

Time	Attendee	Chat
18:40:05	From Joey Nielsen   MIG	<a href="https://www.sancarlos2040.org">https://www.sancarlos2040.org</a>
18:42:33	From Adam Lokar to All panelists	Hey there panelists. Ya'll are AWESOME!
18:50:17	From Megan Miller to All panelists	Just to confirm - we have 2 years to facilitate the creation of 2,700 ish units? Or we have 8 years to do that?
18:50:23	From Elisabeth Rossi to All panelists	why is this called SC Housing 2040?
18:51:00	From Thadd Reeder to All panelists	Can you define a "housing unit"
18:51:05	From Connie Walkonis to All panelists	Why did the number increase from ~2300 to ~2700?
18:51:07	From Elisabeth Rossi to All panelists	did we meet our goals in the current general plan?
18:51:08	From Megan Miller to All panelists	And is the litigation around not building those units or is the litigation around not having the right policies to facilitate housing?
18:52:17	From K Goforth to All panelists	There have been many recent reports of people leaving the Bay Area in droves to relocate to other, lower cost areas. Has this been factored into the RHNA?
18:52:48	From Marie O'Riordan to All panelists	how is a unit measured? So if a single home is built w 2500 sq ft is that 1 unit
18:53:05	From Jon Rose to All panelists	How was it determined that over 40% of new housing should be at market rate? This seems too high. Our greatest need is for low cost housing.
18:53:36	From Nancy Oliver to All panelists	Are the figures given taking into account the people who are now working from home, not close to San Carlos, and that may continue for a long time?
18:53:39	From Thadd Reeder to All panelists	So a 4 bedroom house would be one housing unit, correct?
18:54:01	From Ellyn Jacobs Dooley to All panelists	why did the number jump so dramatically?
18:55:49	From Brittani Baxter to All panelists	Is San Carlos's jobs housing ratio still 12:1? That suggests there's still an extreme need for more housing.
18:57:28	From Brittani Baxter to All panelists	thank you!
18:57:39	From Yvonne Angell to All panelists	Why would the city approve putting high density prefabricated homes within the long-standing single family home residential neighborhoods in San Carlos? These high density condominium communities will completely change the fabric of the quiet, kid-friendly neighborhoods and greatly increase the traffic in these neighborhoods where children have been able to freely play and walk to school previously.
18:58:15	From Heidi to All panelists	is the conversion of prior commercial office & retail space to residential housing units part of the plan, now that there is so much remote working in the Bay Area?
18:59:52	From K Goforth to All panelists	What tools does the City have to ensure that new units are occupied by actual residents (and therefore actually help alleviate housing shortage), as opposed to being purchased for the purpose of being short-term/ AirBnB rental properties?
19:00:05	From pattymarsters to All panelists	If we have now about 12000 housing units, Are you trying to say that there are 144000 jobs in San Carlos? Hard to believe. Are you counting every visit by a landscaper or housecleaner as a separate job?
19:02:32	From Aaron Akin to All panelists	FYI. I believe the 12:1 number is the number of jobs created to homes approved ratio since 2010. And that's in the Bay Area, not necessarily San Carlos.
19:02:42	From Kristen Clements to All panelists	Sorry, can you please go back to the types of housing people wanted?
19:03:56	From Lisa Porras   City	Kristen, we will upload the presentation to the project website <a href="http://www.sancarlos2040.org">www.sancarlos2040.org</a> following tonight's meeting.
19:04:09	From Kristen Clements to All panelists	OK, thanks, Lisa
19:04:18	From Elisabeth Rossi to All panelists	what is a cottage court
19:05:30	From K Goforth to All panelists	How many units are there in the Trestle development? Is that development fully occupied? What percentage of its units are being used as short-term rentals?
19:06:10	From Lisa Porras   City	There are 202 units in the Trestle development. Short term rentals are not outright permitted in San Carlos.
19:07:39	From K Goforth to All panelists	Thank you. Does that mean short-term rentals are not allowed in San Carlos or just that there is no permit process that would enable the city to know the answer to my question?
19:07:58	From Elisabeth Rossi to All panelists	how do we match the need with what is built? when I toured Trestle when it first opened, they said the 3BR units were snapped up immediately. They had very few units that large.
19:08:29	From Kristen Clements to All panelists	SC development, very pretty!
19:08:39	From pattymarsters to All panelists	Some of these 3 story buildings look like existing single family homes in the hills of San Carlos. Adding potential transit riders there will make better transit more viable across the city
19:09:10	From Lisa Porras   City	Short term rentals are not allowed in San Carlos. We had an issue with Trestle units being used as such and the City took action to ensure they are no longer used for such.
19:09:31	From Lee Torno to All panelists	Can we go to 6 stories, in San Carlos. With the airport I thought we were limited to 4
19:09:31	From Heidi to All panelists	How many du/acre are the Trestle development at San Carlos & El Camino?
19:09:47	From Mike and Cathie Lohr to All panelists	what current development in San Carlos has the highest density?
19:10:44	From K Goforth to All panelists	Glad to hear that! Kudos to the city. Is the Trestle development now fully occupied?
19:11:19	From pattymarsters to All panelists	Do you really think adding density will allow lower housing costs?
19:11:39	From Kristen Clements to All panelists	what are the units?
19:12:26	From Megan Miller to All panelists	Is our target the number of units or the density/acre? 2,700 units?
19:14:38	From Patti to All panelists	It seems location is more a concern than the density. Most of these examples are nice looking, but it seems that number of entrances/exits would be important to alleviate congestion within a development.
19:15:05	From Brittani Baxter to All panelists	Just wanted to say this is a lot of fun! Great idea 😊👏
19:15:42	From Karen Tkach Tuzman to All panelists	Climate resiliency
19:15:42	From Dawn Aveggio to All panelists	PACKED
19:15:42	From Ellyn Jacobs Dooley to All panelists	crowded
19:15:53	From Elisabeth Rossi to All panelists	something other than single-family homes
19:15:56	From Ellyn Jacobs Dooley to All panelists	cramped

19:15:59	From Jeff Tepper to All panelists	crowded
19:16:01	From Karen Tkach Tuzman to All panelists	Opportunity
19:16:03	From Marie ORIordan to All panelists	noise, poor quality housing
19:16:04	From David Peng to All panelists	new urbanism
19:16:06	From Lisa Porras   City	Megan our target, or aim is to ensure we can accommodate ~ 2,700 units. In order to meet that we need to see what the community's appetite is for acceptable density in our town.
19:16:06	From Ellyn Jacobs Dooley to All panelists	high rise
19:16:06	From Scot to All panelists	Loss of sunlight
19:16:11	From Adam Lokar to All panelists	Efficient
19:16:12	From Kristen Clements to All panelists	walkability
19:16:13	From Nancy Oliver to All panelists	So when there is a lot of density, and then very few parking places, where would the rest of the tenants park?
19:16:14	From Kevin Harris to All panelists	Size, Crowdedness, Height, Occupants
19:16:17	From Lee Torno to All panelists	Fitting more things into a smaller space.
19:16:19	From Sarah Kelsey to All panelists	walkable, parking
19:16:19	From Ellen Garvey to All panelists	Number of units per square foot of land
19:16:21	From Ron Granville to All panelists	consentration
19:16:23	From Kristen Clements to All panelists	neighbors
19:16:27	From Karen Tkach Tuzman to All panelists	Community
19:16:28	From Sonia Elkes to All panelists	affordability
19:16:28	From Michael Campbell to All panelists	Crowded
19:16:29	From Mike and Cathie Lohr to All panelists	crowded
19:16:30	From Brittani Baxter to All panelists	To me, density is the way that we can meet our housing and climate goals for the next generation. Density means great walkable communities.
19:16:30	From Byron Hill to All panelists	Close proximity
19:16:31	From Amy Hathaway to All panelists	Loss of outdoor space
19:16:33	From Heidi to All panelists	density: multi-family, multiple units in one property, greedy developers?
19:16:34	From Doris Davis to All panelists	compactness
19:16:35	From Ginny Marans to All panelists	congestion
19:16:36	From pattymarsters to All panelists	Height and unfairness
19:16:38	From Sally Mitchell to All panelists	Environment, zoning
19:16:38	From Kristen Clements to All panelists	apartments
19:16:40	From JT Eden to All panelists	Efficiency and inclusivity
19:16:40	From Michael Campbell to All panelists	Open space
19:16:42	From Kaye Bonney to All panelists	thickness
19:16:42	From Chris Wuthmann to All panelists	Density = workforce, affordable
19:16:44	From Andrea Mardesich to All panelists	TOD
19:16:47	From Connie Walikonis to All panelists	crowded
19:16:48	From Julia Hoffman to All panelists	necessary
19:16:48	From Helen Mickiewicz to All panelists	urban
19:16:52	From Byron Hill to All panelists	walkable
19:16:52	From Scot to All panelists	traffic problems
19:16:55	From Lee Torno to All panelists	Traffic
19:16:56	From Connie Walikonis to All panelists	Too many people
19:16:56	From Mack Banks to All panelists	efficiency
19:16:59	From Michael Campbell to All panelists	High Rises
19:17:06	From Ellen Garvey to All panelists	Multiple units on one property
19:17:13	From Sandie Nierenberg to All panelists	blocky, crowded, transit friendly
19:17:14	From Kristen Clements to All panelists	moderate heights
19:17:16	From Nancy Oliver to All panelists	Density: rabbit warren, and ugly exteriors!
19:17:17	From Karen Tkach Tuzman to All panelists	Walkability
19:17:17	From David Peng to All panelists	burden on infrastructure
19:17:21	From Ellyn Jacobs Dooley to All panelists	younger population
19:17:22	From Kristen Clements to All panelists	affordability
19:17:23	From Mack Banks to All panelists	diversity
19:17:37	From Fernando Bravo to All panelists	a measure how much in a confined area.
19:18:05	From Nancy Oliver to All panelists	How does one respond to the discussion opinions?
19:18:06	From Scot to All panelists	loss of sunlight
19:18:14	From Kristen Clements to All panelists	walk to train
19:18:15	From Michael Campbell to All panelists	Urban
19:18:16	From David Pollack to All panelists	More welcoming community
19:18:17	From Connie Walkonis to All panelists	Negative impact to quaint feel
19:18:18	From Chris Wuthmann to All panelists	walkable, less traffic per household
19:18:19	From Adam Lokar to All panelists	More competition for my landlord
19:18:20	From Naela Bak to All panelists	industry city
19:18:31	From K Goforth to All panelists	What I think of "density" depends on whether it is high or low and where it is located
19:18:44	From Kristen Clements to All panelists	diversity
19:18:50	From Lee Torno to All panelists	Loss of neighborhood
19:18:53	From Dawn Aveggio to All panelists	volume
19:18:55	From Gus Dedo to All panelists	higher number units
19:18:58	From Helen Mickiewicz to All panelists	consequence of growth
19:18:58	From Karen Tkach Tuzman to All panelists	Neighbors
19:19:05	From Nancy Oliver to All panelists	Have you seen the Hughe apartment buildings in Redwood City? Most look like boxes with windows cut in the side!

19:19:19	From Andrea Mardesich to All panelists	Reasonable sized units
19:19:24	From Elisabeth Rossi to All panelists	blocking peoples views
19:19:28	From Byron Hill to All panelists	Dynamic neighborhood
19:19:35	From Karen Tkach Tuzman to All panelists	Less space wasted
19:19:47	From Kristen Clements to All panelists	more housing choices
19:19:56	From Connie Walikonis to All panelists	Loss of privacy
19:20:14	From Thadd Reeder to All panelists	changing character of san carlos
19:20:15	From Nancy Oliver to All panelists	Density—most seem to be for studio apps. What would families do?
19:20:17	From Heidi to All panelists	Another topic: Wheeler Plaza & Trestle are great developments, adjacent to Laurel and the train station. The development planned for the Black Water property, which would take open space and stuff 150 units into a steep canyon, removes open space and will create a crowded, noisy traffic nightmare in a quiet neighborhood
19:20:44	From David Pollack to All panelists	Missing middle
19:21:05	From Michael Campbell to All panelists	Most comments are about HIGH density rather than LOW density
19:21:12	From Marie O'Riordan to All panelists	noise
19:21:19	From Ellyn Jacobs Dooley to All panelists	unattractive
19:21:22	From David Peng to All panelists	impacts supply / demand / price of existing homes
19:21:37	From Elisabeth Rossi to All panelists	traffic
19:21:44	From Karen Tkach Tuzman to All panelists	Forward-looking
19:21:49	From Fernando Bravo to All panelists	a solution to affordable housing if planned well if there is partnership on how to fund the high cost of construction.
19:21:56	From Kristen Clements to All panelists	the future
19:21:59	From Dawn Aveggio to All panelists	resourceful
19:22:01	From Kristen Clements to All panelists	growth
19:22:01	From Ellyn Jacobs Dooley to All panelists	changes character
19:22:02	From Helen Mickiewicz to All panelists	consequence of growth
19:22:03	From Justin Ryan to All panelists	walkable
19:22:05	From Connie Walikonis to All panelists	Overburdened infrastructure
19:22:05	From Karen Tkach Tuzman to All panelists	Seniors
19:22:11	From Patti to All panelists	well maintained
19:22:23	From Sandie Nierenberg to All panelists	needs to be closely tied with improvement to infrastructure - schools, transportation, utilities
19:22:24	From Kristen Clements to All panelists	community
19:22:25	From Ellyn Jacobs Dooley to All panelists	creates community
19:22:27	From Justin Ryan to All panelists	Efficient use of infrastructure
19:22:29	From Connie Walikonis to All panelists	Congestion
19:22:38	From Elisabeth Rossi to All panelists	homeowners may fight against it. NIMBY
19:22:46	From Karen Tkach Tuzman to All panelists	Knee-jerk demonized
19:22:50	From Helen Mickiewicz to All panelists	inevitable
19:22:51	From Michael Campbell to All panelists	density sets the character of a neighborhood
19:22:52	From Jon Rose to All panelists	To me quality is more important than density. We need to build very affordable 2 and 3 BR housing units. Obviously to build 2700 there will need to be high density. We need to partner with non-profits like Habitat for Humanity because for-profit builders are not interested in building adequate housing below market
19:23:09	From Kristen Clements to All panelists	energetic
19:23:11	From David Pollack to All panelists	Undoing racial segregation
19:23:11	From Karen Tkach Tuzman to All panelists	Opportunity for local businesses
19:23:13	From pattymarsters to All panelists	Unfair because nobody wants tall buildings near them. see Good growth San Carlos and the limitations on building size that they helped get passed. And the concept of transit oriented housing doesn't give up fewer cars on the road
19:23:22	From Kristen Clements to All panelists	walk to breakfast!
19:23:26	From Chris Wuthmann to All panelists	for our essential workers
19:23:35	From Dawn Aveggio to All panelists	urban
19:23:35	From Heidi to All panelists	We didn't choose to live in New York or San Francisco
19:23:35	From David Crabbe to All panelists	Irrelevant to appearance of the building
19:23:44	From Sally Mitchell to All panelists	Neutral word
19:23:46	From Helen Mickiewicz to All panelists	efficient
19:23:47	From Gus Dedo to All panelists	too many units
19:23:48	From Amy Hathaway to All panelists	Disregard to established neighborhoods
19:24:14	From Chris Wuthmann to All panelists	needed to solve housing crisis
19:24:25	From Nancy Oliver to All panelists	Not family-friendly
19:24:26	From Dawn Aveggio to All panelists	mass
19:24:30	From Helen Mickiewicz to All panelists	should be planned, not random
19:24:32	From Karen Tkach Tuzman to All panelists	Fairness to next generations
19:24:34	From Ellyn Jacobs Dooley to All panelists	forces essential workers to live in multi unit buildings
19:24:35	From Gus Dedo to All panelists	changed charter
19:24:37	From Lee Torno to All panelists	Density Changed the upper peninsula
19:24:56	From pattymarsters to All panelists	Also with only 10% of units affordable in any complex that means San Carlos has to absorb 10000 units.
19:24:59	From Patti to All panelists	fairness to existing neighbors
19:25:13	From Connie Walikonis to All panelists	High density ruined Redwood City
19:25:44	From Gus Dedo to All panelists	changes the neighborhood
19:25:45	From Julia Hoffman to All panelists	community

19:25:47	From Heidi to All panelists	greater density should be allocated to employment centers to minimize commute & energy consumption
19:26:09	From pattymarsters to All panelists	Just 2790 Housing units means possible 6000-7000 people, and that is more than the experience tech growth figures.
19:26:37	From pattymarsters to All panelists	Sorry more than the expected growth figures from ABAGs
19:27:21	From Megan Miller to All panelists	If the appetite isn't great for density, what are the alternatives?
19:28:06	From Elisabeth Rossi to All panelists	along with increased density, will the city be planning more civic places
19:29:40	From Nancy Oliver to All panelists	The photos of community members do not includesenior citizens.
19:30:22	From Marie O'Riordan to All panelists	well designed and offered to all age groups
19:30:38	From Ellyn Jacobs Dooley to All panelists	buildings that are all electric and don't have gas infrastructure...climate change!
19:30:38	From pattymarsters to All panelists	Burlingame has more downtown parking. And Portland has more people but more area too so
19:32:17	From Lisa Gilliam to All panelists	diversity
19:32:19	From pattymarsters to All panelists	Portland may have less density relative to total area.
19:32:20	From Mike McDonell to All panelists	Impact on existing communities
19:32:24	From Nancy Oliver to All panelists	Preservation of our historical buildings and landmarks.
19:32:25	From Michael Campbell to All panelists	Impacts on Parks
19:32:29	From Michael Campbell to All panelists	Impacts on Schools
19:32:32	From Megan Miller to All panelists	That our schools, streets, parks, etc can accommodate the additional residents.
19:32:35	From Jon Rose to All panelists	COstruction quality and space per unit
19:32:38	From Karen Tkach Tuzman to All panelists	Inclusionary - high percentage of high quality BMR units
19:32:41	From Chris Wuthmann to All panelists	Variety of affordability
19:32:41	From Thadd Reeder to All panelists	Don't destroy the neighborhood feel of san carlos
19:32:46	From Scot to All panelists	equity of impact
19:32:48	From Michael Campbell to All panelists	Impacts on utilities (sewer, electrical grid, etc.)
19:32:50	From Nancy Oliver to All panelists	Preservation of the "look" of our distinctive neighborhoods.
19:33:06	From Elisabeth Rossi to All panelists	provide the size of housing that is needed - studio, 1 BR and 2BR aren't large enough for families. Also plan on people working from home and needing office space
19:33:11	From Nancy Matlin to All panelists	Design and density fit with existing housing density and design
19:33:13	From K Goforth to All panelists	Impact on climate; should be zero-emission
19:33:13	From Mack Banks to All panelists	Preserve green space
19:33:17	From David Peng to All panelists	What are the factors that are most frequently characteristic of NIMBYism? Should address those factors, whatever they are.
19:33:19	From Ellen Garvey to All panelists	What type/size of housing helps us to best meet our RHNA goals/numbers?
19:33:22	From Helen Mickiewicz to All panelists	potential for overcrowding downtown area
19:33:32	From Heidi to All panelists	maximizing natural space, using natural grass in our parks, providing access to nature
19:33:36	From Scot to All panelists	impact on surrounding properties
19:33:40	From Elisabeth Rossi to All panelists	Even though traffic wasn't voted as one of the top priorities, you know how people will complain if traffic gets worse!
19:33:41	From Dawn Aveggio to All panelists	feasible for utilities available
19:33:43	From Karen Tkach Tuzman to All panelists	Good soundproofing
19:33:46	From Jeff Zeisler to All panelists	Feasible - to accomplish building creation
19:33:50	From Justin Ryan to All panelists	Ample off-street parking
19:33:55	From Nancy Oliver to All panelists	Not everyone needs to live near the train! They may not work where the train goes.
19:33:58	From David Crabbe to All panelists	Provides affordable housing in balance with number of local low income jobs
19:34:01	From Patti to All panelists	ensure our utilities and roads can handle the additional volume
19:34:03	From Sandie Nierenberg to All panelists	Priority for local essential workers housing. Need to make sure that they have variety of quality housing so they can stay long-term - not just pushing them all into dense studios.
19:34:08	From Lee Torno to All panelists	Impact on Egress from San Carlos
19:34:09	From K Goforth to All panelists	Infill not destruction of open space
19:34:24	From Ellyn Jacobs Dooley to All panelists	all electric fuel sources and avoidance of gas appliances to mitigate climate change.
19:34:25	From Byron Hill to All panelists	Prioritize smaller developments to promote diverse ownership (as opposed to large real estate developers) and more opportunities for ownership
19:34:28	From Brittani Baxter to All panelists	Factors to consider: modernizing San Carlos for the needs of the next generation and our climate future. Also want to second the comment encouraging family-sized units
19:34:40	From Chris Wuthmann to All panelists	It mitigates large office development
19:34:49	From Helen Mickiewicz to All panelists	potential for overcrowding downtown if not properly designed
19:34:59	From Heidi to All panelists	High Density should be concentrated on El Camino near train station and shopping, minimize traffic
19:35:04	From Michael Campbell to All panelists	Anticipate the continued aging of the population (65+ is the fastest growing demographic)
19:35:05	From Karen Tkach Tuzman to All panelists	Optimize space for people, not for cars
19:35:10	From Amy Hathaway to All panelists	Negative impact on established neighborhoods and current homeowners.
19:35:15	From Ellyn Jacobs Dooley to All panelists	fosters community within development
19:35:32	From Chris Wuthmann to All panelists	Includes usable common spaces indoor and out
19:35:35	From Byron Hill to All panelists	Prioritize green space and parklets
19:35:37	From Jeff Zeisler to All panelists	Flow (complimentary uses)
19:35:37	From Justin Ryan to All panelists	Mixed Use
19:35:44	From Amy Hathaway to All panelists	Loss of park opportunities for our residents
19:35:52	From Nancy Matlin to All panelists	Consideration of existing residents - people moved to San Carlos because of its friendly, low density family oriented neighborhoods. We can't throw all of this away just to meet state housing needs.
19:35:52	From Brittani Baxter to All panelists	Also to consider: density allows us to place more housing in a single location, preserving green space elsewhere

19:36:13	From David Peng to All panelists	Single family house homeowners often don't want their home value to go down and don't want it to be harder to eventually sell their house
19:36:14	From Thadd Reeder to All panelists	are these goals realistic?
19:36:15	From Elisabeth Rossi to All panelists	How will essential services be expanded? the Trader joe parking lot is already undersized.
19:36:21	From Elyn Jacobs Dooley to All panelists	percentage of sq ft be designated for green space
19:36:22	From K Goforth to All panelists	Ability of schools to accommodate
19:36:23	From Sonia Elkes to All panelists	Mew high density should be near public transit, but public transit needs to spread out. The most efficient way to get downtown needs to be public transit, not private vehicle. So for example add higher rise units in the hills, and bring residents down in buses on bus-only lanes, or even better, aerial transport like gondolas from our hills to downtown
19:36:31	From Sandie Nierenberg to All panelists	requiring green in-fill to balance additional bulk/volume
19:36:32	From Michael Campbell to All panelists	Diversity and Equity
19:36:36	From Genevieve Sharrow   MIG to All panelists	Joan can you zoom in and scroll down on Mural
19:36:38	From Patti to All panelists	exits off freeway and roads into city can handle volume such as Holly is only 2 lane most of the time
19:36:39	From Nancy Oliver to All panelists	Preserve our creeks with appropriate setback—could be part of open space, with trails, etc.
19:36:41	From Andrea Mardesich to All panelists	Should require a minimum density, so they are not all large, luxury units
19:36:47	From Sonia Elkes to All panelists	*New high density
19:36:58	From Dawn Aveggio to All panelists	creating balanced communities within San Carlos
19:37:04	From Scot to All panelists	Transit can be busses throughout city and so density can be anywhere.
19:37:05	From Elisabeth Rossi to All panelists	don't build new housing that will be at risk from wild fires or sea level rise
19:37:14	From Elyn Jacobs Dooley to All panelists	they use low combustible landscape to protect from fire
19:37:19	From Elyn Jacobs Dooley to All panelists	earthquake proof
19:37:45	From Sarah Kelsey to All panelists	Community welcome events to build connections among groups and housing units
19:37:47	From Elisabeth Rossi to All panelists	include work/live spaces
19:38:11	From Chris Wuthmann to All panelists	There should be both rental and condos
19:38:12	From K Goforth to All panelists	Noise
19:38:52	From Karen Tkach Tuzman to All panelists	Optimize for usable common space instead of unnecessary setbacks
19:38:59	From Elyn Jacobs Dooley to All panelists	manage construction schedule to avoid excessive traffic detours
19:39:06	From Chris Wuthmann to All panelists	Help us upgrade old properties
19:39:09	From Lisa Porras   City to All panelists	Attendee Debbie Baldocchi says her chat is not enabled. Can you check and make sure she can chat?
19:39:22	From pattymarsters to All panelists	Consider why people leave San Carlos for single family homes in outlying areas. S
19:39:23	From Heidi to All panelists	protection of endangered species and our unique ecosystem in the bay area
19:39:37	From David Pollack to All panelists	Incentivize home owners park cars in public lots
19:39:51	From Michael Campbell to All panelists	Make it easier to add an ADU (<800 sq. ft.) as a rental on existing single family dwelling lots, especially pre-fab units.
19:40:19	From K Goforth to All panelists	Preservation of heritage trees
19:40:23	From Elyn Jacobs Dooley to All panelists	can RHNA number change if economic conditions change post pandemic where significant numbers of companies and people move out of this area.
19:40:45	From Kristen Clements to All panelists	don't build in the fire zone
19:40:50	From Patti to All panelists	Bring back SCOOT
19:40:52	From Justin Ryan to All panelists	Public facilities for residents (wood shop, art studio, maker spaces)
19:40:54	From Heidi to All panelists	accommodate wildlife movement
19:41:00	From Kristen Clements to All panelists	build up in flood zones
19:41:11	From Thadd Reeder to All panelists	exits from 101 were already backed up during non-covid times- any mitigation planned?
19:41:12	From pattymarsters to All panelists	Shouldn't be able to label units as affordable - low income
19:41:16	From Scot to All panelists	Use large lots for high density
19:41:22	From Michael Campbell to All panelists	consider solar access / shade impact from taller buildings
19:41:26	From Justin Ryan to All panelists	Additional town resources to handle larger town events
19:42:03	From Elisabeth Rossi to All panelists	Did you get my comment about consider how we will expand services like TJs?
19:42:03	From Michael Campbell to All panelists	consider the sea level rise predictions
19:42:16	From Helen Mickiewicz to All panelists	per-unit cost cannot be too high or diversity cannot be achieved
19:42:19	From David Pollack to All panelists	Awareness that the school district is currently losing 100s of students per year.
19:42:22	From Kristen Clements to All panelists	Preserve older apts & turn into affordable
19:42:25	From Sarah Kelsey to All panelists	Incentivize using ADUs for housing instead of AirBNB short term rentals
19:42:37	From Scot to All panelists	New development should subsidize ADU's
19:43:05	From Elyn Jacobs Dooley to All panelists	make sure waste and storm water infrastructure can accommodate growth.
19:43:10	From Byron Hill to All panelists	Should consider whether increased housing would require additional school capacity
19:43:37	From pattymarsters to All panelists	Pay for scoot rides instead of Uber and lyft
19:43:40	From Sally Mitchell to All panelists	SCOOT x 2!
19:43:45	From Lisa Porras   City to Debbie B and all panelists	Hi Debbie. Its Lisa Porras. Is your chat functioning?
19:43:52	From Karen Tkach Tuzman to All panelists	Enforce AirBnb restrictinos
19:43:54	From randy b to All panelists	can we change the city motto from city of good living to city of congested living?
19:43:58	From Karen Tkach Tuzman to All panelists	*restrictions
19:44:23	From Elisabeth Rossi to All panelists	Can the city incentivize landlords to provide Section 8 housing?
19:44:24	From Kristen Clements to All panelists	subsidize ADU rents
19:44:24	From Karen Tkach Tuzman to All panelists	*eyeroll*
19:44:30	From Heidi to All panelists	convert unused office buildings to housing
19:44:38	From Sonia Elkes to All panelists	connect high density housing in hills to downtown via aerial gondolas

19:44:48	From David Peng to All panelists	Help ensure that the decision making structures and processes in the Planning / Community Affairs / Land Use / Etc. commissions are aligned well with effectively and fairly addressing concerns of community members
19:45:12	From pattymarsters to All panelists	Stop branding to sell the city.
19:45:30	From K Goforth to All panelists	Trend toward telecommuting and relocation out of Bay Area
19:45:36	From Lee Torno to All panelists	Schools for East of El Camino
19:46:41	From Dawn Aveggio to All panelists	apply zoning to allow for multi units on existing properties like inlaw units
19:47:17	From pattymarsters to All panelists	Becoming a higher density target requires new defense strategies
19:49:22	From Dawn Aveggio to All panelists	is Devonshire considered county?
19:50:26	From Elisabeth Rossi to All panelists	what is western PDA?
19:50:36	From Helen Mickiewicz to All panelists	What is ECR and PDA
19:51:17	From Helen Mickiewicz to All panelists	What does ECR stand for?
19:51:33	From MIG   Admin	ECR - El Camino Real
19:51:56	From Fernando Bravo to All panelists	can I get a copy of the presentation along with maps.
19:52:59	From Lisa Porras   City to All panelists	Great Job Genevieve and Joan!
19:53:34	From Heidi to All panelists	Another topic: Wheeler Plaza & Trestle are great developments, adjacent to Laurel and the train station. The development planned for the Black Water property, which would take open space and stuff 150 units into a steep canyon, removes open space and will create a crowded, noisy traffic nightmare in a quiet neighborhood
19:53:43	From Nancy Oliver to All panelists	There are other areas that could be rezoned to have high density housing.
19:53:45	From Lisa Brownfield   MIG to All panelists	The presentation will be posted to the website.
19:53:52	From Lisa Porras   City	Yes, Fernando. A copy of the presentation, including maps will be posted on the project webpage <a href="http://www.SanCarlos2040.org">www.SanCarlos2040.org</a> following tonight's workshop.
19:53:52	From pattymarsters to All panelists	This plan was developed before people accepted the idea of a housing crisis. So why are you still focusing on the triangle?
19:54:20	From Dawn Aveggio to All panelists	Melendy isn't high density? there are many buildings near Heather existing?
19:54:39	From Cole Strombom to All panelists	Any chance of industrial conversion?
19:54:40	From Mike McDonell to All panelists	Is the 808Alameda project considered a high density plan
19:55:00	From Helen Mickiewicz to All panelists	I didn't get to vote but would have voted for the top 3. Just FYI.
19:55:04	From David Pollack to All panelists	Doe this mean we can't prioritize changing single family zoning to allow for multi-family (duplexes and triplexes)?
19:55:12	From Megan Miller to All panelists	Is there any space near the 280?
19:55:21	From Helen Mickiewicz to All panelists	The top 3 in the poll, I meant.
19:55:23	From Connie Walikonis to All panelists	East of Hwy 101
19:55:24	From Ginny Marans to All panelists	All of them
19:55:27	From Ron Granville to All panelists	That the more dense housing be located to have minimum impact on single family neighborhoods, Perhaps along El Camino or on the East side.
19:55:28	From Ellen Garvey to All panelists	All locations within 0.5 mile of the train station should be considered Correction: Wheeler Plaza & Trestle are great developments, adjacent to Laurel and the train station. The development planned for the Black Mountain Water property, which would take open space and stuff 150 units into a steep canyon, removes open space and will create a crowded, noisy traffic nightmare in a quiet neighborhood
19:55:36	From Heidi to All panelists	Use large lots in hills and run shuttles or busses
19:55:37	From Scot to All panelists	Can't go too high next to SF homes
19:55:37	From Kristen Clements to All panelists	Area around airport?
19:55:37	From Lee Torno to All panelists	consider climate change and flood zones that are projected as bay level rises...this would preclude east of train tracks.
19:55:46	From Ellyn Jacobs Dooley to All panelists	Why not more opportunity on the East side?
19:55:47	From Ron Granville to All panelists	Along Alameda.
19:55:50	From pattymarsters to All panelists	Other areas: Industrial Blvd. — rezone for housing!
19:55:53	From Nancy Oliver to All panelists	prioritize el Camino for redevelopment
19:55:54	From Richard Crone to All panelists	Crestview near potential 280 on-ramp site
19:56:02	From Sandie Nierenberg to All panelists	
19:56:13	From Elisabeth Rossi to All panelists	expand downtown along So. Laurel (to accommodate additional residents) with housing above retail laurel should still feel small town downtown - set back higher floors from street.
19:56:20	From Jason Mansfield to All panelists	What about the space off of Alameda above Brittan Acres? I don't want that to be developed, personally, but I thought that building was scheduled there
19:56:22	From Megan Miller to All panelists	
19:56:38	From Michael Campbell to All panelists	Allow Duplex throughout. Just keep same overall setback, height, and square footage requirements
19:56:38	From Megan Miller to All panelists	Please no more section B.
19:56:42	From Karen Tkach Tuzman to All panelists	The majority of our land, which is R1, should be rezoned to allow fourplexes
19:56:43	From David Crabbe to All panelists	Why are we not considering the single-family neighborhoods for duplex-4-plex units (middle housing)?
19:56:46	From Kristen Clements to All panelists	More room in H but farther from train
19:56:46	From Justin Ryan to All panelists	Airport.
19:56:57	From Brittani Baxter to All panelists	I would love to have more housing and development all throughout San Carlos. We live fairly far from downtown and wish we could walk or bike to shops and resources more easily. With more density, we could have more local amenities in the hills!
19:56:58	From Jon Rose to All panelists	With so much new industrial office space being built east of Caltrain it makes sense to locate at least some new high density housing there. Zoning is under city control and can be modified.
19:57:02	From Chris Wuthmann to All panelists	There are other East Side sites with vast surface parking and/or underperforming commercial that could be good for mixed-use development including housing
19:57:05	From Richard Crone to All panelists	reduce density of 808 Alameda proposed development



19:57:06	From Connie Walikonis to All panelists	Please don't increase height limits!
19:57:16	From pattymarsters to All panelists	Higher density housing exists along crest view with no transport but automobiles.
19:57:27	From Michael Campbell to All panelists	Crazy ideas - can you convert any streets to land for housing -- pavements --> housing
19:57:31	From Ellen Garvey to All panelists	Converting light industrial properties east of ECR from light industrial to light industrial/residential
19:57:43	From Patti to All panelists	Does the pge area need to remain? Areas by PAMF, Taylor way and Industrial, Delta Star - would those be areas to consider for High Rises?
19:57:44	From Kristen Clements to All panelists	Add density near MF along San Carlos
19:57:55	From Mack Banks to All panelists	Upgrade shopping centers along Holly / east of ECR to mixed use housing / commercial
19:58:04	From Kristen Clements to All panelists	Prioritize development of El Camino
19:58:04	From Helen Mickiewicz to All panelists	Question - can be answered off-line. How common is it in SC for people to buy two lots and then build one huge house? Or did the zoning ordinance changes a couple of years ago eliminate the opportunity for this? Thanks.
19:58:17	From Megan Miller to All panelists	No appetite for the single family neighborhood
19:58:20	From Richard Crone to All panelists	how will you protect single family home neighborhoods?
19:58:36	From Jason Mansfield to All panelists	no increased density away from walking distance from downtown/train.
19:58:38	From Connie Walikonis to All panelists	High density housing should be near the El Camino for accessibility
19:58:43	From Kristen Clements to All panelists	Duplexes & triplexes should go throughout the city
19:58:46	From pattymarsters to All panelists	How many units do you expect to have to build to get even 1000 below market rate units? How
19:58:55	From Mack Banks to All panelists	Already a lot of ongoing development along San Carlos Ave leading out of downtown (area B), would deprio that area in favor of other areas
19:58:56	From Byron Hill to All panelists	If it's possible to move much of the light industrial space to East of 101, it could open up an opportunity to create a well-planned neighborhood between Industrial Ave and Old County Rd. (mixed-use, live-work, night-life, etc)
19:59:04	From Helen Mickiewicz to All panelists	Changing single family dwelling zoning is inevitable unless the population in the Bay Area stops growing.
19:59:05	From Sonia Elkes to All panelists	yes!! add multi family housing units like duplexes, triplexes, etc, in current single family zoning areas
19:59:06	From Sandie Nierenberg to All panelists	Rezone Holly St between Old County and Industrial for HD multi-housing. solves traffic issue with SFR there
19:59:09	From Heidi to All panelists	Old County Road, Industrial, Brittan are corridors that could enable large complexes that incorporate pleasant open areas and walkability
19:59:09	From Thadd Reeder to All panelists	east side for work / live developments
19:59:12	From Scot to All panelists	Single Family home owners make up the majority of voters (Don't mess with single family homes)
19:59:24	From Nancy Oliver to All panelists	In Redwood City, there are lots of duplexes that fit in perfectly with single-family neighborhoods.
19:59:34	From Sonia Elkes to All panelists	agree with large lots in the hills and run buses (or aerial transport)
19:59:37	From Lisa Gilliam to All panelists	I think that building mega mansions rather than multi family residences is counter productive. we should be thinking about changing zoning laws.
19:59:38	From Chris Wuthmann to All panelists	We should consider duplexes and fourplexes in single family areas that could be very compatible, like Old Palo Alto
19:59:57	From Nancy Oliver to All panelists	If you prioritize El Camino for development, be careful about our historic buildings there!!!
20:00:03	From Brittani Baxter to All panelists	Also would love to remove single family zoning throughout town so that underutilized SFH lots can turn over to multi-plexes. Duplexes, quads, and more work very well in towns like Palo Alto and could work well here too! Rezoning also makes property values higher because existing lots with just one home are attractive to those looking to build multiple homes on the same lot.
20:00:09	From Megan Miller to All panelists	Please limit ADUs in residential areas because of the negative impact on parking.
20:00:09	From Ellen Garvey to All panelists	Allow duplexes to be built on single family lots
20:00:12	From Michael Campbell to All panelists	Look at Mixed Use in Industrial areas -- industry (light industrial) on the bottom and residential on top.
20:00:23	From Dawn Aveggio to All panelists	Similar to retail on first floor with residential on top
20:00:23	From Dawn Aveggio to All panelists	Spreading out into other communities.
20:00:39	From Naela Bak to All panelists	consider splitting large lots?
20:00:43	From Dawn Aveggio to All panelists	Old Black Mountain Property
20:00:47	From Richard Crone to All panelists	are the folks running this Zoom live in San Carlos?
20:00:55	From Heidi to All panelists	San Carlos is popular and demand is high because of its traditional single family homes
20:01:24	From Connie Walikonis to All panelists	Along Industrial Rd
20:01:50	From Sally Mitchell to All panelists	Rezoning east of freeway for multi-unit, probably rental because of SC Airport noise.
20:02:06	From Megan Miller to All panelists	Please ensure there is adequate parking for each unit created. Need to find space that includes space for parking.
20:02:11	From David Crabbe to All panelists	Duplex & 4-plex allow larger units than ADUs which are limited in size
20:02:15	From Mike and Cathie Lohr to All panelists	why do we have to have an airport in San Carlos?
20:02:16	From Richard Crone to All panelists	replace unused warehouses East of Industrial
20:02:18	From Ellen Garvey to All panelists	Are there possible sights available at the Delta Starr property?
20:02:31	From Cole Strombom to All panelists	Holly & Industrial
20:02:36	From K Goforth to All panelists	If every lot is allowed an ADU, would that not constitute compliance with the RHNA requirement to ALLOW FOR 2735 new units?
20:02:37	From Ellen Garvey to All panelists	What about the old OSH property?
20:02:50	From Sally Mitchell to All panelists	More multi-family near the E. San Carlos Ave. existing development.

20:03:04	From Sara Cadona to All panelists	Comment from attendee that emailed me: Do not change single family zoning besides ADU's . Not fair to have 5 story building next to single level homes. Would negatively impact seniors
20:03:08	From Dawn Aveggio to All panelists	Crestview Open Space Area
20:03:10	From Justin Ryan to All panelists	Prevent developers from building single family homes
20:03:15	From pattymarsters to All panelists	Whatever you do, please limit heights near single family homes all over the city.
20:03:18	From Ellen Garvey to All panelists	Move the cement plant on Bransten east of 101
20:03:44	From Cole Strombom to All panelists	have you heard if PG&E is going to sell their yard on Industrial?
20:03:52	From Justin Ryan to All panelists	Ban multi SFH developments
20:03:54	From Kristen Clements to All panelists	E side walkable to the train, near jobs
20:03:57	From K Goforth to All panelists	Add housing atop Walgreens, Trader Joe's, CVS, etc.
20:04:23	From Connie Walikonis to All panelists	Please keep the character of the city
20:04:26	From Patti to All panelists	high rises downtown and close to 101, Industrial Road allow for higher density without affecting existing neighborhoods and still close to train.
20:04:57	From Kristen Clements to All panelists	densify along all major transit corridors
20:05:39	From Kristen Clements to All panelists	Along San Carlos ECR to Alameda
20:05:39	From Connie Walikonis to All panelists	Question - do all these housing units need to be for sale, or can some be rentals?
20:06:08	From Mike and Cathie Lohr to All panelists	why is TJ Properties allowed to build megamansions in established neighborhoods. ADUs would be more useful.
20:06:09	From pattymarsters to All panelists	Put neighborhood retail and amenities and office space all around the city so those in the hills don't have to drive.
20:06:14	From Lee Torno to All panelists	Tax break for homeowners who put in BM Adu's
20:06:28	From Amy Hathaway to All panelists	Protect wildlife spaces
20:06:41	From Thadd Reeder to All panelists	Thanks- I have to leave. Lot's of useful information but I still have big concerns how realistic this plan is.
20:06:45	From K Goforth to All panelists	Avoid developing current open space
20:07:02	From Dawn Aveggio to All panelists	South EL Camino on the East Side
20:07:16	From pattymarsters to All panelists	No firehouses not schools on east side and I know the pamf doctors aren't looking in the GESC neighborhood.
20:07:21	From Ellen Garvey to All panelists	The small business park across from Novartis could be increased in height and residential added on top
20:07:30	From John Baer to All panelists	How do I submit a response on the white board? I'm new to this technology
20:07:35	From Ellyn Jacobs Dooley to All panelists	to develop true diversity and inclusion, new units should be interspersed among SFH neighborhoods.
20:07:51	From Lee Torno to All panelists	Property Tax
20:08:11	From Ellen Garvey to All panelists	How about all the self storage places in San Carlos? How much are these being used and if not used very much, consider converting to residential.
20:08:38	From Ellyn Jacobs Dooley to All panelists	bay level rise will make east side development very challenging.
20:08:39	From Lisa Porras   City	We will also have a record of the chat as part of all your input and post it on the project webpage.
20:08:45	From pattymarsters to All panelists	The edge of the bay used to be open space till redwood shores built housing. Let RE
20:08:54	From John Baer to All panelists	where is there available land for redevelopment?
20:08:55	From Elisabeth Rossi to All panelists	A lot of these suggestions involve putting new housing in places that are noisier and more polluted. what about equity and justice?
20:09:00	From Naela Bak to All panelists	Change zoning on San Carlos Ave.
20:09:07	From Amy Hathaway to All panelists	Consider noise issues
20:09:09	From David Crabbe to All panelists	Build new housing above existing large parking lots throughout the city - especially in the commercial areas
20:09:19	From Dawn Aveggio to All panelists	Around Airport
20:09:31	From Byron Hill to All panelists	There are a lot of unused parking spaces around many of the larger buildings east of Caltrain over to Industrial. It feels like an opportunity to repurpose that. Or if nothing else to consider reducing parking requirements for retail/commercial.
20:09:34	From pattymarsters to All panelists	Let RWC even up their jobs to housing ratio instead of trying to build up here too.
20:09:37	From Marie ORiordan to All panelists	What kind of incentives are being offered to businesses that take up space, but are not big businesses - ex. car washes to be removed for housing?
20:09:50	From Marie ORiordan to All panelists	Does the airport need to be there?
20:10:06	From Ellen Garvey to All panelists	Any low use hotels in San Carlos that could be converted to affordable housing?
20:10:11	From Richard Crone to All panelists	protect all existing open space such as Crestview, etc.
20:10:37	From Nancy Oliver to All panelists	Developing around the airport will bring in noise complaints later. The airport is an asset!
20:10:56	From Dawn Aveggio to All panelists	Top of Areguello
20:11:21	From Heidi to All panelists	I echo : if 2740 ADU's are allowed, wouldn't that meet our requirement for that many potential additional units?
20:11:50	From pattymarsters to All panelists	Did you find out the latest San Carlos Jobs to housing ratio?
20:12:01	From Richard Crone to All panelists	are the folks running this Zoom live in San Carlos?
20:13:14	From Genevieve Sharrow   MIG to Heidi and all panelists	Hi Heidi, thanks for the comment. The state has developed an approved methodology to estimate the number of ADUs over the 8-year period. We are required to estimate based on past performance (i.e. how many ADUs developed in recent years), and then we can project that over the 8 year period. It will accommodate a portion of the RHNA, but not all of it.
20:16:33	From Richard Crone to All panelists	How will the plan accommodate historic preservation of older residential homes?
20:17:43	From Megan Miller to All panelists	I agree with what Debbie is saying.
20:20:32	From K Goforth to All panelists	I did not raise my hand.
20:21:35	From Lisa Gilliam to All panelists	thanks for this speakers comment!!



20:23:40	From Ellen Garvey to All panelists	If PAMF is not interested in building a hospital on their site, this land could be converted to residential
		A concern I have is how affordable housing is built when we are dependent upon developers who are taking enormous profits from these projects and the end result is mediocre housing at unaffordable prices.
20:27:05	From Marie O'Riordan to All panelists	
20:28:19	From David Peng to All panelists	If MIG has worked with other cities similar to San Carlos, what are some lessons learned that can help San Carlos?
20:28:43	From Nancy Oliver to All panelists	What about the design for the developments of density housing?
20:29:06	From Joey Nielsen   MIG	Survey link <a href="http://bit.ly/SanCarlosHousing2">http://bit.ly/SanCarlosHousing2</a>
		Hi Nancy, cities are able to have more discretion where a project does not comply with zoning standards (but density bonus projects are not considered to be noncompliant). Cities may still do design review, but may not disapprove or require density reductions.
20:30:06	From Genevieve Sharrow   MIG to Nancy Oliver and all pan	Visit the project website <a href="https://www.sancarlos2040.org">https://www.sancarlos2040.org</a>
20:31:06	From Joey Nielsen   MIG	Take the survey: <a href="http://bit.ly/SanCarlosHousing2">http://bit.ly/SanCarlosHousing2</a>
20:31:22	From Kristen Clements to All panelists	good session, thank you!
20:31:29	From Heidi to All panelists	you ran a very efficient great zoom!!
20:31:36	From David Crabbe to All panelists	Be sure to include this meeting in the city's newsletter (in print). Not everyone is online.
20:31:59	From Joey Nielsen   MIG	Contact Lisa with any comments or questions @ <a href="mailto:lperras@cityofsancarlos.org">lperras@cityofsancarlos.org</a>
20:32:28	From Heidi to All panelists	Thank you for such a well-run meeting!