

## San Carlos 2040 Housing November 30<sup>th</sup> Workshop: Chat Transcript

01:03:51 Zoom user: I assume we are all muted?

01:04:00 Jessie Hernandez, MIG: Yes

01:04:19 Zoom user: cool, thanks!

01:04:19 Jessie Hernandez, MIG: Attendees will be asked to raise their hands using Zoom and will be unmuted to comment or ask questions

01:11:51 Karen Tkach Tuzman: I would love to hear what "small town character" actually means to people. It's a fairly loaded term.

01:11:52 Jessie Hernandez, MIG: You should have access to the chat and raise hand features. Later on we'll invite you to raise your hand and we'll allow participants to unmute themselves

01:11:53 Tracy & Jim Paugh: I can't seem to use the poll - 10years

01:12:54 Tracy & Jim Paugh: own

01:13:45 Tracy & Jim Paugh: 50-64

01:15:28 Kristen Clements: what is the city's draft new RHNA housing goal from ABAG/MTC?

01:16:20 Kristen Clements: do you have race information on who rents vs owns in SC?

01:17:03 Jessie Hernandez, MIG: we have a slide for the RHNA, but the overall draft # is 2,393

01:17:13 Kristen Clements: sorry should have said do you have race & income information on who rents vs owns in SC?

01:17:36 Kristen Clements: thx - what % will be low income or lower?

01:18:12 Jon Rose: The housing and circulation elements need to be considered together. Otherwise there will be unplanned congestion that is difficult to mitigate afterward

01:19:06 Ellyn Jacobs Dooley: curious about how the CMAP fits into the general plan?

01:19:25 Tracy & Jim Paugh:  
FYI.....<http://www.bayareacensus.ca.gov/cities/SanCarlos.htm>

01:19:54 Laura Parmer-Lohan: audio is still cutting out

01:19:56 Zoom user: she is hard to understand

01:20:50 Zoom user: there is a zoom setting called original sound that if she switches to might help

01:21:17 Tracy & Jim Paugh: Race & income info:  
<http://www.bayareacensus.ca.gov/cities/SanCarlos.htm>

01:21:22 Zoom user: much better

01:21:24 Kristen Clements: much better! thx

01:22:30 Kristen Clements: what size of household do you assume in San Carlos?

01:25:09 Jessie Hernandez, MIG: Yes, attendees are muted. Later on, attendees will be invited to raise their hands and given the ability to unmute themselves to ask a question or make a comment.

01:26:27 Zoom user: are these penalties due to the city being a member of ABAG?

01:26:50 Jessie Hernandez, MIG: No, we will not have any breakout sessions today

01:29:17 Tracy & Jim Paugh: Where does \$9,300 / mo. mortgage come from? Seems VERY high if not PITI - just mortgage alone

01:33:10 Tracy & Jim Paugh: Are you holding all responses until a break?

01:33:53 Jessie Hernandez, MIG: Yes, we will be addressing questions and comments periodically

01:34:05 Zoom user: It is very disappointing that the city along with the county did not include below market rentals for the Transit Village project. If public agencies ignore affordable housing why would we think that the private sector would fulfill that goal?

01:34:12 Sandy Kraft: If we need to add 2,390 units and have a base of <12.5K, this is nearly a 25% increase in housing. Are we going to consider transportation (especially roads) in tandem with this? How can we have a livable city with this significant an increase in population / housing? The idea that many people are likely to live here without a car seems unlikely, and Holly / Britain / Ralston seem inadequate already to meet pre-pandemic housing needs. Can we please add transportation needs (and other "infrastructure") as we plan for additional housing?

01:35:13 Zoom user: If higher density housing was actually cheaper then why are the units in Wheeler Plaza so expensive?

01:35:53 Sandy Kraft: The population forecast shows 13% growth from 2020-30 and then only 4% for the succeeding 10 years. How's this forecast generated? What is expected to change that would cause such a significant drop in growth from 2030-onwards?

01:36:32 Zoom user: Manhattan and San Francisco would be the cheapest real estate in the country if the density assumption was valid.

01:38:25 Zoom user: 2 mil house based on what down payment?

01:38:45 Zoom user: A lot of these assumptions seem to not be valid.

01:39:46 Melissa Jones: Will there be any activities or is this just an informational workshop?

- 01:40:07 Jon Rose: An income over \$400k is currently needed to purchase an average market rate house in San Carlos. We don't need more housing at those prices. The housing plan should be focused exclusively on attractive, 2 and 3 BR low and extremely low income housing. To do that, the city will need to organize consumer planned projects like in the video you sent us or partner with non-profits like Habitat for Humanity.
- 01:40:54 Jessie Hernandez, MIG: The polling questions were intended as "ice-breakers." The results may be noted in the meeting summary but they will not be factored into decision making and are not considered statistically relevant
- 01:41:03 Kristen Clements: will this presentation be posted as I am not able to stay for the entire session? thx
- 01:41:07 Stacy Cooper Dent: How does the San Carlos plan's targets by household income category compare to our neighboring towns' targets?
- 01:41:56 Jon Rose: We should not plan to stick people in tiny homes. This will create future social problems related to crowding and growing families and parking shortages.
- 01:43:57 Jessie Hernandez, MIG: After the presentations we will invite participants to raise their hands and unmute themselves one-by-one as part of an interactive discussion.
- 01:44:11 Kristen Clements: cohousing and more ADUs would be a great fit here
- 01:45:03 John McDowell: How is cohousing and shared housing counted in the RHNA
- 01:45:13 John McDowell: Flex housing too
- 01:45:24 Ben Politzer: As we develop or plan, and given the requirements of the state for equity, how do we factor in (or address) San Carlos' historical redlining and other housing policies which excluded Black and non-white families?  
<https://www.reimaginerpe.org/20-2/rein/san-mateo-segregation> and  
[https://escholarship.org/content/qt2j08r197/qt2j08r197\\_noSplash\\_eebec55456f21df8cb302a7b292855a.pdf?t=qc30qt](https://escholarship.org/content/qt2j08r197/qt2j08r197_noSplash_eebec55456f21df8cb302a7b292855a.pdf?t=qc30qt)
- 01:46:13 Tracy & Jim Paugh: Which of those options is San Carlos allowing to be implemented now. Is the dorm style being considered?
- 01:46:33 Ben Politzer: Are there height restrictions in San Carlos for how tall apartments/housing can be?
- 01:48:14 Jessie Hernandez, MIG: Hi, please submit your comment or question using the chat function for now. After the presentations we will invite everyone to raise their hand and will unmute participants one-by-one to speak in an interactive discussion
- 01:48:48 Ellyn Jacobs Dooley: when ABAG determines our requirement, do they collect information regarding vacant land as well as properties that could potentially be changed?

01:49:30 David Pollack: Are duplexes currently permitted in Single Family Home zones in San Carlos?

01:51:18 Kristen Clements: yes, we should have all kinds of housing available- including micro units if there is a market for it. we need to get a lot denser in certain areas.

01:53:00 Jon Rose: Flooding should also be a safety focus due to rising level of the bay.

01:54:39 Kristen Clements: sorry I have to go - thx for considering my comments! happy to talk more about this before and through EDAC commission.

01:57:13 Tracy & Jim Paugh: What is the city of San Carlos doing now to reduce fire danger within Eaton/Canyon / other "pink" territory parks?

01:57:30 Zoom user: is the flooding map based on the most recent data? There was an update recently that surprisingly showed the east side area having low risk flood

01:58:29 Tracy & Jim Paugh: Have you considered implementing flood prevention ideas from Denmark?

02:01:36 Tracy & Jim Paugh: Specific adaptive hills with native grasses along the bay trails, for example can help with swells & still provide bike/walking paths & housing

02:01:51 Brittani Baxter: Does the city have data on how many workers, within the city limits, drive in to work — especially from far away locations? Is the climate impact of those Vehicle Miles Traveled contemplated in the city's climate plans? In other words — allowing workers to live closer to work is also a key climate change mitigation strategy.

02:05:13 Ellen Garvey: It looks like the date on the second square is incorrect. Do you mean winter 2020? Winter 2021 seems not correct

02:08:01 Tracy & Jim Paugh: How many residents of San Carlos responded to your online survey? # of people or % of population would be good to know

02:08:56 John McDowell: Build a bazillion micro units on the east side. RHNA problem solved.

02:09:39 Ellyn Jacobs Dooley: density and traffic concerns with additional housing

02:09:55 Kathleen Goforth: How will the schools accommodate the anticipated population growth?

02:10:00 Zoom user: From a practical perspective it feels that ADU's would be the most effective way to add housing in our community

02:10:04 Karen Tkach Tuzman: I am lucky enough to live in a fourplex in the thin sliver of land downtown where that type of home is legal. We need to open up more of our land to multifamily housing, particularly more areas near transit and downtown.

02:10:13 Brittani Baxter: Increasing height and density allows us to condense more housing where it is best suited — near transportation and resources, especially in

our downtown area. However, duplexes, triplexes, etc. also blend in well in neighborhoods!

- 02:10:14 Tracy & Jim Paugh: Concerns = dorm style housing, ADUs that are an eyesore
- 02:10:14 Ellen Garvey: It seems that in order to meet our new housing targets, that we will have to build up, and not out. Housing near transit is great idea. Is there an opportunity to building higher than 4 stories to reach the housing goals?
- 02:10:27 Brittani Baxter: As I understand it, our schools are losing enrollment because our town is unaffordable for families
- 02:10:44 John McDowell: Question: Since most of this is required in state law why do our issues/concerns make any difference?
- 02:10:44 Zoom user: How do we ensure that new housing is distributed throughout the community?
- 02:10:45 Chris Sturken: Incorporate project-based section 8 units, units for people with disabilities, affordable units for seniors in new developments.
- 02:11:19 Kathleen Goforth: Is there any coordination with Caltrain and SamTrans? More people will place increased demand on public transit.
- 02:11:43 Ellyn Jacobs Dooley: need to maintain green recreational space
- 02:11:50 Ellyn Jacobs Dooley: hiking areas
- 02:11:51 Brittani Baxter: New development brings in tax revenue to support additional resources
- 02:12:12 Zoom user: It is just as valid to build high density housing in the hills as it is in the flats
- 02:12:29 Ellen Garvey: Is infrastructure, like power and sewer, sufficient to accommodate the increased housing in San Carlos
- 02:12:32 Kathleen Goforth: Can our wastewater treatment and solid waste management facilities handle the increased population?
- 02:12:51 Karen Tkach Tuzman: Single family zoning was invented to get around legal prohibitions on racial segregation in housing. We need to seriously examine the implications of "preserving single family zoning"
- 02:13:14 Kathleen Goforth: How can we balance the need for open space — a key factor in livability?
- 02:13:24 Ellyn Jacobs Dooley: make sure new buildings do not have gas fueled furnaces, water heaters, stoves to make sure we aren't increasing ghg emissions
- 02:13:54 Ellen Garvey: Incorporating public spaces, like small green spaces, into areas with higher density is a good idea. Makes community more livable, and looks nice

02:14:09 Karen Tkach Tuzman: Please, build higher than four stories

02:14:15 Kathleen Goforth: All new construction should be all-electric to avoid increasing GHG emissions

02:15:14 Zoom user: East side landfill areas must include open space areas.

02:15:45 David Pollack: Allow for duplexes in single family home zones

02:16:43 Julia Hoffman: How can we encourage shared living, such as multiple seniors living in one single family home, or other shared lifestyles

02:17:02 Brittani Baxter: We can't have both open space \*and\* low height limits as we work to meet our goals. Denser, taller housing allows us to preserve green space elsewhere.

02:17:31 Zoom user: Laureola Park should be expanded with more open space by buying out the parcel that the Redwood City HS district purchased.

02:17:38 Tracy & Jim Paugh: Please consider solar for new housing,

02:17:41 Tracy & Jim Paugh: not zoning multiplex to be built in SFH areas

02:17:41 Ellen Garvey: Future housing should underground utilities. Safer from wildfires

02:18:12 Julia Hoffman: Building high density or other types of housing in the hills can lead to fire danger, as evacuation routes will have too much traffic

02:18:56 Kathleen Goforth: Require all new construction to be all-electric — it's cheaper and safer

02:18:57 Tracy & Jim Paugh: Look at what cities like Copenhagen do for biking/walking within a city

02:19:12 Tracy & Jim Paugh: Have you considered implementing flood prevention ideas from Denmark?

02:19:17 Brittani Baxter: Building new housing would expand our tax base and allow us to restore services like school buses, which reduce congestion

02:19:33 Julia Hoffman: education programs for residents to show that high density along Transit Corridors doesn't have to mean losing city's charm

02:19:39 Tracy & Jim Paugh: For flood areas: Specific adaptive hills with native grasses along the bay trails, for example can help with swells & still provide bike/walking paths & housing

02:19:50 Ellen Garvey: More density makes a shuttle loop more feasible. Allows residents near the train station to get to the station without needing their car. Shuttle helps with the last mile to the station.

02:20:13 Zoom user: Davis has an incredible network of bike paths, why not emulate that

02:20:31 Zoom user: high density housing in flood areas is a bad idea

- 02:20:46 Tracy & Jim Paugh: You skipped ADAPTIVE HILLS
- 02:20:47 Ellyn Jacobs Dooley: create a secondary downtown on Industrial road with multiuser and multifamily units built in that area.
- 02:20:57 Julia Hoffman: use imagery to show that higher density doesn't always look like what people may think
- 02:21:23 Karen Tkach Tuzman: City policies to incentivize owning/storing fewer cars per household
- 02:22:29 Julia Hoffman: housing and transportation partnerships, new housing development near Caltrain for example could partner to offer lower cost transit tickets for residents
- 02:22:50 Karen Tkach Tuzman: Reaching out to workers at our major employers, such as PAMF or the school district, to get the perspective of people who work here and could one day maybe live hear
- 02:23:14 Julia Hoffman: housing that offers shared transportation services, bikes or cars for rent for those who live in an apartment {so that not everyone needs a car}
- 02:23:39 Ellen Garvey: Pockets of greenspace
- 02:24:11 Ellyn Jacobs Dooley: incentivize the replacement of gas appliances with electric options
- 02:24:14 David Pollack: Adopt reach codes
- 02:24:22 Brittani Baxter: Today, our town is unaffordable to the kinds of residents who moved here 50 years ago — teachers, nurses, blue collar workers. Those employees now drive in from as far as the Central Valley — they've told me this personally. As mentioned in a presentation earlier, these Vehicle Miles Traveled add to Greenhouse Gas Emissions. It is most responsible for us to build workforce housing here in town.
- 02:24:34 Kathleen Goforth: Restore creeks and marshland to more natural conditions to reduce flooding
- 02:25:01 Tracy & Jim Paugh: El Camino & Holly street +overpass are not very safe for bicyclists
- 02:25:02 Zoom user: The San Carlos Airport does not have a levee system across its entire boundary and that adds to increased flooding danger
- 02:25:15 Ellen Garvey: Electric vehicle charging stations available to the public, and inside new buildings
- 02:25:15 Julia Hoffman: stop additional building into urban wildlife interfaces and fire danger zones
- 02:25:37 Zoom user: They have temporary levees that rely on people putting them in place during high rains

02:25:44 Tracy & Jim Paugh: Howard street - parking on one side to accommodate bicyclists

02:25:51 Ellen Garvey: Drought tolerant landscaping

02:25:55 Ellyn Jacobs Dooley: cameras or sensors to observe fire prone areas

02:26:14 Julia Hoffman: integrate natural solutions, such as bioswales with native plants

02:26:16 Tracy & Jim Paugh: For flooding....Have you considered implementing flood prevention ideas from Denmark?

02:26:48 Kathleen Goforth: Use native species for street tree planting (city's current list of approved species includes no natives)

02:26:55 Chris Sturken: Daylight channelized or piped stretches of creeks in San Carlos

02:27:12 Julia Hoffman: create volunteer opportunities that could help with environment such as trash clean ups or fire mitigation tactics

02:27:17 Brittani Baxter: As above — build workforce housing to reduce vehicle miles traveled and greenhouse gas emissions, which contributes to our flood and fire risks

02:27:34 Tracy & Jim Paugh: Past topic = Community gardens in high density / low income housing will help with food insecurity

02:27:52 Kathleen Goforth: Financial assistance to homeowners for fire-hardening homes

02:28:33 Zoom user: how do we handle increased housing with increased drought?

02:28:45 Ellen Garvey: General question. How many participants are there this evening?

02:31:23 Zoom user: John had a great comment regarding the airport. That is a real housing potential housing solution that needs to be considered.

02:36:18 Jessie Hernandez, MIG: We had about 60 at the height of participation

02:36:28 Jessie Hernandez, MIG: Participants have dropped off as the workshop has gone on

02:36:37 Kathleen Goforth: Question: Do the projections regarding population specify the anticipated age distribution of new residents?

02:40:11 Julia Hoffman: How is San Carlos going to work with other neighboring cities to ensure we can handle the effects of housing on our regional infrastructure. It needs to be a team effort!

02:40:22 Tracy & Jim Paugh: we lost audio

02:40:42 Lisa Brownfield: All we can hear you

02:42:43 Yadie Lin: evening everyone .the internet is slow here 🙄 so I can't talk at the moment. sorry



02:43:14 Zoom user: I want to second the comment that the Airport needs to be considered as a housing zone.

02:43:33 Lisa Brownfield: You can type your comments into the chat and we will record your comment.

02:43:45 Jessie Hernandez, MIG: Noted, thank you

02:43:59 Jessie Hernandez, MIG: It's off screen at the moment

02:44:10 Zoom user: Thank you!

02:46:41 Tracy & Jim Paugh: Can you talk about fire danger?

02:47:00 Tracy & Jim Paugh: Up near Crestview & Eaton / Canyon park?

02:50:18 Zoom user: I think a major point for guiding principles is the type of housing we think can work in the community overall and how to balance those needs across the community.

02:52:13 Zoom user: is it possible to send out the slide deck or post it on the web site?

02:52:33 Karen Tkach Tuzman: Well done, thank you for a great meeting

02:52:54 Brittani Baxter: FYI — after completing the survey I got an error: “Unauthorized This server could not verify that you are authorized to access the document requested. Either you supplied the wrong credentials (e.g., bad password), or your browser doesn't understand how to supply the credentials required.”

02:53:05 Brittani Baxter: It requests an MIG login, so thinking my responses were not saved

02:53:12 Brittani Baxter: Thanks!