



San Carlos Focused General Plan Update: Survey #2 - Results Summary

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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 that 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 #2 was the second of several short surveys that will be conducted during this planning process. The City used the LimeSurvey 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 January 11 – February 12, 2021. Seventy-five participants completed the 8-question survey focused on defining key priorities to consider when defining where and how new housing can be built in San Carlos along with participant demographics. Of those responding, 98% live in San Carlos and 86% 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 presented below.

Housing Currently:

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

- 80% live in San Carlos
- 18% live and work in San Carlos
- 2% Do not live or work in San Carlos
- 0% work in San Carlos

2. Which best describes your current living situation?

- 86% live in a single-family home
- 8% live in an apartment
- 5% live in a condominium
- 2% specified “other” (respondent indicated they lived in a duplex)

Future Housing:

3. San Carlos must consider trade-offs when investigating different approaches to providing more housing in the City. Please rank your top three priorities in order of important.

Respondents were asked to rank their top three priorities out of seven potential criteria. The results, presented in Table 1, reflect the responses in order of popularity based on how they were ranked as a first (#1), second (#2) or third (#3) choice. To help make the results more useful, MIG calculated a simple weighted score that emphasizes the answer choices as they were ranked. Each time a choice was ranked #1 it was assigned a score of 3, answers ranked #2 were assigned a score of 2, and answers ranked #3 were given a score of 1. The sum of these scores gives a sum that provides a comparison point for each answer.

Table 1. Question 3 Results

Priority	Ranked #1	Ranked #2	Ranked #3	Number of Times Selected	Weighted Score
New housing should be walkable/bikeable to shops and services	10	20	8	38	78
New housing should be concentrated near public transit	17	11	4	32	77
New housing should provide options for different household types (seniors, young adults, etc.)	7	8	14	29	51
New housing should be well designed	7	4	16	27	45
New housing should be located where it will have the least impact on traffic in San Carlos	6	10	5	21	43
New housing should be spread evenly across all parts of the city	11	2	3	16	40

<i>Priority</i>	<i>Ranked #1</i>	<i>Ranked #2</i>	<i>Ranked #3</i>	<i>Number of Times Selected</i>	<i>Weighted Score</i>
New housing should be located near community services and parks	1	2	3	6	10
Other (describe below)	4	2	5	11	21

“Other” answer responses are summarized below.

- Develop affordable housing for low-income earners and families, essential workers, and people with disabilities.
- No new housing.
- Incentivize housing for lower income levels.
- Consider utilities and flood zones.
- Infrastructure and services need to be scaled with population increases.
- Upzone to allow duplexes and triplexes.
- Consider the east side for new housing.
- Do not blend high-density housing with single-family housing outside of downtown.

4. To meet long-term housing demand locally and resulting from lack of housing state-wide, the City will need to plan for more apartments, townhomes, condominiums, duplexes, triplexes, and fourplexes. Please rank your top three choices in order of importance based on what you think are the best locations in San Carlos for new housing.

Respondents were asked to rank their top three priorities out of nine potential locations for new housing. The results, presented in Table 2, reflect the responses in order of popularity.

Table 2. Question 4 Results

<i>Priority</i>	<i>Ranked #1</i>	<i>Ranked #2</i>	<i>Ranked #3</i>	<i>Number of Times Selected</i>	<i>Weighted Score</i>
Along south Laurel Avenue	9	12	9	30	60
Within mixed use neighborhoods east of El Camino Real	11	9	7	27	58

Priority	Ranked #1	Ranked #2	Ranked #3	Number of Times Selected	Weighted Score
Along El Camino Real north of Holly Street	7	10	11	28	52
Along El Camino Real between Holly Street and Arroyo Avenue	6	7	6	19	38
Immediately surrounding the Downtown Core	8	6	1	15	37
In the Downtown Core	8	3	2	13	32
Along El Camino Real south of Arroyo Avenue	3	5	8	16	27
Within the western Priority Development Area (PDA)	4	4	3	11	23
By integrating housing into existing commercial areas (see red lots on the map presented below)	1	3	6	10	15
Other	6	0	3	9	21

“Other” answer responses are summarized below.

- Rezone existing neighborhoods. Integrate multi-family housing throughout San Carlos.
- Do not locate new housing along Holly. There is too much traffic already.
- Build housing above ground floor commercial uses.
- Repurpose underutilized land (e.g., airport, car washes, and biotechnology campuses).
- Build multi-family housing near 101 and existing industrial areas.
- Consider housing trends resulting from COVID-19.

About You:

5. How long have you lived in San Carlos?

- 49% have lived in San Carlos for 21+ years
- 22% have lived in San Carlos for 1 to 5 years
- 14% have lived in San Carlos for 6 to 10 years
- 14% have lived in San Carlos for 11 to 20 years
- 2% do not live in San Carlos

6. Please indicate your gender.

- 54% are female
- 40% are male
- 3% prefer not to say

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

- 77% identify as White non-Hispanic
- 12% prefer not to say
- 5% identify as Asian or Asian American
- 5% identify as "Other"
- 3% identify as Hispanic or Latino
- 2% identify as African American

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

8. What is your age group?

- 40% are 30 to 49 years old
- 31% are 50 to 64 years old
- 18% are 65 years or older
- 5% are 18 to 29 years old
- 2% are under 18 years old