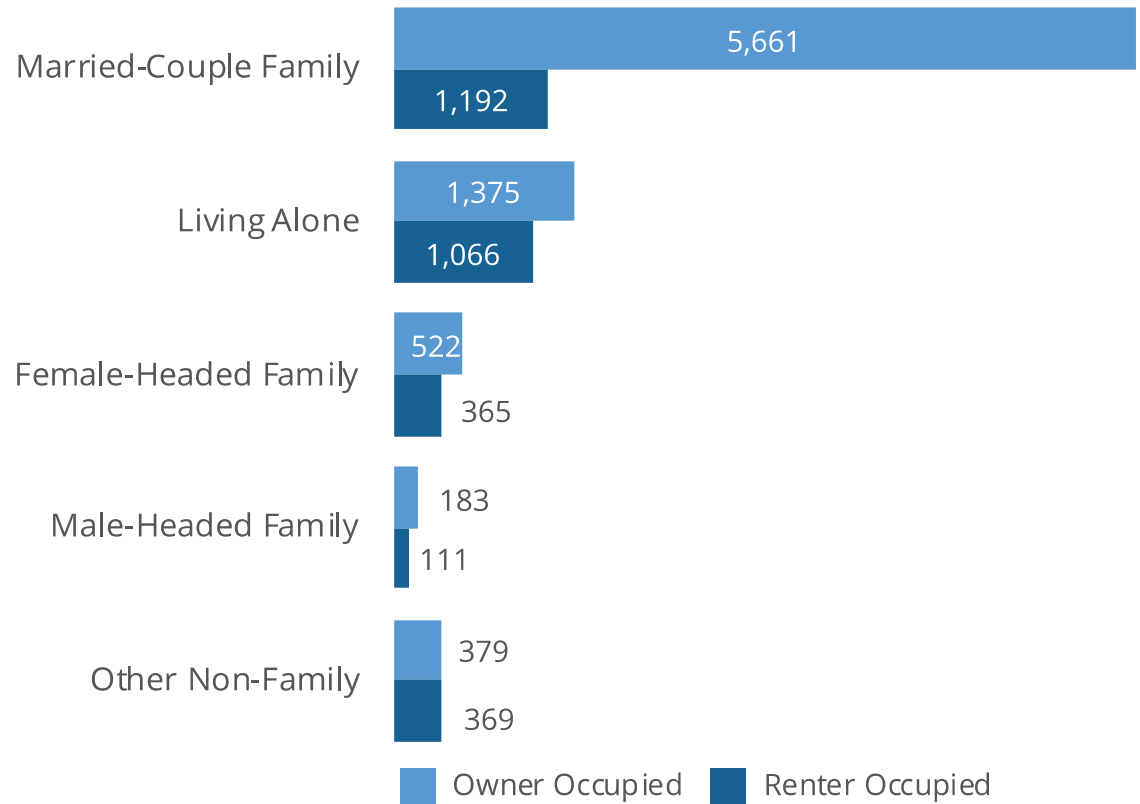
August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

**FIGURE 4.6-15**  
Percent of Children in Female Headed Households (No Spouse/Partner), 2019



# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

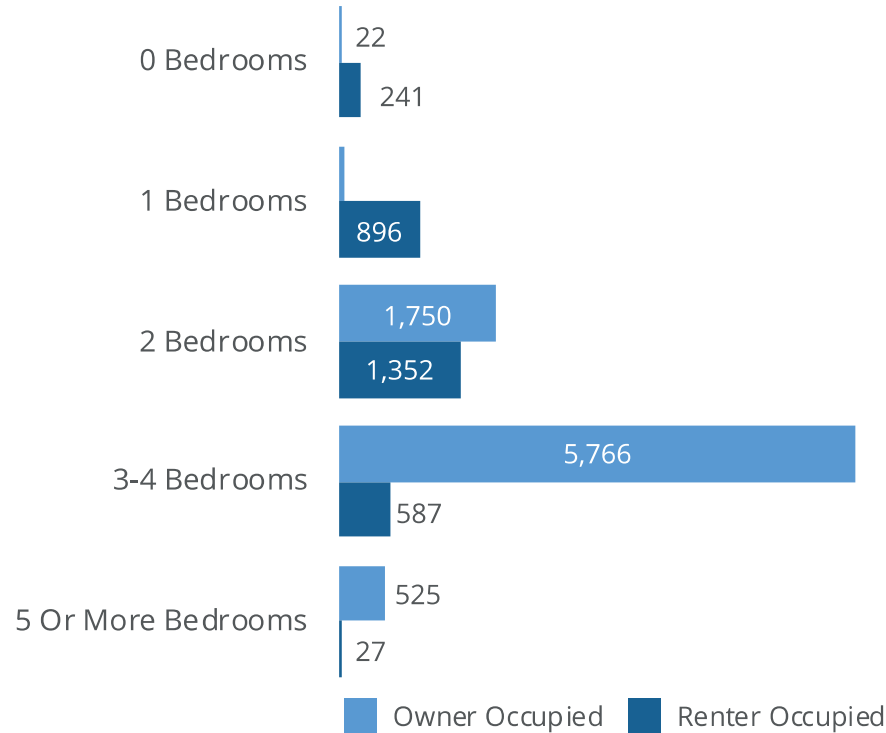
**FIGURE 4.6-16**  
**Housing Type by Tenure, San Carlos, 2019**



Source: ABAG Housing Needs Data Workbook



**FIGURE 4.6-17**  
**Housing Units by Number of Bedrooms and Tenure, San Carlos, 2019**



Source: ABAG Housing Needs Data Workbook

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

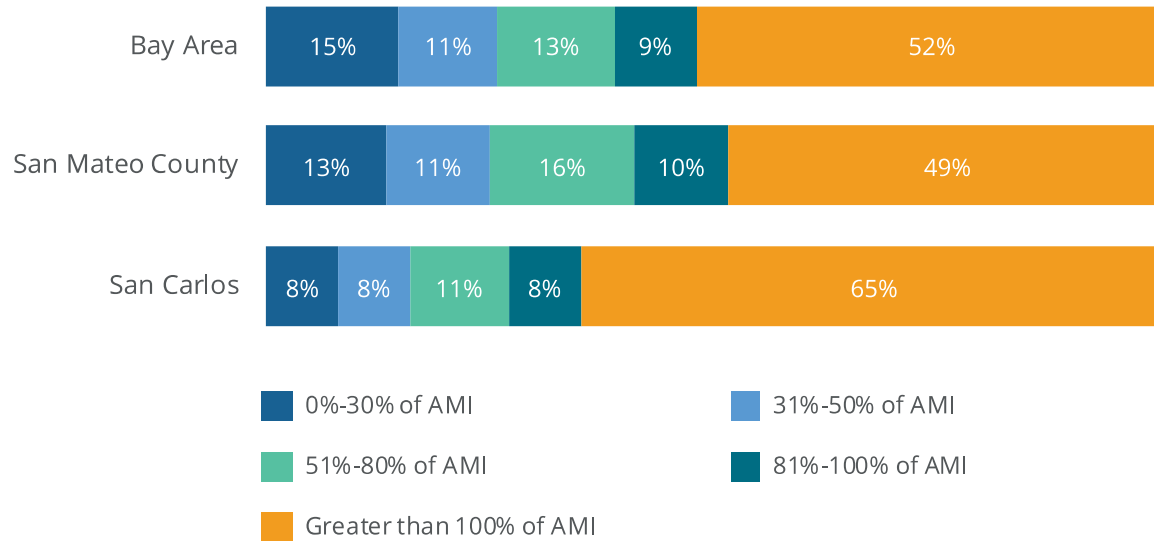


### *Household Income*

The household income distribution by percent of area median income (AMI) skews higher in San Carlos than in the county. Sixteen percent of San Carlos households earn less than 50 percent AMI compared to 24 percent in the County (Figure 4.6-18). Nearly all block groups within the City have a median income that is greater than \$125,000, with the exception of two block groups that are in the \$91,000 - \$112,000 range. (Figure 4.6-19 and Figure 4.6-20). These block groups, located in the central part of the city, also correspond with census tracts where 30 to 40 percent of households are of low to moderate income levels (LMI). As previously mentioned, residents living in this area have a median income that is lower compared to the rest of the city, however, the median incomes are still well above the median state income of 2020 (\$78,672). The relatively higher percentage of low to moderate income levels across these tracts can also be attributed to the higher availability of multi-family housing, which generally attracts lower income residents, due to its affordability. At a regional level, San Carlos has less tracts that are of low to moderate income levels, in comparison to other large cities such as Redwood City, San Mateo, East Palo Alto, San Bruno, and South San Francisco. No areas of the city have concentrated poverty (Figure 4.6-21).

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents – particularly children.

**FIGURE 4.6-18**  
Share of Households by Area  
Median Income (AMI), 2019



The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment, as well as a composite map. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-19  
Median Income by Census Block Group, 2019

## San Carlos General Plan



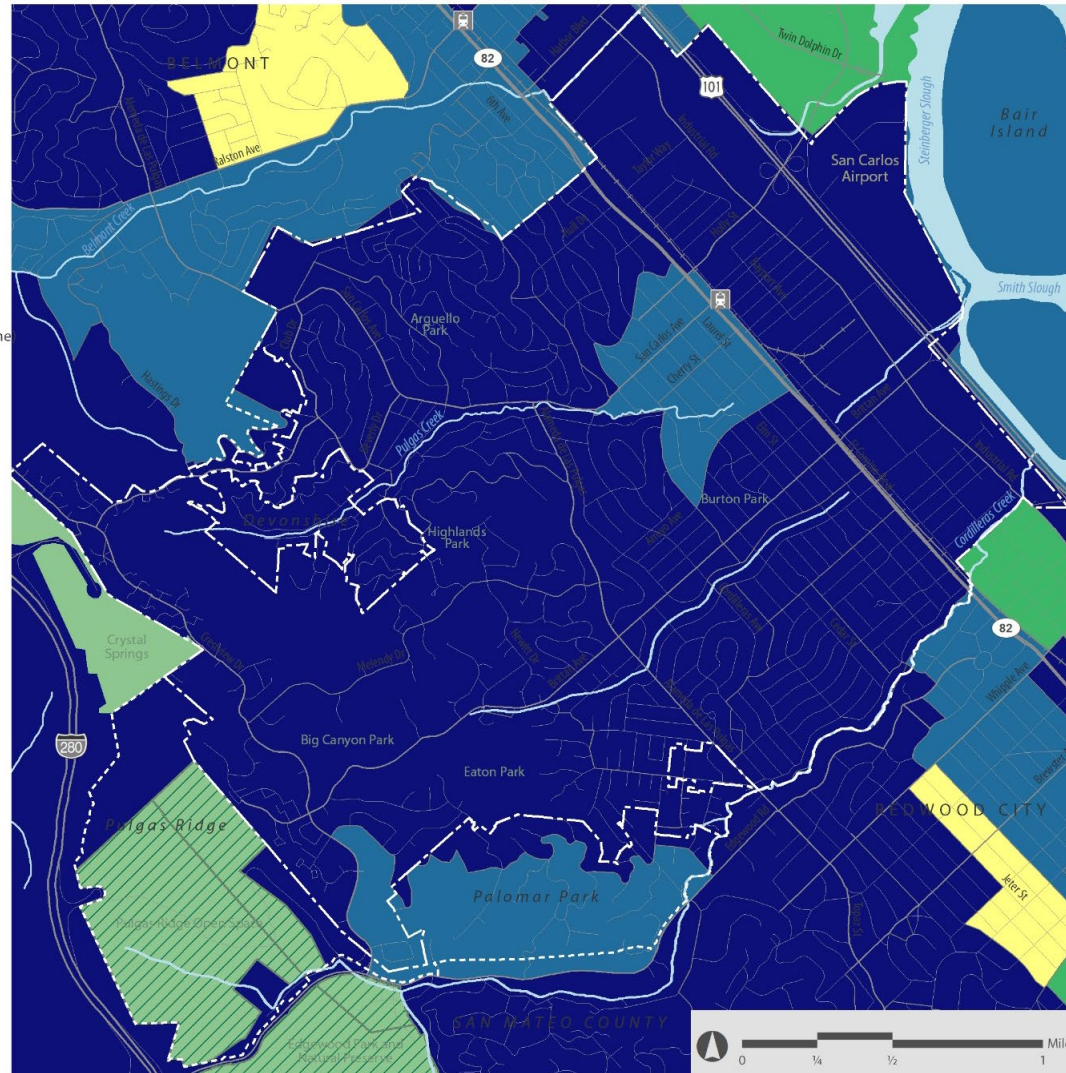
### Median Income (ACS, 2015-2019) Block Group

#### Median Household Income

- < \$30,000
- < \$55,000
- < \$87,000 (HCD 2020 CA Median Income)
- < \$125,000
- Greater than \$125,000

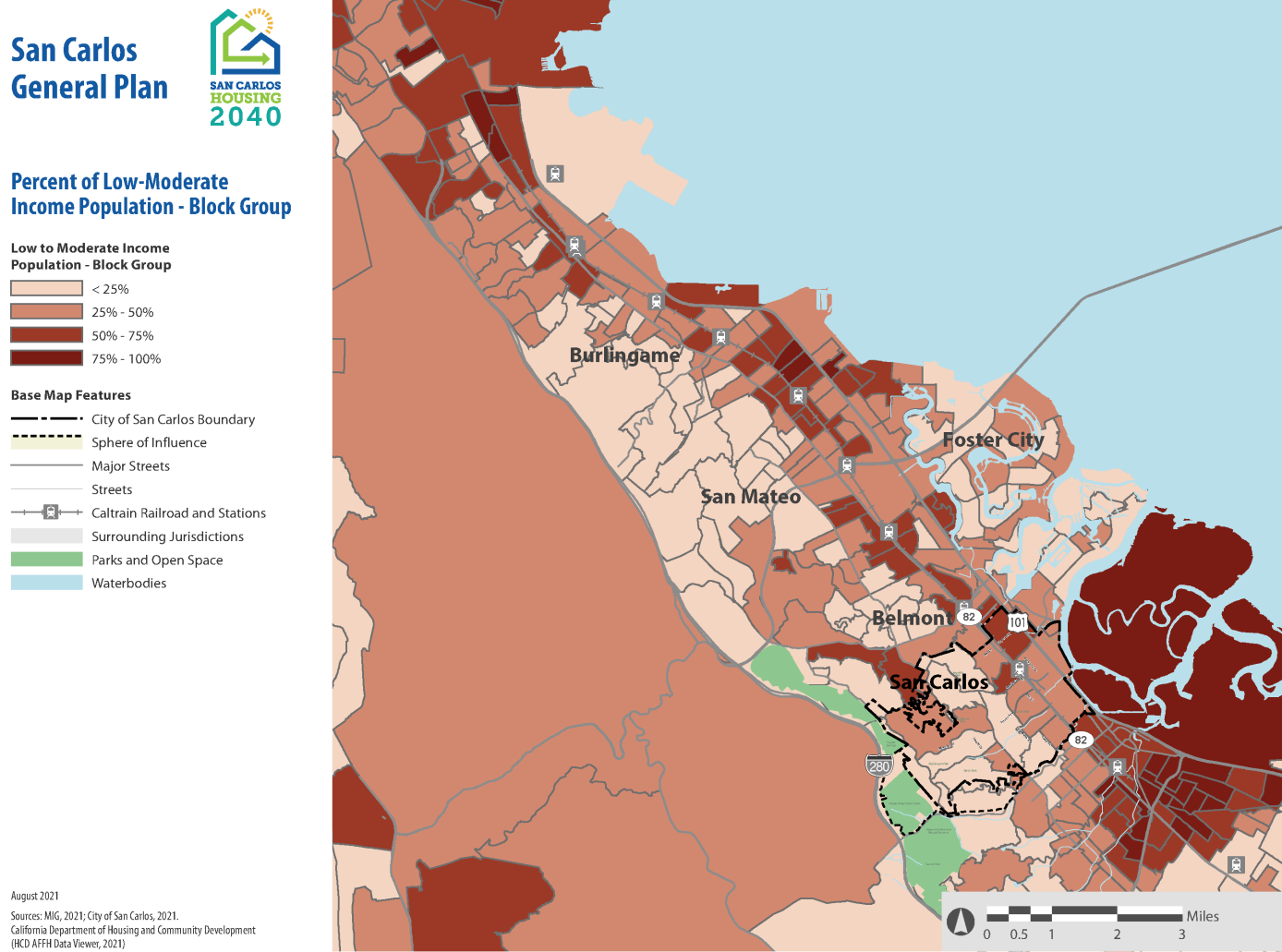
#### Base Map Features

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- + Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

FIGURE 4.6-20  
Low to Moderate Income Population by Block Group, 2019



# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

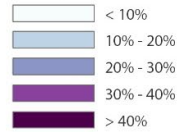
FIGURE 4.6-21  
Poverty Status by Census Tract, 2019

San Carlos  
General Plan



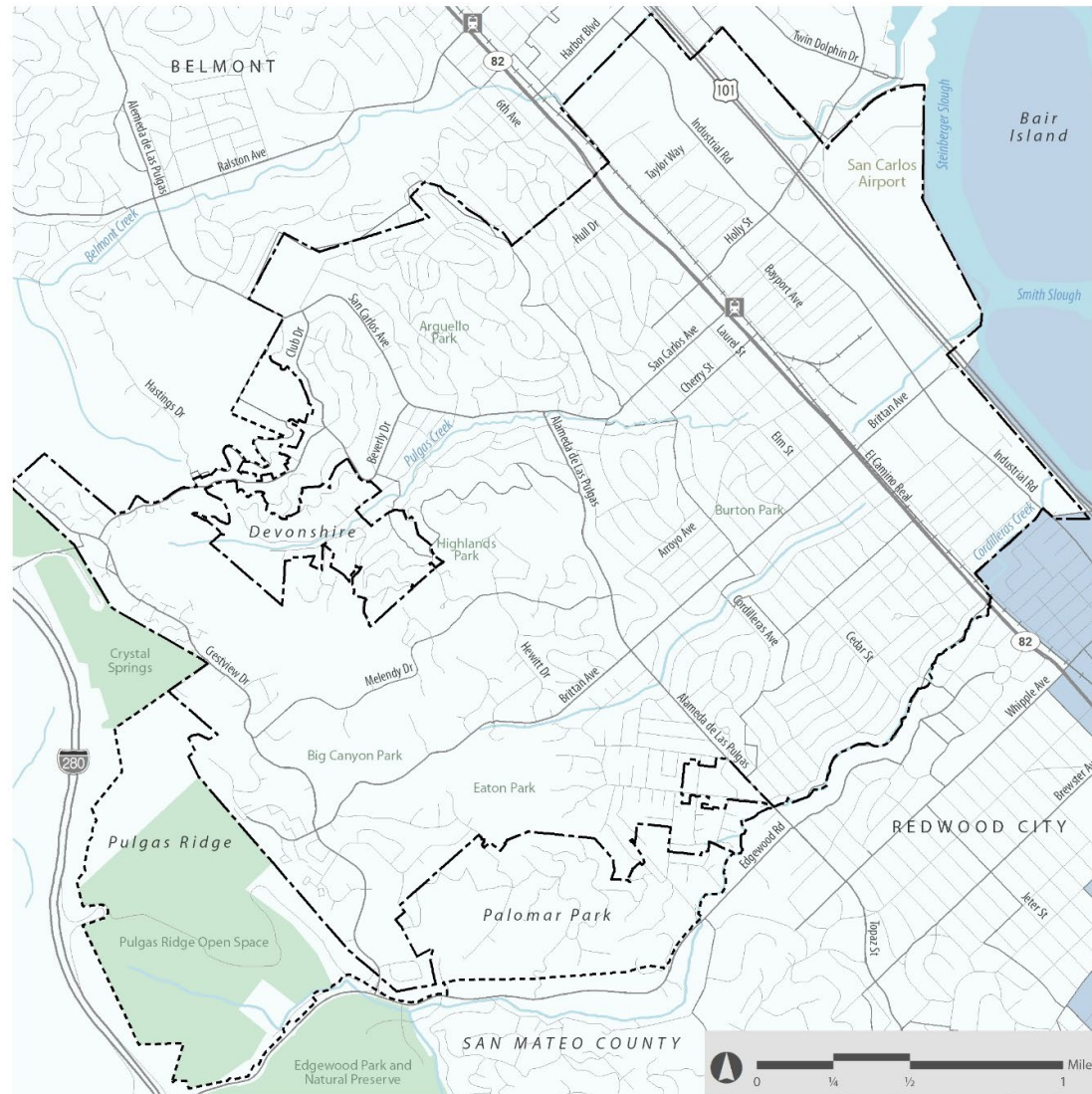
### Poverty Status (ACS, 2015-2019) — Tract

Percent of Population whose income  
in the past 12 months is below poverty level



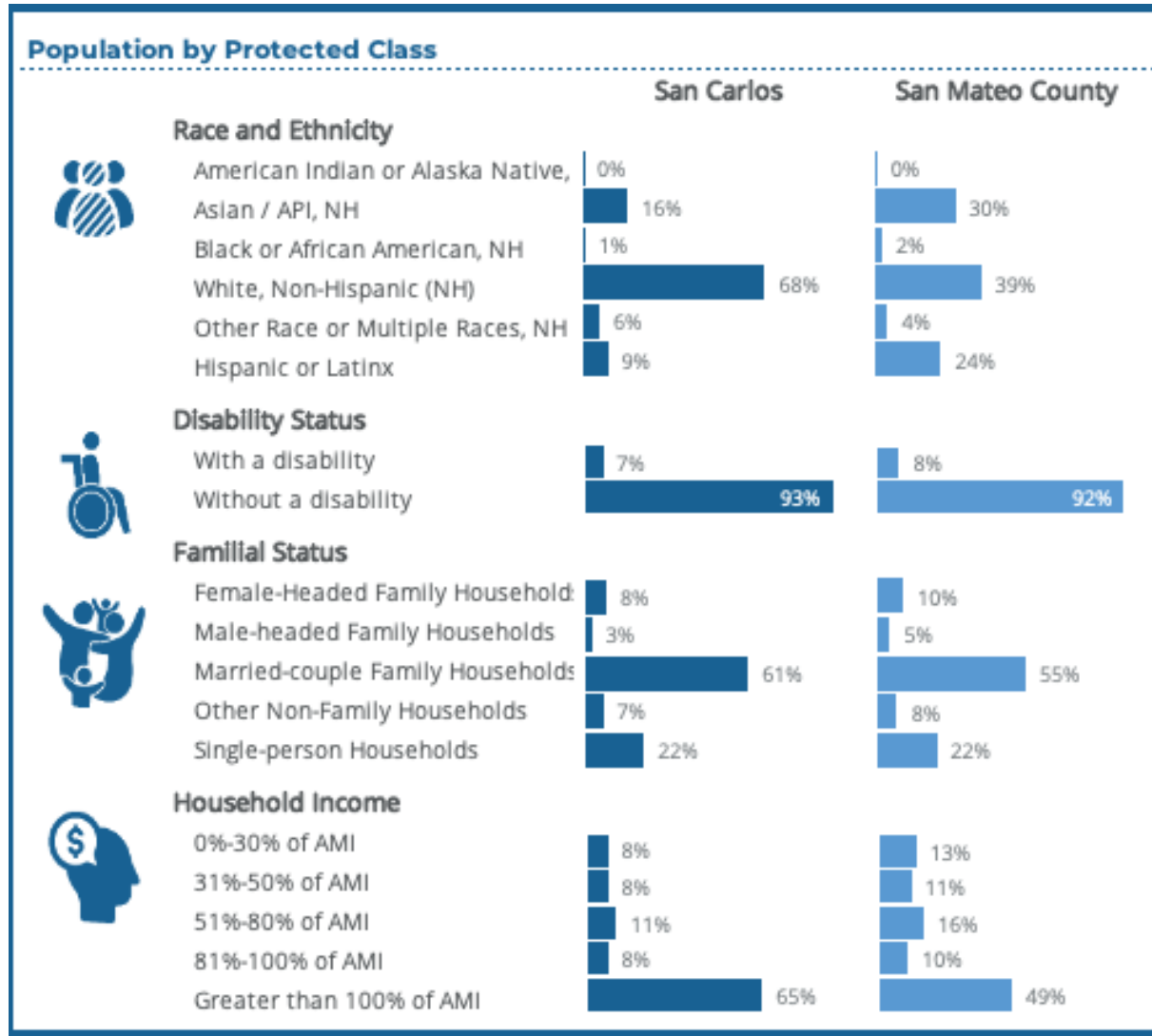
#### Base Map Features

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

FIGURE 4.6-22  
Segregation and Integration Summary



# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-23A  
Local Racially Concentrated Areas of Affluence (RCAAs), 2015-2019

San Carlos  
General Plan


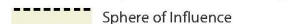
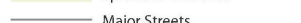
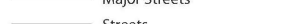
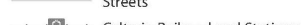
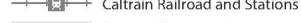
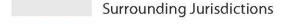
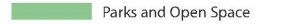


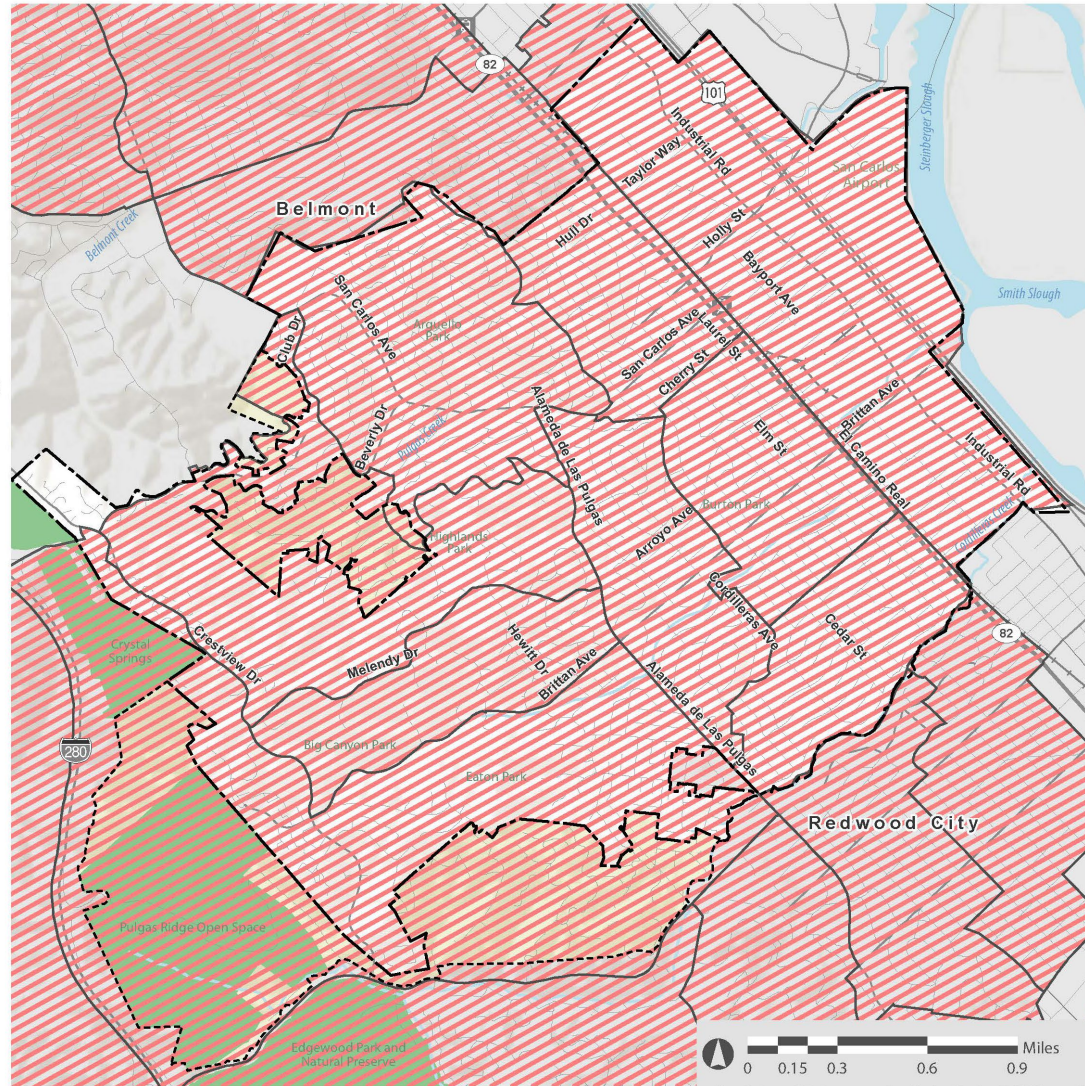
Racially Concentrated Areas  
of Affluence (RCAA's)

Racially Concentrated Areas of Affluence (RCAA's)

-  0
-  1

Base Map Features

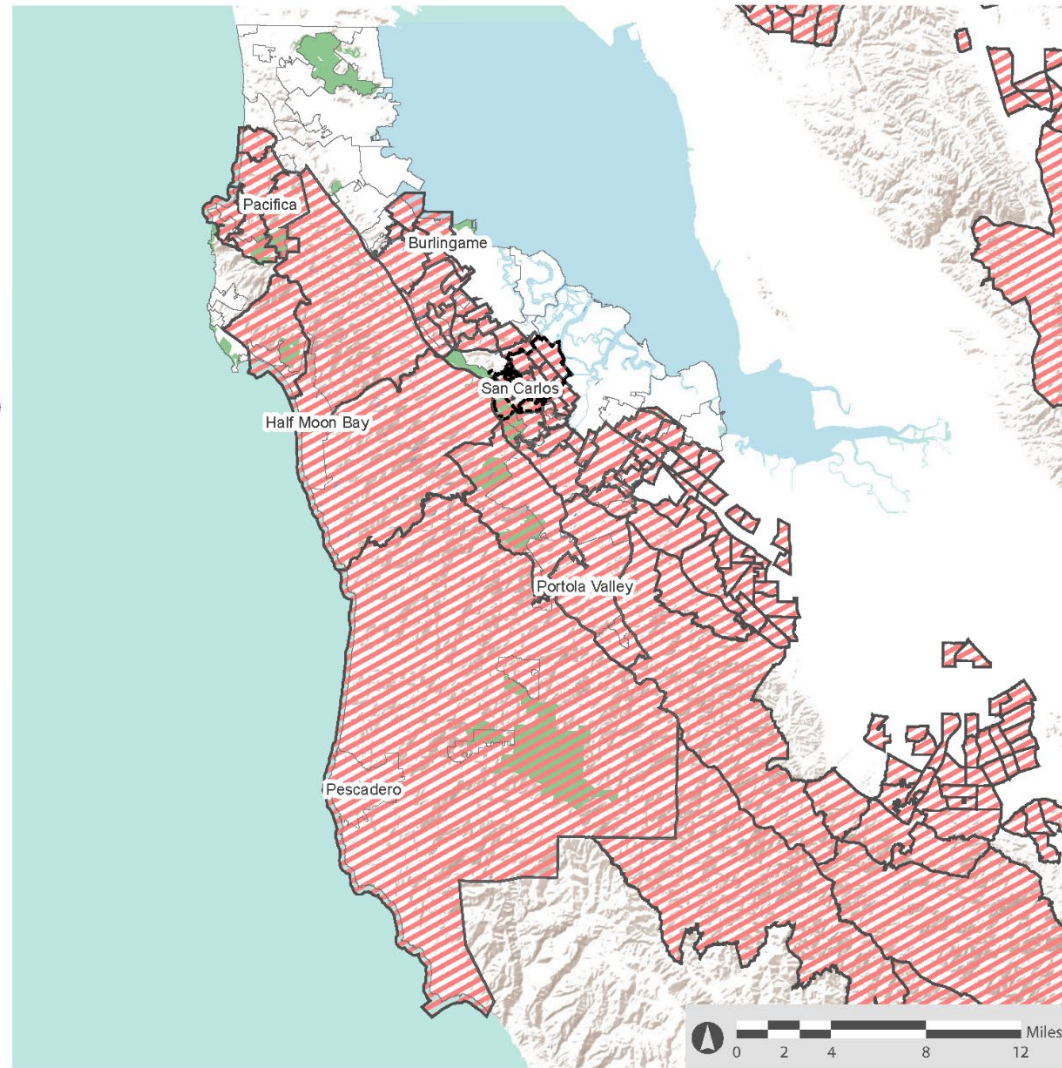
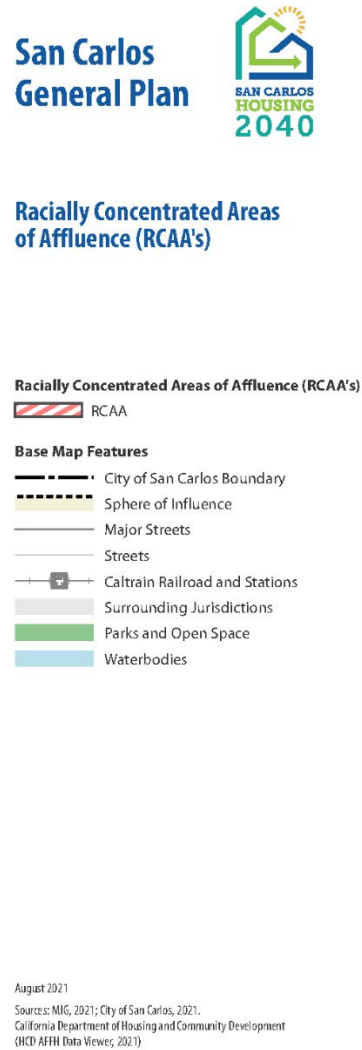
-  City of San Carlos Boundary
-  Sphere of Influence
-  Major Streets
-  Streets
-  Caltrain Railroad and Stations
-  Surrounding Jurisdictions
-  Parks and Open Space
-  Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)



FIGURE 4.6-23B: Regional Racially Concentrated Areas of Affluence (RCAAs), 2015-2019



## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



**Education.** TCAC’s education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC’s educational opportunity map (Figure 4.6-24), all census tracts in San Carlos score higher than 0.75—indicating strong educational environments. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

San Carlos is served by the Sequoia Union High School District; San Carlos Elementary School is the local elementary school. Sequoia Union gained students between the 2010-2011 and 2020-2021 period, and had the largest increase in student body among schools serving the county. San Carlos Elementary’s enrollment was stable. During the pandemic, the high school enrollment was stable; San Carlos Elementary declined by four percentage points.

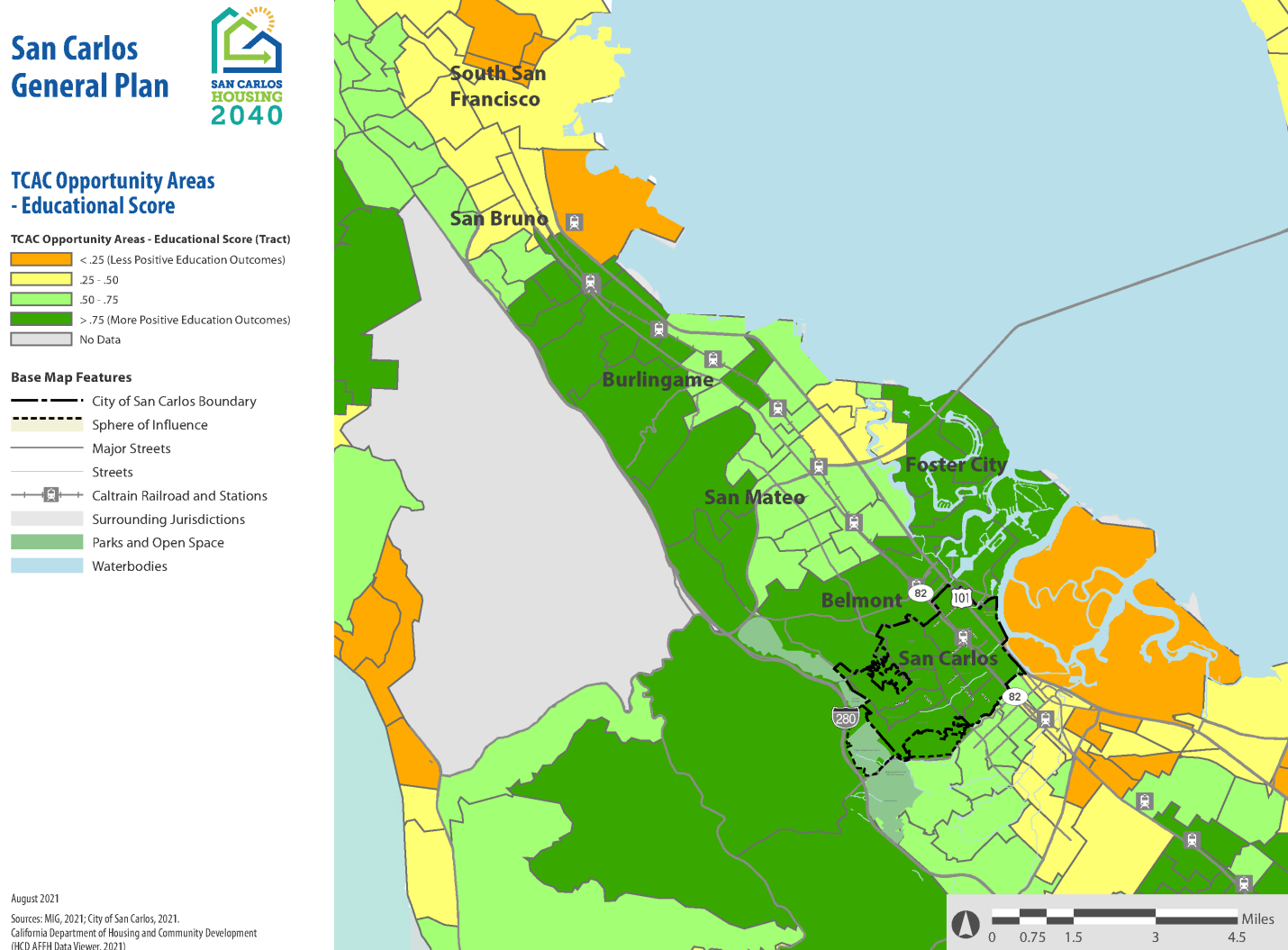
The Sequoia Union district enrollment by race and ethnicity is less likely to be Asian and more likely to be Hispanic and White than all students in the county (Table 4.6-2). San Carlos Elementary school differs from the high school district in that it is more likely to be Asian and White, and less likely to be Hispanic. Compared to the county overall, both Sequoia Union and San Carlos Elementary have fewer English Language Learners. San Carlos Elementary has far fewer students qualifying for free and reduced lunch (six percent in the elementary district compared to 30 percent for the high school district and 29 percent countywide).

Educational proficiency among Sequoia Union High School students and San Carlos Elementary School students exceeds or matches countywide proficiency except for English language arts

for boys. San Carlos Elementary students have high rates of proficiency across the board (Table 4.6-3). Yet proficiency gaps exist by race and ethnicity: Black/African American students attending both San Carlos Elementary and Sequoia High have some of the lowest rates of mathematics proficiency in the county: just 11 percent (elementary) and 18 percent (high school) of Black/African American students are proficient in math, compared to 22 percent in Redwood Elementary, 36 percent in Las Lomas Elementary, and 40 percent in Menlo Park Elementary (Table 4.6-4). The same differences occur for English language proficiency: In San Carlos Elementary School District, 80 percent of the student body met or exceeded English testing standards, but only 19 percent of Black/African American students met or exceeded testing standards—a 61 percentage point gap (Table 4.6-5). Hispanic students also have proficiency gaps, but they are not as severe. Only three percent of English language learners and 9 percent of students with disabilities in the Sequoia Union High School District meet or exceed math standards—some of the lowest proficiency among schools in the county (Table 4.6-6).

**Employment.** San Carlos’ job opportunities have changed significantly since 2002 due to a large decline in Manufacturing jobs and a rapid increase in Professional & Managerial Service jobs (Figure 4.6-25). The city’s jobs to household ratio mirrors the county and Bay area (Figure 4.6-26) and the unemployment rate is slightly lower (4.9 percent in San Carlos compared to 5.9 percent in the county and 6.6 percent in the Bay area).

FIGURE 4.6-24  
TCAC Opportunity Areas Education Score by Census Tract, 2021



**Table 4.6-2: Student body by Race and Ethnicity, 2020-2021**

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White	Two or more races
<b>Unified School Districts</b>							
<b>Cabrillo Unified</b>	1%	0%	1%	52%	0%	40%	5%
<b>La Honda-Pescadero</b>	0%	0%	1%	63%	0%	35%	1%
<b>South San Francisco</b>	14%	1%	23%	48%	2%	6%	6%
<b>High &amp; Elementary School Districts</b>							
<b>Jefferson Union High School</b>	15%	1%	29%	31%	1%	14%	7%
<b>Bayshore Elementary</b>	19%	3%	21%	41%	4%	3%	8%
<b>Brisbane Elementary</b>	20%	1%	12%	28%	0%	24%	11%
<b>Jefferson Elementary</b>	19%	2%	25%	36%	1%	11%	5%
<b>Pacifica</b>	8%	1%	9%	26%	0%	39%	16%
<b>San Mateo Union High School</b>	23%	1%	5%	32%	2%	28%	10%
<b>Burlingame Elementary</b>	27%	0%	3%	16%	0%	41%	9%
<b>Hillsborough Elementary</b>	32%	0%	2%	5%	0%	48%	12%
<b>Millbrae Elementary</b>	46%	1%	6%	20%	2%	16%	8%
<b>San Bruno Park Elementary</b>	16%	1%	10%	41%	5%	15%	1%
<b>San Mateo-Foster City</b>	26%	1%	3%	37%	2%	21%	9%
<b>Sequoia Union High School</b>	9%	2%	1%	45%	2%	35%	5%
<b>Belmont-Redwood Shores</b>	32%	1%	3%	12%	1%	34%	14%
<b>Las Lomas Elementary</b>	18%	1%	1%	13%	0%	53%	14%
<b>Menlo Park City Elementary</b>	13%	1%	1%	17%	1%	55%	11%
<b>Portola Valley Elementary</b>	6%	0%	0%	14%	0%	66%	13%
<b>Ravenswood City Elementary</b>	0%	5%	0%	84%	7%	1%	2%
<b>Redwood City Elementary</b>	4%	1%	1%	70%	1%	19%	4%
<b>San Carlos Elementary</b>	18%	1%	1%	14%	0%	49%	13%
<b>Woodside Elementary</b>	4%	2%	0%	16%	1%	64%	11%
<b>Total</b>	17%	1%	8%	38%	2%	26%	8%

Note: In almost all school districts, less than 1% of students were Native American, so they are not included in this table.

Source: California Department of Education and Root Policy Research

**Table 4.6-3: Students who Met or Exceeded Testing Standards, by Gender and District, 2018-2019**

District	English Language Arts/Literacy			Mathematics		
	Total	Boys	Girls	Total	Boys	Girls
<b>Unified School Districts</b>						
<b>Cabrillo Unified</b>	48%	41%	55%	34%	31%	38%
<b>La Honda-Pescadero</b>	43%	36%	49%	31%	34%	28%
<b>South San Francisco</b>	52%	45%	60%	44%	42%	45%
<b>High &amp; Elementary School Districts</b>						
<b>Jefferson Union High School</b>	57%	52%	63%	37%	38%	35%
<b>Bayshore Elementary</b>	27%	24%	31%	27%	27%	28%
<b>Brisbane Elementary</b>	64%	56%	72%	54%	56%	53%
<b>Jefferson Elementary</b>	48%	43%	54%	37%	39%	35%
<b>Pacifica</b>	60%	55%	65%	57%	57%	57%
<b>San Mateo Union High School</b>	70%	66%	76%	50%	50%	50%
<b>Burlingame Elementary</b>	80%	75%	84%	78%	78%	78%
<b>Hillsborough Elementary</b>	85%	81%	89%	85%	86%	84%
<b>Millbrae Elementary</b>	63%	57%	70%	58%	58%	58%
<b>San Bruno Park Elementary</b>	50%	47%	53%	41%	43%	38%
<b>San Mateo-Foster City</b>	62%	58%	67%	56%	56%	56%
<b>Sequoia Union High School</b>	68%	64%	72%	50%	50%	50%
<b>Belmont-Redwood Shores</b>	82%	78%	86%	79%	78%	80%
<b>Las Lomas Elementary</b>	86%	84%	88%	82%	84%	80%
<b>Menlo Park City Elementary</b>	84%	81%	87%	83%	82%	83%
<b>Portola Valley Elementary</b>	87%	83%	91%	83%	84%	82%
<b>Ravenswood City Elementary</b>	22%	20%	23%	15%	16%	13%
<b>Redwood City Elementary</b>	54%	49%	59%	46%	46%	46%
<b>San Carlos Elementary</b>	80%	77%	83%	75%	76%	74%
<b>Woodside Elementary</b>	88%	85%	91%	84%	85%	83%
<b>Total</b>	62%	57%	67%	52%	52%	52%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

**Table 4.6-4: Students who Met or Exceeded Mathematics Testing Standards, by Race/Ethnicity and District, 2018-2019**

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	34%	65%	(no data)	38%	16%	(no data)	54%
La Honda-Pescadero	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
South San Francisco	44%	75%	19%	60%	29%	33%	46%
High & Elementary School Districts							
Jefferson Union High School	37%	75%	(no data)	36%	17%	(no data)	42%
Bayshore Elementary	27%	44%	(no data)	38%	17%	14%	(no data)
Brisbane Elementary	54%	67%	(no data)	65%	38%	(no data)	60%
Jefferson Elementary	37%	61%	15%	42%	23%	20%	30%
Pacifica	57%	74%	38%	48%	38%	(no data)	66%
San Mateo Union High School	50%	84%	(no data)	46%	22%	20%	63%
Burlingame Elementary	78%	92%	53%	66%	50%	(no data)	81%
Hillsborough Elementary	85%	92%	(no data)	(no data)	76%	(no data)	82%
Millbrae Elementary	58%	75%	31%	63%	27%	11%	51%
San Bruno Park Elementary	41%	69%	23%	64%	25%	27%	50%
San Mateo-Foster City	56%	87%	30%	61%	23%	27%	69%
Sequoia Union High School	50%	81%	18%	53%	22%	11%	76%
Belmont-Redwood Shores	79%	92%	37%	77%	52%	43%	79%
Las Lomas Elementary	82%	93%	36%	(no data)	44%	(no data)	87%
Menlo Park City Elementary	83%	94%	40%	(no data)	55%	35%	88%
Portola Valley Elementary	83%	89%	(no data)	(no data)	56%	(no data)	89%
Ravenswood City Elementary	15%	(no data)	9%	(no data)	15%	11%	(no data)
Redwood City Elementary	46%	92%	22%	76%	34%	44%	75%
San Carlos Elementary	75%	91%	11%	85%	51%	(no data)	78%
Woodside Elementary	84%	92%	(no data)	(no data)	52%	(no data)	89%
<b>Total</b>	<b>52%</b>	<b>82%</b>	<b>18%</b>	<b>50%</b>	<b>27%</b>	<b>21%</b>	<b>71%</b>

**Table 4.6-5: Students who Met or Exceeded English Testing Standards, by Race/Ethnicity and District, 2018-2019**

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
<b>Unified School Districts</b>							
<b>Cabrillo Unified</b>	48%	78%	(no data)	54%	28%	(no data)	71%
<b>La Honda-Pescadero</b>	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
<b>South San Francisco</b>	52%	76%	36%	66%	38%	44%	56%
<b>High &amp; Elementary School Districts</b>							
<b>Jefferson Union High School</b>	57%	81%	(no data)	60%	43%	(no data)	59%
<b>Bayshore Elementary</b>	27%	49%	(no data)	33%	20%	14%	(no data)
<b>Brisbane Elementary</b>	64%	63%	(no data)	75%	51%	(no data)	79%
<b>Jefferson Elementary</b>	48%	62%	28%	59%	34%	33%	43%
<b>Pacifica</b>	60%	65%	32%	52%	45%	(no data)	68%
<b>San Mateo Union High School</b>	70%	88%	55%	79%	50%	34%	81%
<b>Burlingame Elementary</b>	80%	88%	61%	73%	55%	(no data)	83%
<b>Hillsborough Elementary</b>	85%	89%	(no data)	(no data)	77%	(no data)	83%
<b>Millbrae Elementary</b>	63%	74%	46%	68%	42%	23%	61%
<b>San Bruno Park Elementary</b>	50%	72%	39%	76%	36%	31%	56%
<b>San Mateo-Foster City</b>	62%	85%	41%	68%	34%	37%	77%
<b>Sequoia Union High School</b>	68%	87%	44%	92%	47%	31%	88%
<b>Belmont-Redwood Shores</b>	82%	91%	44%	81%	64%	61%	83%
<b>Las Lomas Elementary</b>	86%	91%	45%	(no data)	65%	(no data)	89%
<b>Menlo Park City Elementary</b>	84%	92%	60%	(no data)	62%	40%	88%
<b>Portola Valley Elementary</b>	87%	92%	(no data)	(no data)	58%	(no data)	93%
<b>Ravenswood City Elementary</b>	22%	(no data)	24%	(no data)	21%	18%	(no data)
<b>Redwood City Elementary</b>	54%	91%	35%	73%	43%	47%	83%
<b>San Carlos Elementary</b>	80%	90%	19%	76%	60%	(no data)	83%
<b>Woodside Elementary</b>	88%	92%	(no data)	(no data)	58%	(no data)	92%
<b>Total</b>	62%	82%	34%	64%	40%	31%	79%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

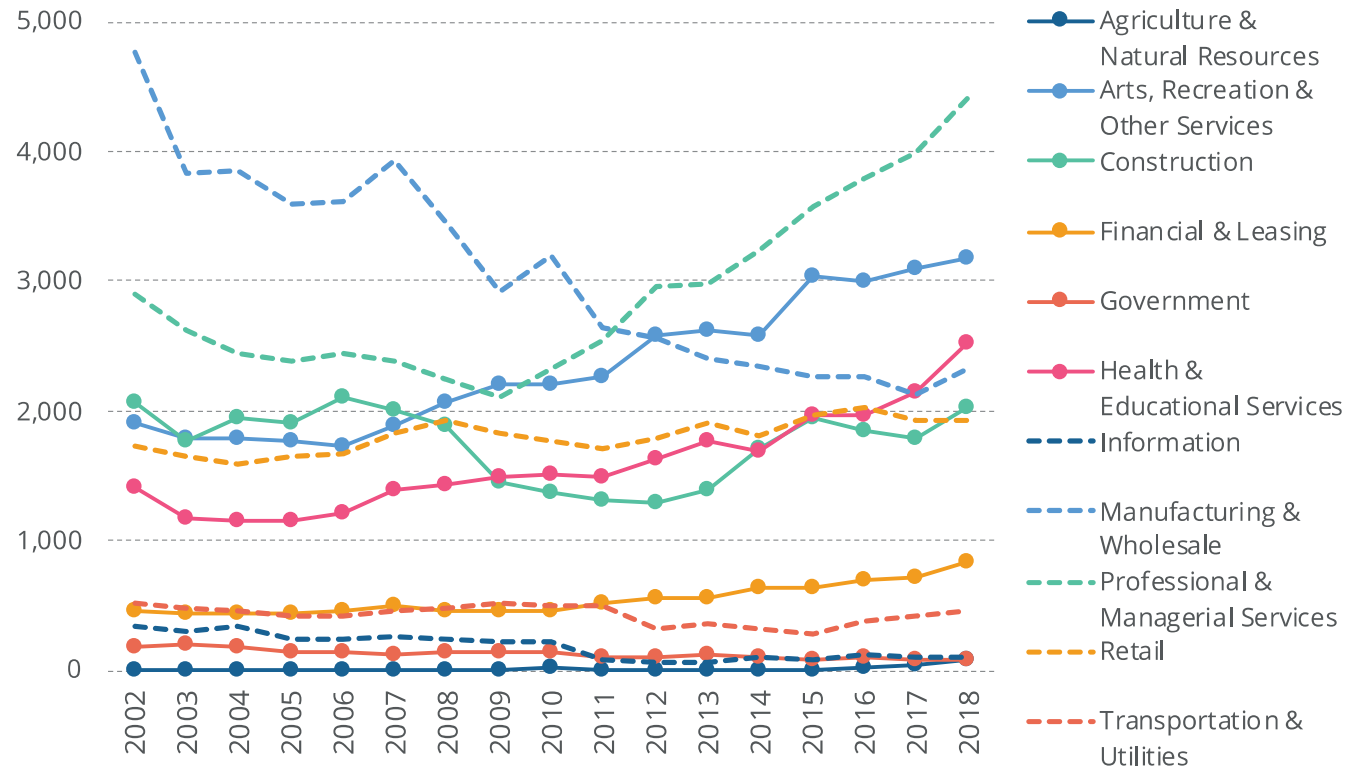
**Table 4.6-6: Students who Met or Exceeded Math Testing Standards, by Special Case and District, 2018-2019**

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
<b>Unified School Districts</b>					
Cabrillo Unified	34%	4%	5%	4%	9%
La Honda-Pescadero	31%	4%	(no data)	(no data)	2%
South San Francisco	44%	20%	25%	4%	18%
<b>High &amp; Elementary School Districts</b>					
Jefferson Union High School	37%	5%	(no data)	(no data)	6%
Bayshore Elementary	27%	11%	(no data)	(no data)	9%
Brisbane Elementary	54%	4%	(no data)	(no data)	12%
Jefferson Elementary	37%	15%	36%	(no data)	11%
Pacifica	57%	22%	(no data)	(no data)	17%
San Mateo Union High School	50%	10%	(no data)	(no data)	13%
Burlingame Elementary	78%	40%	(no data)	(no data)	29%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	48%
Millbrae Elementary	58%	26%	16%	(no data)	25%
San Bruno Park Elementary	41%	12%	(no data)	(no data)	9%
San Mateo-Foster City	56%	11%	15%	(no data)	14%
Sequoia Union High School	50%	3%	33%	(no data)	9%
Belmont-Redwood Shores	79%	42%	(no data)	(no data)	43%
Las Lomitas Elementary	82%	54%	(no data)	(no data)	28%
Menlo Park City Elementary	83%	31%	(no data)	(no data)	38%
Portola Valley Elementary	83%	14%	(no data)	(no data)	39%
Ravenswood City Elementary	15%	5%	11%	(no data)	2%
Redwood City Elementary	46%	14%	(no data)	29%	14%
San Carlos Elementary	75%	24%	(no data)	(no data)	21%
Woodside Elementary	84%	27%	(no data)	(no data)	41%

**FIGURE 4.6-6** Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research



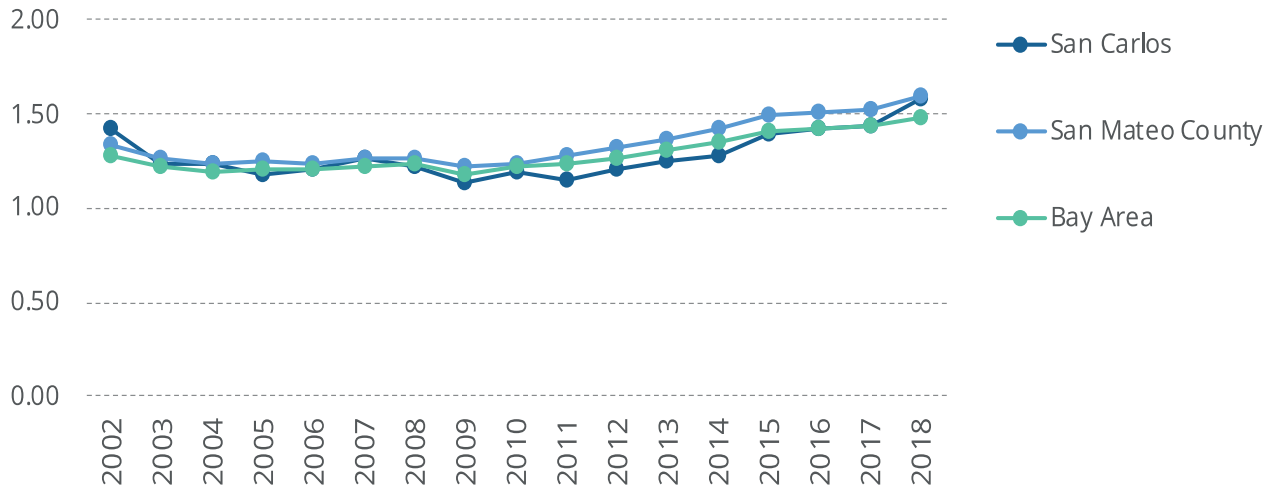
## Jobs by Industry, San Carlos, 2002-2018



Source: ABAG Housing Needs Data Workbook

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

**FIGURE 4.6-26**  
**Jobs to Household Ratio, San Carlos, 2002-2018**



Source: ABAG Housing Needs Data Workbook

TCAC’s economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. The vast majority of the city ranks very high on economic opportunity, with the areas around Highway 101 offering moderate opportunity (Figure 4.6-27). The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. This index varies from 0-100 as demonstrated in Figure 4.6-28, with higher scores point to better accessibility to employment opportunities. The areas abutting Highway 101, however, offer the best job proximity (Figure 4.6-28). Located within this high proximity region is also the downtown area, which spans along Laurel St. The downtown area is home to a diverse set of retail and commercial centers, serving as a very prominent employment center for the various residents of San Carlos, as well as residents from other cities. At a regional level, cities throughout San Mateo county (namely those along the San Francisco Bay), have similar proximity index levels, where cities like Burlingame, Redwood City, South San Francisco, and East Palo Alto have a very close proximity index. Cities with the furthest proximity include Pacifica and Daly City.

**Transportation.** This section provides a summary of the transportation system that serves the broader region including emerging trends and data relevant to transportation access. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo County. Pertinent feedback in that plan included:

*“San Mateo’s [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.*

*While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential*

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



*solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”<sup>8</sup>*

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project’s overall goal is to, “stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system- the agencies in the region local to the San Francisco bay, served by MTC.”<sup>9</sup>

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<sup>8</sup> [https://mtc.ca.gov/sites/default/files/MTC\\_Coordinated\\_Plan.pdf](https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf)

<sup>9</sup> <https://wid.org/transportation-accessibility/>

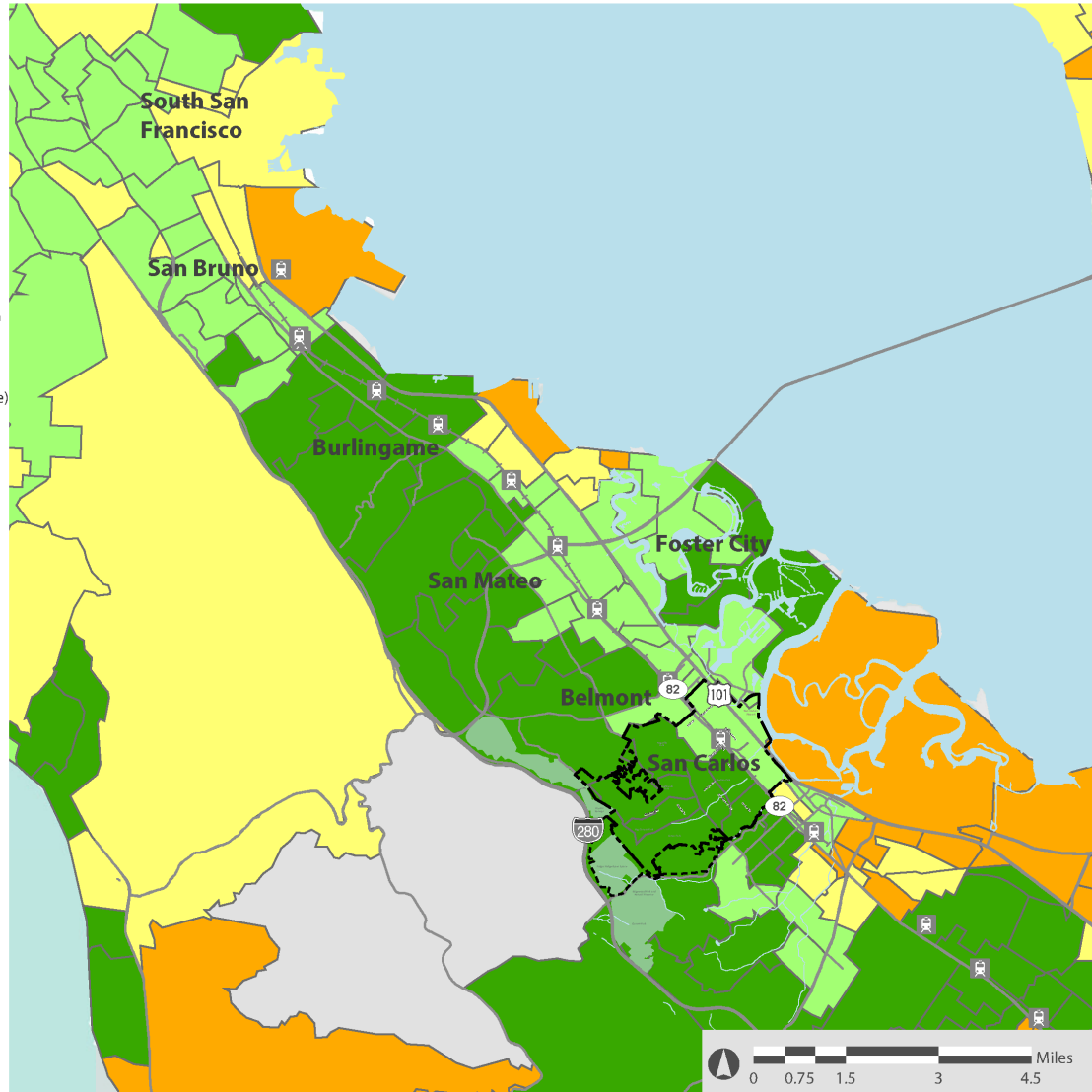
FIGURE 4.6-27  
TCAC Opportunity Areas Economic Score by Census Tract, 2021



**TCAC Opportunity Areas - Economic Score**

- TCAC Opportunity Areas - Economic Score (Tract)**
- < .25 (Less Positive Economic Outcome)
  - .25 - .50
  - .50 - .75
  - > .75 (More Positive Economic Outcome)
  - No Data

- Base Map Features**
- City of San Carlos Boundary
  - Sphere of Influence
  - Major Streets
  - Streets
  - Caltrain Railroad and Stations
  - Surrounding Jurisdictions
  - Parks and Open Space
  - Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

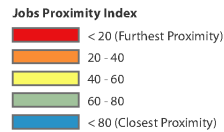
# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-28  
Jobs Proximity Index by Block Group









San Carlos  
General Plan

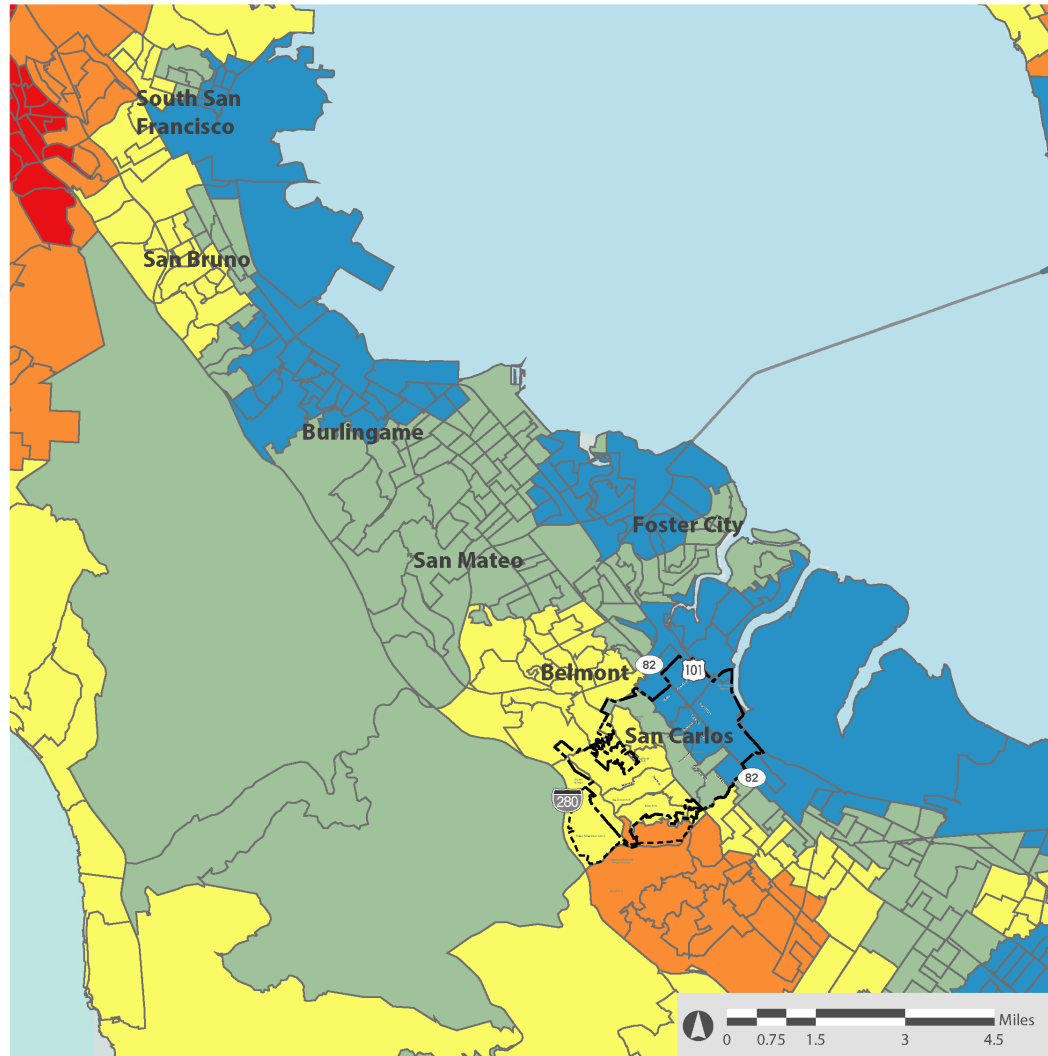


### Jobs Proximity Index by Block Group, 2017



**Base Map Features**

-  City of San Carlos Boundary
-  Sphere of Influence
-  Major Streets
-  Streets
-  Caltrain Railroad and Stations
-  Surrounding Jurisdictions
-  Parks and Open Space
-  Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, “it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.”

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the county’s senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.<sup>10</sup> MTC also launched Clipper START – an 18-month pilot project – in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.<sup>11</sup>

Access to transportation is extremely important to households affected by low incomes and rising housing prices, especially because lower income households are often public transit dependent. Public transit should strive to link lower income residents to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables

residents to locate housing outside of traditionally low-income neighborhoods.

Public transit in the City of San Carlos is somewhat accessible, given that public transit such as bus routes are limited to routes along major roads such as Brittan Ave., and Alameda de las Pulgas. Other transit routes include the Bay Area Rapid Transit (BART) routes, as well as the Cal Train systems which run parallel to the El Camino Real. These methods of transit allow residents of the City of San Carlos to ride beyond the city limits, to other major economic centers. It is worth mentioning that some areas of the city, or areas that can best be characterized as single-family neighborhoods see less public transit accessibility compared to those living in high density corridors. The lack of route coverage is possibly due to there being more access to private modes of transportation (i.e., personal vehicles) among residents living in these areas, as they tend to be homeowners with higher incomes. Though given that some residents experience disability in the form of independent living, the lack of public transportation availability can make it difficult for these residents to travel away from home to visit grocery stores or other services.

**Environment.** TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup

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<sup>10</sup> [https://www.samtrans.com/Planning/Planning\\_and\\_Research/Mobility\\_Plan\\_for\\_Older\\_Adults\\_and\\_People\\_with\\_Disabilities.html](https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html)

<sup>11</sup> <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. In San Carlos, there are more significant disparities in environmental outcomes than in other opportunity indicators (Figure 4.6-29). The neighborhoods aligning Highway 101 have low to moderate outcomes, while the remainder of the city has moderate outcomes (but for two census tracts with more positive outcomes). Other cities throughout the region receive similar environmental scores; tracts that are in close proximity to Highway 101 also have less positive environmental scores. Once again, possibly due to the exposure to air pollutants from vehicle emissions. The east end of the 101 also tends to be more industrial and commercial in its uses, as can be seen in cities such as Redwood City, Burlingame, San Mateo, and South San Francisco.

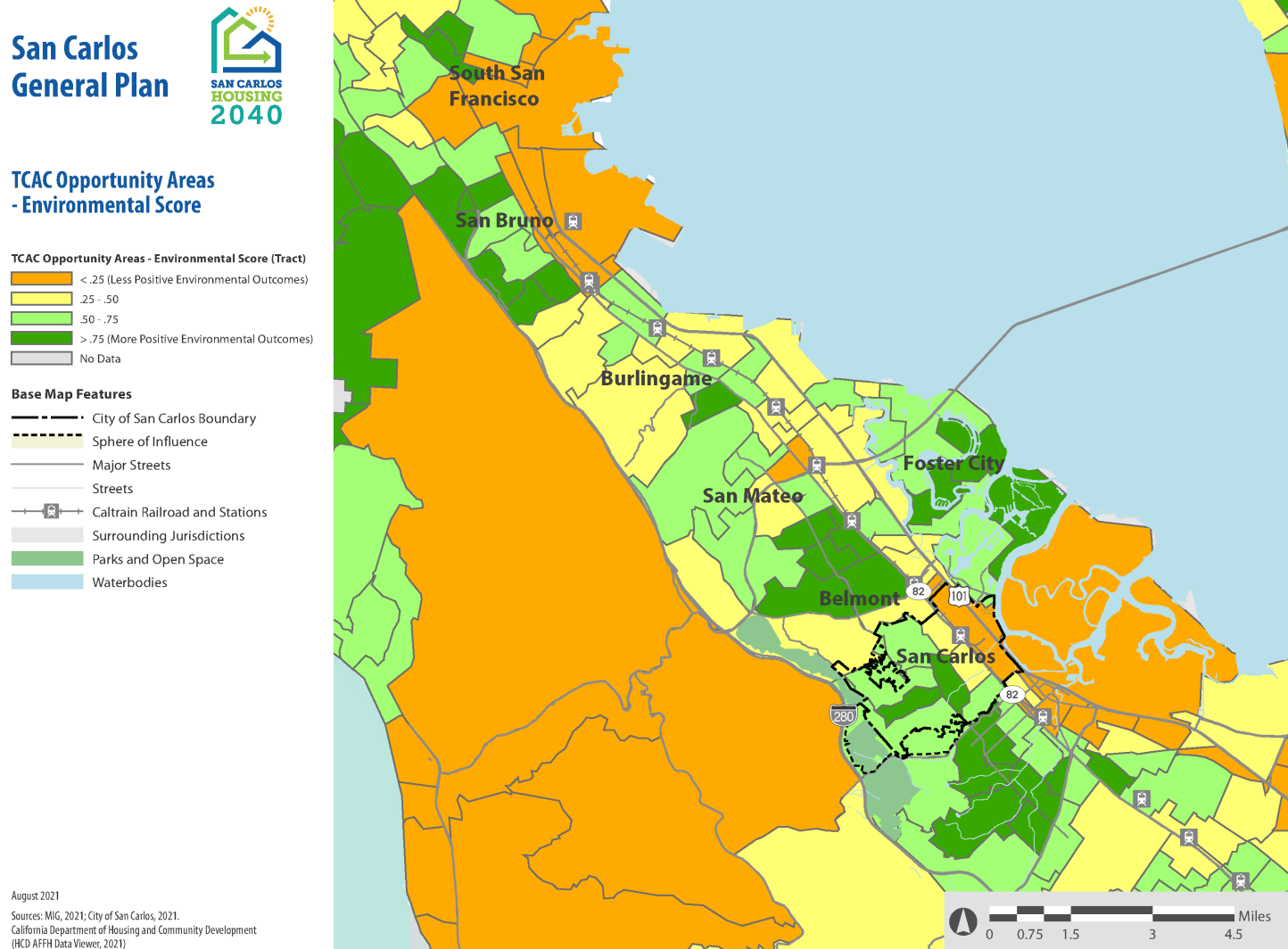
### *Disparities in access to opportunity*

TCAC's composite opportunity score for San Carlos shows census tracts along Highway 101 fall within high resource areas while the rest of the city is within the highest resource areas (Figure 4.6-30). The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity,

and housing and transportation. Nearly all of the city has the lowest vulnerability, with one tract, in the northeast part of the city abutting Belmont, as low to moderate vulnerability (Figure 4.6-31).



FIGURE 4.6-29  
TCAC Opportunity Areas Environmental Score by Census Tract, 2021



# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-30  
Composite Opportunity Score, 2021

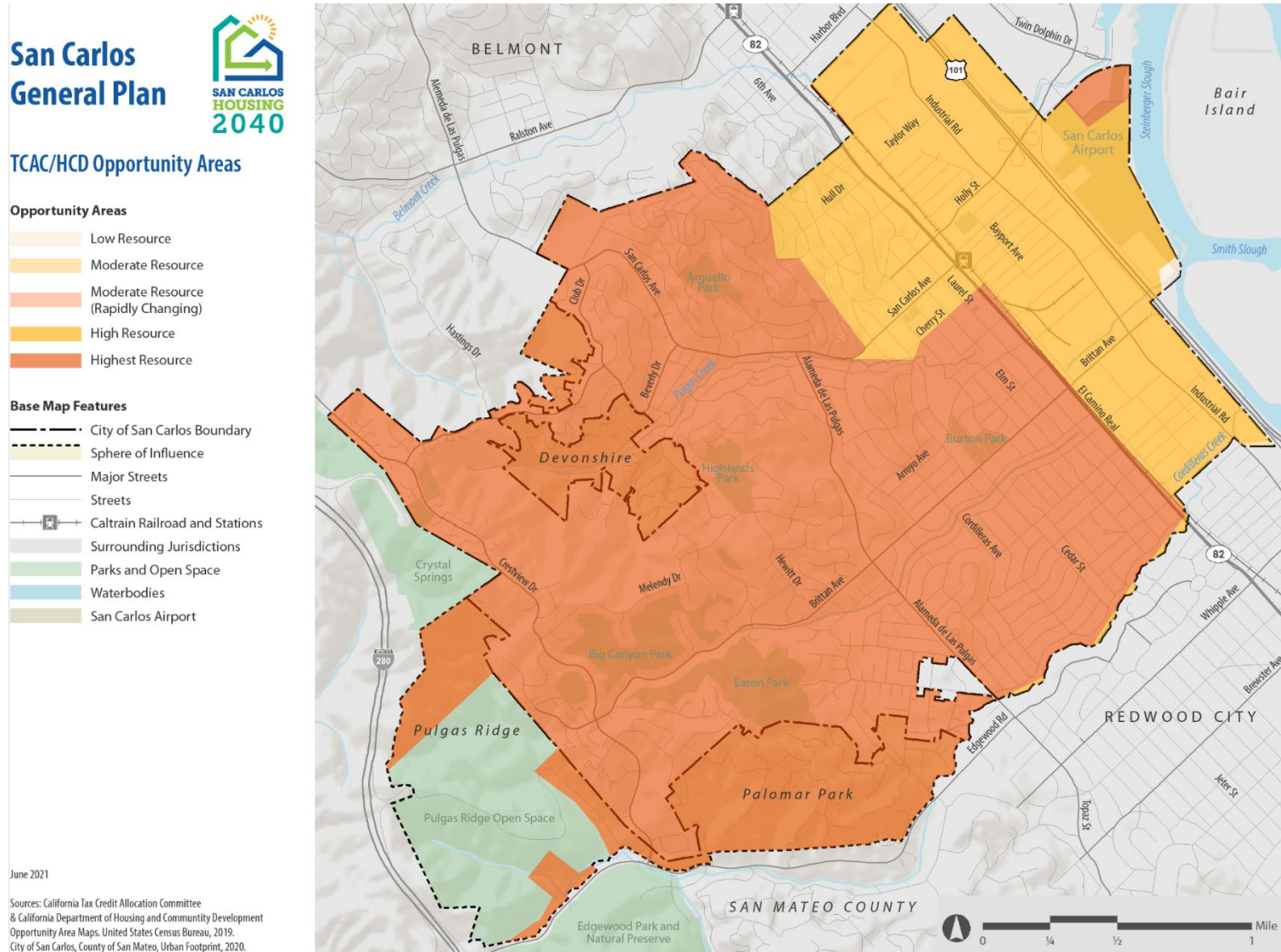


FIGURE 4.6-31  
Social Vulnerability Index by Census Tract, 2018

**San Carlos General Plan**

**SAN CARLOS HOUSING 2040**

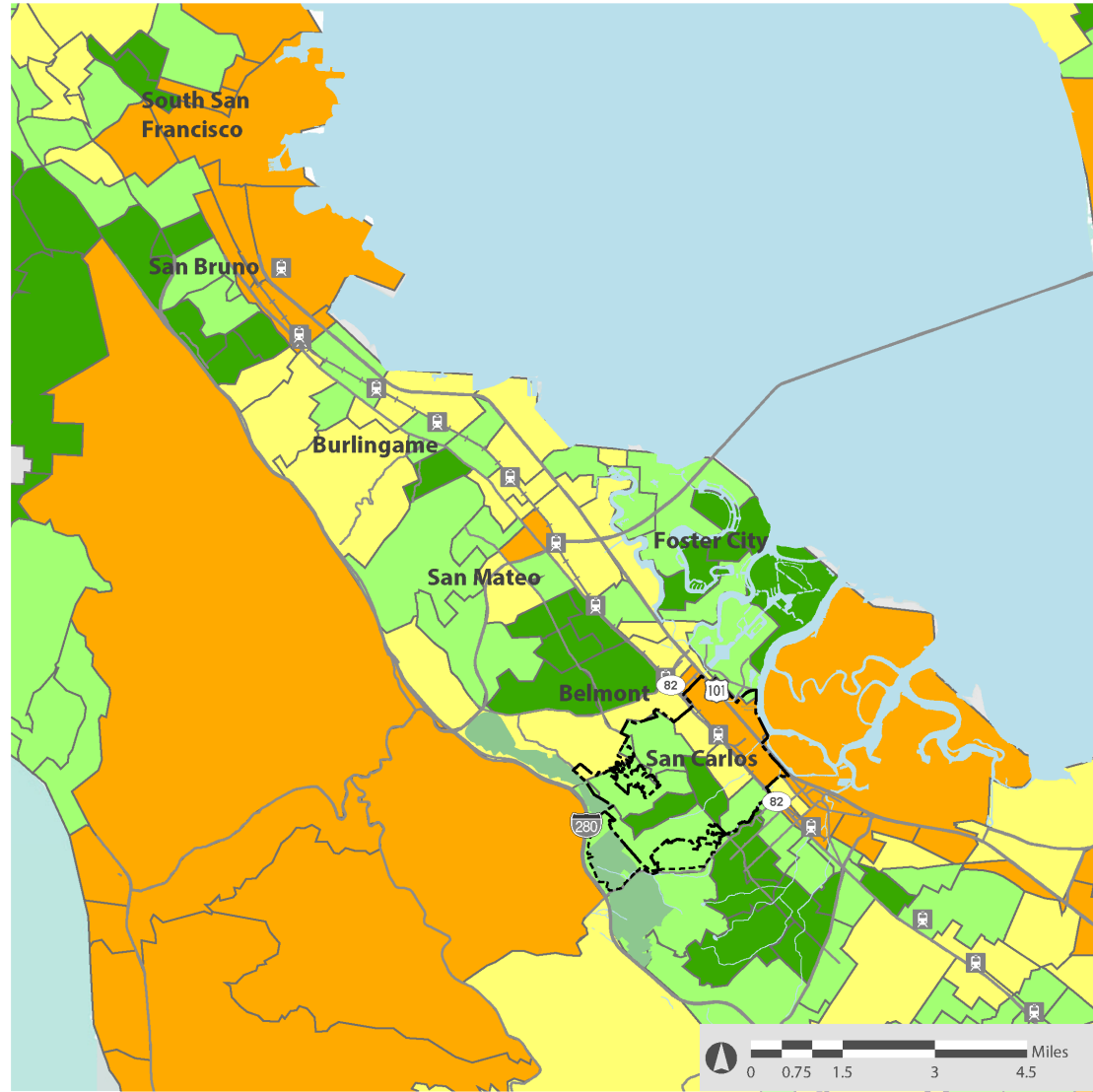
**TCAC Opportunity Areas - Environmental Score**

**TCAC Opportunity Areas - Environmental Score (Tract)**

- < .25 (Less Positive Environmental Outcomes)
- .25 - .50
- .50 - .75
- > .75 (More Positive Environmental Outcomes)
- No Data

**Base Map Features**

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



San Carlos does not have any disadvantaged communities as defined under SB 535 as, “the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”<sup>12</sup>

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Figure H-5.3 in Chapter 4.5 (Housing Resources) shows that capacity for multi-family residential development is fairly evenly distributed among the high and highest resources areas and that no concentration of lower income sites exists.

### *Racially/Ethnically Concentrated Areas of Affluence*

Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as, communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by the HUD, non-Hispanic Whites are the most racially segregated groups in United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. Figure 4.6-23 demonstrates that the entire city of San Carlos is considered an RCAA, given its predominantly White population, as well as its median income level above \$125,000. Among the various cities in San Mateo County, San

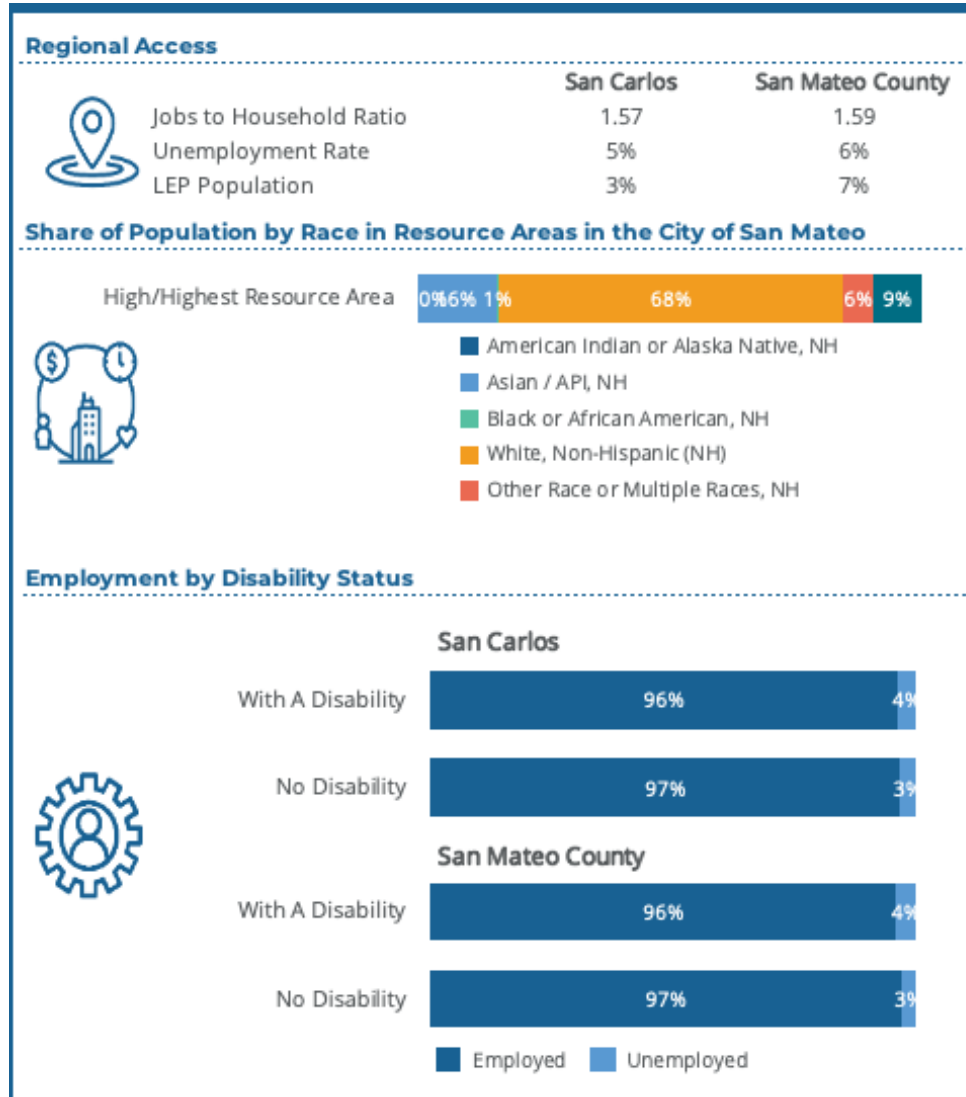
Carlos is among the few cities that are entirely comprised of RCAAs, along with Woodside, Menlo Park, and Portola Valley.

San Carlos and other predominantly RCAA communities in San Mateo County have a history of being known as affluent communities. These communities also translate into areas of high resource/opportunity, with high performing schools, low crime rates, and low levels of housing problems such as substandard housing and overpayment.

San Carlos has a very limited number (137 units) of deed-restricted or publicly assisted affordable units (see Table 4.3-10 in the Needs Assessment). To address a history of a lack of affordable housing, the City instituted a Below Market Rate Ordinance to require provision of on-site affordable housing units for new construction projects, along with a Commercial Linkage fee to fund future affordable housing development. In 2022, the City updated the Below Market Rate Ordinance to remove loopholes and effectuate more affordable housing development. The Commercial linkage fee was adopted in 2017 and as of 2023 the City has collected over \$6.5 million to support affordable housing. In 2022, the City completed a city-sponsored 100% affordable project at 817 Walnut. In 2023, the City is pursuing a second 100% affordable project at 1232 Cherry Street, exemplifying the City’s recent meaningful efforts to increase the historically low number of BMR units in San Carlos.

<sup>12</sup> <https://oehha.ca.gov/calenviroscreen/sb535>

FIGURE 4.6-32  
Summary of Access to Opportunity



# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



## *Disparities Specific to the Population Living with a Disability*

Seven percent of the population in San Carlos is living with at least one disability, compared to eight percent in the county. The most common disabilities in the city are ambulatory (3.3 percent), independent living (2.7 percent), and cognitive (also 2.7 percent).

For the population 65 and over, the share of the population with a disability: 15.6 percent of seniors have an ambulatory disability, 12.1 percent have an independent living disability, and 12 percent have hearing difficulty. As mentioned above under access to transportation, San Mateo County is rapidly aging; therefore, this population with a disability is likely to increase.

### **Disability**

“Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

### **Displacement Risk**

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drive up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. A report produced by the University of Berkeley (UC Berkeley)’s Institute of Government Studies “Displacement in San Mateo County, California” in 2017 indicated that there are a variety of outcomes of displacement. Key findings included:

- Displacement can take many forms. Formal eviction is not the only way households become displaced. Landlords may refuse to make improvements and engage in negative behavior to discourage tenants from staying. About 14 percent of survey respondents reported this type of experience. Sometimes tenants are “code enforced” out of their units, a result of neighbors repeatedly complaining about conditions in the unit or complex.
- Displaced households commonly end up in substandard or overcrowded housing conditions.
- Displaced households are five times more likely to become homeless than non-displaced households.
- After being displaced, just 20 percent of households remained in their neighborhoods (defined by the study as within one mile of their former home). Thirty-three percent left the county, generally moving to the Central Valley or East Bay communities.
- Two out of three children in displaced households changed schools.
- These moves resulted in displaced households residing in neighborhoods with fewer job opportunities on average, leading to lengthened commutes. These neighborhoods also had more environmental challenges and lower access to health care.

UC Berkeley’s Urban Displacement Project also examines patterns of gentrification in the region. In 2015, the project released a tool that provides an early warning sign for displacement. The tool combines current signs of displacement

with indicators that are part of past neighborhood transformations to “paint a comprehensive picture of the extent and nature of displacement” in the Bay Area. As of 2017, the Urban Displacement Project found that more than half of low-income households in the region live in neighborhoods at risk or already experiencing displacement and gentrification. At that time, displacement was occurring for moderate to high-income neighborhoods, as well as traditionally lower-income neighborhoods (Figure 4.6-33). In San Carlos at the time, much of the city was either in the very early stages of displacement or undergoing displacement. However, as of 2021, the city is mostly experiencing stages of advanced exclusion, as a result of rapidly increasing housing costs. Today housing is mostly affordable to high or mixed high-income households (Figure 4.6-34). The areas near Big Canyon Park and east of El Camino Real are stable and have a mix of moderate and high-income households.

Given the changing diversity in the region, employment expansion, and rapidly increasing home prices, it can be difficult to determine which populations are most affected by displacement pressures. The Urban Displacement Project compared the racial and ethnic makeup of residents in 2010 and 2015 by neighborhood and revealed that in the region:

- The largest loss of African American residents by neighborhood occurred in two Census tracts in East Palo Alto. This was offset by growth in White and Hispanic households.

- Patterns in the loss of Hispanic residents by neighborhood are far less distinct. Many neighborhoods show declines in Hispanic households – and many show increases.
- Neighborhoods that lost Asian residents sometimes gained White and Hispanic residents, although there is no clear pattern of displacement.
- Neighborhoods with losses in families were commonly those that experienced losses in Hispanic residents.

According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
  - Share of very low income residents is above 20%, 2017, and
  - The tract meets two of the following criteria:
    - Share of renters is above 40%, 2017
    - Share of people of color is above 50%, 2017
    - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
    - They or areas in close proximity have been experiencing displacement pressures.

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



Displacement pressure is defined as percent change in rent above county median for rent increases, 2012-2017.

OR

- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017

No census tract in the city is vulnerable to displacement.

The State of California has some of the strongest residential housing and fair housing regulations in the country. These regulations are intended to mitigate the negative effects that land use, zoning, and siting of housing can have on affordability and access to opportunity. In general, because of these laws, California cities generally have more in their “affordability toolkit” than comparably sized communities in other western states. Yet citizen opposition, lack of political will, and the lag between identifying housing affordability challenges and implementing housing policy can reduce the effectiveness of the best-intentioned regulations.

One frequently criticized policy is the limited enforcement (in lieu of advocacy pressure or legal action) of Housing Elements, which require that communities identify and plan for affordability gaps. In San Mateo County, Housing Elements are produced collaboratively. This approach not only provides transparency, it facilitates coordinated planning and regional affordability goal-setting.

According to the 2016 San Mateo County Hazard Mitigation Plan, the City of San Carlos has seen two major hazard events since 1989. In October of 1989, residents experienced the 6.9 magnitude Loma Prieta earthquake, and in January of 2010, the city experienced a significant flooding event which impacted the cities airport.

These disasters pose a substantial safety risk to residents, and threaten vital infrastructure and property throughout the city. For this reason, the city and county have implemented a variety of measures that aim to help residents effectively respond and prepare for any such disasters.

As mitigation actions addressing these issues are included in the County Hazard Mitigation Plan, as well as the City’s Climate Action Plan, the risk of displacement due to disaster is expected to be minimal. The risks of displacement due to disinvestment are also anticipated to be minimal or nonexistent. San Carlos is experiencing demand for non-residential and residential development throughout the city, with no significant areas of disinvestment or concern.



### Disproportionate Housing Needs

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, and other considerations.

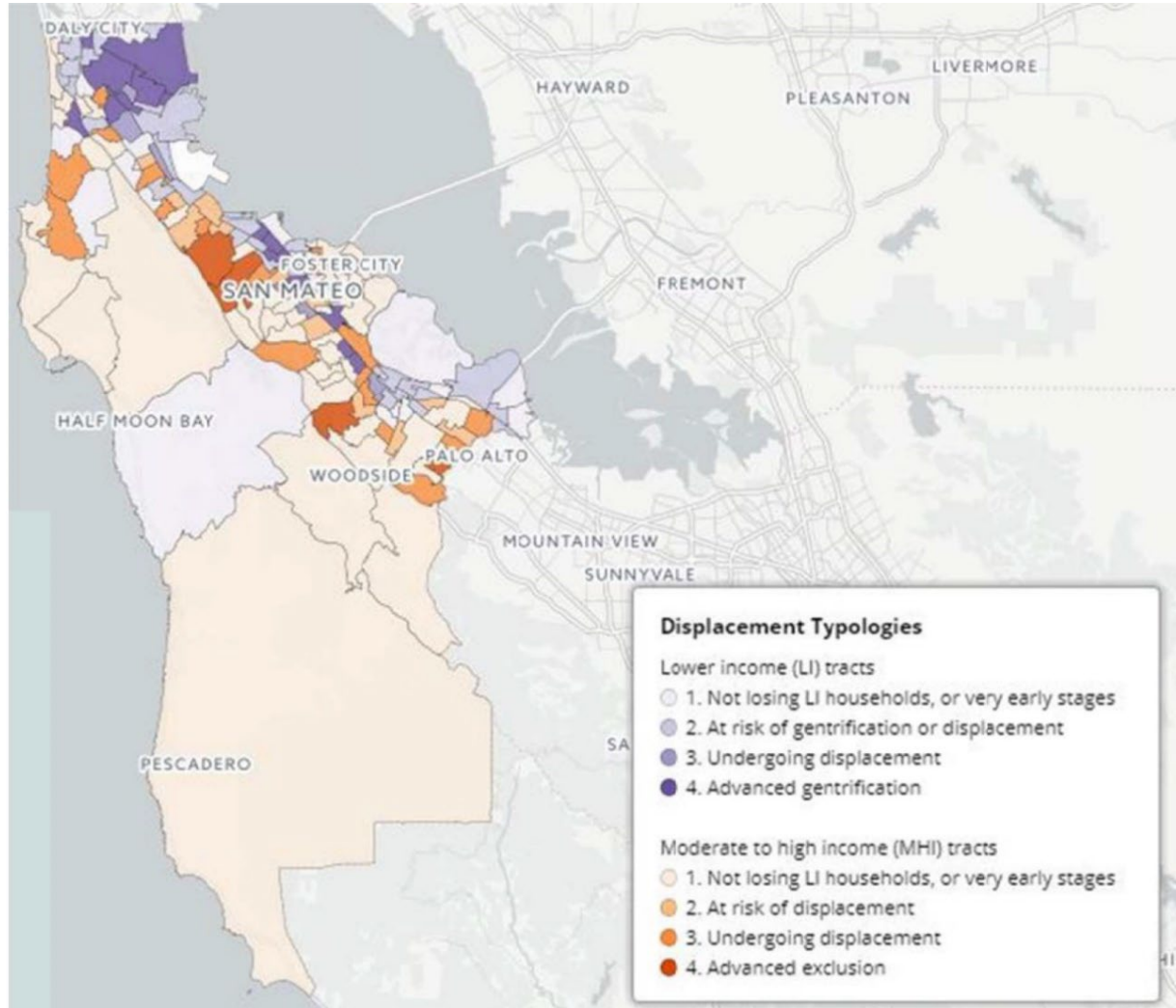
Source: California Department of Housing and Community Development Guidance, 2021, page 39.

#### Disproportionate Housing Needs

**“Disproportionate housing needs** generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-33  
Displacement Risk in San Mateo County and City of San Carlos, 2017



Source: San Mateo County Regional Assessment of Fair Housing

FIGURE H-4.6-34  
Displacement Risk, San Carlos, 2021

**San Carlos**  
General Plan



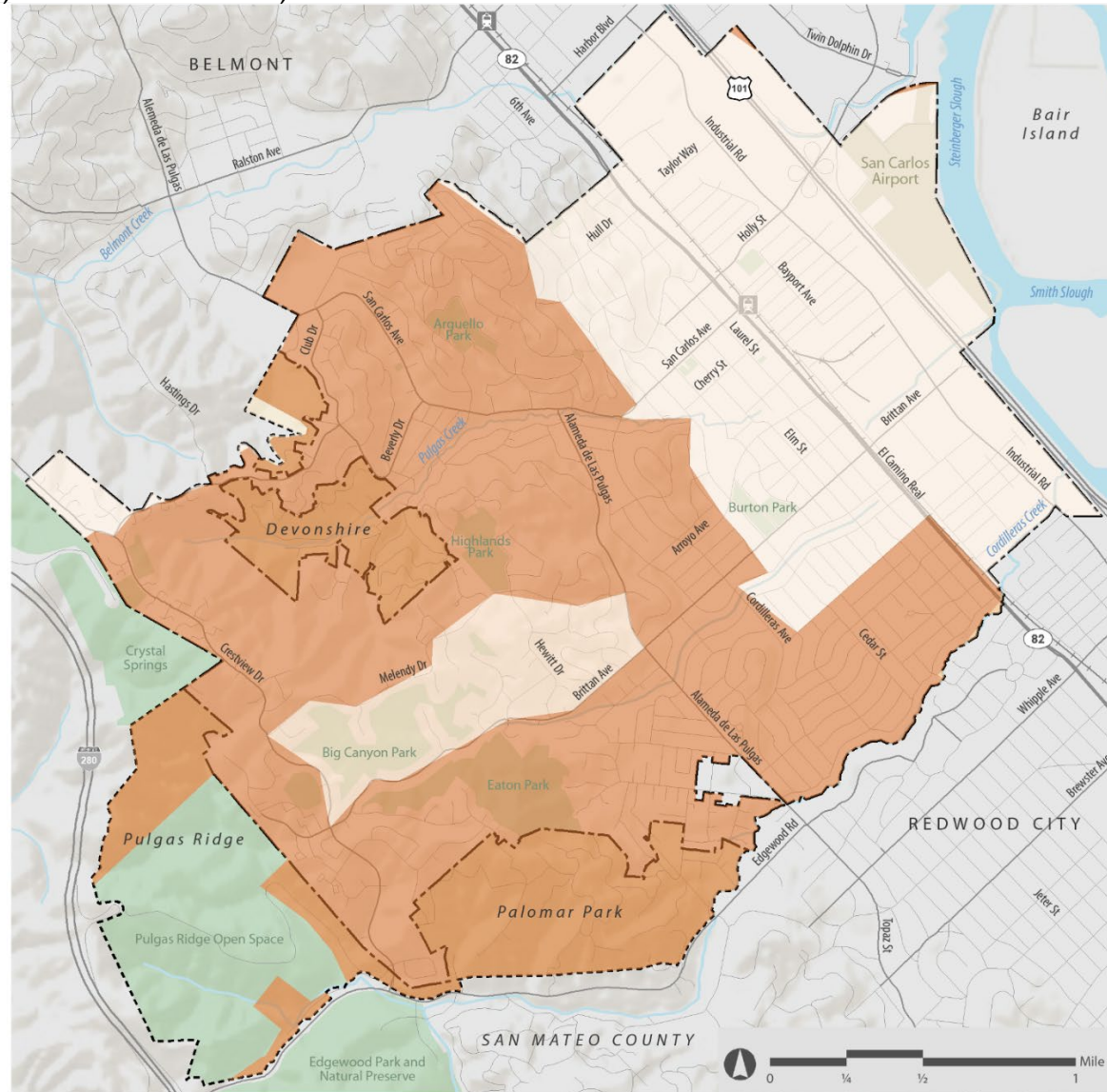
**Displacement Risk**  
City of San Carlos, 2021

**Displacement Typology**

- Low-Income/Susceptible to Displacement
- Ongoing Displacement
- At Risk of Gentrification
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Becoming Exclusive
- Stable/Advanced Exclusive
- High Student Population
- Unavailable or Unreliable Data

**Base Map Features**

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies
- San Carlos Airport



June 2021  
Sources: UC Berkeley Urban Displacement Project, 2021  
United States Census Bureau, 2019.  
City of San Carlos, County of San Mateo, Urban Footprint, 2020.



# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



## *Cost Burden (Overpayment)*

State and federal programs define whether a household experiences a housing cost burden (or is considered overpaying) as any household spending more than 30 percent of its gross annual income on housing. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care or education. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. Cost burden is an issue that is seen throughout the region.

In San Carlos, 28 percent of households are overpaying for housing. The situation is exacerbated for lower income households, where 67 percent are overpaying for housing. Almost three-quarters (73 percent) of lower income renters are overpaying for housing, and 61 percent of lower income owners are overpaying for housing. Figure H-4.34 shows the distribution of housing overpayment by homeowners, and Figure H-4.35 shows the distribution of housing overpayment by renters in the city. San Carlos homeowners generally experience lower levels of cost burden than renters. The map indicates that the levels of housing overpayment fall in the 20 to 40 percent range, while there is one tract that has a range less than 20 percent, which means that these households experience even less cost burden than majority of the city. As for renters in the city, the map demonstrates that there are higher levels of cost burden throughout the tracts, some tracts reach levels in the range of 40-60 percent of homeowners.

Cost burden in San Carlos is lower than in the County and the Bay area overall, largely due to the high barriers to entry in the City’s market (Figure 4.6-37). Lower income households—who generally have the highest levels of burden—have few opportunities to rent and buy in San Carlos.

There are few disparities in housing cost burden in San Carlos by race and ethnicity and family size. Hispanic/Latinx households face the highest level of burden at 35%--which is still relatively low compared for the county. Large family households—considered households with five or more persons—face lower levels of burden than other household types.

At a regional level, renter-occupied households living in cities all along the San Francisco Bay, experience similar levels of cost burden. With the exception of cities such as East Palo Alto, Redwood City, San Mateo, San Bruno and South San Francisco, where 40 to 80 percent of most tracts experience housing cost burden. As for homeowners within the same region, the severity of housing cost burden diminishes. The majority of tracts seen throughout these cities reach levels of up to 60 percent or less of housing overpayment.

## *Overcrowding*

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. Overcrowding can occur when housing costs are so high relative to income that families double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. Households with more than one

person per room are considered overcrowded. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing.

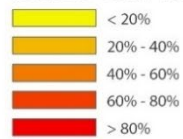
# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-35  
Overpayment by Homeowners, 2019



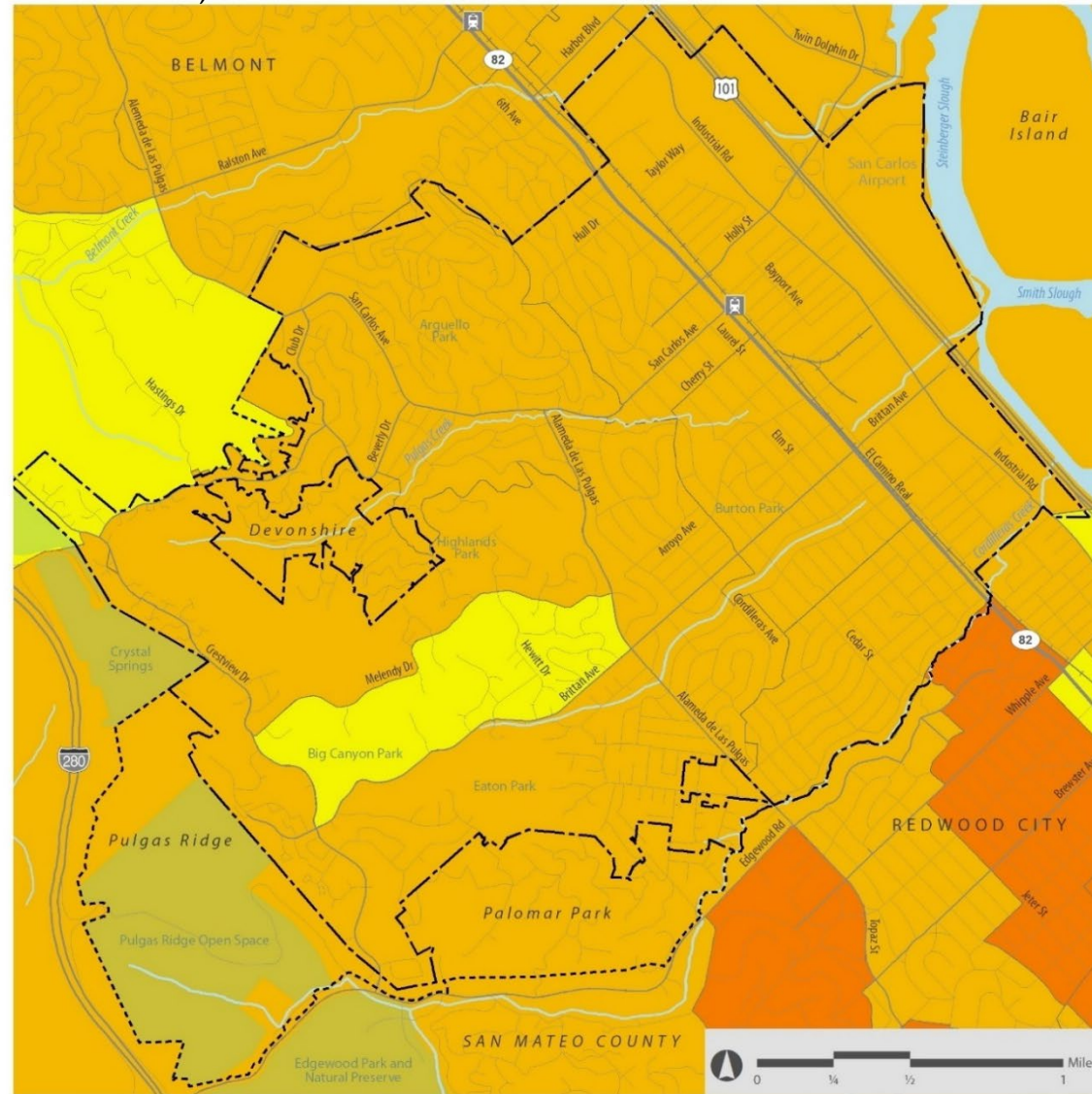
### Overpayment by Home Owners (2015 - 2019)

Overpayment by Home Owners  
(ACS, 2015 - 2019) - Tract



#### Base Map Features

- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
- Parks and Open Space
- Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

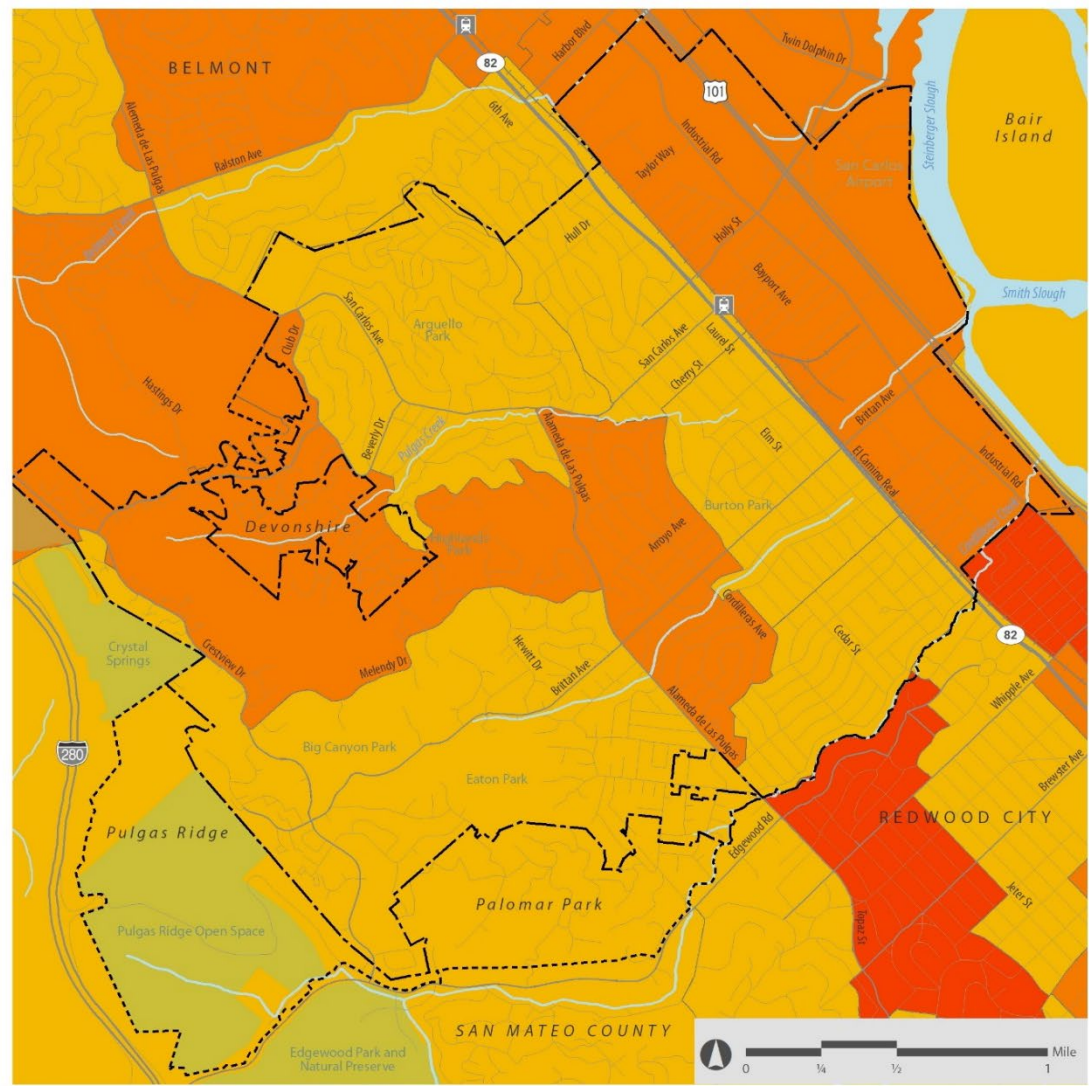
FIGURE 4.6-36  
Overpayment by Renters, 2019



**Overpayment by Renters  
(2015 - 2019)**

- Overpayment by Renters  
(ACS, 2015 - 2019) - Tract**
- < 20%
  - 20% - 40%
  - 40% - 60%
  - 60% - 80%
  - > 80%

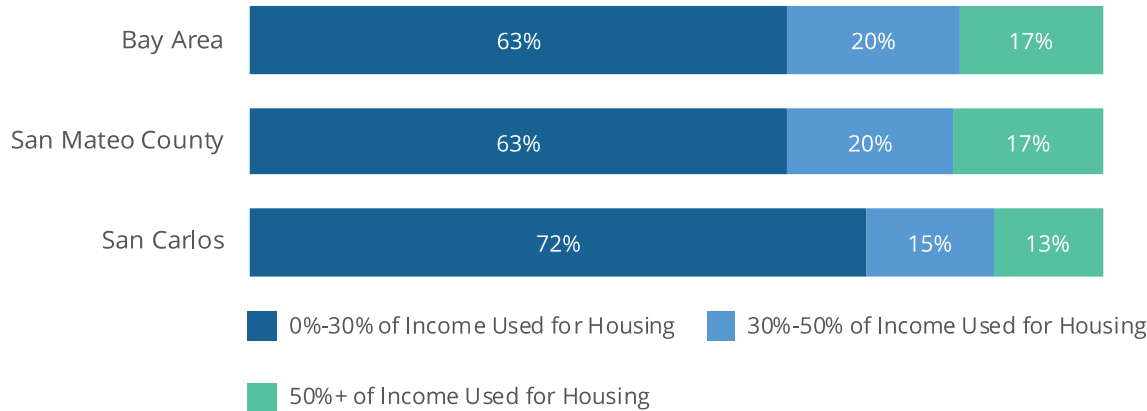
- Base Map Features**
- City of San Carlos Boundary
  - Sphere of Influence
  - Major Streets
  - Streets
  - Caltrain Railroad and Stations
  - Surrounding Jurisdictions
  - Parks and Open Space
  - Waterbodies



August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
California Department of Housing and Community Development  
(HCD AFFH Data Viewer, 2021)

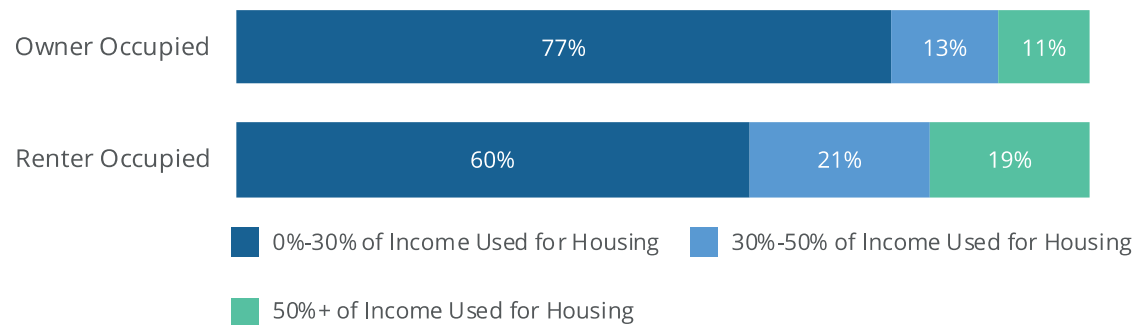
# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-37  
Overpayment (Cost Burden) by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

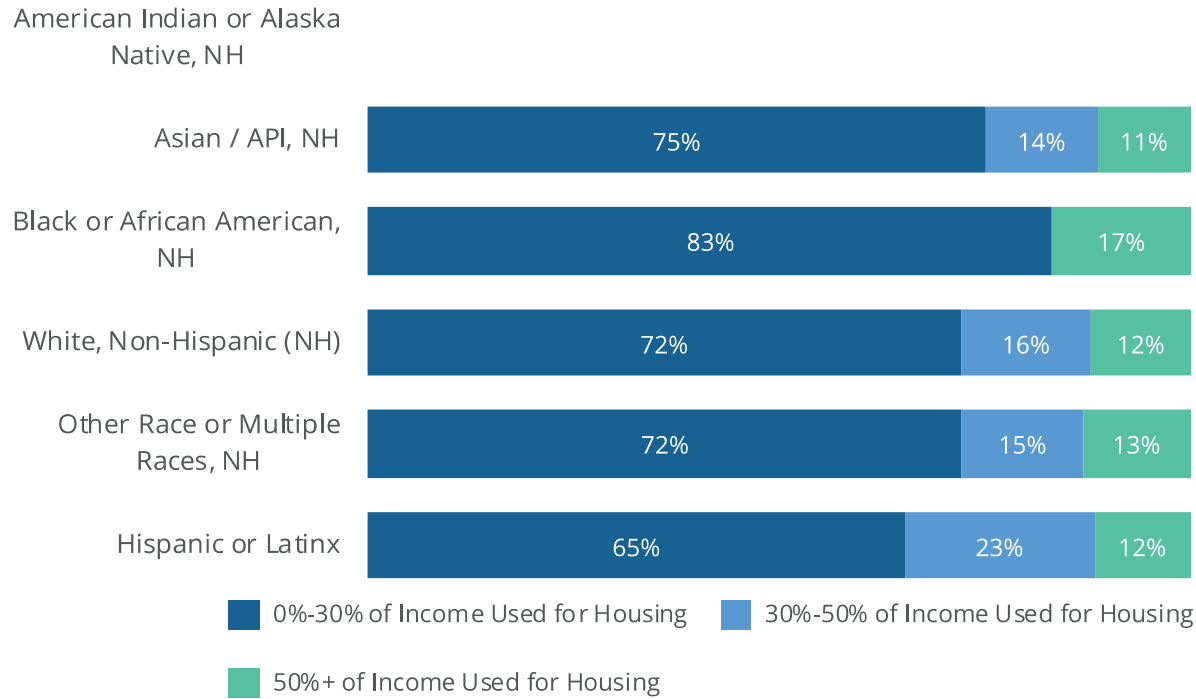
FIGURE 4.6-38  
Overpayment (Cost Burden) by Tenure, San Carlos, 2019



Source: ABAG Housing Needs Data Workbook



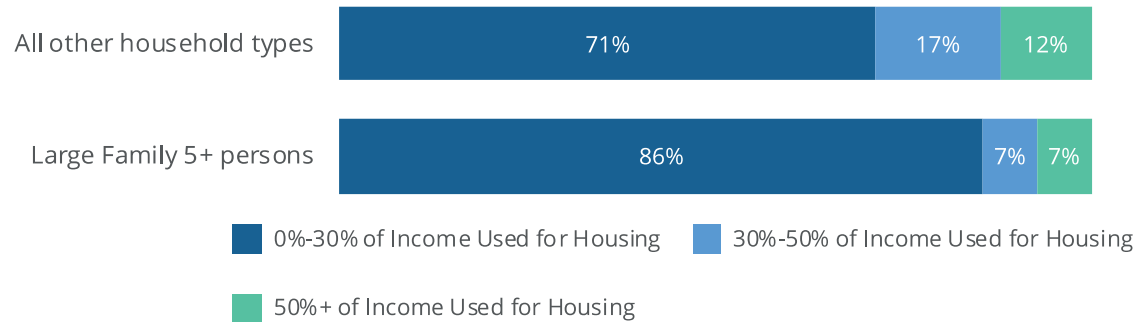
**FIGURE 4.6-39**  
**Overpayment (Cost Burden) by Race and Ethnicity, San Carlos, 2019**



Source: ABAG Housing Needs Data Workbook

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-40A  
Overpayment (Cost Burden) by Family Size, San Carlos, 2019



Source: ABAG Housing Needs Data Workbook

Figure H-4.37 identifies the levels of overcrowding across census tracts in the city, and it demonstrates that households across the city experience very low levels of overcrowding. Areas southwest of El Camino Real are generally below 8.2 percent overcrowded, while tracts east of El Camino Real experience more overcrowding with levels between 8.2 and 12 percent. The vast majority of households (98 percent) in San Carlos are not overcrowded—indicated by more than one occupant per room. However, renter-occupied households are more likely to be overcrowded than owner households. Hispanic households (4.9%) and households with other or mixed races (8.4%) have the highest levels of overcrowding. San Carlos households are less likely to experience overcrowding than the county and Bay area as a whole.

At a regional level, overcrowding can be seen most significantly in cities such as Daly City, South San Francisco, San Bruno, San Mateo, Redwood City, and East Palo Alto, where more than 20 percent of several tracts experience overcrowding. These cities are much larger in population in comparison to San Carlos (with the exception of East Palo Alto). Despite the high levels it is also worth considering that in some instances the data may still be undercounted.

### *Substandard Housing*

Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. In San Carlos, renter households are also more likely to have

substandard kitchen and plumbing facilities compared to owner households. Generally, a low share of households lack kitchen or plumbing. For renters, 0.2 percent are lacking kitchen facilities while 2.9 percent are lacking plumbing. For owners, less than one percent lack a proper kitchen or plumbing facilities.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in San Mateo County. Severe Housing problems considered by CHAS include:

- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than 1.5 persons per room); and
- Units with physical defects (lacking complete kitchen or bathroom/plumbing facilities)

According to the 2015-19 CHAS data, less than 15 percent of all households (homeowners and renters) in the City of San Carlos experience any of the four previously mentioned severe housing problems. At a county-level, 23 percent of households experience severe housing problems.

There is no concentration of substandard housing issues or areas where housing is more likely to need rehabilitation. Given the general affluence of the community, substandard housing is not a significant issue. However, when there is a report of a substandard housing concern, the issue is readily addressed and resolved by the City's Code Enforcement Officer.

## 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



### *Homelessness*

In 2019, 30 unsheltered individuals were identified in San Carlos during the point-in-time count, which is 3.3 percent of the total number of unsheltered individuals in San Mateo County. A total of 1,512 people were experiencing homelessness in the county during the One-Day Count, with 40% of people in emergency or transitional shelter while the remaining 60% were unsheltered. Throughout the county, the majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (six percent of the homeless population compared to less than one percent of the total population), Black (13 percent, 2 percent), White (67 percent, 51 percent), and Hispanic (38 percent, 28 percent) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019. In San Carlos, 30 persons experiencing homelessness were identified as unsheltered in 2019. Demographic information on these individuals is not available.

The 2022 One-Day Count reported a 21 percent increase in the number of unsheltered persons experiencing homelessness countywide (1,092 persons) as compared to the 2019 One-Day Count and an increase in 17 percent in the number of individuals living in group shelters and hotels that have been converted to interim housing (716 persons) for a total of 1,808 persons.

However, in San Carlos, the number of homeless individuals decreased to an estimated 14 persons in 2022.

Most homeless individuals are generally located near Highway 101, in Downtown or in vacant open space areas, but are not concentrated in any one location. Downtown provides ample access to transportation and services.

The City of San Carlos is working collaboratively with the Home for All San Mateo County initiative to promote more housing in San Mateo County. Housing and shelter resources are provided on the City's website and upon request from interested individuals.

FIGURE 4.6-41  
Overcrowded Households, 2019

**San Carlos**  
General Plan



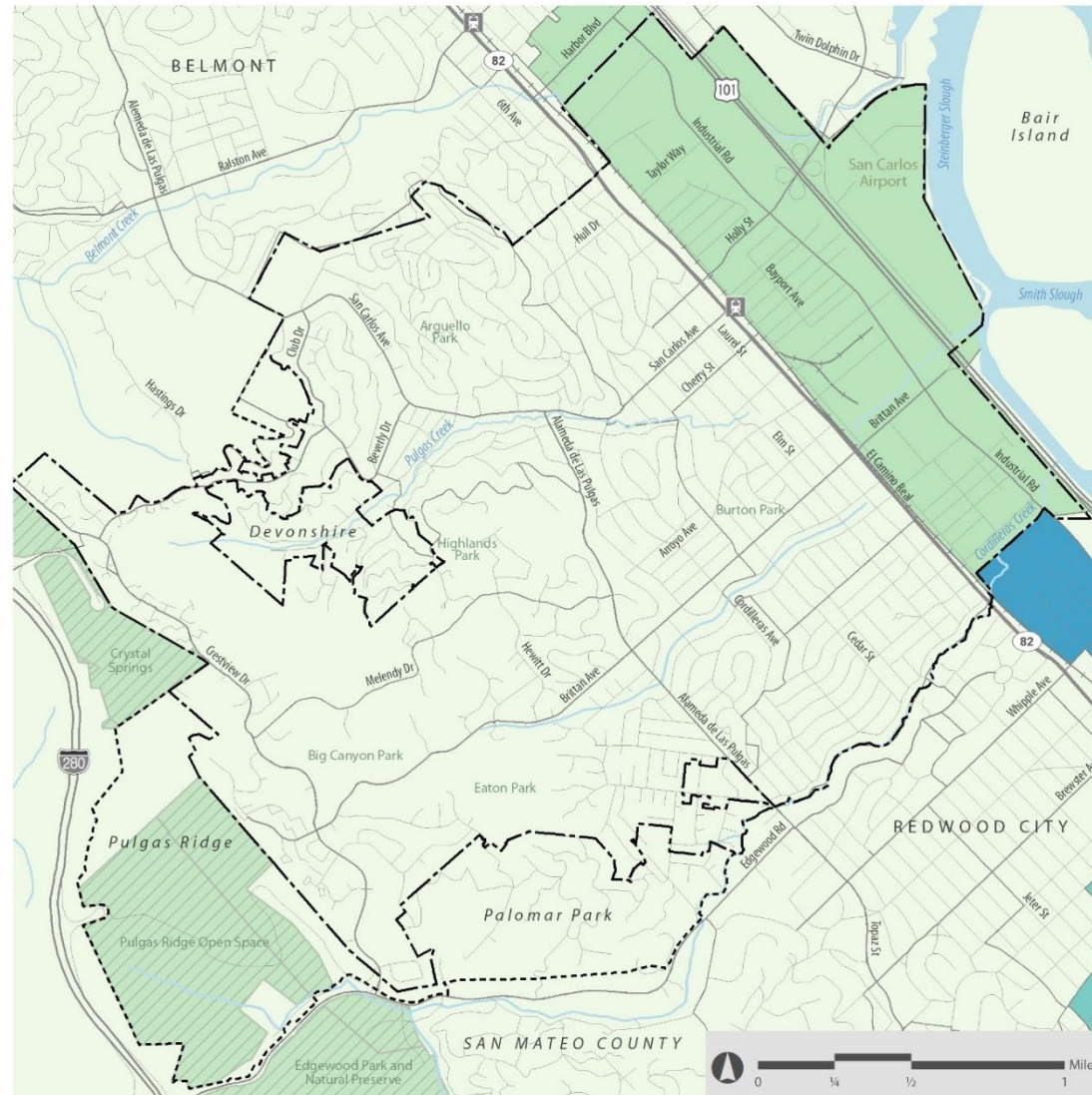
**Concentration of Overcrowded Households**

Overcrowded Households (CHHS) - Tracts

- ≤ 8.2%
- ≤ 12%
- ≤ 15%
- ≤ 20%
- ≤ 70%

Base Map Features

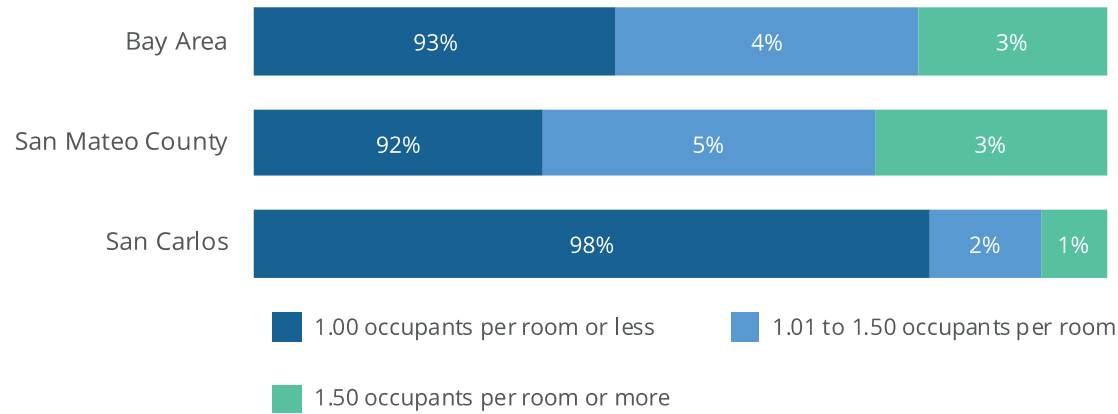
- City of San Carlos Boundary
- Sphere of Influence
- Major Streets
- Streets
- Caltrain Railroad and Stations
- Surrounding Jurisdictions
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August 2021  
Sources: MIG, 2021; City of San Carlos, 2021.  
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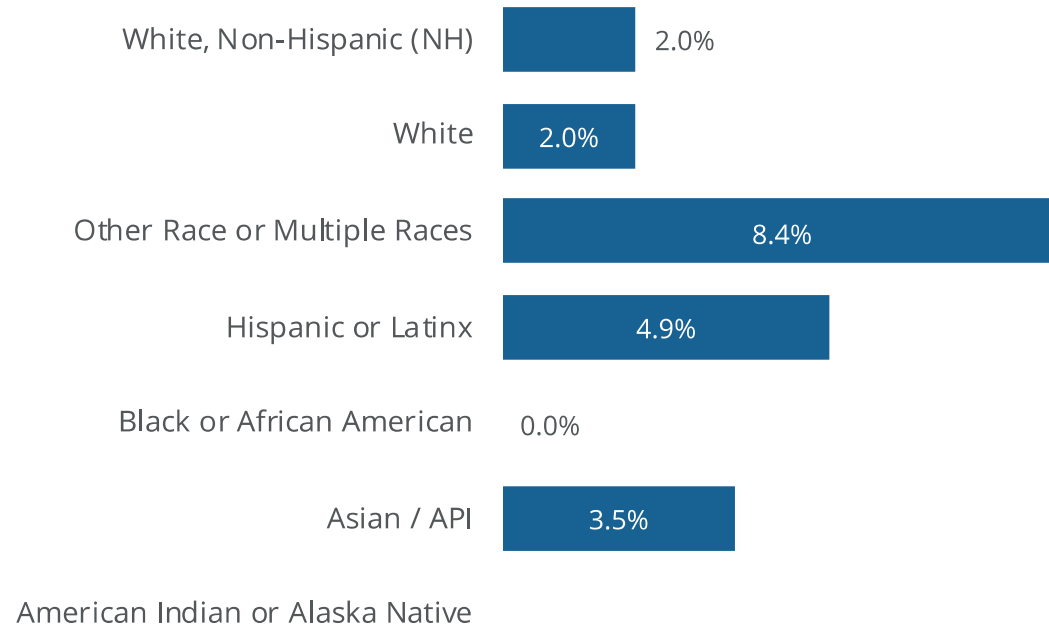
# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

FIGURE 4.6-42  
Occupants per Room by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

**FIGURE 4.6-43**  
Overcrowding by Race and Ethnicity, San Carlos, 2019

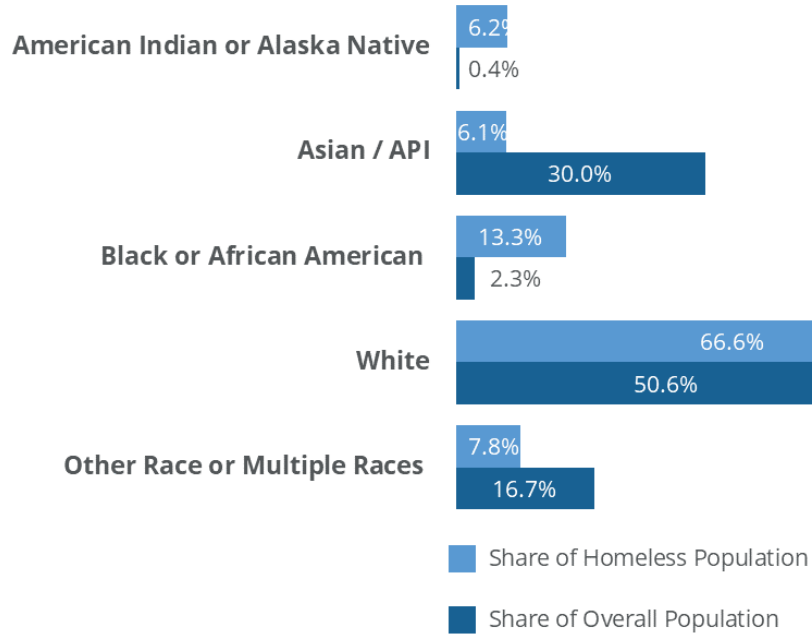


Note: Overcrowding is indicated by more than 1 person per room.

Source: ABAG Housing Needs Data Workbook

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

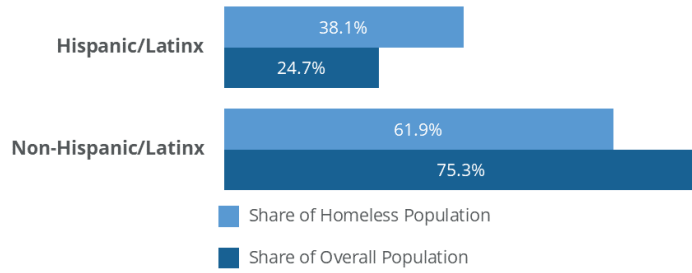
**FIGURE 4.6-44A**  
Share of General and Homeless Populations by Race, San Mateo County, 2019



Source: ABAG Housing Needs Data Workbook



**FIGURE 4.6-44B**  
Countywide Homeless Population by Ethnicity



Source: ABAG Housing Needs Data Workbook

**FIGURE 4.6-44C**  
Countywide Homeless Population by Ethnicity

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

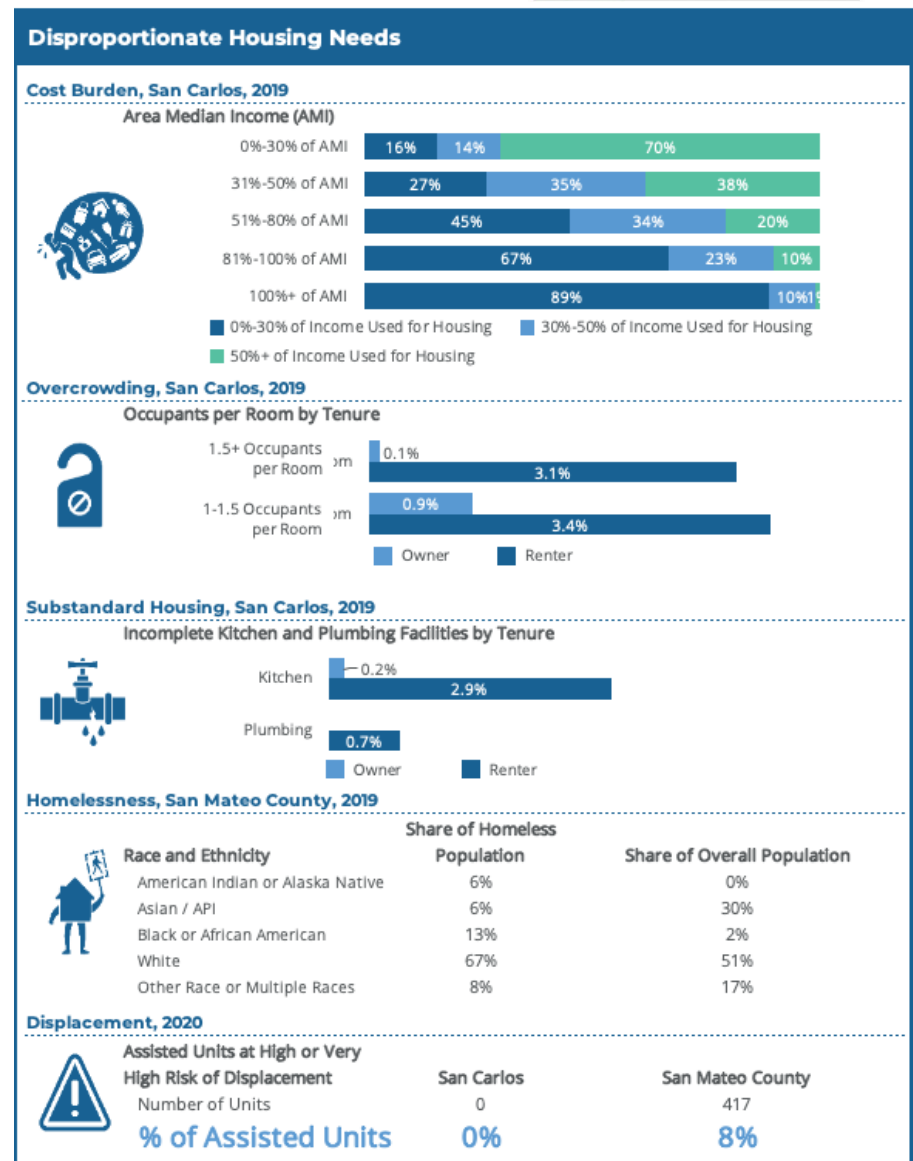
Source: ABAG Housing Needs Data Workbook

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING

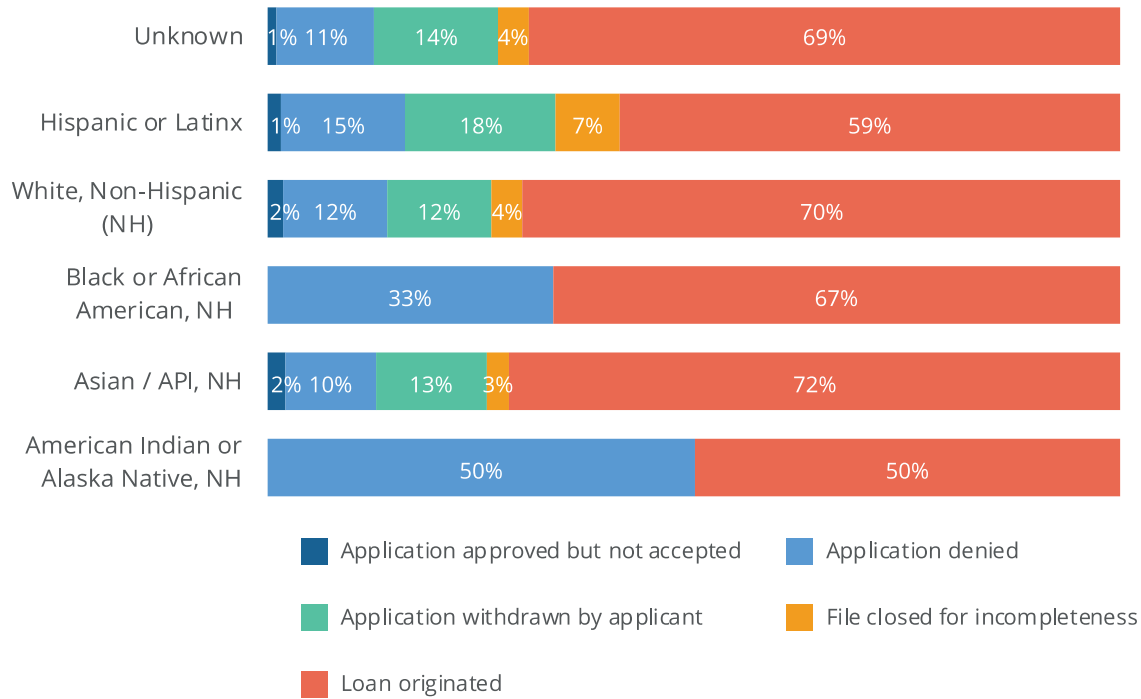
## Displacement

In San Carlos, no assisted rental units are at risk for displacement due to expiring affordability covenants during the next 10 years. Access to Mortgage Loans

Disparities by race and ethnicity are also prevalent for home mortgage applications to buy in San Carlos, particularly in denial rates. Except for American Indian/Alaskan Native applicants and Black/African American applicants, denial rates are similar across races and ethnicities (Figure 4.6-46).



**FIGURE 4.6-45**  
Mortgage Applications by Race and Ethnicity, 2018-2019

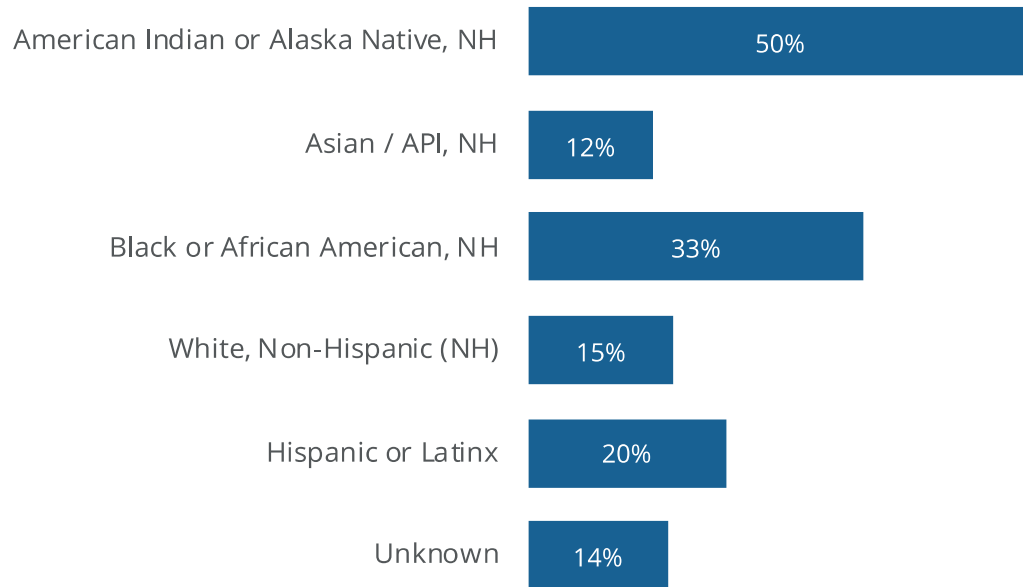


Source: ABAG Housing Needs Data Workbook

# 4 2023 HOUSING ELEMENT: AFFIRMATIVELY FURTHERING FAIR HOUSING



FIGURE 4.6-46  
Mortgage Application Denial Rate by Race and Ethnicity, San Carlos,  
2018-2019



Source: ABAG Housing Needs Data Workbook

### Other Relevant Factors

Early attempts to develop San Carlos began in the late 1800s. These early efforts were generally not successful until 1917, when the Mercantile Trust Company hired Fred Hugh Drake, a prominent real estate and business promoter to oversee the development of the city. Drake expanded infrastructure, established a chamber of commerce, encouraged the development of housing and gave the city the motto “The City of Good Living.”

The Devonshire Hills subdivision was one of the first neighborhoods in San Carlos and was established by Drake in 1924, one year before the City’s incorporation in 1925. This subdivision used principles from the Garden City urban planning movement, establishing dog-leg cul-de-sacs and pass-through walkways.

Commercial development followed soon after the establishment of residential neighborhoods. Support businesses, such as gas stations, grocery stores and a pharmacy were established by 1926 along El Camino Real. Industrial activity also came to San Carlos at this time when Fred Hugh Drake helped to bring about a Southern Pacific spur track between San Francisco and Sunnyvale. This rail connection led to the creation of the city’s first industrial area, located east of the railroad.

After World War II, the population in San Carlos rapidly expanded, especially after the establishment of the Dalmo Victor and Eitel McCullough electronics plants in 1944. The population quadrupled between 1940 and 1950, largely due to the presence

of these two electronics plants. The electronics industry grew and by 1958 it comprised a substantial portion of the industrial area.

# 4 2023 HOUSING ELEMENT: HOUSING PLAN



Also in the late 1940s, the San Carlos Airport moved from its former location between Brittan and San Carlos Avenues to its present site, east of Highway 101. Additional residential development in areas east of El Camino Real and north and south of Holly Street also occurred at this time.

As the city grew in the 1950s, residential growth was focused in the western hills, above Arguello Park and west of both Alameda de las Pulgas and San Carlos Avenue. In 1956, the City annexed 500 acres west of the Alameda so that the area could be subdivided to provide an additional 1,300 homes, including apartments. In the East Side of San Carlos, growth in the service, supply and electronics industries fueled the City’s economic development. More recently, high-tech and biotechnology firms have contributed to economic growth and transformation in San Carlos. A more recent trend (within the past 20 years) has been the redevelopment of infill parcels with mixed-use and multi-family family housing in areas near Downtown and the El Camino Real transit corridor.

The City’s historic zoning regulations have resulted in a community where the vast majority of residential units are single-family detached units (72 percent), with only 28 percent multi-family housing. However, multi-family housing is the fastest growing housing type in San Carlos. Between 2010 and 2020, multi-family housing units increased more rapidly than single-family units, with single-family detached units increasing by only one percent while single-family attached (townhomes) increased by two percent, small multi-family housing complexes (2-4 units) increased by three percent, and multi-family units (5+ units) increased by 10 percent over the same period. The percentage of

multifamily housing units is expected to continue to increase due to infill development.

Like most communities throughout California, San Carlos’s historical policies, zoning, and investment strategies did not prioritize affordable housing. Today, the San Carlos City Council values diversity in our community and recognizes that the housing crisis is a barrier that must be overcome to ensure the community remains diverse and thriving. The Council established a number of strategic objectives addressing affordable housing and diversity. To begin overcoming the housing crisis, we all need to understand the forces driving the rise in housing prices, examine the San Carlos housing market, and recognize the persistent need for more affordable housing.

## **Fair Housing Issues, Contributing Factors and Fair Housing Action Plan**

The disparities in housing choice and access to opportunity discussed above stem from historical actions, the inability of the broader region to respond to housing demand, regional barriers to open housing choice, and limited resources to respond to needs. Three fair housing issues have been identified in San Carlos. The contributing factors to each are discussed below.

In prioritizing contributing factors, San Carlos gave highest priority to factors that:

- Limit or deny fair housing choice,
- Limit or deny access to opportunity, or
- Negatively impact fair housing or civil rights compliance.

The City also gave consideration to how much influence/ability to change a factor the City has, in order to identify priorities that are feasible and meaningful.

- High Priority items will be prioritized for more near-term investments and City policy changes.
- Moderate Priority items are generally issues of concern but where the City's impact may not be as broad.
- Low priority items remain issues of concern, but over which the City has limited power to address directly. Items in the high priority and moderate priority categories are intended to address these items as well, although indirectly.

As such, the following issues of concern, priority contributing factors, and actions are established:

*Insufficient and Inaccessible Housing Options Citywide*

The County's 2020 AI and the Fair Housing Assessment found there was a need to expand access to opportunity for people who identify with any protected classes. The analysis described in this chapter also found that the City as a whole is highest resource, high median income, and a concentrated area of affluence, which lacks affordable housing options. Contributing factors affecting the lack of housing choices and affordability in the City include:

- Location and type of affordable housing [High]
- Lack of access to opportunity due to high housing cost [High]
- Lack of fair housing outreach and enforcement [High]
- Availability of affordable housing [High]
- Availability of affordable units in a range of sizes [High]

The City of San Carlos is nearly entirely an area of opportunity. In order to address historic growth patterns and allow additional access to areas of opportunity for people of color and other protected classes, the City identified a multi-faceted approach to provide additional opportunities. The Housing Plan contains multiple program actions specifically targeted to encourage and facilitate housing mobility and the development of affordable housing units in the city, including a significant upzoning of higher density neighborhoods and corridors. This effort will increase the number of affordable housing units thereby alleviating the lack of housing choice and affordability. These programs include the following:

# 4 2023 HOUSING ELEMENT: HOUSING PLAN



## **ACTION HOU-3.1: Funding Low-, Very Low-, and Extremely Low- Income; and Special Needs Housing.**

- Continue to apply the commercial/housing linkage fee to fund affordable housing and monitor fee amount to ensure it reflects market conditions. Encourage concurrent production of on or off-site affordable housing, in lieu of fee payment. Collaborate with existing and new major employers to encourage the development and funding of more affordable housing.
- Offer financial and technical assistance for housing development projects for persons with special needs.
- As part of the Housing Element Annual Progress Report, track and report the number of new affordable housing units providing a preference for people with special needs, including seniors, homeless, people with developmental disabilities, etc. that are added to the housing stock each year.
- Monitor and pursue county, state, and federal funding programs and sources for the creation of affordable housing. Prioritize available housing funding to assist in the development of housing affordable to extremely low-income households and other special needs populations. Conduct annual proactive outreach to identify development opportunities and funding and incentives for special needs housing.

- Proactively contact non-profit service providers and developers for persons with disabilities and other special needs groups and notify them about funding opportunities, as they become available.
- Continue to consult with the San Mateo County Center on Homelessness to further align efforts and coordinate homeless services.

## **ACTION HOU-3.2: Below Market Rate (BMR) Ordinance.**

- Continue to implement the City’s Below Market Rate (BMR) Ordinance requirements for rental and ownership development.
- Establish a process for granting priority permit processing status for approved housing projects that exceed the City’s minimum BMR requirement.
- Evaluate the BMR Ordinance’s density bonuses, incentives, and concessions to determine they continue to make the production of affordable housing feasible. As part of this process, consult with local non-profit affordable housing developers to identify potential revisions that would better support development of affordable housing, and especially Low-Income Housing Tax Credit financed housing. Revise as necessary.

## **ACTION HOU-3.3: Accessory Dwelling Units Construction Facilitation.**

- Support the development of 203 accessory dwelling units during the planning period and as new State laws modify accessory dwelling unit requirements, update the City’s



ordinance to comply. The City last updated its ADU ordinance in August 2022. The City will draft amendments to address laws passed in 2022, including AB 2221 and SB 897 to reflect an up-to-date ordinance compliant with Government Code Section 65852.2

- Collaborate with surrounding jurisdictions through the 21 Elements working group to determine best approach for tracking affordability throughout the planning period.
- Encourage the legalization of unpermitted accessory dwelling units to better ensure that they are safe and habitable. As sunset date of Section 18.23.210(H) approaches, consider an extension, based on history of use of this provision and anticipated ongoing need.
- Work with 21 Elements to identify potential funding sources for ADU construction and offer pre-approved construction plans.
- Review and as new information is available, update public education materials on accessory dwelling units, including planning and building requirements, streamline processing, funding possibilities, and other resources.
- Encourage local agencies, districts, and utility providers to reduce hook-up or other fees to facilitate the development of accessory dwelling units.
- Prioritize ADU applications to be consistent with Government Code Section 65852.2(a)(3) requirements for approval/denial within 60 days from the date a completed application is received.

**ACTION HOU-3.4: First-time Homebuyer Programs.** Direct prospective first-time homebuyers to HEART or other County

programs intended for first time homebuyers. Encourage the use of these programs through outreach and education. Maintain and provide information on local BMR ownership units that are resold.

**ACTION HOU-3.5: Rental Voucher Program.**

- Continue to implement the BMR ordinance, which specifies Housing Choice Voucher (Section 8) eligibility in the BMR program.
- Continue to work with the San Mateo County Department of Housing and nonprofit organizations to implement Housing Choice Voucher Rental Assistance programs. Continue to provide information on the Housing Choice Voucher program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).
- Continue to work with 21 Elements, other regional organizations, and/or nonprofit organizations to evaluate and quantify potential discrimination against Housing Choice Voucher users or other rental assistance voucher programs. Continue to develop and act upon measures to address these issues.

**ACTION HOU-3.9: Development on Nonvacant Sites.** Promote residential development on nonvacant sites by:

- Targeting nonvacant sites identified in the Housing Element as priorities for fund allocation as funds are available.

# 4 2023 HOUSING ELEMENT: HOUSING PLAN



- Building on outreach conducted during the Housing Element update, continue to proactively outreach to property owners with a survey on how the city can support redevelopment/new housing efforts.

**ACTION HOU-3.11: Access to Opportunity.** Noting historical inequities amplified/perpetuated by single family zoning, encourage small units in residential neighborhoods through development of ADUs, JADUs, and SB 9 units.

- See Action HOU-3.3 for specific measures to incentivize ADUs in San Carlos.
- Review the City’s Zoning Ordinance and Subdivision Ordinance and amend as needed to provide clarity and facilitate housing development under SB 9 in compliance with State law. These include adopting updated definitions, use regulations, development standards, and ministerial processes based on the outcome of a complete SB 9 analysis. As revisions to State law occur in the future, update the City’s Zoning Ordinance and Subdivision Ordinance accordingly.

**ACTION HOU-3.12: Reduce Costs Associated With The Development Of Affordable and Special Needs Housing.** The City defers and waives fees for affordable housing developments to provide local match contributions and facilitate projects. The City will continue to reduce or waive development impact fees to facilitate 100% affordable and special needs housing, including housing for extremely low-income and persons living with disabilities (including persons with developmental disabilities).

## **ACTION HOU-4.1 Adequate Sites to Meet Regional Fair Share of Housing Growth.**

The City will:

- Continue to provide appropriate land use designations and zoning districts consistent with regional housing needs for mixed-use and infill development near transit and other amenities.
- Maintain an inventory of potential sites to provide to developers in conjunction with information on development incentives for affordable units.
- As part of the Housing Element annual reporting process, evaluate project development against the sites inventory to ensure compliance with Government Code Section 65863.
- Continue to pursue implementation of the General Plan through completion and adoption of implementing zoning regulations and specific plans.
- Encourage senior housing and housing suitable for persons with disabilities and other special needs (including assisted living). See Action HOU-3.1 for specific commitments to encourage senior and other special needs housing.

**ACTION HOU-4.2: Zoning Ordinance Revisions.** Enact the following zoning changes:

- 1) Create new zones; increase density, FAR, heights, number of stories; and provide minimum densities as shown in Table 4.2-1.

- 2) Continue to allow ground floor residential uses in the MU-D-100, MU-SC-120, and MU-SB-100 zones. Evaluate, as part of the new Downtown Specific Plan process, additional areas (on side streets and outside of the Downtown Core) where ground-floor residential uses may also be allowed.
- 3) Remove minimum private open space requirement for residential in Mixed Use and Multi-unit zoning districts (retaining only the common/public open space requirement).
- 4) For residential only development, remove additional required setbacks (i.e., removing requirement to follow RM-59 zoning setbacks) in Mixed Use zones.
- 5) Remove guest parking in all RM and Mixed-Use zones.
- 6) Remove Section 18.05.030.C side and rear yard building wall setback requirements for mixed use and multi-family housing developments, specifically provisions pertaining to setbacks associated with portions of the building wall containing and extending three feet on either side of any window in living rooms, primary rooms, sleeping rooms, and any other walls containing windows.
- 7) Allow multi-family residential use in the Public (P) zoning district as an accessory use to allowed uses such as onsite religious institutions and schools according to the development standards of the RM-20 zone, but without minimum density.
- 8) Strengthen incentives for transit-oriented development by updating the Zoning Ordinance to reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097) in all zoning districts.

**Table 4.4-5: Proposed Changes to Zoning Densities and Heights (2023)**

Zone		Maximum Density (du/ac)		Minimum Density (du/ac) <sup>2</sup>		FAR		Building Height (feet)			Building Stories (stories)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Proposed	Existing	Proposed
MU-N	MU-N-40	20	40	n/a	30	2.0	2.5	50; 30	50		4	4 <sup>(1)</sup>
MU-N	MU-N-50	20	50	n/a	38	2.0	2.5	along East San	50	35 along East San Carlos Avenue in MU-N District	4	4
MU-N	MU-N-120	20	120	n/a	90	2.0	3.0	Carlos Avenue in MU-N District	75		4	6
MU-DC	MU-DC-100	50	100	n/a	75	2.5	2.5		50		4	4
MU-D	MU-D-100	50	100	n/a	75	2.5	3.0		60		4	5
MU-D	MU-D-120	50	120	n/a	90	2.5	3.0	30 within	75	35 within 40 ft of an RS district	4	6
MU-SC	MU-SC-120	59	120	n/a	90	3.0	3.0	40 ft of an RS district	75		4	6
MU-NB	MU-NB-120	50	120	n/a	90	2.5	3.0		75		4	6
MU-SB	MU-SB-100	50	100	n/a	75	2.5	3.0	40 within 50 ft of an RS district	60	40 within 50 ft of an RS district	4	5
MU-SB	MU-SB-120	50	120	n/a	90	2.5	3.0		75		4	6
RM-20	RM-20	20	20	n/a	15	0.75	0.75	35	35		3	3
RM-59	RM-59	59	59	n/a	45	2.0	2.0	50	50		4	4
--	RM-100	n/a	100	n/a	75	N/A	3.0	n/a	60		n/a	5

(1) 3 stories along E. San Carlos Ave. in MU-N-40 district

(2) The City of San Carlos Zoning Ordinance does not have a minimum density requirement; with this update, a minimum density threshold is proposed.

**ACTION HOU-4.3: Outreach: New Development Standards.** Prepare, publicize, and provide applicants and developers with materials highlighting the City’s revised zoning standards (Action HOU-4.2) intended to encourage the production of housing at all income levels.

**ACTION HOU-4.4: Objectivity and Streamlining in Development Regulations.** Reduce the cost of building housing through, streamlining and clear and objective standards in development regulations.

- Review the Zoning Ordinance and craft revisions that support objective design standards consistent with the Housing Accountability Act. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives.
- Revisit the Design Review criteria and findings to provide local guidance on design and standards for by-right projects as allowed by state law, removing subjectivity from findings and approval processes.
- Revise the Conditional Use Permit findings for any special residential uses that require a CUP but are also covered by the Housing Accountability Act to be fully objective and to provide local guidance on design and standards for by-right projects as allowed by state law, removing subjectivity from findings and approval processes.
- Reduce the permitting time for residential projects (especially 100% affordable projects) through consideration of by-right approvals, reduced number of hearings, and objective design standards.

- To accommodate future SB 35 applications and inquiries, create and make available an informational packet that explains SB 35 streamlining provisions in San Carlos and provides SB 35 eligibility information.

**ACTION HOU-5.8: Furthering Integration.** Promote fair housing by allowing multi-family residential uses on all sites in the P (Institutional Use) zone as an accessory use to allowed uses such as onsite religious institutions and schools. Reference/incorporate the minimum parking prohibitions associated with AB 2097, effective January 1, 2023, within 0.5 miles of public transit (as defined in AB 2097).

*Protecting Existing Residents from Displacement*

San Carlos has become a town that is largely affluent and has limited existing affordable housing. As of 2021, the city is mostly experiencing stages of advanced exclusion, as a result of rapidly increasing housing costs. Efforts listed above to provide more affordable housing in San Carlos are intended to increase access to opportunity. The analysis found no Census tracts in the city with concentrations of households vulnerable to displacement. However, households that are most vulnerable to displacement are where more rental housing is located. Overpayment by renters is identified in areas north of U.S. 101 and in the southeastern portion of the city. Contributing factors affecting potential displacement include:

- Displacement of residents due to economic pressures [Moderate]
- Availability of affordable housing [High]

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- Availability of affordable units in a range of sizes [Moderate]

In order to address the potential displacement of existing lower income households, the City identified 12 program actions to provide additional housing opportunities and further encourage more affordable housing in the community, as described above. The Housing Plan also contains Program HOU-3.10 specifically targeted to identify anti-displacement strategies for San Carlos:

**ACTION HOU-3.10: Anti-Displacement Strategies.** The City will take the following actions to reduce displacement risk due to discriminatory actions:

- Fair Housing Counseling. Ensure all tenants have access to legal counseling, and landlords are aware of their rights and responsibilities. Support coordination of biannual workshops for landlords and property managers on discriminatory practices, reasonable accommodation requirements, and resources and an annual presentation to staff on fair housing practices, beginning in 2023.
- Rental Audits. Provide support to fair housing providers to continue to conduct annual audits of housing providers to ensure compliance with fair housing laws.
- Fair Housing Case Monitoring. In 2027, upon completion of 2 iterations of biannual landlord and property manager workshops and 4 consecutive rental audits, meet with local fair housing providers, including Project Sentinel, to assess effectiveness of fair housing programs and identify additional strategies if needed.

- Fair Housing Outreach Program. Include information or links to information on the City’s website in 2023 (with annual updates) and provide printed informational materials in City buildings with information on the fair housing counseling program, tenant protections, and other resources to reduce displacement risk.
- Additional Strategies. Based on the above efforts, if additional strategies are required, conduct a study to explore implementing Additional tenant protection policies and support local efforts to create a community land trust or a housing preservation fund

### *Access and Inclusion for Persons with Disabilities*

In San Mateo County, the most common fair housing complaint cited disability status as the bias (56 percent of complaints). Contributing factors affecting access and inclusion for persons with disabilities include:

- Lack of supportive services for persons with disabilities [Moderate]
- Lack of access to resources, such as schools, transportation, and other in-home or community resources, for persons with disabilities [Low]

In 2011, the City adopted a Reasonable Accommodation Ordinance to provide persons with disabilities equal access to housing opportunities. The City identified six implementation programs in the Housing Plan to increase services, housing, and support for persons with disabilities, including:

**ACTION HOU-5.2: Large Rental Units and Supportive Services.** Discuss with developers the ability to provide larger rental units appropriate for families with children, including the provision of supportive services.

**ACTION HOU-5.3: Residential Care Facilities and Group Homes.** San Carlos encourages the development of residential care facilities and group homes. Consistent with State law, the City permits group homes with six or fewer residents in all residential zoning districts by right.

- Amend the Zoning Ordinance code to allow group homes with seven or more residents as a permitted use in all zones that allow multi-unit or single-unit dwellings.
- Facilitate discussions with neighborhoods and adjacent uses so that good neighbor relationships are fostered and impacts to adjacent uses are mitigated.
- Seek opportunities to assist nonprofit housing providers to acquire and/or rehabilitate residential housing for group homes.
- Review and modify development standards for residential care facilities and group homes to ensure the same standards apply for these uses as other residential uses of the same type in the same zone, specifically standards related to parking requirements and distancing between similar facilities. No additional parking shall be required for group residential and residential care facilities above what is required for residential uses. Remove any subjectivity in any standards or required findings to ensure residential care facilities and group

homes are allowed objectively with approval certainty similar to other residential uses.

**ACTION HOU-5.4: Special Needs Service Providers Contributions.**

- On an annual basis, provide financial contributions to non-profit organizations and outside agencies that serve the housing needs of special needs households in and around San Carlos. These organizations and agencies may include but are not limited to: The Center for Independence of the Disabled (CID), HIP Housing, Shelter Network, Samaritan House, CALL Primrose, San Mateo County Children’s Fund, and HEART, among others.
- Evaluate City contributions to outside agencies to assess whether to continue funding and/or adjust funding amounts or to consider other agencies for funding, particularly those organizations and agencies that provide housing with support services for persons with disabilities. As part of the evaluation, require outside agencies receiving City contributions to submit annual reports detailing how funds have been used and how programs have benefited San Carlos residents.

**ACTION HOU-5.5: Revised Development Standards to Support Special Needs Housing.**

- Consider amending the Zoning Ordinance to clarify that development standards that allow for separate cooking and/or bathroom facilities in home sharing programs,

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and universal design (including “visitability”) in all new residential development and significant remodeling projects.

- Encourage the development of well-designed new accessory dwelling units in existing neighborhoods by implementing objective standards for the approval of accessory units. Include an ADA accessible design option in pre-approved ADU plans.
- Encourage unhoused service or navigation centers to be located within or near SROs, transitional, and or/supportive housing.
- Review the Zoning Ordinance and identify amendments to ensure findings for reasonable accommodation requests are limited to health and safety considerations and those allowed by State law.

community, curtail displacement, and provide opportunities for special needs households, achieving multiple goals and simultaneously affirmatively furthering fair housing. See page 37 for more information.

**ACTION HOU-5.6: Equal Access to City Services.** Adopt an accessibility policy establishing standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English, and persons with disabilities.

**ACTION HOU-5.7: Community Governance.** Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings.

In addition, Housing Action HOU-6.1 outlines the City’s Fair Housing Plan. The City has identified multiple actions to implement that will increase affordable housing in the



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**Housing Element Program Accomplishments**

State housing element law requires communities to assess their achievements under adopted housing programs as part of the update of an existing housing element. These results should be quantified where possible but may be qualitative where necessary. Past accomplishments are compared with what was projected or planned as part of the earlier housing element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

This evaluation helps San Carlos identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element and provides meaningful guidance for establishing new objectives.

The 2015-2023 Housing Element contains a series of Implementation Programs. Table 4.7-1 provides a program-by-program review considering progress to date in implementation of these program actions, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy presented in the Housing Plan.

# 4 2023 HOUSING ELEMENT: PREVIOUS ACCOMPLISHMENTS



San Carlos made great strides in efforts to create more affordable housing, including implementing the Below Market Rate (BMR) housing ordinance, affordable housing impact fee, and linkage fee for new job-generating uses to support affordable housing during the 2015-2022 planning period. San Carlos continues to support land use and development standards that facilitate housing and has, as part of the efforts toward the 2023 Housing Element, identified significant areas in multi-family and mixed-use zones to increase allowable densities significantly, to further encourage housing and especially affordable housing.

The City has also made considerable progress in addressing the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness), guided by the goals, policies, and related actions of the 2015-2022 Housing Element. In particular:

- The City coordinated with HIP Housing to promote home sharing with local seniors.
- The City provided funding to two group homes for persons with disabilities during the planning period, through PARCA (Partners & Advocates for Remarkable Children & Adults) and HIP Housing.
- The City contributed \$7.3 million to support the construction of Walnut Studios, a 4-story 100% affordable housing development, consisting of 23 studio units and 2-bedroom staff unit. Of the 23 studios, six are restricted for

tenants at or below 30% AMI, six at 40% AMI, six at 50% AMI, five at 60% AMI, and two for formerly homeless tenants. Catholic Charities will provide service coordination for the residents and case management for the formerly homeless tenants.

- The City acquired property at 1232 Cherry Street through eminent domain to support affordable housing development at this site. This project is expected to include 34 affordable units, 9 of which will be 3-bedroom units.

The City provided funding to LifeMoves and Samaritan House for the purpose of supporting overnight shelter, case management, transitional housing, and other homelessness prevention services.

- In 2020, the City established a Tenant Assistance Program to provide direct assistance to renters at risk of eviction with initial funding of \$112,000. In 2021, the City appropriated an additional \$151,000 to this program.
- Annually, the City typically receives one or two reasonable accommodation requests for accessibility for persons with disabilities (often ramps for wheelchair access) which are prioritized for approval.
- As of 2022, City staff is working with PARCA/HIP to entitle two additional units on an existing housing site.
- The City updated the BMR ordinance in 2022 to further encourage more affordable housing, especially at very

low-income levels, which supports housing development for special needs populations. Changes included increasing the affordable housing requirement for ownership projects to 20% low-income; including an option for rental projects to provide 15% very low-income units; decreasing the threshold requiring a BMR unit be built (rather than payment of an in-lieu fee) from seven to five units for ownership projects; changing affordability

periods to run in perpetuity; and increasing incentives associated with the City Density Bonus for rental projects to exceed those provided by the State Density Bonus.

Table 4.7-1 outlines the City’s progress toward meeting objectives identified in the 2015-2022 Housing Element. Following Table 4.7-1, Table 4.7-2 summarizes quantified objective performance.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Program H-1.1: Continue the Rental Inspection Program.** Continue the Rental Inspection Program as provided in San Carlos Municipal Code Chapter 15.34, as implemented by the Building Division.

**Program H-1.2: Promote Home Repair Assistance.** Promote the availability of free or inexpensive home repair services for low-income households, including households with special needs, provided by the most suitable organizations. Organizations providing such services may include but are not limited to:

- North Peninsula Neighborhood Services Center, Inc.
- Community Action Agency of San Mateo County, Inc. (CAA)
- Center for the Independence of the Disabled (CID)
- Rebuilding Together Peninsula
- Generating Renewable Ideas for Development Alternatives (GRID Alternatives)
- Promote the preservation and improvement of the quality of existing housing and neighborhoods.

**Progress and Continued Appropriateness**

The City’s Rental Inspection Program supports ongoing property maintenance of critical rental housing stock and provides a process to address tenant complaints of Code violations. Approximately 110 housing units are inspected annually. The Building Division oversees and implements this program, including the mandatory deck inspection.

*Continued Appropriateness:* The program remains important and is updated to focus on preserving and improving existing housing stock and neighborhood quality and continued in the updated Housing Element.

While the City does not have funding to directly support home repair services, the City refers individuals to the Rebuilding Together Peninsula organization for renovation and repair services: <http://rebuildingtogetherpeninsula.org>. In addition, the City’s Code Enforcement is proactive in connecting various church groups, Boy Scouts, and other community groups such as the Lions Club and Kiwanis Clubs with homeowners in need. Volunteers remove overgrown vegetation, remove trash and debris, and complete very minor repairs to structures for elderly residents.

*Continued Appropriateness:* Continued residential rehabilitation ensures the longevity of the local housing stock. This program will be consolidated with existing Program H-1.3 and H-1.4 and continued in the Housing Element, with a focus on identification of new funding sources and providing clear information to the public about regionally available resources.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Program H-1.3: Identify and Implement Residential Improvement Programs.** Evaluate residential improvement programs that are or could be made available and consider re-establishing and expanding the City’s Life Safety Home Repair Grant program.

**Progress and Continued Appropriateness**

The City will continue to evaluate opportunities as they arise; during the planning period, no additional funding sources were identified to support this program.

*Continued Appropriateness:* This program will be consolidated with existing Program H-1.2 and H-1.4 and continued in the Housing Element, with a focus on identification of new funding sources and providing clear information to the public about regionally available resources.

**Program H-1.4: Publicize Rehabilitation Loan Programs.** Promote the availability of any city, county, State or federal housing rehabilitation loan programs for San Carlos residents, including San Mateo County’s Housing Rehabilitation Loan Programs. As part of this outreach program, the City will identify rehabilitation opportunities linked to improving seismic safety in older multi-family housing developments in San Carlos.

San Carlos is a participating city within the San Mateo County Consortium Consolidated Plan. The 2018-2022 Consolidated Plan identified a goal to explore a multifamily rehabilitation and accessibility improvement program using CDBG revolving loan or other public funds to provide an incentive for landlords to participate in the Housing Choice Voucher program; however, CAPERs indicate this has not yet been completed.

*Continued Appropriateness:* This program will be consolidated with existing Program H-1.2 and H-1.4 and continued in the Housing Element, with a focus on identification of new funding sources and providing clear information to the public about regionally available resources.

**Program H-1.5: Require Replacement Housing.** Require the adoption of a minimum one-to-one replacement requirement of any housing units demolished due to public action.

The City adopted a Uniform Relocation Policy in 2017.

*Continued Appropriateness:* This program is complete and removed from the Housing Element; replaced with a program to comply with Government Code Section 65583.2(g)(3), requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element.

**Program H-1.6: Publicize Weatherization and Water Conservation Programs.** Promote low-income weatherization assistance and water reduction programs.

The City provides links and information on the City website pertaining to water conservation and housing rehabilitation. Water conservation is an important goal for the City and is directed by the City’s Sustainability Office and Climate Mitigation and Adaptation Plan (CMAP).

*Continued Appropriateness:* This program is complete and will be removed from the updated Housing Element.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Program H-1.7: Undertake Actions to Reduce the Potential for Displacement of Lower Income Residents.** Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Based on this evaluation, measures will be developed and the City will implement programs, as appropriate, to address the risk of displacement of existing lower income residents. Once actions are identified and actions taken by the City, the City will monitor such programs annually for effectiveness and make adjustments as necessary. If possible, the City will coordinate with other jurisdictions in San Mateo County, under the umbrella of work to be undertaken by 21 Elements.

**Program H-2.1: Implement the California Green Building Standards Code.** Implement and promote incentive programs that encourage the use of green-building techniques in the development of all new housing and remodels, especially in affordable housing. This includes implementation of the California Green Building Standards (CALGreen) Code for new residential buildings, additions or alterations.

**Program H-2.2: Funding for Green Building.** Leverage federal, State and regional funding sources to subsidize incentive programs for green building.

**Program H-2.3: Implement Energy Conservation.** Continue to implement, suggest and promote up-to- date energy conservation policies, energy-efficient materials and devices as part of housing development projects and remodels of existing housing stock.

**Progress and Continued Appropriateness**

The City collaborates with 21 Elements, which prepared a report on displacement strategies most effective for San Mateo County jurisdictions in 2017. To address potential displacement of lower income residents, the City adopted a Uniform Relocation Policy in 2017. In 2019, the City adopted Ordinance No. 1556 to approve just cause eviction protections in the interim before the California Tenant Protection Act of 2019 went into place.

*Continued Appropriateness:* This program is removed and replaced with programs to continue to identify special circumstances where existing affordable housing can be acquired and preserved and to continue collaboration with 21 Elements to enhance the exchange of information and identification of solutions to regional housing issues.

The City implements green-building techniques through implementation of CALGreen, consistent with State requirements. In 2021, San Carlos adopted an all-electric Reach Code Ordinance. A reach code is a local building energy code that “reaches” beyond the state minimum requirements for energy use in building design and construction, creating opportunities for local governments to lead the way on clean air, climate solutions, and the renewable energy economy.

*Continued Appropriateness:* This program is complete and be implemented as a matter of regular business; as such it will be removed from the Housing Element.

Funding for green building opportunities remains limited. The City has focused the limited available funding to support affordable housing development, and encourages projects to implement sustainable features, seeking additional sources as opportunities are available.

*Continued Appropriateness:* This program is removed from the Housing Element.

The City's Zoning Ordinance offers an increase in FAR for mixed use projects that include car share, electric car facilities, green roofs, solar panels, and other green building measures. Several mixed-use projects have incorporated one or more of these in recently approved projects. In addition, the City continues to implement CALGreen and in 2021, San Carlos adopted an all-electric Reach Code Ordinance.

*Continued Appropriateness:* This program is complete and will be removed from the updated Housing Element.

**Table 4.7-1: 2015-2022 Program Accomplishments****2015-2021 Housing Element Program**

**Program H-3.1: Implement Complete Streets Policies and Programs.** Continue to implement the Complete Streets Policy of the City of San Carlos (Resolution 2012-066), including infrastructure up-grades such as streetscape improvements, and “Complete Streets” programs, to create a pedestrian-friendly environment and encourage private residential investment in Planning Areas 1, 2, and 3, including El Camino Real (Grand Boulevard Initiative).

**Program H-3.2: Provide Incentives for Higher-Density, Mixed-Use Development That Include Affordable and Special Needs Units.** Reduce or waive development impact fees where necessary and appropriate to make infill higher-density, mixed-use development that includes affordable and special needs housing, including housing for extremely low income and persons living with disabilities (including persons with developmental disabilities) to be feasible in the Downtown area and along El Camino Real. The City will strive to incentivize development, such as allowing height limit bonuses, for projects that exceed the affordability levels or number of BMR units required by the BMR Program, (2) accommodate BMR units for special needs households, or (3) include Single Room Occupancy units.

**Program H-3.3: Develop Incentives for Lot Consolidation.** Develop a lot consolidation program for owners of small and odd-shaped lots in Planning Areas 1, 2, and 3. The program may include incentives for lot consolidation such as:

- Relaxed development standards
- Streamlined permitting process
- City financial contributions, as well as other density bonuses, incentives and concessions that are otherwise required by State density bonus law for the provision of higher levels of affordable housing.

**Progress and Continued Appropriateness**

The City adopted a complete streets policy in 2012. Successful, completed projects include El Camino Real Grand Boulevard Initiative, East Side Connect, El Camino Real Landscaping and Lighting. Ongoing projects include removal of Eucalyptus trees along San Carlos Avenue and installation of new sidewalks to facilitate safe, walkability into the downtown and Caltrain. Projects underway are contributing towards sidewalk and pedestrian enhancements. In addition, San Carlos completed and adopted on June 9, 2020 its first pedestrian plan, the Bicycle and Pedestrian Master Plan.

*Continued Appropriateness:* This program is complete and will be removed from the updated Housing Element.

The City provides Financial Assistance for qualifying projects through the BMR ordinance (SCMC 18.17.030, F.). In addition, funds from the Housing in-lieu fee and the Commercial Linkage fee are pooled to support affordable housing construction in the city. Cumulatively, for fiscal year 19/20 and 20/21, \$4.37M and \$2.37M in revenues were collected, respectively. The City also provides density bonuses and concessions to projects that include affordable housing units. For example, the affordable housing project at 817 Walnut received a density bonus and concession and the City waived all impact and processing fees. The City has also provided funding to support services for a group home for persons with disabilities.

*Continued Appropriateness:* This program is continued in the updated Housing Element and is updated to establish a priority permit process for projects exceeding the City’s BMR requirements.

The City continues to evaluate the ability to consolidate lots in the downtown and best practices and incentives for consolidation of small lots, as well as ways to support development on small lots. Since 2015, the City has approved seven residential or mixed use projects on small lots in Downtown, such as 977 Laurel Street (0.14 acres), 520 El Camino Real (0.19 acres), and 993 Laurel (0.21 acres). As part of the 2023 Housing Element update, the City increased the allowable density on parcels throughout the multi-family and mixed use zones, which is a key mechanism to encouraging/facilitating housing on small lots.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

The City will review the program on an annual basis to evaluate its effectiveness and revise as needed.

**Progress and Continued Appropriateness**

*Continued Appropriateness:* This program is continued in the updated Housing Element and modified to address the removal of constraints for small lot development and the City’s upcoming Downtown Specific Plan.

**Program H-4.1: Develop Second Unit (Accessory Dwelling Unit) Information Materials.** Develop informational materials to educate the public on second accessory dwelling units, including alternatives to the affordable housing impact fee as compared to the construction of a second unit.

The Planning and Building Divisions provide information to the public regarding the provisions for accessory dwelling units. During this Housing Element cycle, there has been significant change to State laws and resulting growth in the number of applications for ADUs. For example, in 2015 only 5 ADUs were approved; in 2016, there were 6; in 2017 there were 8; and in 2018 the numbers more than doubled to 19 ADUs permitted in San Carlos. In 2019, 14 ADUs were permitted and in 2020, 29 ADUs received building permits.

*Continued Appropriateness:* Accessory dwelling units remain an important component of the housing stock in San Carlos; this program will be consolidated with other ADU programs and continued in the updated Housing Element.

**Program H-4.2: Modify Second Unit Development Standards.** Eliminate the 400-foot distance standard currently required between secondary dwelling units and continue to review the effectiveness of second unit development standards on a periodic basis.

The 400-ft distance standard has been eliminated. In 2020, San Carlos adopted an Accessory Dwelling Unit Ordinance, permitting ADUs and JADUs consistent with State law.

*Continued Appropriateness:* This program is complete and will be removed from the updated Housing Element.

**Program H-4.3: Identify Possible Sources of Funding for Secondary Dwelling Units.** Identify potential funding sources for remodels of existing homes to create an autonomous second unit within the existing structure.

In 2020, San Carlos adopted an Accessory Dwelling Unit Ordinance, permitting ADUs and JADUs consistent with State law.

*Continued Appropriateness:* The City participates in regional efforts to encourage and facilitate accessory dwelling units; this program is modified accordingly and consolidated with other ADU programs in the updated Housing Element.

**Program H-4.4: Legalize Existing Unpermitted Secondary Dwelling Units.** Extend and promote the amnesty program to legalize existing unpermitted second units. Encourage the legalization of unpermitted second units to better ensure that they are safe and habitable.

In 2020, San Carlos adopted an Accessory Dwelling Unit Ordinance, allowing for previously constructed ADU property owners to apply for a delay of correction to building standard violations for five years, if the building standard violation is not necessary to protect health and safety (Section 18.23.210, H.)

*Continued Appropriateness:* This program is complete and will be consolidated with other ADU programs in the updated Housing Element.

**Program H-4.5: Undertake Design Review of Secondary Dwelling Units.** Continue to evaluate the design of second unit applications through the

In 2020, San Carlos adopted an Accessory Dwelling Unit Ordinance, establishing a ministerial review process for ADUs.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Progress and Continued Appropriateness**

minor design review process, which establishes objective standards for application review and approval of secondary dwelling units.

*Continued Appropriateness:* This program is obsolete and will be removed from the updated Housing Element.

**Program H-4.6: Establish a Process and Standards to Allow the Conversion of Accessory Buildings and Structures to a Secondary Dwelling Unit.** Allow converted accessory buildings/structures that do not comply with the current secondary dwelling unit ordinance to be reviewed through a new process that establishes an allowance for one or more exceptions from the secondary dwelling unit development regulations. Modify the existing development regulations of accessory buildings/structures to more clearly distinguish how accessory buildings/structures can be used (such as modifying the regulations to prohibit living areas without main dwelling unit setbacks and/or the number of plumbing fixtures) and consider reduction or waiver of fees. Reevaluate the effectiveness of this program in producing secondary dwelling units and consider other options after one year from adoption of the ordinance.

In 2020, San Carlos adopted an Accessory Dwelling Unit Ordinance, permitting ADUs and JADUs conversions consistent with State law.

*Continued Appropriateness:* This program is obsolete and will be removed from the updated Housing Element.

**Program H-5.1: Implement Below Market Rate (BMR) Requirements.** Continue to implement the City’s Below Market Rate (BMR) Ordinance and revise the ordinance to change the length of time for very low and low-income unit affordability from 30 to 55 years, as is standard practice in most BMR ordinances.

The City’s BMR Ordinance requires deed restrictions of 45 years for for-sale units and 55 years for rentals. In 2022, the City updated the BMR Ordinance to encourage more affordable housing in the community.

*Continued Appropriateness:* The BMR Ordinance remains an important component of the City’s affordable housing strategy and is included in the updated Housing Element as an ongoing program.

**Program H-5.2: Implement First-time Homebuyer Programs.** Direct prospective first-time homebuyers to County programs intended for first time homebuyers. Encourage the use of these programs through outreach and education.

The City continues to refer interested homeowners to HEART, which provides first-time homebuyer programs and loans. As a condition of sale for all owner-occupied below market rate units, deed restrictions are required and include the City’s purchase option, resale restrictions, and procedures and policies regarding changes in title to ensure that owner-occupied below market rate units remain affordable for not less than 45 years.

*Continued Appropriateness:* This program is continued in the updated Housing Element and will be updated to include information on local BMR ownership units that are resold, and

**Program H-5.3: Encourage the Use of the HUD Section 8 and Other Rental Voucher Programs.** Encourage the use of federal, state and local rental housing programs and encourage nonprofit service providers to refer

The City refers eligible clients to appropriate resources and continues to implement its BMR Ordinance, which specifies Section 8 eligibility in BMR projects.



**Table 4.7-1: 2015-2022 Program Accomplishments**

2015-2021 Housing Element Program	Progress and Continued Appropriateness
eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance.	<i>Continued Appropriateness:</i> This program will be continued in the updated Housing Element and consolidated with existing Program H-5.4 and H-5.5.
<b>Program H-5.4: Work with the San Mateo County Department of Housing to Publicize Available Rental Assistance and Other Programs.</b> Continue to publicize the availability of rental assistance and other assistance programs and work with the San Mateo County Department of Housing to implement the Section 8 Rental Assistance Programs effectively in San Carlos and, as appropriate, assist non-profit housing rental assistance efforts.	The City publicizes information on its website and partners with the County and local nonprofit housing providers.  <i>Continued Appropriateness:</i> This program is consolidated with existing Program H-5.3 and H-5.5 and included in the updated Housing Element.
<b>Program H-5.5: Study and Consider Measures to Address Potential Discrimination Against Section 8 Voucher Recipients.</b> Conduct an evaluation to quantify, develop and evaluate potential strategies to address the potential for discrimination against Section 8 or other rental assistance voucher programs. Based on this evaluation, measures will be developed and the City may implement programs, as appropriate, to address this issue. If possible, the City will coordinate with other jurisdictions in San Mateo County, under the umbrella of work to be undertaken by 21 Elements.	During the planning period, the City participated in the regional collaboration with 21 Elements. During this time, new Statewide legal requirements were enacted pursuant to SB 329, which prohibit housing discrimination on the basis of source of income (including Housing Choice Vouchers).  <i>Continued Appropriateness:</i> This program will be consolidated with existing Program H-5.3 and H-5.4 and included in the updated Housing Element.
<b>Program H-5.6: Work with the Business Community to Address Workforce Housing Needs.</b> Publicize and promote affordable workforce housing programs to the business community and to City, school and other local government employees and recruits.	On the City’s website, local affordable housing resources are publicized. San Carlos also has in place a commercial linkage fee to support affordable housing in tandem with new nonresidential construction projects. The Linkage Fee applies to commercial projects including changes in use, additions in floor area and new development with variations in cost based on use:  Retail, Restaurant, & Personal Service: \$5/SF; Hotel: \$10/SF; Office, Medical Office, R&D: \$20/SF.  <i>Continued Appropriateness:</i> This program is consolidated with programs pertaining to affordable housing funding sources and City’s commercial linkage fee, and continued in the updated Housing Element.
<b>Program H-5.7: Explore Opportunities to Rehabilitate and Convert Existing Housing to Affordable Housing.</b> Explore partnerships with housing operators, non-profit organizations and developers to rehabilitate and convert existing market rate rental housing into affordable housing for extremely low, very low, low and moderate income households.	The City continues to engage developers and affordable housing providers on this issue. The upcoming program at 1232 Cherry Street will redevelop six existing affordable units and, in combination with the adjacent lot housing a retail building, result in 34 affordable units.  <i>Continued Appropriateness:</i> This program is consolidated with programs pertaining to partnerships and collaboration and continued in the updated Housing Element.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Program H-5.8: Establish Priority Processing Procedures.** Establish a process for granting priority permit processing status for approved housing projects that exceed the City’s minimum BMR requirement.

**Progress and Continued Appropriateness**

The Planning Division continues to work with applicants who propose affordable housing at deeper levels for fast tracking.

*Continued Appropriateness:* This program will be consolidated with a program to pursue review streamlining, especially through adoption of objective design standards, and continued in the updated Housing Element.

**Program H-5.9: Maintain an Inventory of Sites Eligible for LIHTC Funding.** Identify locations and encourage projects that will score well based on the criteria set forth for Low Income Housing Tax Credit funding.

During the planning period, the City maintained an inventory of sites to meet the RHNA. Sites in the previous Housing Element were identified in transit and service rich areas, consistent with LIHTC funding criteria. During the planning period, 817 Walnut which includes 23 affordable studio units, received LIHTC funding and was constructed.

*Continued Appropriateness:* This program will be modified to indicate that the City will maintain the inventory of sites throughout the planning period, and address no-net loss provisions of State Housing Element law.

**Program H-5.10: Update for Consistency with State Density Bonus Law.** Update the Zoning Ordinance to be consistent with the latest changes to State Density Bonus Law, including modifications to comply with AB 2222, which requires replacement of pre-existing affordable units to be eligible for the bonuses, incentives and waivers provided under State Density Bonus Law.

While the Density Bonus portion of the City’s Zoning Ordinance was not updated, the City complied with State Density Bonus law throughout the planning period. In 2022, the City updated Chapter 18.16 (Affordable Housing Programs) and Chapter 18.17 (Affordable Housing Incentives) to encourage more affordable housing in the community, including an update to provide additional incentives through the City’s density bonus ordinance. Since 2015, eight projects in mixed use zones have used the Density Bonus to produce a combined total of 132 units.

*Continued Appropriateness:* A program to update the City’s Density Bonus Ordinance to reflect State law is included in the updated Housing Element.

**Program H-5.11: Pursue Funding for Lower Income Housing.** Monitor and pursue funding for housing that meets the needs of lower income households. Monitoring of funding availability will be done on an ongoing basis through coordination with 21 Elements and by City staff. At least annually, the City will take actions to pursue specific funding sources for lower income housing either alone or in coordination with other jurisdictions or entities involved in the provision of lower income housing.

The City has implemented a commercial linkage fee and an in-lieu fee for smaller affordable housing projects to comply with the BMR Ordinance. These funding sources are important to provide a local match for projects seeking other affordable housing funds.

*Continued Appropriateness:* This program will be consolidated with other programs pertaining to affordable housing funding sources.

**Program H-6.1: Evaluate Incentives for BMR Housing.** Periodically evaluate the density bonuses, incentives and concessions in the BMR Ordinance

The City updated the BMR Ordinance in 2022 to comprehensively evaluate its effectiveness and parameters.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

to determine whether they are adequate to make the production of affordable housing feasible.

**Program H-6.2: Adopt Priority Procedures for Providing Water and Sewer Service to Affordable Housing Developments.** Consistent with SB 1087 (Government Code Section 65589.7), the City will provide a copy of the adopted Housing Element to water and sewer providers immediately upon adoption and will work with water and sewer providers to adopt written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income households.

**Program H-7.1: Contribute to Special Needs Service Providers.** On an annual basis, provide financial contributions to non-profit organizations and outside agencies that serve the housing needs of special needs households in and around San Carlos. These organizations and agencies may include but are not limited to:

- The Center for Independence of the Disabled (CID)
- HIP Housing
- Shelter Network
- Samaritan House
- CALL Primrose
- San Mateo County Children’s Fund
- HEART

**Program H-7.2: Evaluate the Effectiveness of City Contributions to Special Needs Service Providers.** Evaluate City contributions to outside agencies to assess whether to continue funding and/or adjust funding amounts or to consider other agencies for funding, particularly those organizations and agencies that provide housing with support services for persons with disabilities.

**Program H-7.3: Require Annual Reports from Special Needs Service Providers.** Require outside agencies receiving contributions from the City to submit annual reports detailing how funds have been used and how programs have benefited San Carlos residents.

**Program H-7.4: Maintain an Inventory of Sites for Senior and Other Special Needs Housing.** Identify locations and encourage senior housing, including assisted living facilities, in multi-family areas, and maintain an inventory of suitable sites for senior housing and for persons with disabilities or other special needs.

**Progress and Continued Appropriateness**

*Continued Appropriateness:* This program will be continued in the updated Housing Element, with a focus on implementation and tracking of the BMR Ordinance.

The City delivered a copy of the adopted Housing Element to water and sewer providers after adoption.

*Continued Appropriateness:* This program remains a requirement of State law and will be included in the updated Housing Element.

The City supports organizations that serve special needs persons through the allocation of Housing In-Lieu Fees. Grants to seven organizations totaled:

- FY 18/19: \$105,000
- FY 19/20 \$105,000
- FY 20/21: \$154,500
- FY 21/22: \$157,600

*Continued Appropriateness:* This program is an important resource and will be continued in the updated Housing Element.

The City tracks funding by cost/household served and units preserved/assisted.

*Continued Appropriateness:* This program will be consolidated with Programs H-7.1 and H-7.3 and continued in the updated Housing Element.

The City requires annual reports for grants issued.

*Continued Appropriateness:* This program will be consolidated with Programs H-7.1 and H-7.3 and continued in the updated Housing Element.

The Housing Element included ample sites to accommodate the RHNA and provide for a variety of housing options for special needs groups, seniors, and those with disabilities.

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Progress and Continued Appropriateness**

	<p><i>Continued Appropriateness:</i> This program is consolidated with the Adequate Sites program (Program 5.9) and included in the updated Housing Element.</p>
<p><b>Program H-7.5: Provide Assistance to Projects for Persons with Special Needs Housing.</b> Offer financial and technical assistance for housing development projects for persons with special needs. Financial support may come in the form of redevelopment housing set- aside funds, Community Development Block Grant (CDBG) funds, and other State and federal sources that the City will continue to pursue in partnership with local developers and agencies. On an annual basis, contact developers and agencies to discuss the City’s ability to support special needs housing development projects. Evaluate the effectiveness of this program twice within the planning period.</p>	<p>The City no longer has redevelopment housing set-aside funds to support local projects. The City participates in the San Mateo County Consolidated Plan and is distributed CDBG funds through the County Consortium.</p> <p><i>Continued Appropriateness:</i> This program will be consolidated within a funding program in the updated Housing Element.</p>
<p><b>Program H-7.6: Facilitate Home Sharing and Tenant Matching Opportunities.</b> Work with non-profit groups (including HIP Housing — <a href="http://hiphousing.org/programs/home-sharing-program">hiphousing.org/programs/home-sharing-program</a>) to create home sharing/matching opportunities for renters as a means of efficiently using the existing housing stock. Tasks would include:</p> <ul style="list-style-type: none"> <li>• Assist in outreach in identifying potential owners, such as seniors who wish to remain in their home or new buyers who could afford single-family homes with the extra income potential.</li> <li>• Assist in publicizing and helping to identify potential renters interested in home sharing opportunities.</li> <li>• Consider opportunities for renters who do not have vehicles to be matched at locations that have limited parking available.</li> <li>• Coordinate with HIP Housing and develop standards that would allow separate cooking facilities if tied to a home sharing program.</li> </ul>	<p>The City continues to work with HIP Housing and promotes its home sharing program with flyers and information to the public.</p> <p><i>Continued Appropriateness:</i> This program is combined with other partnership programs and updated/continued in the updated Housing Element.</p>
<p><b>Program H-8.1: Ensure Fair Housing in City Policies and Procedures.</b> Continue to review City policies and procedures to ensure that the City is promoting fair housing goals to the fullest extent possible.</p>	<p>The City continues to explore opportunities to promote fair housing. As part of the 2023-2031 Housing Element Update and State law requirements, the City prepared an analysis evaluating fair housing issues locally and regionally. Based on this analysis the City developed milestones and metrics to address fair housing issues and their contributing factors. The City also participates in San Mateo County’s Regional Assessment of Fair Housing, which is updated every five years.</p>

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Progress and Continued Appropriateness**

	<p><i>Continued Appropriateness:</i> This program is consolidated with Programs H-8.2 – 8.6 and continued in the updated Housing Element under an Affirmatively Furthering Fair Housing program.</p>
<p><b>Program H-8.2: Provide Public Handouts on Fair Housing.</b> Provide information to residents about service providers that assist with fair housing complaints and violations, including, but not limited to, providing materials at City Hall and the San Carlos Library, as well as links on the City’s website.</p>	<p>The City provides information and has links on the City’s website pertaining to affordable housing and staff makes referrals to Project Sentinel.</p> <p><i>Continued Appropriateness:</i> This program is updated to provide additional information on the City’s website about fair housing and consolidated with Programs H-8.1 – 8.6 and continued in the updated Housing Element under an Affirmatively Furthering Fair Housing program.</p>
<p><b>Program H-8.3: Provide Education and Training on Fair Housing Laws.</b> Provide education and training on fair housing laws to City staff who interact with residents on housing matters.</p>	<p>Staff is educated and trained on fair housing and uses Project Sentinel as a resource to those in need.</p> <p><i>Continued Appropriateness:</i> This program is consolidated with Programs H-8.1 – 8.6 and continued in the updated Housing Element under an Affirmatively Furthering Fair Housing program.</p>
<p><b>Program H-8.4: Conduct Community Outreach on Fair Housing Laws.</b> Broaden public knowledge of fair housing laws through outreach efforts by including information in City newsletters and on the City’s website. The City will also coordinate annually with other agencies and organizations, including 21 Elements, to identify other means of informing residents about fair housing laws. The City will also provide non-English language translation of all fair housing information provided to the public on an as-needed basis.</p>	<p>The City provides information and has links on the City’s website pertaining to affordable housing and makes referrals to Project Sentinel.</p> <p><i>Continued Appropriateness:</i> This program is consolidated with Programs H-8.2 – 8.6 and continued in the updated Housing Element under an Affirmatively Furthering Fair Housing program.</p>
<p><b>Program H-8.5: Refer Discrimination Complaints.</b> Refer discrimination complaints to the appropriate legal service, County or State agency.</p>	<p>The City provides information and has links on the City’s website pertaining to affordable housing and makes referrals to Project Sentinel.</p> <p><i>Continued Appropriateness:</i> This program is consolidated with Programs H-8.2 – 8.6 and continued in the updated Housing Element under an Affirmatively Furthering Fair Housing program.</p>
<p><b>Program H-8.6: Provide Funding for Fair Housing Counseling Agencies.</b> Continue to provide funding to agencies that provide free counseling to San Carlos residents on issues relating to fair housing.</p>	<p>The City participates in the San Mateo County Consortium, which distributes CDBG funds. Through this mechanism, Project Sentinel is provided grant funds for operation.</p> <p><i>Continued Appropriateness:</i> This program is consolidated with Programs H-8.2 – 8.6 and continued in the updated Housing Element under an Affirmatively Furthering Fair Housing program.</p>

**Table 4.7-1: 2015-2022 Program Accomplishments**

**2015-2021 Housing Element Program**

**Program H-8.7: Implement Employee Housing Requirements.** On an ongoing basis, ensure that the City is in compliance with State Health and Safety Code Sections 17021.5, which concerns employee housing that serves six or fewer employees.

**Progress and Continued Appropriateness**

The City treats employee housing located in single-family homes and occupied by six or fewer employees as a single-family use, consistent with State law.

*Continued Appropriateness:* This program is implemented and removed from the Housing Element.

**Quantified Objectives**

Table 4.7-2 summarizes San Carlos’s quantified objectives for the 2015-2022 Housing Element planning period and the progress the City has made, including progress meeting the City’s fifth cycle RHNA. Through 2021, although total construction exceeded the full RHNA allocation, this was largely due to the development of above-moderate income units. Only 11 percent of very low-income units, 13 percent of low-income units, and 13 percent of moderate-income units were built during this period.

The conservation goal was to preserve existing affordable housing projects; no units were at risk of converting to market rate due to expiration of deed restrictions. No deed restricted affordable units converted to market rate during the planning period.

The City established rehabilitation objectives for 36 units during the planning period. While funding was more limited than anticipated, each year the City funded maintenance and repairs at the 100%-affordable Laureola Oaks property (16 units). In addition, the City refers individuals to the Rebuilding Together Peninsula organization and Code Enforcement has proactively connected homeowners in need with community groups to support minor repair work.

**Table 4.7-2: Summary of 2015-2023 Housing Element Quantified Objectives**

Objectives	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
<b>Construction Objectives (RHNA)</b>						
Goal	195	107	111	183	596	
Progress (through 2021)	22	14	14	572	622	
<b>Rehabilitation Objectives</b>						
Goal	16	8	10	10	36	
Progress	--	16	--	--	16	
<b>Conservation and Preservation Objectives</b>						
Goal	90	50	20	20	140	
Progress*	90	50	20	20	140	

\*No affordable housing was converted to market rate during the planning period.

# 4

## 2023 HOUSING ELEMENT: PREVIOUS ACCOMPLISHMENTS



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**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Realistic Capacity				Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)	
								Very Low	Low	Mod	Above Mod					
045-316-130	240 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.358	120	90	2	23	13	0	0	36	restaurant	Two parcels with a common owner. Owner is interested in redevelopment of site with housing. Two different uses but parking lots face each other can develop as 1 site on partial parts of the site or as a complete site.	3 - MU/Res100+, L/I	K, L, O
045-316-140	260 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.730	120	90		47	27	0	0	74	retail		3 - MU/Res100+, L/I, Age	C, H, K, L, P, S, V, W, BB, CC
050-054-320	366 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.218	50	38	3	0	0	3	6	9	restaurant	Two parcels with a common owner. Two different uses with a common central parking lot.	4 - Mod Density, similar uses, L/I	K, L, O
050-054-330	356 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.150	50	38		0	0	2	4	6	office/commercial		4 - Mod Density, similar uses, L/I	O, V, W, AA, EE
050-074-060	542 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.087	120	90	6	0	0	2	6	8	mixed use retail and salon	Two parcels with a common owner. Two attached bldgs but function as one site with common parking in back.	2 - Owner Interest Addition	B, D, O, P, T, V, Z
050-074-070	548 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.084	120	90		0	0	2	6	8	barber shop		2 - Owner Interest Addition	P
046-126-290	701 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.178	40	30	14	0	0	2	4	6	commercial bldg	Three parcels with a common owner. APN ending in 290 and 320 function as one use - comm building one tenant. APN ending 300 doesn't function as one but is a corner lot that is under common ownership.	4 - Mod Density, similar uses, Survey Owner Interest	C, D, H, K, L, W, Z, CC
046-126-300	1070 HALL ST	Mixed Use, Low	MU-N-40	0.086	40	30		0	0	1	1	2	single family residential		4 - Mod Density, similar uses, Survey Owner Interest	A, E, F, J, N, Q
046-126-320	713 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.121	40	30		0	0	1	3	4	commercial bldg		4 - Mod Density, similar uses, Survey Owner Interest	C, D, H, K, L, W, Z, CC
050-062-070	508 ELM ST	Multi-Family, Med High	RM-100	0.132	100	75	25	0	0	3	6	9	single family residential	Two parcels with a common owner. Different uses - single family use on each parcel, but common owner.	3 - MU/Res100+, L/I, Survey Owner Interest	A, E, F, J, N, Q
050-062-090	510 ELM ST	Multi-Family, Med High	RM-100	0.124	100	75		0	0	3	6	9	single family residential		3 - MU/Res100+, L/I, Survey Owner Interest	A, E, F, J, N, Q
050-133-310	620 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.130	120	90	29	0	0	4	9	13	massage/wellness services	Two parcels with a common owner. Different bldgs but function as adjacent commercial space with common parking.	3 - Downtown MU, Survey Owner Interest	C, H, K, L, P, S, V, W, BB, CC
050-133-420	628 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.163	120	90		0	0	4	12	16	realty office		3 - Downtown MU, Survey Owner Interest	V, AA, EE
050-133-320	630 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.057	120	90	30	3	2	0	0	5	eye lash studio	Four parcels with a common owner, all of which function as one commercial space with common parking.	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
050-133-330	634 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.053	120	90		3	2	0	0	5	smoke shop		3 - Downtown MU, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
050-133-450	638 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.081	120	90		5	3	0	0	8	retail		3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
050-133-460	638 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.982	120	90	36	63	37	0	0	100	retail	Two parcels with a common owner, both automobile uses.	3 - MU/Res100+, non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
050-164-270	888 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.372	120	90		23	14	0	0	37	retail		2 - Owner Interest Addition	C, H, K, L, P, S, V, W, BB, CC
050-164-060	880 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.245	120	90	44	16	9	0	0	25	auto works body shop and parking	Two parcels with a common owner, common use	2 - Owner Interest Addition	C, H, K, L, P, S, V, W, BB, CC
051-343-130	1100 LAUREL ST	Mixed Use, Low	MU-N-40	0.578	40	30		12	7	0	0	19	office/commercial		4 - Mod Density, similar uses, Survey Owner Interest	O, V, W, AA, EE

# 4 2023 HOUSING ELEMENT: APPENDIX A



**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Realistic Capacity				Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)	
								Very Low	Low	Mod	Above Mod						
051-343-140	1140 LAUREL ST	Mixed Use, Low	MU-N-40	0.222	40	30		4	3	0	0	7	office/commercial	medical offices in 2 bldgs with common parking.	4 - Mod Density, similar uses, Survey Owner Interest	O, V, W, AA, EE	
051-372-280	EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.059	120	90	58	0	0	2	4	6	retail	Two parcels with a common owner; common use and comm bldg.	3 - MU/Res100+, L/I, Age	C, H, K, L, P, S, V, W, BB, CC	
051-372-290	1682 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.057	120	90		0	0	1	4	5	flower shop			3 - MU/Res100+, L/I, Age	C, H, K, L, P, S, V, W, BB, CC
051-379-010	1800 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.294	120	90	62	18	11	0	0	29	Carl's Jr	Four parcels with common owner. Owner requested inclusion in upzoning and Housing Element. Owner interested in redevelopment; site for sale. One use - restaurant with parking and undeveloped green area.	2 - Owner Interest Addition	C, H, K, L, P, S, V, W, BB, CC	
051-379-020	EATON AV	Mixed Use, High	MU-SB-120	0.105	120	90		6	4	0	0	10	parking		2 - Owner Interest Addition	D, M	
051-379-030	EATON AV	Mixed Use, High	MU-SB-120	0.198	120	90		13	7	0	0	20	parking		2 - Owner Interest Addition	D, M	
052-061-998	EATON AV	Mixed Use, High	MU-SB-120	0.243	120	90	63	15	9	0	0	24	parking		2 - Owner Interest Addition	D, M	
051-379-100	1209 EATON AVE	Mixed Use, Low	MU-N-40	0.267	40	30		0	0	3	6	9	office/commercial		4 - Mod Density, similar uses, Survey Owner Interest	O, V, W, AA, EE	
051-379-220	EATON AV	Mixed Use, Low	MU-N-40	0.193	40	30		0	0	2	4	6	parking		Two parcels with a common owner; one use - common bldg and parking.	4 - Mod Density, similar uses, Survey Owner Interest	D, M
051-379-040	EATON AV	Mixed Use, Low	MU-SB-100	0.080	100	75	64	0	0	2	4	6	parking		3 - MU/Res100+, L/I, Survey Owner Interest	D, M	
051-379-050	1131 EATON AVE	Mixed Use, Low	MU-SB-100	0.074	100	75		0	0	2	4	6	office/commercial		Two parcels with a common owner; one use - comm bldg and parking.	2 - Owner Interest Addition	O, V, W, AA, EE
051-379-060	EATON AV	Mixed Use, Low	MU-SB-100	0.072	100	75		0	0	2	4	6	parking		3 - MU/Res100+, Survey Owner Interest	D, M	
051-375-020	1748 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.290	120	90	65	0	0	8	21	29	restaurant	Two parcels with a common owner; two attached bldgs but function as one site with common central pkng area.	3 - MU/Res100+, L/I, Age	K, L, O	
051-375-030	1768 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.057	120	90		0	0	1	4	5	retail		3 - MU/Res100+, L/I, Age	C, H, K, L, P, S, V, W, BB, CC	
050-133-340	680 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.110	120	90	70	0	0	3	8	11	parking lot - private	Two parcels with a common owner; two attached bldgs but function as one site with common parking, for sale as of July 2023.	3 - MU/Res100+, L/I, Survey Owner Interest	D, M	
050-133-350	676 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.113	120	90		0	0	3	8	11	mixed use		3 - MU/Res100+, L/I, Survey Owner Interest	B, D, O, T, V, Z	
045-320-200	81 EL CAMINO REAL	Mixed Use, High	MU-NB-120	0.880	120	90	99	56	33	0	0	89	dry cleaner	Two parcels with a common owner; one use common strip center and parking.	3 - MU/Res100+, non res similar to project list	C, H, K, L, P, S, V, W, BB, CC	
045-320-230	21 EL CAMINO REAL	Mixed Use, High	MU-NB-120	1.395	120	90		89	53	0	0	142	1 story shopping center, restaurant		3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC	
051-376-010	1201 ST FRANCIS WAY	Mixed Use, Low	MU-N-40	0.111	40	30	101	0	0	1	2	3	dentist office	Two parcels with a common owner; different bldgs but function as adjacent commercial space with common parking.	2 - Owner Interest Addition	V, AA, EE	
051-376-180	1724 LAUREL ST	Mixed Use, Low	MU-N-40	0.173	40	30		0	0	1	4	5	permanent makeup, insurance office		2 - Owner Interest Addition	P	
051-348-010	1178 BRITTAN AVE	Mixed Use, Med High	MU-SB-100	0.117	100	75	102	0	0	3	6	9	office/commercial	Two parcels with a common owner; one use comm medical bldg and parking.	3 - MU/Res100+, non res similar to project list	O, V, W, AA, EE	
051-348-190	BRITTAN AVE	Mixed Use, Med High	MU-SB-100	0.090	100	75		0	0	2	5	7	parking lot		3 - MU/Res100+, L/I	D, M	

**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Realistic Capacity				Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)
								Very Low	Low	Mod	Above Mod					
045-320-170	11 EL CAMINO REAL	Mixed Use, High	MU-NB-120	1.086	120	90	103	69	41	0	0	110	CVS and parking	Two parcels with a common owner; one use comm bldg and parking lot; owner interest in redevelopment.	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
045-320-220	11 EL CAMINO REAL	Mixed Use, High	MU-NB-120	1.174	120	90		75	44	0	0	119	CVS and parking		3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
050-133-400	617 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.171	100	75		0	0	4	10	14	restaurant	-	2 - Owner Interest Addition	K, L, O
051-376-060	1752 LAUREL ST	Mixed Use, Low	MU-N-40	0.062	40	30		0	0	1	1	2	restaurant	-	4 - Mod Density, similar uses, L/I	K, L, O
051-376-160	1748 LAUREL ST	Mixed Use, Low	MU-N-40	0.117	40	30		0	0	1	2	3	hair salon	-	4 - Mod Density, similar uses, Age, L/I	P
051-376-170	1776 LAUREL ST	Mixed Use, Low	MU-N-40	0.305	40	30		0	0	3	7	10	one story office	-	2 - Owner Interest Addition	V, AA, EE
050-062-050	1421 MAGNOLIA AVE	Multi-Family, Med High	RM-100	0.167	100	75		0	0	3	9	12	single family residential	-	2 - Owner Interest Addition	A, E, F, J, N, O
050-133-040	1163 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.066	100	75		0	0	1	4	5	restaurant	-	2 - Owner Interest Addition	K, L, O
050-154-020	718 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.332	120	90		0	0	9	24	33	office/commercial	-	2 - Owner Interest Addition	O, V, W, AA, EE
045-315-200	40 EL CAMINO REAL	Mixed Use, High	MU-NB-120	0.606	120	90		38	23	0	0	61	retail	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
045-316-060	180 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.674	120	90		43	25	0	0	68	restaurant	-	3 - MU/Res100+, non res similar to project list	K, L, O
045-320-240	259 EL CAMINO REAL	Mixed Use, High	MU-NB-120	0.926	120	90		59	35	0	0	94	1 story shopping center, restaurant, pkg	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
046-111-250	495 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.865	40	30		18	11	0	0	29	retail	-	4 - Mod Density, similar uses, new MU desig	C, H, K, L, P, S, V, W, BB, CC
046-112-530	535 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.837	40	30		18	10	0	0	28	commercial/office	-	4 - Mod Density, similar uses, Age	C, D, H, K, L, W, Z, CC
046-112-950	501 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.499	40	30		10	6	0	0	16	Auto repair uses	-	4 - Mod Density, similar uses, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
050-053-100	280 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.244	120	90		0	0	7	17	24	furniture store	-	2 - Owner Interest Addition	C, H, K, L, P, S, V, W, BB, CC
050-054-370	300 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.553	50	38		14	9	0	0	23	preschool/daycare	-	4 - Mod Density, similar uses, L/I	U
050-064-290	1324 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	1.254	120	90		80	47	0	0	127	CVS pharmacy	-	3 - MU/Res100+, L/I, Age	C, H, K, L, P, S, V, W, BB, CC
050-121-100	1785 SAN CARLOS AVE	Multi-Family, Medium	RM-59	1.097	59	45		31	18	0	0	49	medical office	-	4 - Mod Density, similar uses, Age	V, AA, EE
050-154-280	796 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.667	120	90		43	25	0	0	68	older small-scale retail	-	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
050-163-450	810 LAUREL ST	Mixed Use, Med High	MU-DC-100	1.076	100	75		57	34	0	0	91	Bianchini's Market	-	3 - Downtown MU, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
050-164-350	850 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.636	120	90		40	24	0	0	64	flooring store	-	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
051-334-200	1313 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.503	100	75		26	16	0	0	42	office/commercial	-	3 - MU/Res100+, L/I, Age	O, V, W, AA, EE
049-080-290	GERANIUM LN	Single Family - Low	RS-3	3.746	3	0		0	0	0	11	11	vacant	-	1 - Vacant Site	NA Vacant

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**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Very Low	Realistic Capacity			Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)
									Low	Mod	Above Mod					
049-372-010	5 CORONADO AVE	Single Family	RS-6	2.691	6	0		0	0	0	16	16	retail	-	4 - Mod Density, similar uses, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
045-316-050	129 LAUREL ST	Mixed Use, High	MU-N-120	0.066	120	90		0	0	2	4	6	one-story income/real estate office	-	3 - MU/Res100+, Owner	C, H, K, L, P, S, V, W, BB, CC
045-316-080	100 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.298	120	90		0	0	8	22	30	office/commercial	-	3 - MU/Res100+, non res similar to project list	O, V, W, AA, EE
046-112-260	555 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.376	40	30		0	0	3	9	12	commercial/office	-	4 - Mod Density, similar uses, new MU design	C, D, H, K, L, W, Z, CC
046-122-150	615 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.286	40	30		0	0	3	6	9	commercial/office	-	4 - Mod Density, similar uses, Owner	C, D, H, K, L, W, Z, CC
049-101-080	CLUB DR	Single Family	RS-3	0.171	3	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
049-133-460	FAY AV	Single Family	RS-6	0.081	6	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
049-221-130	CLUB DR	Single Family	RS-6	0.115	6	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
049-234-160	BAYVIEW DR	Single Family	RS-6	0.239	6	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
049-341-410	CORONADO AV	Single Family	RS-6	0.245	6	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
049-342-050	DALE AV	Single Family	RS-6	0.155	6	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
049-430-020	735 CRESTVIEW DR	Single Family - Low	RS-3	0.227	3	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
050-033-160	560 PROSPECT ST	Multi-Family, Medium	RM-100	0.135	100	75		0	0	3	7	10	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N, Q
050-034-150	549 PROSPECT ST	Multi-Family, Med High	RM-100	0.151	100	75		0	0	3	8	11	single family residential	-	3 - MU/Res100+, L/I, Age	A, E, F, J, N, Q
050-054-290	380 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.379	50	38		0	0	4	12	16	office/commercial	-	4 - Mod Density, similar uses, L/I	O, V, W, AA, EE
050-054-310	378 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.189	50	38		0	0	2	6	8	office/commercial	-	4 - Mod Density, similar uses, L/I	O, V, W, AA, EE
050-061-210	501 CEDAR ST	Multi-Family, Med High	RM-100	0.135	100	75		0	0	3	7	10	single family residential	-	2 - Owner Interest Addition	A, E, F, J, N, Q
050-062-180	575 CHESTNUT ST	Multi-Family, Med High	RM-100	0.145	100	75		0	0	3	7	10	single family residential	-	3 - MU/Res100+, L/I, Age	A, E, F, J, N, Q
050-063-090	1338 HOLLY ST	Multi-Family, Med High	RM-100	0.241	100	75		0	0	5	13	18	multifamily residential 2 units	-	3 - MU/Res100+, L/I	M, O, T, Z
050-063-100	1360 HOLLY ST	Multi-Family, Med High	RM-100	0.118	100	75		0	0	2	6	8	single family residential and duplex	-	3 - MU/Res100+, L/I, Age	A, E, F, J, N, Q
050-073-110	491 LAUREL ST	Mixed Use, Medium	MU-N-50	0.122	50	38		0	0	1	4	5	1 story convenience store	-	4 - Mod Density, similar uses, L/I	C, H, K, L, P, S, V, W, BB, CC
050-122-060	606 CEDAR ST	Mixed Use, High	MU-SC-120	0.169	120	90		0	0	5	12	17	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N, Q
050-123-070	664 CHESTNUT ST	Multi-Family, Med High	RM-100	0.173	100	75		0	0	3	9	12	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N, Q
050-123-090	1524 CHERRY ST	Multi-Family, Med High	RM-100	0.163	100	75		0	0	3	9	12	single family residential	-	3 - MU/Res100+, L/I, Age	A, E, F, J, N, Q
050-124-080	621 CHESTNUT ST	Multi-Family, Med High	RM-100	0.354	100	75		0	0	7	19	26	multifamily residential 8 or more units	-	3 - MU/Res100+, Age	M, O, T, Z

**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Very Low	Realistic Capacity			Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)
									Low	Mod	Above Mod					
050-133-280	633 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.163	100	75		0	0	4	9	13	restaurant	-	2 - Owner Interest Addition	K, L, O
050-133-410	656 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.112	120	90		0	0	3	8	11	commercial showroom	-	3 - Downtown MU, L/I	C, D, H, K, L, W, Z, CC
050-141-290	774 CHESTNUT ST	Multi-Family, Med High	RM-100	0.111	100	75		0	0	2	6	8	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N Q
050-151-030	722 ELM ST	Multi-Family, Med High	RM-100	0.178	100	75		0	0	4	9	13	single family residential	-	3 - MU/Res100+, L/I, Age	A, E, F, J, N Q
050-151-060	768 ELM ST	Multi-Family, Med High	RM-100	0.180	100	75		0	0	4	9	13	single family residential	-	3 - MU/Res100+, Owner	A, E, F, J, N Q
050-151-260	1427 CHERRY ST	Multi-Family, Med High	RM-100	0.171	100	75		0	0	3	9	12	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N Q
050-152-060	720 WALNUT ST	Multi-Family, Med High	RM-100	0.178	100	75		0	0	4	9	13	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N Q
050-152-100	750 WALNUT ST	Multi-Family, Med High	RM-100	0.187	100	75		0	0	4	10	14	multifamily residential 3 to 4 units	-	3 - MU/Res100+, L/I, Age	M, O, T, Z
050-154-190	745 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.081	100	75		0	0	2	4	6	shoe repair	-	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
050-154-210	727 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.165	100	75		0	0	4	10	14	restaurant	-	2 - Owner Interest Addition	K, L, O
050-163-050	1341 OLIVE ST	Multi-Family, Med High	RM-100	0.345	100	75		0	0	7	18	25	single family residential	-	3 - MU/Res100+, L/I, Age	A, E, F, J, N Q
050-204-290	TRAMANTO DR	Single Family	RS-6	0.187	6	0		0	0	0	1	1	vacant	-	1 - Vacant Site	NA Vacant
050-512-050	LESLIE CT	Single Family	RS-6	0.333	6	0		0	0	0	2	2	vacant	-	1 - Vacant Site	NA Vacant
051-334-010	1365 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.172	100	75		0	0	4	10	14	hair salon	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-336-200	1264 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.323	120	90		0	0	9	23	32	retail	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-347-110	1058 LAUREL ST	Mixed Use, Low	MU-N-40	0.142	40	30		0	0	1	3	4	single family residential	-	4 - Mod Density, similar uses, Age, L/I	A, E, F, J, N Q
051-348-050	1055 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.145	100	75		0	0	3	9	12	office/commercial	-	3 - MU/Res100+, L/I	O, V, W, AA, EE
051-348-260	LAUREL ST	Mixed Use, Med High	MU-SB-100	0.284	100	75		0	0	7	17	24	parking lot	-	3 - MU/Res100+, L/I	D, M
051-357-280	990 LAUREL ST	Mixed Use, Low	MU-N-40	0.486	40	30		0	0	4	12	16	office/commercial	-	4 - Mod Density, similar uses, L/I	O, V, W, AA, EE
051-358-020	987 LAUREL ST	Mixed Use, Medium	MU-N-50	0.070	50	38		0	0	1	1	2	office/commercial	-	4 - Mod Density, similar uses, Age, L/I	O, V, W, AA, EE
051-358-190	950 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.464	120	90		0	0	13	34	47	hotel	-	3 - Downtown MU, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
051-368-050	1580 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.252	120	90		0	0	7	18	25	retail	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-375-010	1700 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.224	120	90		0	0	6	16	22	auto repair shop	-	3 - MU/Res100+, non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
050-153-040	730 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.123	100	75		0	0	3	7	10	retail	-	2 - Owner Interest Addition	C, H, K, L, P, S, V, W, BB, CC
046-124-110	1064 CHERRY ST	Mixed Use, Low	MU-N-40	0.119	40	30		0	0	1	3	4	office/residential	-	4 - Mod Density, similar uses, L/I	V, AA, EE

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**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Very Low	Realistic Capacity			Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)
									Low	Mod	Above Mod					
046-124-280	663 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.232	40	30		0	0	2	5	7	auto repair/commercial	-	4 - Mod Density, similar uses, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
046-124-290	681 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.118	40	30		0	0	1	3	4	auto repair/commercial	-	4 - Mod Density, similar uses, new MU desig	C, H, K, L, P, S, V, W, BB, CC
046-128-240	749 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.176	40	30		0	0	1	4	5	auto repair shop	-	4 - Mod Density, similar uses, L/I	C, H, K, L, P, S, V, W, BB, CC
046-128-280	OLD COUNTRY RD	Mixed Use, Low	MU-N-40	0.190	40	30		0	0	2	4	6	vacant	-	1 - Vacant Site	NA Vacant
050-033-130	525 SYCAMORE ST	Multi-Family, Medium	RM-100	0.130	100	75		0	0	3	6	9	single family residential	-	3 - MU/Res100+, non res similar to project list	A, E, F, J, N, O
050-033-140	529 SYCAMORE ST	Multi-Family, Medium	RM-100	0.129	100	75		0	0	3	6	9	single family residential	-	3 - MU/Res100+, Owner	A, E, F, J, N, O
050-034-080	1620 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	0.114	120	90		0	0	3	8	11	office/commercial	-	3 - MU/Res100+, L/I	O, V, W, AA, EE
050-034-090	1622 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	0.115	120	90		0	0	3	8	11	office/commercial + 1 residential unit	-	3 - MU/Res100+, Owner	O, V, W, AA, EE
050-034-120	575 PROSPECT ST	Multi-Family, Med High	RM-100	0.131	100	75		0	0	3	6	9	office/commercial	-	3 - MU/Res100+, L/I, Age	O, V, W, AA, EE
050-034-130	565 PROSPECT ST	Multi-Family, Med High	RM-100	0.140	100	75		0	0	3	7	10	single family residential	-	3 - MU/Res100+, Age	A, E, F, J, N, O
050-034-230	1660 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	0.127	120	90		0	0	3	9	12	office/commercial	-	3 - MU/Res100+, L/I	O, V, W, AA, EE
050-074-130	1148 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.110	100	75		0	0	3	6	9	office/commercial	-	3 - MU/Res100+, L/I, Owner	O, V, W, AA, EE
050-074-140	1156 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.046	100	75		0	0	1	2	3	lighting store	-	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
050-074-150	1178 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.074	100	75		0	0	2	4	6	hair salon	-	3 - Downtown MU, Age	C, H, K, L, P, S, V, W, BB, CC
050-074-160	1188 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.077	100	75		0	0	2	4	6	hair salon	-	3 - Downtown MU, Age, L/I	C, H, K, L, P, S, V, W, BB, CC
050-074-170	577 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.089	100	75		0	0	2	5	7	jewelery store	-	3 - MU/Res100+, non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
050-133-170	648 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.080	120	90		0	0	2	6	8	restaurant	-	3 - MU/Res100+, L/I, Owner	K, L, O
050-133-440	640 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.084	120	90		0	0	2	6	8	hair salon	-	3 - Downtown MU, Age, L/I	P
050-154-130	777 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.163	100	75		0	0	4	9	13	catering company	-	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
050-154-140	769 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.163	100	75		0	0	4	9	13	restaurant	-	3 - Downtown MU, Age, L/I	K, L, O
051-336-110	1200 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.172	120	90		0	0	5	12	17	retail	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-336-120	1216 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.076	120	90		0	0	2	5	7	retail	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-336-130	1224 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.078	120	90		0	0	2	5	7	spa	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-343-150	1158 LAUREL ST	Mixed Use, Low	MU-N-40	0.112	40	30		0	0	1	2	3	restaurant	-	4 - Mod Density, similar uses, new MU desig	K, L, O
051-343-160	LAUREL ST	Mixed Use, Low	MU-N-40	0.110	40	30		0	0	1	2	3	parking lot	-	4 - Mod Density, similar uses, L/I	D, M

**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Very Low	Realistic Capacity			Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)
									Low	Mod	Above Mod					
051-343-170	1176 LAUREL ST	Mixed Use, Low	MU-N-40	0.109	40	30		0	0	1	2	3	hair salon	-	4 - Mod Density, similar uses, L/I	P
051-347-130	1074 LAUREL ST	Mixed Use, Low	MU-N-40	0.089	40	30		0	0	1	2	3	single family residential	-	4 - Mod Density, similar uses, Age	A, E, F, J, N, Q
051-347-140	1200 BRITTAN AVE	Mixed Use, Low	MU-N-40	0.077	40	30		0	0	1	1	2	office/commercial	-	4 - Mod Density, similar uses, new MU desig	O, V, W, AA, EE
051-353-070	1028 LAUREL ST	Mixed Use, Low	MU-N-40	0.138	40	30		0	0	1	3	4	office/commercial	-	4 - Mod Density, similar uses, Owner	O, V, W, AA, EE
051-357-160	920 LAUREL ST	Mixed Use, Low	MU-N-40	0.117	40	30		0	0	1	2	3	single family residential	-	4 - Mod Density, similar uses, Age	A, E, F, J, N, Q
051-357-170	926 LAUREL ST	Mixed Use, Low	MU-N-40	0.123	40	30		0	0	1	3	4	single family residential	-	4 - Mod Density, similar uses, Owner	A, E, F, J, N, Q
051-358-200	964 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.079	120	90		0	0	2	6	8	office/commercial	-	3 - Downtown MU, Age	O, V, W, AA, EE
051-358-310	980 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.284	120	90		0	0	8	20	28	car wash	-	3 - Downtown MU, L/I	C, H, K, L, P, S, V, W, BB, CC
051-368-010	1500 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.109	120	90		0	0	3	8	11	dry cleaners + 2 units	-	3 - MU/Res100+, non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
051-368-020	1510 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.058	120	90		0	0	1	4	5	salon + 1 unit	-	3 - MU/Res100+, non res similar to project list	P
051-368-030	1524 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.060	120	90		0	0	2	4	6	restaurant	-	3 - MU/Res100+, L/I, Age	K, L, O
051-372-080	1668 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.058	120	90		0	0	1	4	5	office/commercial	-	3 - MU/Res100+, non res similar to project list	O, V, W, AA, EE
051-372-090	1670 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.058	120	90		0	0	1	4	5	retail	-	3 - MU/Res100+, L/I, Age	C, H, K, L, P, S, V, W, BB, CC
051-372-110	1692 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.174	120	90		0	0	5	12	17	mixed use	-	3 - MU/Res100+, Owner	B, D, O, T, V, Z
051-372-120	LAUREL ST	Mixed Use, Med High	MU-SB-100	0.119	100	75		0	0	3	7	10	parking	-	3 - MU/Res100+, L/I	D, M
051-372-130	1689 LAUREL AVE	Mixed Use, Med High	MU-SB-100	0.057	100	75		0	0	1	3	4	office/commercial	-	3 - MU/Res100+, L/I	O, V, W, AA, EE
051-372-140	1683 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.056	100	75		0	0	1	3	4	tobacco club	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC
051-372-170	1665 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.058	100	75		0	0	1	3	4	restaurant	-	3 - MU/Res100+, L/I	K, L, O
051-372-180	1659 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.056	100	75		0	0	1	3	4	dog spa	-	3 - MU/Res100+, Age	C, H, K, L, P, S, V, W, BB, CC
051-373-090	1682 LAUREL ST	Mixed Use, Low	MU-N-40	0.062	40	30		0	0	1	1	2	office/commercial	-	4 - Mod Density, similar uses, Age, L/I	O, V, W, AA, EE
051-373-250	1696 LAUREL ST	Mixed Use, Low	MU-N-40	0.174	40	30		0	0	1	4	5	restaurant	-	4 - Mod Density, similar uses, Age, L/I	K, L, O
051-375-040	1776 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.062	120	90		0	0	2	4	6	mixed use	-	3 - MU/Res100+, non res similar to project list	B, D, O, T, V, Z
051-375-050	1784 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.066	120	90		0	0	2	4	6	office/commercial	-	3 - MU/Res100+, L/I, Owner	O, V, W, AA, EE
051-375-060	1792 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.078	120	90		0	0	2	5	7	retail	-	3 - MU/Res100+, non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
051-344-330	1160 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.074	120	90		0	0	2	5	7	retail for sale	-	2 - Owner Interest Addition	C, H, K, L, P, S, V, W, BB, CC

# 4 2023 HOUSING ELEMENT: APPENDIX A



**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max. Density	Min. Density	Lot Consolidation Group #	Realistic Capacity			Total	Existing Use	Lot Consolidation Notes	Site Type Categories	Example Project Similarities (See Table 4.5-6)	
								Very Low	Low	Mod						Above Mod
051-344-340	1164 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.077	120	90		0	0	2	5	7	small retail	-	3 - MU/Res100+,non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
051-344-350	1168 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.228	120	90		0	0	6	17	23	retail	-	3 - MU/Res100+,non res similar to project list	C, H, K, L, P, S, V, W, BB, CC
051-344-480	1188 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.265	120	90		0	0	8	19	27	retail	-	3 - MU/Res100+, L/I	C, H, K, L, P, S, V, W, BB, CC

**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

APN	Address	General Plan	Zoning	Acres	Max Density	Min Density	LOT_CON	LOT_CONS	Very Low	Low	Mod	Above Mod	Total	Existing Uses
051376010	1201 ST FRANCIS WAY	Mixed Use, Low	MU-N-40	0.14	40	30	Yes	101	0	0	1	2	3	dentist office
051376180	1724 LAUREL ST	Mixed Use, Low	MU-N-40	0.17	40	30	Yes	101	0	0	1	4	5	permanent makeup, insurance office
051348010	1178 BRITTAN AVE	Mixed Use, Med High	MU-SB-100	0.12	100	75	Yes	102	0	0	3	6	9	office/commercial
051348190		Mixed Use, Med High	MU-SB-100	0.09	100	75	Yes	102	0	0	2	5	7	parking lot
045320170	11 EL CAMINO REAL	Mixed Use, High	MU-NB-120	1.09	120	90	Yes	103	69	41	0	0	110	CVS and parking
045320220	11 EL CAMINO REAL	Mixed Use, High	MU-NB-120	1.17	120	90	Yes	103	75	44	0	0	119	CVS and parking
046126290	701 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.18	40	30	Yes	14	0	0	2	4	6	warehousing
046126300	1070 HALL ST	Mixed Use, Low	MU-N-40	0.09	40	30	Yes	14	0	0	1	4	2	single family residential
046126320	713 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.12	40	30	Yes	14	0	0	1	3	4	warehousing
045316130	240 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.36	120	90	Yes	2	23	13	0	0	36	restaurant
045316140	260 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.73	120	90	Yes	2	47	27	0	0	74	retail
050133310	620 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.13	120	90	Yes	29	0	0	4	9	13	massage/wellness services
050133420	628 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.16	120	90	Yes	29	0	0	4	12	16	realty office
050054320	366 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.22	50	38	Yes	3	0	0	3	6	9	restaurant
050054330	356 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.15	50	38	Yes	3	0	0	2	4	6	office/commercial
050133320	630 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.06	120	90	Yes	30	3	2	0	0	5	eye lash studio
050133330	634 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.05	120	90	Yes	30	3	2	0	0	5	smoke shop
050133450	638 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.08	120	90	Yes	30	5	3	0	0	8	retail
050133460	638 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.98	120	90	Yes	30	63	37	0	0	100	retail
050164060	880 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.25	120	90	Yes	36	16	9	0	0	25	auto works body shop and parking
050164270	888 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.37	120	90	Yes	36	23	14	0	0	37	retail
051343130	1100 LAUREL ST	Mixed Use, Low	MU-N-40	0.58	40	30	Yes	44	12	7	0	0	19	office/commercial
051343140	1140 LAUREL ST	Mixed Use, Low	MU-N-40	0.22	40	30	Yes	44	4	3	0	0	7	office/commercial
051372280		Mixed Use, High	MU-SB-120	0.06	120	90	Yes	58	0	0	2	4	6	retail
051372290	1682 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	Yes	58	0	0	1	4	5	flower shop
050074060	542 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.09	120	90	Yes	6	0	0	2	6	8	mixed use
050074070	548 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.08	120	90	Yes	6	0	0	2	6	8	mixed use
051379010	1800 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.29	120	90	Yes	62	18	11	0	0	29	Carl's Jr
051379020		Mixed Use, High	MU-SB-120	0.10	120	90	Yes	62	6	4	0	0	10	parking
051379030		Mixed Use, High	MU-SB-120	0.20	120	90	Yes	62	13	7	0	0	20	parking
052061998		Mixed Use, High	MU-SB-120	0.24	120	90	Yes	62	15	9	0	0	24	parking
051379100	1209 EATON AVE	Mixed Use, Low	MU-N-40	0.27	40	30	Yes	63	0	0	3	6	9	office/commercial
051379220		Mixed Use, Low	MU-N-40	0.19	40	30	Yes	63	0	0	2	4	6	parking



**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

051379040		Mixed Use, Low	MU-SB-100	0.08	100	75	Yes	64	0	0	2	4	6	parking
051379050	1131 EATON AVE	Mixed Use, Low	MU-SB-100	0.07	100	75	Yes	64	0	0	2	4	6	office/commercial
051379060		Mixed Use, Low	MU-SB-100	0.07	100	75	Yes	64	0	0	2	4	6	parking
051375020	1748 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.29	120	90	Yes	65	0	0	8	21	29	restaurant
051375030	1768 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	Yes	65	0	0	1	4	5	retail
050133340	680 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.11	120	90	Yes	70	0	0	3	8	11	mixed-use
050133350	676 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.11	120	90	Yes	70	0	0	3	8	11	mixed-use
045320200	81 EL CAMINO REAL	Mixed Use, High	MU-NB-120	0.88	120	90	Yes	99	56	33	0	0	89	dry-cleaner
045320230	21 EL CAMINO REAL	Mixed Use, High	MU-NB-120	1.40	120	90	Yes	99	89	53	0	0	142	1-story shopping center, restaurant
045315200	40 EL CAMINO REAL	Mixed Use, High	MU-NB-120	0.64	120	90	-	-	38	23	0	0	61	retail
045316050	129 LAUREL ST	Mixed Use, High	MU-N-120	0.07	120	90	-	-	0	0	2	4	6	one-story income/real-estate office
045316060	180 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.67	120	90	-	-	43	25	0	0	68	restaurant
045316080	100 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.30	120	90	-	-	0	0	8	22	30	office/commercial
045320240	259 EL CAMINO REAL	Mixed Use, High	MU-NB-120	0.93	120	90	-	-	59	35	0	0	94	1-story shopping center, restaurant, pkg
046111250	495 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.86	40	30	-	-	18	11	0	0	29	retail
046112260	555 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.38	40	30	-	-	0	0	3	9	12	warehousing
046112530	535 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.84	40	30	-	-	18	10	0	0	28	warehousing
046112950	501 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.50	40	30	-	-	10	6	0	0	16	warehousing
046122150	615 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.29	40	30	-	-	0	0	3	6	9	warehousing
046124110	1064 CHERRY ST	Mixed Use, Low	MU-N-40	0.12	40	30	-	-	0	0	1	3	4	industrial
046124280	663 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.23	40	30	-	-	0	0	2	5	7	warehousing
046124290	681 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.12	40	30	-	-	0	0	1	3	4	auto-repair shop
046128240	749 OLD COUNTY RD	Mixed Use, Low	MU-N-40	0.18	40	30	-	-	0	0	1	4	5	auto-repair shop
046128280		Mixed Use, Low	MU-N-40	0.19	40	30	-	-	0	0	2	4	6	vacant
050034080	1620 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	0.11	120	90	-	-	0	0	3	8	11	office/commercial
050034090	1622 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	0.11	120	90	-	-	0	0	3	8	11	office/commercial + 1 residential unit
050034230	1660 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	0.13	120	90	-	-	0	0	3	9	12	office/commercial
050053100	280 EL CAMINO REAL	Mixed Use, High	MU-N-120	0.24	120	90	-	-	0	0	7	17	24	retail
050054290	380 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.38	50	38	-	-	0	0	4	12	16	office/commercial
050054310	378 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.19	50	38	-	-	0	0	2	6	8	office/commercial
050054370	300 EL CAMINO REAL	Mixed Use, Medium	MU-N-50	0.55	50	38	-	-	14	9	0	0	23	preschool/daycare
050064290	1324 SAN CARLOS AVE	Mixed Use, High	MU-SC-120	1.25	120	90	-	-	80	47	0	0	127	CVS pharmacy
050073110	491 LAUREL ST	Mixed Use, Medium	MU-N-50	0.12	50	38	-	-	0	0	1	4	5	1-story convenience store
050074130	1148 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.11	100	75	-	-	0	0	3	6	9	office/commercial
050074140	1156 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.05	100	75	-	-	0	0	1	2	3	lighting store
050074150	1178 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.07	100	75	-	-	0	0	2	4	6	hair salon
050074160	1188 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.08	100	75	-	-	0	0	2	4	6	hair salon

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**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

050074170	577 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.09	100	75	-	-	0	0	2	5	7	jewelery store
050122060	606 CEDAR ST	Mixed Use, High	MU-SC-120	0.17	120	90	-	-	0	0	5	12	17	single family residential
050133040	1163 SAN CARLOS AVE	Mixed Use, Med High	MU-DC-100	0.07	100	75	-	-	0	0	1	4	5	restaurant
050133170	648 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.08	120	90	-	-	0	0	2	6	8	restaurant
050133280	633 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.16	100	75	-	-	0	0	4	9	13	retail
050133400	617 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.17	100	75	-	-	0	0	4	10	14	restaurant
050133410	656 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.11	120	90	-	-	0	0	3	8	11	commercial showroom
050133440	640 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.08	120	90	-	-	0	0	2	6	8	hair salon
050153040	730 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.12	100	75	-	-	0	0	3	7	10	retail
050154020	718 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.33	120	90	-	-	0	0	9	24	33	office/commercial
050154130	777 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.16	100	75	-	-	0	0	4	9	13	catering company
050154140	769 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.16	100	75	-	-	0	0	4	9	13	restaurant
050154190	745 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.08	100	75	-	-	0	0	2	4	6	shoe repair
050154210	727 LAUREL ST	Mixed Use, Med High	MU-DC-100	0.16	100	75	-	-	0	0	4	10	14	retail
050154280	796 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.67	120	90	-	-	43	25	0	0	68	older small scale retail
050163450	810 LAUREL ST	Mixed Use, Med High	MU-DC-100	1.08	100	75	-	-	57	34	0	0	91	Bianchini's Market
050164350	850 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.64	120	90	-	-	40	24	0	0	64	flooring store
051334010	1365 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.17	100	75	-	-	0	0	4	10	14	hair salon
051334200	1313 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.50	100	75	-	-	26	16	0	0	42	office/commercial
051336110	1200 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.17	120	90	-	-	0	0	5	12	17	retail
051336120	1216 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.08	120	90	-	-	0	0	2	5	7	retail
051336130	1224 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.08	120	90	-	-	0	0	2	5	7	spa
051336200	1264 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.32	120	90	-	-	0	0	9	23	32	retail
051343150	1158 LAUREL ST	Mixed Use, Low	MU-N-40	0.11	40	30	-	-	0	0	1	2	3	restaurant
051343160		Mixed Use, Low	MU-N-40	0.11	40	30	-	-	0	0	1	2	3	parking lot
051343170	1176 LAUREL ST	Mixed Use, Low	MU-N-40	0.11	40	30	-	-	0	0	1	2	3	hair salon
051344330	1160 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.07	120	90	-	-	0	0	2	5	7	retail for sale
051344340	1164 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.08	120	90	-	-	0	0	2	5	7	small retail
051344350	1168 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.23	120	90	-	-	0	0	6	17	23	retail
051344480	1188 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.27	120	90	-	-	0	0	8	19	27	retail
051347110	1058 LAUREL ST	Mixed Use, Low	MU-N-40	0.14	40	30	-	-	0	0	1	3	4	single family residential
051347130	1074 LAUREL ST	Mixed Use, Low	MU-N-40	0.09	40	30	-	-	0	0	1	2	3	single family residential
051347140	1200 BRITTAN AVE	Mixed Use, Low	MU-N-40	0.08	40	30	-	-	0	0	1	4	2	office/commercial
051348050	1055 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.14	100	75	-	-	0	0	3	9	12	office/commercial
051348260		Mixed Use, Med High	MU-SB-100	0.28	100	75	-	-	0	0	7	17	24	parking lot
051353070	1028 LAUREL ST	Mixed Use, Low	MU-N-40	0.14	40	30	-	-	0	0	1	3	4	office/commercial
051357160	920 LAUREL ST	Mixed Use, Low	MU-N-40	0.12	40	30	-	-	0	0	1	2	3	single family residential
051357170	926 LAUREL ST	Mixed Use, Low	MU-N-40	0.12	40	30	-	-	0	0	1	3	4	single family residential

**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

051357280	990 LAUREL ST	Mixed Use, Low	MU-N-40	0.49	40	30	-	-	0	0	4	12	16	office/commercial
051358020	987 LAUREL ST	Mixed Use, Medium	MU-N-50	0.07	50	38	-	-	0	0	1	1	2	office/commercial
051358190	950 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.46	120	90	-	-	0	0	13	34	47	hotel
051358200	964 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.08	120	90	-	-	0	0	2	6	8	office/commercial
051358310	980 EL CAMINO REAL	Mixed Use, High	MU-D-120	0.28	120	90	-	-	0	0	8	20	28	car wash
051368010	1500 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.11	120	90	-	-	0	0	3	8	11	dry cleaners + 2 units
051368020	1510 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	-	-	0	0	1	4	5	salon + 1 unit
051368030	1524 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	-	-	0	0	2	4	6	restaurant
051368050	1580 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.25	120	90	-	-	0	0	7	18	25	retail
051372080	1668 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	-	-	0	0	1	4	5	office/commercial
051372090	1670 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	-	-	0	0	1	4	5	retail
051372110	1692 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.17	120	90	-	-	0	0	5	12	17	mixed use
051372120		Mixed Use, Med High	MU-SB-100	0.12	100	75	-	-	0	0	3	7	10	parking
051372130	1689 LAUREL AVE	Mixed Use, Med High	MU-SB-100	0.06	100	75	-	-	0	0	1	3	4	office/commercial
051372140	1683 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.06	100	75	-	-	0	0	1	3	4	tobacco club
051372170	1665 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.06	100	75	-	-	0	0	1	3	4	restaurant
051372180	1659 LAUREL ST	Mixed Use, Med High	MU-SB-100	0.06	100	75	-	-	0	0	1	3	4	dog spa
051373090	1682 LAUREL ST	Mixed Use, Low	MU-N-40	0.06	40	30	-	-	0	0	1	1	2	office/commercial
051373250	1696 LAUREL ST	Mixed Use, Low	MU-N-40	0.17	40	30	-	-	0	0	1	4	5	restaurant
051375010	1700 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.22	120	90	-	-	0	0	6	16	22	auto repair shop
051375040	1776 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.06	120	90	-	-	0	0	2	4	6	mixed use
051375050	1784 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.07	120	90	-	-	0	0	2	4	6	office/commercial
051375060	1792 EL CAMINO REAL	Mixed Use, High	MU-SB-120	0.08	120	90	-	-	0	0	2	5	7	retail
051376060	1752 LAUREL ST	Mixed Use, Low	MU-N-40	0.06	40	30	-	-	0	0	1	1	2	restaurant
051376160	1748 LAUREL ST	Mixed Use, Low	MU-N-40	0.12	40	30	-	-	0	0	1	2	3	hair salon
051376170	1776 LAUREL ST	Mixed Use, Low	MU-N-40	0.34	40	30	-	-	0	0	3	7	10	one story office
050062070	508 ELM ST	Multi-Family, Med High	RM-100	0.13	100	75	Yes	25	0	0	3	6	9	single family residential
050062090	510 ELM ST	Multi-Family, Med High	RM-100	0.12	100	75	Yes	25	0	0	3	6	9	single family residential
050033130	525 SYCAMORE ST	Multi-Family, Medium	RM-100	0.13	100	75	-	-	0	0	3	6	9	single family residential
050033140	529 SYCAMORE ST	Multi-Family, Medium	RM-100	0.13	100	75	-	-	0	0	3	6	9	single family residential
050033160	560 PROSPECT ST	Multi-Family, Medium	RM-100	0.13	100	75	-	-	0	0	3	7	10	single family residential
050034120	575 PROSPECT ST	Multi-Family, Med High	RM-100	0.13	100	75	-	-	0	0	3	6	9	office/commercial
050034130	565 PROSPECT ST	Multi-Family, Med High	RM-100	0.14	100	75	-	-	0	0	3	7	10	single family residential
050034150	549 PROSPECT ST	Multi-Family, Med High	RM-100	0.15	100	75	-	-	0	0	3	8	11	single family residential
050061210	501 CEDAR ST	Multi-Family, Med High	RM-100	0.13	100	75	-	-	0	0	3	7	10	single family residential
050062050	1421 MAGNOLIA AVE	Multi-Family, Med High	RM-100	0.17	100	75	-	-	0	0	3	9	12	single family residential
050062180	575 CHESTNUT ST	Multi-Family, Med High	RM-100	0.14	100	75	-	-	0	0	3	7	10	single family residential
050063090	1338 HOLLY ST	Multi-Family, Med High	RM-100	0.24	100	75	-	-	0	0	5	13	18	multifamily residential-2 units
050063100	1360 HOLLY ST	Multi-Family, Med High	RM-100	0.12	100	75	-	-	0	0	2	6	8	single family residential and duplex
050121100	1785 SAN CARLOS AVE	Multi-Family, Medium	RM-59	1.10	59	45	-	-	31	18	0	0	49	medical office
050123070	664 CHESTNUT ST	Multi-Family, Med High	RM-100	0.17	100	75	-	-	0	0	3	9	12	single family residential
050123090	1524 CHERRY ST	Multi-Family, Med High	RM-100	0.16	100	75	-	-	0	0	3	9	12	single family residential
050124080	621 CHESTNUT ST	Multi-Family, Med High	RM-100	0.35	100	75	-	-	0	0	7	19	26	multifamily residential-8 or more units
050141290	774 CHESTNUT ST	Multi-Family, Med High	RM-100	0.11	100	75	-	-	0	0	2	6	8	single family residential

# 4 2023 HOUSING ELEMENT: APPENDIX A



**Table 4.A-1: San Carlos Housing Element 2023-2031 Sites Inventory**

050151030	722 ELM ST	Multi-Family, Med High	RM-100	0.18	400	75	-	-	0	0	4	9	13	single family residential
050151060	768 ELM ST	Multi-Family, Med High	RM-100	0.18	400	75	-	-	0	0	4	9	13	single family residential
050151260	1427 CHERRY ST	Multi-Family, Med High	RM-100	0.17	400	75	-	-	0	0	3	9	12	single family residential
050152060	720 WALNUT ST	Multi-Family, Med High	RM-100	0.18	400	75	-	-	0	0	4	9	13	single family residential
050152100	750 WALNUT ST	Multi-Family, Med High	RM-100	0.19	400	75	-	-	0	0	4	10	14	multifamily residential 3 to 4 units
050163050	1341 OLIVE ST	Multi-Family, Med High	RM-100	0.35	400	75	-	-	0	0	7	18	25	single family residential
049080290		Single Family - Low	RS-3	3.75	3	0	-	-	0	0	0	11	11	vacant
049101080		Single Family	RS-3	0.17	3	0	-	-	0	0	0	4	4	vacant
049133460		Single Family	RS-6	0.08	6	0	-	-	0	0	0	4	4	vacant
049221130		Single Family	RS-6	0.11	6	0	-	-	0	0	0	4	4	vacant
049234160		Single Family	RS-6	0.24	6	0	-	-	0	0	0	4	4	vacant
049341410		Single Family	RS-6	0.25	6	0	-	-	0	0	0	4	4	vacant
049342050		Single Family	RS-6	0.15	6	0	-	-	0	0	0	4	4	vacant
049372010	5 CORONADO AVE	Single Family	RS-6	2.69	6	0	-	-	0	0	0	16	16	retail
049430020	735 CRESTVIEW DR	Single Family - Low	RS-3	0.23	3	0	-	-	0	0	0	4	4	vacant
050204290		Single Family	RS-6	0.19	6	0	-	-	0	0	0	4	4	vacant
050512050		Single Family	RS-6	0.33	6	0	-	-	0	0	0	2	2	vacant

**NEW Appendix B – New Zoning Standards Support Maximum Densities****Summary**

On January 23, 2023, the City of San Carlos adopted its 6<sup>th</sup> cycle Housing Element, as well as Zoning Ordinance amendments to help achieve its Regional Housing Needs Allocation (RHNA). These updated zoning standards implement Housing Element ACTION HOU-4.1 “*Adequate Sites to Meet Regional Fair Share of Housing Growth*,” and ACTION HOU-4.2 “*Zoning Ordinance Revisions*.” A description of the zoning changes is included in Table 4.4-5 of the adopted City of San Carlos Housing Element.

This Appendix demonstrates newly adopted development standards in the Zoning Ordinance do not present a potential or actual constraint towards achieving maximum densities as set forth in San Carlos’ Zoning Ordinance. **To this end, the city analyzed four recent residential projects and determined that the newly adopted development regulations do not limit the ability of projects to achieve maximum densities. While some of the recent residential projects do not necessarily result in maximum densities, the specific details of each project illustrate that additional capacity would have been possible in the existing regulatory environment had it been prioritized by individual developers over providing additional parking or other desired project features.**

**Factors Affecting Developer Density Decision-Making**

Recent residential projects serve to demonstrate why a residential development might fall below/above the maximum dwelling units per acre (DU/AC) permitted in San Carlos’ Zoning Ordinance. Generally, shortfalls are attributed to specific building or site design aspects that are further explained in this Appendix and underscore how these projects could have potentially achieved higher densities if not for these considerations. The examples demonstrate that maximum densities could be achieved under the new zoning regulations through alternative project and programming considerations. Some of the considerations include:

1. **Parking:** Due to provisions under Assembly Bill 2097, which became effective January 1, 2023, some example projects did not require minimum parking spaces. However, the developer voluntarily chose to provide parking spaces to meet marketplace demand. In addition, where parking was required, the developer chose to provide *more* parking spaces beyond the base requirement. Parking provision decisions made by developers contribute to a development’s resulting density.
2. **Design and Aesthetics:** Developers can choose to design a project with larger than required common open spaces, enhanced community facilities, landscaping, architectural or design preferences such as voluntary building wall

stepbacks or setbacks related to building placement that go beyond minimum development standards. These voluntary decisions can contribute towards the reduction in overall density but support providing generous outdoor spaces, reducing shadows, improving aesthetics, and maintaining privacy for neighboring properties to create a more attractive and marketable development.

3. **Site Constraints:** The physical characteristics of the development site may impose limitations on achieving the maximum permitted density. These constraints include slopes, creeks, or other environmentally sensitive areas that curb the buildable area or require setbacks and buffers, potentially impacting available space for housing units.

As new development applications continue to be submitted, San Carlos will evaluate each project to ensure maximum densities can be met. **Action HOU-4.5** commits the City to revise its Zoning Ordinance should any development standard present a potential or actual constraint.

In the following project examples, a combination of these factors (site constraints, parking, and design and aesthetic features) influenced the density for each project. **Following an analysis of the example projects, the city has determined that development standards were not a limitation for resulting density.** Local developers have often shared that there is a need to balance legal requirements, economic and marketing considerations, and site conditions when designing and executing housing projects and that the prioritization of these factors may result in housing projects not necessarily achieving the maximum density even though making a different set of site, design, and economic decisions would have enabled the project to achieve maximum density under the same regulatory standards.

**Section 1: Analysis of Four Recent Residential Projects**

Figure 1. Example Projects

Project Address	Units Approved or Proposed	Units in Housing Element Site Inventory	Max. Units Allowed Under Zoning	Density Approved or Proposed (DU/A)	Maximum Density Allowed (DU/A)	Housing Element Site	Current Status
11 El Camino Real	242	229	262	110	120	Yes	Approved
1232 Cherry <sup>1</sup>	33	35	29	113	100	Yes	Approved
1800 El Camino Real (on parcels with two different	79	77	92	99	100 and 120	Yes	In Progress / Under Review

Project Address	Units Approved or Proposed	Units in Housing Element Site Inventory	Max. Units Allowed Under Zoning	Density Approved or Proposed (DU/A)	Maximum Density Allowed (DU/A)	Housing Element Site	Current Status
zoning designations: 100 DU/AC and 120 DU/AC)							
817 Walnut <sup>2</sup>	24	N/A	12 (prior code); 24 (current code)	99	50 (prior code); 100 (current code)	No	Built

Note 1: With a lot size of 0.29 acres, the maximum density for this development would be 29 dwelling units; however, since the proposed Project is 100% affordable, the proposed 33 dwelling units are allowed resulting in 113 DU/AC.

Note 2: Although 817 Walnut was approved in 2019 under previous zoning regulations, it is included to demonstrate that the development would have been approved under updated zoning regulations and achieved maximum density. The project has since been completed and built.

**11 El Camino Real – Apartment Project**

This project was approved in September 2023 under the new zoning and density regulations established to implement the 2023-2031 Housing Element. This project represents the most substantial multifamily development introduced in San Carlos under the updated zoning code (as well as the greatest number of units developed in a single project on El Camino Real in San Carlos).



11 El Camino Real is a new 242-unit multi-family residential apartment building, which includes 36 below market rate units, surface and underground parking, and site landscape improvements. This site is included in the Housing Element site inventory with an anticipated capacity of 229 housing units (the approved project included 13 units more

than what was anticipated in the site inventory). The project includes 7 studios, 159 one-bedroom units, 65 two-bedroom units and 11 three-bedroom units. Fifteen percent (15%) or 36 of the units will be deed-restricted in perpetuity as below market rate (BMR) units; this includes 24 units affordable to Very Low-income households (50% of Area Median Income (AMI)) and 12 units affordable to Low-Income households (60% of AMI).

The site is located within the Mixed-Use North-Boulevard (MU-NB-120) zoning district. This zoning designation allows up to 120 DUs/AC and has a corresponding General Plan land use designation of Mixed Use (90-120 DUs/AC). The resulting density for this project was 110 DUs/AC, just under the maximum of 120 DUs/AC.

The project's approved height measures 81'-7" to the roof parapet wall, which is 2.6 feet over the maximum height of 79 ft. (maximum 75 ft. height limit *plus* 4 ft. for a parapet wall as allowed by right under Section 18.05.030-D,1). Two sections of San Carlos' Zoning Ordinance allow by right provisions for a project's overall height: Section 18.05.030-D,1 allows for an additional 4 ft. for a parapet wall, cornice, or sloping roof; Section 18.15.060 allows projects to exceed the maximum permitted building height by up to 16 ft. for elevator and stair towers, 10 ft. for rooftop open space features and fire escapes and solar panels, and by 8 ft. for skylights and chimneys and flagpoles.

Although not required under AB2097, effective January 1, 2023, the developer chose to provide 297 parking spaces for its 242-unit project. Based on the design of the parking structure, which was partially underground and partially above ground, the project's FAR resulted in 3.27, exceeding the maximum FAR of 3.0. Parking below finished grade is exempt from FAR, but structured parking areas located above finished grade or finished floor of habitable space where the vertical distance between finished grade of finished floor is more than five feet are included as floor area in calculating FAR.

However, provisions under the State Density Bonus Law provided the developer with unlimited waivers from development standards to exceed maximum height and FAR.

**Factors that contribute to the project's ability to achieve maximum density:**

- The project includes a total of 297 parking spaces, where only 225 parking spaces would have been required under San Carlos' parking requirements prior to AB2097. In addition, the project included 14 guest parking spaces that were not required. Therefore, the project included an additional 86 parking spaces that were not required but voluntarily included by the developer. The additional parking spaces that were not required may have reduced the development's resulting density and contribute to an excess in floor area. Thus, the parking surplus contributes to exceeding the Zoning Ordinance FAR.
- The developer made a deliberate decision to incorporate a substantial upper-level stepback of about 50 feet, surpassing the mandated 10-foot stepback requirement.



This choice aimed to allocate space for community activities, a plaza, and amenities on the higher floors. While not obligatory, this considerable stepback potentially lowered the development's overall density. Notably, the developer opted to position the stepback at the front of the building rather than the rear due to the site's sloping nature. Consequently, the height exception only pertains to a portion of the structure, necessitated by the unique downward slope of the lot. Had the developer situated some optional features towards the front, the height waiver for an additional 2.6 feet would likely have been unnecessary.

- Under implementation of HOU-4.4 Objectivity and Streamlining in Development Regulations, developing Objective Design Standards for San Carlos' mixed-use and multi-family zoning districts, FAR is being evaluated for removal in residential projects.

### ***1232 Cherry Street – 100% City Sponsored Affordable Family Housing Project***

Approved in June 2023 under the new zoning standards, 1232 Cherry Street is a 33-unit, five-story 100 percent affordable family housing project located in downtown San Carlos. The project will have fifteen 1-bedroom, nine 2-bedroom and nine 3-bedroom apartments. 1232 Cherry is included in the Housing Element site inventory with anticipated capacity for 35 low-income units; however, the project ultimately added a community amenity room with kitchen, a courtyard, and space for office management and resulted in a loss of 2 fewer units than anticipated in the housing sites inventory.



The site is located in the Mixed-Use Downtown Core (MU-DC-100) zoning district. This zoning designation allows up to 100 DUs/AC and has a corresponding General Plan land use designation of Mixed Use (75-100 DUs/AC). The resulting density for this project, 113 DUs/AC, surpassing the maximum allowable density of 100 DUs/AC. While the zoning permitted a maximum of 29 units, the project was approved to build 33 units as allowed

with State Density Bonus Law (AB 1763). Although the project surpassed the maximum density of 100 DU/AC, it was able to adhere to the height limit of 54 feet as measured to the top of the parapet (maximum height is 50 ft. plus an additional 4 ft. for a parapet wall as allowed by right under Section 18.05.030-D,1). In addition, the project remained within the maximum Floor Area Ratio (FAR) allowed by its base zoning.

The project is located near a high frequency transit stop as defined by the Regional Transportation Plan and is not subject to parking minimums per AB2097 that became effective January 1, 2023. The project voluntarily provided 21 standard parking spaces (including 3 ADA spaces).

**This project surpassed maximum density even while providing 21 parking spaces that were not required under AB2097.**

***1800 El Camino Real (ECR and Eaton) – 100% City Sponsored Affordable Housing Project***

1800 El Camino Real is currently in the early planning stages. The City acquired this property in October 2023. The site is included in the City's Housing Element site inventory and was anticipated to result in 77 low-income units. The City of San Carlos would ultimately hold a long-term ground lease during which time an affordable housing developer would build and manage a new 100% affordable housing project.

The proposed project, as currently designed, includes 79 units, with approximately half of the units as one-bedroom units, 25% as two-bedroom units, and 25% as three-bedroom units. Although the project requires no parking under the provisions of AB2097, the project program currently includes 28 garage parking spaces or 64 spaces if parking lifts are used. The maximum height for this site is 79 ft. (75 ft. building height plus 4 ft. for parapet wall, cornice, or sloping roof); however, the project design is considering utilizing incentives to allow up 86 feet to the parapet.

This project is comprised of six parcels located within two zoning districts that have different maximum densities; the parcels at 1800 El Camino Real are within the MU-SB-120 Mixed-Use South Boulevard District which allows 120 DUs/AC; the other part of the project (at 1131-1133 Eaton) is in the MU-SB-100 zoning district which allows 100 DUs/AC. The maximum number of units allowed would be 72 units on the El Camino Real parcels and 20 units on the Eaton Avenue parcels, for a maximum permitted units of 92 total. The number of units currently proposed is 79 units which results in a density of 99 dwelling units/per acre.



The following are factors that impacted the project’s ability to achieve maximum density:

1. The site is located adjacent to a creek which requires a minimum of a 25-foot creek setback which limits the viability of achieving maximum density on the site. In addition, the meandering shape of the creek creates a challenging site for this project.
2. The project is considering offering parking spaces although not required under AB2097.

**817 Walnut Street – 100% Affordable City Sponsored Project**

In 2022, the City of San Carlos successfully completed a city-sponsored affordable housing project at 817 Walnut Street. This project, known as Walnut Studios, exemplifies the city's commitment to providing affordable housing options. Approved under former zoning regulations in 2019, 817 Walnut Street features 23 very low-income units and one

moderate/caretaker unit. The rental units will remain affordable until 2097, ensuring continued accessibility for individuals and families in need of housing assistance.



To incentivize the inclusion of affordable housing units, the city provided density bonuses and concessions, waiving all impact and processing fees for the project. This project is included as an example because if evaluated under the current/updated zoning standards, this project would still comply and be approved today under the new zoning standards of the Mixed-Use Downtown Core (MU-DC-100) district and would proceed with construction.

Spanning a 0.24-acre site, the project achieved a density of 99 DUs/AC, surpassing the maximum density allowance of 50 DUs/AC in the previous MU-DC zoning district, and would fall just one unit short under the new 100 DUs/AC provision. The project does not exceed the maximum height of 54 ft. (50 ft. building height plus 4 ft. for parapet wall as allowed by right under Section 18.05.030-D,1). The building was approved at a height of 52'-6" to the top of the parapet and 58'-6" for mechanical equipment which is permitted in the current code. As mentioned above, the San Carlos Municipal Code Section 18.15.060 allows for 10 ft. additional height for rooftop open space features, fire escapes, catwalks, open railings, solar panels and other energy production facilities, and decorative features; 16 ft. additional height for elevator and stair towers.

***If approved today, the project which resulted in a density of 99 du/acre would be well within the new height limits and would also achieve close to the maximum density of 100 du/acre.***

### ***Section 2: Zooming in on Heights and Stories***

For zoning standard development, the City of San Carlos assumed 10 feet for each story, which is measured from the floor to ceiling. In addition, the City assumed 2 feet of interstitial space between floors (where pipes and equipment would be located), which is separate from the 10 ft. per story assumption. Together these would add up to 12 feet for each story. This section aims to further clarify San Carlos assumptions that projects can meet maximum densities with the maximum height limits of the new zoning code.

### ***Section 3: Conclusions and Program Revisions***

Based on this analysis, **the city has determined that development standards are not a limitation on achieving maximum density. Even so, under Action HOU-4.5 (see reference below), San Carlos is committed to periodically evaluating development standards to ensure projects can achieve maximum densities. Under this program, if any standards pose a potential or actual constraint, the city will make revisions to its development standards.**

#### **ACTION HOU-4.5 Review of Development Standards to Promote Achieving Maximum Densities**

Throughout the planning period, periodically evaluate development standards to ensure that projects are able to achieve maximum densities. **Make revisions if review indicates that current standards pose a potential or actual constraint on achieving maximum densities.**

**Timeframe:** By mid-year 2024 and every two years thereafter and, if analysis indicates that further revisions are necessary, complete zoning amendments within the following year.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget

In addition, the city is in the process of implementing ACTION HOU-4.4 which will continue to facilitate housing development and remove governmental constraints to housing development.

#### **ACTION HOU-4.4 Objectivity and Streamlining in Development Regulations**

Reduce the cost of building housing through streamlining and clear and objective standards in development regulations.

- A. Review the Zoning Ordinance and craft revisions that support objective design standards consistent with the Housing Accountability Act. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. As part of this process, identify additional revisions to the Zoning Ordinance (beyond those presented in Table 4.4- 5) to

remove barriers to development and to ensure objectivity in the City's development standards. Key standards to assess include the FAR standards for residential uses; the requirement on third stories and above to limit the footprint to 80 percent of the ground floor and the street-facing required upper story stepback; and transition requirements for RS-adjacent lots. Recommended revisions to the Zoning Ordinance will be completed in 2024.

- B. Revise the Design Review Criteria and findings to be fully objective and to provide local guidance on design and standards for by-right projects as allowed by state law, removing subjectivity from findings and approval processes, thereby reducing permit review timeframes.
- C. Revise the Conditional Use Permit findings for any special residential uses that require a CUP but are also covered by the Housing Accountability Act to be fully objective and to provide local guidance on design and standards for by-right projects as allowed by state law, removing subjectivity from findings and approval processes.
- D. Reduce the permitting time for residential projects (especially 100% affordable projects) through consideration of by-right approvals, reduced number of hearings, and objective design standards.
- E. To accommodate future SB 35 applications and inquiries, create and make available an informational packet that explains SB 35 streamlining provisions in San Carlos and provides SB 35 eligibility information.
- F. Continue to track project processing to ensure that an environmental determination is made pursuant to PRC §21080.1, within the timeframes of the PRC §21080.2 and Government Code 65950(a)(5).

**Timeframe:** Objective Design Standards – citywide, by end of spring 2024; Objective Design Standards - within the Downtown Specific Plan boundary, by spring 2024; develop informational materials on SB 35 by end of 2023; re-evaluate permit review times biennially; if review times do not decrease, implement additional measures to reduce processing time.

**Responsible Agency:** Planning Division

**Funding Sources:** Community Development Department Budget.