

San Carlos Focus General Plan Update: May 26, 2021 Community Workshop Chat Log

- 18:00:36 From Sara Cadona to All panelists : 89 RSVP's
- 18:12:11 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>
- 18:38:19 From Mayor Laura Parmer Lohan to All panelists: Lisa, we have a hand raised...
- 18:38:41 From Mayor Laura Parmer Lohan to All panelists: will there be discussion? and inputs? I just received a complaint from an attendee...
- 18:38:43 From Joan Chaplick | MIG to All panelists: we'll take questions in a moment
- 18:39:20 From Mayor Laura Parmer Lohan to All panelists: Thank you Joan. Will there be discussion and inputs gathered from the community?
- 18:40:51 From Joan Chaplick | MIG: We'll be taking questions first, and then some polling and comments.
- 18:48:21 From Dawn Aveggio to All panelists: what is podium parking
- 18:48:33 From M Jurka to All panelists: - 1100 laurel isn't adjacent to any SFH. why the concern about going to 4 stories or even more if there is no SFH adjacent? go for 6, 8, 20 stories. palo alto, menlo park, burlingame have plenty of nice examples of this that are close to their small cozy downtowns.
- 18:49:22 From David Pollack to All panelists: If Laurel is zoned for 4 stories, why are developers beholden to Walnut neighbors?
- 18:49:57 From Byron Hill to All panelists: Are there currently requirements around the ratio of Commercial space to the overall building size? It seems like that is driving a lot of the incremental units.
- 18:49:58 From Erica Hayes to All panelists: Why. if we are creating a shortfall, would you accept anything less than a maximum unit development? Example of a 1500 sf unit per a 1000 sf unit?
- 18:50:43 From Jodie Gerhardt to All panelists: Higher densities are good
Use daylight planes to regulate massing, especially near housing
Keep 50 foot height limit
9 foot ceiling is low, plan for 10 feet
Open space is important
Lower parking requirements, especially near transit
1,000 sf is still a decent size unit

- 18:50:44 From Tom Hausken to All panelists: Do these units address BMR units?
- 18:50:45 From Scot to All panelists: Works on Laurel, but on East San Carlos it would need some tweaks as it would have single family homes both in front and in back.
- 18:50:56 From Jay Strauss to All panelists: As a suggestion, please stop using acronyms and spell out the words or use footnotes for us non-industry residents, Also, I was hoping to see a bigger picture view of the housing development potential than 2 small scenarios on Laurel vs larger units on El Camino or East Side like in Redwood City.
- 18:51:27 From Lisa Porras to All panelists: San Carlos' Below Market Rate Housing Ordinance is triggered for projects with 7 or more units.
- 18:51:47 From Scot to All panelists: What is missing is dealing with the additional traffic from the additional units.
- 18:51:52 From Tom Hausken to All panelists: Also, what is the question to this audience? Is to agree to relax the density per acre?
- 18:52:21 From Jodie Gerhardt to All panelists: Could you stop screen share
- 18:53:31 From Erica Hayes to All panelists: Why would the city not consider re-zoning the southern zone of east san carlos to residential if there is an issue with mass of building? No issue with single family homes as you get closer to Brittan, etc.
- 18:53:56 From Joan Chaplick | MIG to Jodie Gerhardt and all panelists: we may need the slides for reference
- 18:54:12 From Lisa Porras to All panelists: Podium parking is where part of a garage is above ground (e.g. 1/2 story) and partially underground.
- 18:54:53 From Lisa Porras: Podium parking is where part of a garage is above ground (e.g. 1/2 story) and partially underground.
- 18:55:02 From Marie ORiordan to All panelists: Not sure if others are experiencing this, but AI is cutting in and out. Yet the current speaker, Dimitri and Lisa are clear.
- 18:55:02 From Jessie Hernandez | MIG to All panelists: Panelists - to chat the attendees, please change the "to" to "All panelists and attendees"
- 18:55:13 From Lisa Porras: San Carlos' Below Market Rate Housing Ordinance is triggered for projects with 7 or more units.
- 18:58:28 From dimitri to All panelists: There is a lot of data missing regarding the square footage of the residential units in each column.
- 18:58:57 From Scot to All panelists: Glad you're addressing the height difference near single family homes. I think Lisa said 30 du/acre wasn't enough to meet the Rhna without explaining whether that density is being considered only in

mixed use zones. Is the City going to add housing to other parts near bus lines? If you're using proximity to transit to justify more units, then you need to discourage personal autos.

- 18:58:59 From Tom Hausken to All panelists: Lissa, so does that mean these hypothetical units would have to include BMR units? Or that they could? Or that they would trigger a requirement *somewhere*, not necessarily in the same place?
- 19:00:00 From Jodie Gerhardt to All panelists: 55 feet height limit would help to allow 5 stories
- 19:00:17 From Lisa Porras: Tom, required BMR units would need to be built on site, mixed in with market rate units. Its a requirement, not an option as it is written in San Carlos' Zoning Ordinance.
- 19:01:03 From Debbie to All panelists: Increasing height not appropriate next to single family homes. But, would work in other areas.
- 19:01:14 From David Crabbe to All panelists: I'm confused. If the existing max. = 20 u/Acre, and the lot is 25,000 SF, why is not 10 units allowed under existing zoning? So need to0 increase density in MU-N
- 19:01:26 From Sarah Kelsey to All panelists: Can landscaping be required in the open space, or can it be parking?
- 19:02:44 From Jon Rose to All panelists: This may be for another meeting but I'd really like to see less industrial development on Industrial Road and build high rise residential. I realize there can be noise issues mixing industrial and residential, but that can be mitigated by sound proofing as I assume was done for the new buildings by the train station.
- 19:02:58 From Tom Hausken to All panelists: Aha, thanks. Very helpful
- 19:04:05 From Debbie to All panelists: But, City approved 72 max height on new project on Walnut. Have to be careful that adding bonus density doesn't trigger higher heights.
- 19:04:15 From Dawn Aveggio to All panelists: can we ask that question in menti
- 19:05:50 From Jodie Gerhardt to All panelists: Is mechanical parking/lifts allowed?
- 19:05:56 From Jon Rose to All panelists: There is already a severe parking shortage. I strongly oppose reducing the parking requirements. Public transit has limited uses and residents need parking for visitors.
- 19:06:42 From Erica Hayes to All panelists: 5 over 1 (Type 5 over Type 1) pushes developers into possible mid-rise scenario which triggers mid-rise costs, etc. Hence the reason for the repetitive 4 over 1 development

- 19:07:26 From Debbie to All panelists: Al, can you please explain why 72 feet height allowed on Walnut when you said max height is 50 feet.
- 19:09:25 From Lisa Porras: Hi Debbie, Walnut is a different mixed use zone. Its not MU-N.
- 19:09:56 From dimitri to All panelists: I am concerned that no amount of zoning changes mixed with private development will bring affordable housing units. The professor in this video who formerly advocated for increased density zoning changes states that his thesis was incorrect. Higher density simply increases the land value so the units themselves are not more affordable.
<https://youtu.be/24vf2c9AlwQ>
- 19:10:52 From Debbie to All panelists: Thanks Lisa! Great point.
- 19:10:57 From dimitri to All panelists: Essentially more units does not mean increased affordability.
- 19:11:38 From Marie ORiordan to All panelists: Will you be addressing the status of Veev's 808 Alameda project during the presentation tonight? Many in San Carlos are concerned by this proposed development and participated in the community meetings back in 2019 and online in Jan 2021, but there has been no feedback from Veev. Their website for 808 Alameda has not been updated since the two community meetings in Jan 2021 and there was no follow up with the attendees. This is concerning as they said they would communicate with the public. The Draft EIR is suppose to be submitted to the city in Q3, but how can the community and the city know if they are addressing the many issues that were raised in those meetings? If this is not on the agenda for tonight, can someone take this as action item?
- 19:11:45 From Erica Hayes to All panelists: Car stackers are not more economical. There are only a handful of suppliers (Klaus or City Car) that supply and install those car stackers which are being priced much more costly...both in a pit configuration and or "on grade horizontal" application
- 19:11:55 From Scot to All panelists: Should we compensate for the density bonus by reducing the height allowed, so when they get a bonus, we get to the height we want?
- 19:11:57 From Lisa Porras: Dmitri, residential development proposals with 7 units or more are *required* to provide BMR units. The developers no longer have the option to pay BMR in lieu fees. The developers have to provide BMR units in their proposals.
- 19:12:05 From Debbie to All panelists: Lisa, what is 1785 San Carlos zoned for? I think R-59? What is max height there? That site is right on the creek and looks directly into single family homes on east end of Carmelita

19:13:01 From Dawn Aveggio to All panelists: will we be able to collaborate ideas for these issues? Parking, height requirement place, and open space? Like in the previous workshops. I have lots of ideas that I would love to share in that format. The brainstorming was very helpful.

19:13:55 From Lisa Porras: Hi Debbie, that site is MU-SC (mixed use san carlos avenue). It allows 59 units to the acre and a max height of 50 ft. and 4 stories.

19:14:06 From dimitri to All panelists: Hi Lisa, thanks for your response. I highly recommend checking that video out it challenges some of the assumptions that are made regarding how to get more affordable housing built.

19:14:48 From Debbie to All panelists: But, they could do 72 feet if Density Bonus? I seem to recall that when City lifted use restriction, they limited height to 40 feet in the motion?

19:16:09 From Lisa Porras: Thanks Dmitri I will look.

19:16:10 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>

19:16:17 From M Jurka to All panelists: Could you review the options again

19:16:19 From M Jurka to All panelists: sorry

19:18:25 From Jennifer Rosse to All panelists: Can you share a link to the scenarios please?

19:18:46 From Jon Rose to All panelists: Be mindful of the energy requirement for mechanical parking and require solar pannels

19:19:25 From Ellen Garvey to All panelists: Menti not working for me. I like scenario B

19:19:50 From Dawn Aveggio to All panelists: it would be helpful to be able to see the data at the same time

19:21:04 From Joey Nielsen | MIG to Ellen Garvey and all panelists : <https://www.menti.com/k5afdbizrs>

19:21:09 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>

19:21:14 From Ellen Garvey to All panelists: Working now, th anks

19:23:07 From dimitri to All panelists: Sorry, this format is significantly worse than previous meetings

19:23:58 From Dawn Aveggio to All panelists: Can I ask AL? Our current height max is 50ft. are residents that upset with that? Im not getting why would we want to decrease our height to get density?

19:26:22 From Lisa Porras: Hi Dawn, Lisa Porras here. City staff have heard from adjacent residents next to zones with 50 ft. heights are concerned with privacy

loss, excessive shading and loss of sunlight, and the general mass and scale overwhelming the single family home. These are common reactions.

- 19:26:57 From Dawn Aveggio to All panelists: thank you.
- 19:28:31 From Scot to All panelists: Can we zone for smaller unit size in certain locations?
- 19:28:54 From dimitri to All panelists: How do we know that the invitee list is not composed of developers?
- 19:32:31 From Jennifer Rosse to All panelists: I missed the beginning of this, but wonder what data we have on the current multi family units. For example what's the percentage that are empty right now in the development by the train station?
- 19:33:54 From Jennifer Rosse to All panelists: Can you clarify what group you are referencing that's been engaged?
- 19:34:33 From Dawn Aveggio to All panelists: your explanation is very helpful to understand this issue
- 19:34:50 From dimitri to All panelists: East San Carlos needs a buffer as well
- 19:37:51 From Jodie Gerhardt to All panelists: Live/work only works if the ground floor is truly separated by a door, etc.
- 19:38:30 From dimitri to All panelists: Why not residential only on the north side, and live work or mixed use on the south side?
- 19:39:49 From Jodie Gerhardt to All panelists: How would this change our sales tax numbers? jobs/housing balance?
- 19:39:56 From dimitri to All panelists: I think this is a good start to reimagining the east side
- 19:40:55 From Joey Nielsen | MIG: <https://www.menti.com/k5afdbizrs>
- 19:41:46 From David Crabbe to All panelists: Both sides of Terminal seems like the better option; however, I doubt that retail would thrive on Terminal
- 19:44:59 From Jennifer Rosse to All panelists: I attended the first meeting and live on the east side, but at the meeting it was said there wasn't going to be housing. Maybe I misunderstood that. I would like to see housing as a buffer for bigger buildings.
- 19:45:52 From Debbie to All panelists: Is there a plan to look at adding residential to other areas in the east side not next to the single family. This is one area where people may support higher heights.
- 19:47:14 From Lisa Porras: www.SanCarlosInnovation.org

- 19:51:38 From Tom Hausken to All panelists: My ultimate question will be: if we meet our requirements, then can we not worry about the new state legislation being proposed? Or could those bills add even more demands?
- 19:53:37 From Debbie to All panelists: Please ask about city's position on SB 9, and SB 10 which will eliminate single family zoning. If those pass, make all these discussions moot Will allow 4 units, SB 9 and SB 10 will allow 10 units—all next to single family zoning
- 19:54:58 From Brittani Baxter to All panelists: Is the city considering zoning beyond just the minimum needed to meet the RHNA minimum numbers? The spirit of that law is to solve our extreme affordability crisis here perpetuated by decades of underbuilding. More housing also helps to increase our tax base. Many homes here are heavily subsidized by prop 13 and our own school district is very underfunded. I encourage us to think about how to have more taxpayers and families here in town as we build to the future.
- 19:55:40 From Tom Hausken to All panelists: Thanks Al, for that answer. Honestly, I looked at the legislation and it's hard for a layperson to know what to make of it. IMO some of the material against is is disingenuous, but I just don't know. It would be so nice to think that we can' just fix it ourselves and not worry about it. :)
- 19:56:27 From Scot to All panelists: Why can't we require developers to have a 25% BMR requirement?
- 19:56:55 From dimitri to All panelists: We have to look at all housing possibilities, ADU 's need to be a significant part of the mix for a comprehensive housing solution.
- 19:57:05 From Brittani Baxter to All panelists: Thank you!
- 19:59:01 From dimitri to All panelists : Al's comments are an argument for govt subsidized affordable housing
- 20:00:02 From Sarah Kelsey to All panelists: Should ADUs be counted as housing if owners are using them for AirBNB rentals?
- 20:03:02 From Sarah Kelsey to All panelists: There are tons of ADUs being used as AirBNBs in San Carlos
- 20:03:18 From dimitri to All panelists: There was a lot of talk about how Trestle was using units as Air Bnb units. Has there been any progress or an update on that issue?
- 20:05:18 From Karen Tkach Tuzman to All panelists: I can't get myself off mute
- 20:05:32 From Karen Tkach Tuzman to All panelists: Please unmute me I'd like to comment p

- 20:12:14 From Tom Hausken to All panelists: I second what Brittany said. Think big. '
- 20:14:50 From Debbie to All panelists: Thank you so much for this excellent presentation. Al, your examples were very enlightening and I think will get a lot of support from the community. We appreciate you consider our input.
- 20:17:51 From Kristen Clements (she/her) to All panelists: Thank you all!
- 20:18:04 From Sarah Kelsey to All panelists: Thank you!
- 20:18:13 From Karen Tkach Tuzman to All panelists: Thank you!