



San Carlos Focused General Plan Update: Survey #1 - Results Summary

Prepared by:



800 Hearst Avenue
Berkeley, CA 94710

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Introduction:

The City of San Carlos is drafting a focused General Plan update. A general plan establishes a framework for how a city will grow and change over the next two decades. General plans are required to have chapters or “elements” that discuss land use, circulation/mobility, open space, conservation, noise, environmental justice, air quality, safety, and housing. The San Carlos Focused General Plan updates the Housing Element and the Environmental Safety Element as required by state law. As needed for consistency, other elements may be updated as well, specifically, the Land Use Element. Woven throughout the Elements’ update is a comprehensive community engagement program which will be used to inform the plan update process. The survey described in this summary is one of these activities. The project website: www.sancarlos2040.org contains more information about upcoming activities.

Methodology:

The City will be conducting a variety of outreach activities to solicit community input. Survey #1 was the first of several short surveys that will be conducted during this planning process.

The City used the Survey Monkey platform for the survey, which was promoted extensively through City communication channels including the Spotlight newsletter, email communications, and social media. The survey period ran from mid-October through December 7th. Seventy-six participants completed the 14 survey questions focused on opinions related to housing and environmental safety along with participant demographics. Of those responding, 82.66% live in a place they own and 81.33% live in a single-family home.

The City will continue to collect demographic information for outreach activities so we can determine the reach of the different community engagement activities. The survey responses are summarized below.

Responses:

Housing Currently:

1. Do you live in San Carlos, work in San Carlos, live and work in San Carlos, do not live or work in San Carlos?

- 82.89% live in San Carlos
- 14.47% live and work in San Carlos
- 2.64% do not live in San Carlos

2. Which best describes your current living situation?

- 81.33% live in a single-family home
- 10.67% live in an apartment
- 2.67% live in a condominium

- 2.67% live in a townhome
- 1.33% live in an accessory dwelling unit (granny flat/ guest house)
- 1.33% specified “other” (respondent indicated they were renting a home)

3. Which best describes your current housing situation?

- 82.66% live in a place they own
- 14.67% live in a place they rent
- 2.67% live with friends/ family, and do not own or pay rent

4. What types of housing does San Carlos need most?

Respondents were given nine housing options to rank in any order they wished. The results reflect the responses in order of popularity:

- Apartments with 6 units or less
- Townhomes
- Condominiums
- Apartments with 7 or more units
- Senior housing
- Single-family homes
- Accessory dwelling units (granny flat/ guest house)
- Special needs housing for families and individuals who need supportive services like jobs training and social services
- Interim/transitional housing for people looking to transition from homelessness

5. Rank the importance of current housing challenges in San Carlos.

- 66.22% said it was *very important* and 32.43% said it was *somewhat important* to ensure that teachers, police, fire, and related safety workers can afford to live in San Carlos. This was the top ranked statement.
- 55.41% said it was *somewhat important* to ensure that youth who grow up in San Carlos can afford to live in San Carlos when they are adults
- 50.68% said it was *somewhat important* to ensure that people who work at downtown businesses can afford to live in San Carlos
- 45.95% said it was *very important* to improve City land use policies to allow for housing types in addition to single-family homes to be built
- 45.95% said it was *somewhat important* to provide housing options for seniors who want to downsize while remaining in San Carlos

Full breakdown of responses on the following table:

	<i>Very Important</i>	<i>Somewhat Important</i>	<i>Not Important</i>	<i>Don't Know</i>	<i>Total Respondents</i>
Ensure that youth who grow up in San Carlos can afford to live in San Carlos when they are adults	18 24.32%	41 55.41%	13 17.57%	2 2.70%	74
Ensure that teachers, police, fire, and related safety workers can afford to live in San Carlos	49 66.22%	24 32.43%	1 1.35%	0 0.00%	74
Ensure that people who work at downtown businesses can afford to live in San Carlos	21 28.77%	37 50.68%	14 19.18%	1 1.37%	73
Improve City land use policies to allow for housing types in addition to single-family homes to be built	34 45.95%	22 29.73%	15 20.27%	3 4.05%	74
Provide housing options for seniors who want to downsize while remaining in San Carlos	33 44.59%	34 45.95%	6 8.11%	1 1.35%	74

Environmental Safety:

6. What environmental hazards are the greatest risk to San Carlos?

Respondents were given eight options to rank in order of importance. The results reflect the responses in order of popularity:

- Wildfire hazards
- More frequent, more intense, and longer heat waves
- Earthquake hazards
- Extended droughts
- Sea-level rise flooding hazards
- General flooding hazards associated with extreme weather conditions
- Hazardous materials spill
- Small aircraft crash

7. How great a risk do you believe wildfire poses to the San Carlos hills?

- 53.42% chose extreme risk
- 43.84% chose moderate risk
- 2.74% chose low risk

8. What do you think would be the best way to decrease fire hazards in the San Carlos hills?

- 78.38% chose “manage vegetation and fuels (e.g. grasses, trees, etc.) by mowing or thinning or controlled burning”
- 18.92% chose “minimize development in the hills (new building and expansion of existing buildings)”
- 1.35% chose “increase the amount of fire department equipment (more trucks, water tenders, etc.) or number of firefighters”
- 1.35% chose “increase water availability”

9. How great a risk do you believe flooding is to the flatlands area of San Carlos?

- 45.95% chose moderate risk
- 35.14% chose low risk
- 18.91% chose extreme risk

10. Are you aware that San Carlos is developing a Climate Mitigation and Adaptation Plan?

- 52.00% responded no
- 45.33% responded yes
- 2.67% responded not sure

About You:

11. How long have you lived in San Carlos?

- 37.84% have lived in San Carlos for 21+ years
- 24.33% have lived in San Carlos for 11-20 years
- 14.86% have lived in San Carlos for 6-10 years
- 14.86% have lived in San Carlos for 1-5 years
- 6.76% have lived in San Carlos for less than 1 year
- 1.35% do not live in San Carlos

12. Please indicate your gender.

- 45.33% are Male
- 45.33% are Female
- 9.34% preferred not to say

13. How do you identify yourself? (Select all that apply)

- 70.67% are White non-Hispanic
- 12% are Asian or Asian American
- 10.67% preferred not to say
- 8% are Hispanic/ Latino
- 2.67% are African American
- 1.33% are Native American
- 1.33% chose to self-identify

* respondents could select more than one answer resulting in a total exceeding 100%

14. What is your age group?

- 40.54% are 50-64
- 33.78% are 30-49
- 21.62% are 65+
- 4.06% are 18-29