

Attachment 1

RESOLUTION NO. PTC2025- \_\_\_\_\_

**A RESOLUTION OF THE PLANNING AND TRANSPORTATION COMMISSION OF THE CITY OF SAN CARLOS RECOMMENDING CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING TITLE 18 (ZONING) CHAPTER 18.03 (RULES OF MEASUREMENT), 18.04 (RESIDENTIAL DISTRICTS), 18.05 (MIXED-USE DISTRICTS), 18.06 (COMMERCIAL DISTRICTS), 18.15 (GENERAL SITE REGULATIONS), 18.26 (PLANNING AUTHORITIES), 18.27 (COMMON PROCEDURES), 18.29 (DESIGN REVIEW AND OBJECTIVE DESIGN STANDARDS COMPLIANCE REVIEW), 18.30 (USE PERMITS), AND 18.41 (TERMS AND DEFINITIONS) OF THE SAN CARLOS MUNICIPAL CODE**

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**WHEREAS**, recent changes to State Law (Government Code Section 65589.5, SB35, SB 423, SB 330, SB9) require that cities adopt and ministerially act on residential development applications based on whether the project complies with Objective Design Standards; and

**WHEREAS**, on January 23, 2023, the City adopted the focused General Plan Housing Element identifying policies and actions to accommodate additional residential units and to eliminate impediments to the creation of more housing; and

**WHEREAS**, the City currently relies on a combination of objective and subjective design standards, implemented through a design review process with staff, the Planning and Transportation Commission (PTC), and sometimes the City Council to regulate the design of applicable housing projects; and

**WHEREAS**, if adopted the City Municipal Code will update its standards for all residential projects in the mixed-use and multi-family zoning districts to ensure orderly, streamlined development in an effort to be in compliance with State Law and help meet the City's Regional Housing Needs Allocation ("RHNA") of at least 2,735 new housing units; and

**WHEREAS**, on March 10, 2023, a City-wide online community survey was published where the community was notified through the City's website, e-notify mailing list, social media, and City-wide post cards to encourage participation to identify and gather public comments and input on various design aspects pertaining to multi-family and mixed-use residential Objective Design Standards, and where over 420 combined responses were received; and

**WHEREAS**, the City conducted three (3) Community Workshops held on October 19, 2022, April 26, 2023, and November 23, 2024, respectively, to introduce the project, identify design elements that are integral to the character of San Carlos, and received

specific feedback on massing, articulation, transitional standards, walkability, safety, diversity in design, availability of open spaces, green spaces, and neighborhood connectivity; and

**WHEREAS**, throughout the planning process, staff also conducted meetings and outreach with subject matter experts through two (2) stakeholder meetings with peer-architects and developers held on October 6, 2022 and May 21, 2024, respectively, and received valuable feedback on preliminary draft standards; and

**WHEREAS**, the Planning and Transportation Commission conducted two (2) study sessions held on November 20, 2023, and June 17, 2024, respectively, to provide policy feedback related to transition standards for projects located adjacent to single-family zones, upper story step backs, landscaping requirements, articulation and massing standards, and setbacks; and

**WHEREAS**, on January 30, 2025, a community open house was hosted at the Laureola Park Community Room where staff interacted with the community on a 1-on-1 basis to receive feedback and answer any questions related to the proposed objective design standards; and

**WHEREAS**, on February 10, 2025, the City Council conducted a study session to provide direction related to proposed step backs, setbacks and transitions standards for projects located adjacent to single-family zones in addition to proposed objective design standards pertaining but not limited to articulation, massing, landscaping, entrance design; and

**WHEREAS**, prior to the community workshops, survey, study sessions, community open house, and public hearings, City of San Carlos staff conducted robust community outreach to encourage maximum participation. This included social media posts on San Carlos' Facebook, NextDoor, Instagram, and Twitter accounts. Announcements about the project and workshops were also made at public meetings including City Council and Planning and Transportation Commission meetings. Public participation opportunities were also promoted through the City of San Carlos' Spotlight Newsletter, city-wide postcards, Good Living Newsletter, San Carlos' E-notify email listserv, regular updates to the Multi-Family and Mixed-Use Objective Design Standards landing page website, and mailed flyers and postcards.

**WHEREAS**, pursuant to Government Code Section 65853 and 65850 and San Carlos Municipal Code Chapter 18.35 (Amendments to Zoning Ordinance and Maps), when a change in the Zoning Ordinance (Title 18) of the San Carlos Municipal Code is found necessary, the Planning and Transportation Commission shall hold a public hearing to consider such change and make its recommendations to the City Council; and

**WHEREAS**, pursuant to San Carlos Municipal Code Section 18.35.050 and California Government Code Section 65090 and 650901 a Public Hearing Notice was published on April 15, 2025, for the Draft Zoning Code Amendments in the newspaper, distributed to interested parties, posted to the City's website and announced through e-notify listserv and other social media platforms; and

**WHEREAS**, the Planning and Transportation Commission conducted a public hearing on Amendments to the San Carlos Municipal Code to hear and consider all comments of all persons interested in or concerned with the proposed amendments to Title 18 of the City of San Carlos Municipal Code on May 5, 2025, in consideration of a recommendation to the City Council regarding adoption of an Ordinance; and

**WHEREAS**, the proposed amendments would help to ensure orderly, streamlined multi-family and mixed-use residential development while being compliant with State Law; and

**WHEREAS**, the Planning and Transportation Commission authorizes staff to rectify any clerical errors, clarify graphics if necessary, and make non substantive clarifications, additions, or deletions to the language, before presenting the recommended Ordinance to the City Council to ensure staff can address any minor revisions without having to return to the Commission solely for a recommendation; and

**WHEREAS**, the proposed amendments to the San Carlos Municipal Code as mentioned above are within the scope of the activities and impacts identified in the San Carlos 2030 General Plan Program Environmental Impact Report (EIR), no new environmental effects have been found, and no new mitigation is necessary.

**WHEREAS**, the proposed amendments would help to ensure orderly, streamlined single-family residential development while complying with the State Law;

**WHEREAS**, the proposed amendments to the San Carlos Municipal Code as mentioned above are within the scope of the activities and impacts identified in San Carlos 2030 General Plan Program Environmental Impact Report (EIR), and no new environmental effects have been found and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(2) Preliminary Review and Section 15061(b)(3) "common sense exemption". In addition, Government Code Section 65852.21(j) and 66411.7(n) concludes that an Ordinance adopted to implement Senate Bill 9 is not a project under CEQA.

**NOW, THEREFORE BE IT FOUND, DETERMINED, AND RESOLVED** by the Planning and Transportation Commission of the City of San Carlos that:

Pursuant to SCMC Section 18.35.080 Criteria for Zoning Amendments, the Planning and Transportation Commission shall not recommend, and the City Council shall not approve a zoning amendment unless the proposed amendment meets the following criteria:

#### A. Zoning Ordinance Text Amendment Findings

##### **1. The proposed ordinance amendments are consistent with the General Plan.**

The recently updated 2023-2031 Housing Element includes the following goal and action:

- Goal HOU-4 states: “Remove or mitigate governmental constraints inhibiting the provision of adequate, affordable housing throughout San Carlos.”
- Action HOU-4.2 Zoning Ordinance Revisions - “Continue to allow ground floor residential uses in the MU-D100, MU-SC-120, and MU-SB-100 zones. Evaluate, as part of the new Downtown Specific Plan process, additional areas (on side streets and outside of the Downtown Core) where ground-floor residential uses may also be allowed.”
- Action HOU 4.4 Objectivity and Streamlining in Development Regulations – This action specifies actions to prepare Objective Design Standards for residential developments by reviewing the Zoning Ordinance and crafting revisions that support objective design standards consistent with the Housing Accountability Act to facilitate high-quality residential development.
- Action HOU 4.5 Review of Development Standards to Promote Achieving Maximum Densities - “Throughout the planning period, periodically evaluate development standards to ensure that projects are able to achieve maximum densities. Make revisions if review indicates that current standards pose a potential or actual constraint on achieving maximum densities.”

*Basis for Finding:* The proposed amendments include revisions to the Design Review and Compliance Review Procedures, Common Procedures, and Review Authorities chapters of the Zoning Title to help enhance the efficiency of the review procedures for future multi-family and mixed-use development. These changes aim to streamline the project review process, ultimately facilitating the faster generation of housing. As such, adoption of the proposed Ordinance amendments will facilitate an efficient application process and high-quality residential development in San Carlos and comply with State objectives and law.

The proposed amendments update the Rules of Measurement by clarifying which areas are included or excluded from floor area ratio calculations for residential development. Proposed amendments also revise standards for building setbacks and transitional step-backs to better support projects in achieving maximum densities. These changes are

informed by testing on three representative housing sites, with the analysis considering factors such as construction costs, development potential, number of units, and unit sizes. This process identified standards that may be limiting housing production and highlighted sections of the Municipal Code in need of revision that are included within the proposed amendment.

The 2030 General Plan Land Use Element also includes the following goals, policies and actions:

- **Goal LU-8, “Ensure excellence in all development design.”** The policies identified to achieve this goal that are consistent with the multi-family and mixed-use objective design standards project includes:
  - **Policy LU-8.1** “Require all development to feature high quality design that enhances the visual character of San Carlos”,
    - **Action LU-8.1** “Adopt a form-based zoning code to emphasize building placement, the framing of public space and promoting a pedestrian-oriented environment.”
  - **Policy LU-8.2** “Ensure that new development is sensitive to the character of adjacent structures and the immediate neighborhood”;
  - **Policy LU-8.4** “Promote pedestrian-scaled design through site planning, building design, finish details and landscaping for all types of development by requiring height and locational transitions between buildings of varied levels that are sensitive to the interrelationships of surrounding uses and structures, especially residential.”
    - **Action LU-8.4** “Develop objective design standards consistent with State law and amend the Zoning Ordinance and create a Planning Division submittal information checklist and application to require materials that accurately and sufficiently demonstrate a project’s compliance with new objective design standards.”
  - **Policy LU-8.5** “Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims”;
  - **Policy LU-8.7** “Require new residential development to provide outdoor areas and landscaping or native vegetation, or tree canopy to enhance the surroundings”;
  - **Policy LU-8.10** “On all sides of buildings, require the incorporation of quality architectural design elements for all building façades and stepping back upper floors in order to reduce bulk and mass and to break up monotonous wall lines”;

- **Policy LU-8.11** *“Discourage abrupt changes in building scale. A gradual transition between low-rise to mid-rise buildings should be achieved by using the low rise buildings at the edge of the project site. Consider the relationship of buildings to the street, to one another and to adjacent structures and land uses, especially single-family residential.”*
- **Policy LU-8.12** *“Require residential building entrances to be related to the street”;*
- **Policy LU-8.13** *“Require parking areas associated with development to be located and designed to minimize visual impact to the greatest extent feasible. This may include locating parking behind buildings street frontage, below grade, or screening through the use of natural landscaping”;*
- **Policy LU-8.19** *“Residential structures shall be designed to be compatible with existing structures in the vicinity, avoid obstructing views from adjacent structures or views of community importance, avoid interference with the right or ability to use solar energy and be consistent with the community design principles”.*
- **Policy LU-8.20** *“Require all new residential multi- family residential, commercial and industrial projects subject to design review by the appropriate decision-making body for compliance with site planning, architecture, signing and landscaping criteria prior to approval, as permitted by State law.”*

*Basis of Finding:* The proposed amendments address the neighborhood character through objectively regulating architectural design elements while being consistent with the *General Plan* goals and policies as specified within the *General Plan Land Use Element Actions*. The proposed zoning amendments addresses the neighborhood character through objectively regulating architectural design elements such building materials and colors, building massing, articulation, required landscaping, corner treatments, among other design features while being consistent with the *General Plan* goals, policies and actions.

**2. The ordinance amendment is consistent with the purpose of the Zoning Title to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.**

The General Plan 2030 Land Use Element includes the following goal:

- **Goal LU-9 stating, “Protect and enhance all residential neighborhoods”,**
  - **Policy LU-9.1** *“Maintain and enhance neighborhoods to be safe and attractive.”*
  - **Policy LU-9.5** *“Mitigation measures shall be utilized to the greatest extent feasible for neighborhoods surrounding new pro- posed development. Require buffering, transitional standards, screening, or other measures for new and expanded*

*multifamily residential, mixed use, and/or commercial/industrial developments adjacent to single-family residential neighborhoods to minimize impacts and compatibility conflicts.”*

*Basis for Finding:* The proposed Ordinance amendments propose to objectively regulate, as required by State Law, building materials, massing, articulation, landscaping, and parking design consistent with the *General Plan* policies. The proposed amendments also adjust the transitional standards between multi-family and single-family residential districts to create enough buffer areas that minimizes impacts and compatibility conflicts.

### **Adoption**

The Planning and Transportation Commission recommends that the City Council adopt the amendments as set forth in Exhibit A of the proposed Ordinance.

Passed and adopted as Resolution of the Planning and Transportation Commission of the City of San Carlos at a regular meeting thereof on the 5th day of May 2025, by the following vote:

**AYES, PLANNING AND TRANSPORTATION COMMISSIONERS:**

**NOES, PLANNING AND TRANSPORTATION COMMISSIONERS:**

**ABSENT, PLANNING AND TRANSPORTATION COMMISSIONERS:**

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CHAIR of the Planning and Transportation Commission of the City of San Carlos

ATTEST:

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PLANNING MANAGER of the City of San Carlos

Exhibit A

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS AMENDING TITLE 18 CHAPTER 18.03 (RULES OF MEASUREMENT), 18.04 (RESIDENTIAL DISTRICTS), 18.05 (MIXED-USE DISTRICTS), 18.06 (COMMERCIAL DISTRICTS), 18.15 (GENERAL SITE REGULATIONS), 18.18 (LANDSCAPING), 18.26 (PLANNING AUTHORITIES), 18.27 (COMMON PROCEDURES), 18.29 (DESIGN REVIEW AND OBJECTIVE DESIGN STANDARDS COMPLIANCE REVIEW), 18.30 (USE PERMITS), AND 18.41 (TERMS AND DEFINITIONS) OF THE SAN CARLOS MUNICIPAL CODE.**

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**SECTION 1:** The City Council of the City of San Carlos does hereby find and declares as follows:

**WHEREAS**, recent changes to State Law (Government Code Section 65589.5, SB35, SB 423, SB 330, SB9) require that cities adopt and ministerially act on residential development applications based on whether the project complies with Objective Design Standards; and

**WHEREAS**, on January 23, 2023, the City adopted the focused General Plan Housing Element identifying policies and actions to accommodate for additional residential units and to eliminate impediments to the creation of more housing; and

**WHEREAS**, the City currently relies on a combination of objective and subjective design standards, implemented through a design review process with staff, the Planning and Transportation Commission (PTC), and sometimes the City Council to regulate the design of applicable housing projects; and

**WHEREAS**, the City must update its standards for all residential projects to ensure orderly, streamlined development in an effort to be in compliance with State Law and help meet the City's Regional Housing Needs Allocation ("RHNA") of at least 2,735 new housing units; and

**WHEREAS**, on March 10, 2023, a City-wide online community survey was published where the community was notified through the City's website, e-notify mailing list, social media, and City-wide post cards to encourage participation to identify and gather public comments and input on various design aspects pertaining to multi-family and mixed-use residential Objective Design Standards, and where over 420 responses were received; and

**WHEREAS**, the City conducted three (3) Community Workshops held on October 19, 2022, April 26, 2023, and November 23, 2024, respectively, to introduce the project, identify design elements that are integral to the character of San Carlos, and received



specific feedback on massing, articulation, transitional standards, walkability, safety, diversity in design, availability of open spaces, green spaces, and neighborhood connectivity; and

**WHEREAS**, throughout the planning process, staff also conducted meetings and outreach with subject matter experts through two (2) stakeholder meetings with peer-architects and developers held on October 6, 2022 and May 21, 2024 respectively, and received valuable feedback on preliminary draft standards; and

**WHEREAS**, the Planning and Transportation Commission conducted two (2) study sessions held on November 20, 2023, and June 17, 2024 to provide policy feedback related to transition standards for projects located adjacent to single-family zones, upper story step backs, landscaping requirements, articulation and massing standards, and parking setbacks; and

**WHEREAS**, on January 30, 2025, a community open house was hosted at the Laureola Park Community Room where staff interacted with the community on a 1 on 1 basis to receive feedback and answer any questions related to the proposed objective design standards; and

**WHEREAS**, on February 10, 2025, the City Council conducted a study session to provide direction related to proposed step backs, setbacks and transitions standards for projects located adjacent to single-family zones in addition to proposed objective design standards pertaining but not limited to articulation, massing, landscaping, entrance design; and

**WHEREAS**, prior to the community workshops, survey, study sessions, community open house, and public hearings, City of San Carlos staff conducted robust community outreach to encourage maximum participation. This included social media posts on San Carlos' Facebook, NextDoor, Instagram, and Twitter accounts. Announcements about the project and workshops were also made at public meetings including City Council and Planning and Transportation Commission meetings. Public participation opportunities were also promoted through the City of San Carlos' Spotlight Newsletter, city-wide postcards, Good Living Newsletter, San Carlos' E-notify email to interested community members, regular updates to the Multi-Family and Mixed-Use Objective Design Standards landing page website, and mailed flyers and postcards.

**WHEREAS**, pursuant to Government Code Section 65853 and 65850 and San Carlos Municipal Code Chapter 18.35 (Amendments to Zoning Ordinance and Maps), when a change in the Zoning Ordinance (Title 18) of the San Carlos Municipal Code is found necessary, the Planning and Transportation Commission shall hold a public hearing to consider such change and render its decision to the City Council; and

**WHEREAS**, pursuant to San Carlos Municipal Code Section 18.35.050 and California Government Code Section 65090 and 650901 a Public Hearing Notice was published on April 15, 2025, for the Draft Zoning Code Amendments in the newspaper, distributed to interested parties, posted to the City's website and announced through e-notify to a list of interested community members and other social media platforms; and

**WHEREAS**, the Planning and Transportation Commission conducted a public hearing on the proposed amendments to the San Carlos Municipal Code and to provide direction on a preferred approach to encourage retail and commercial uses along El Camino Real and South of Laurel Street outside the boundaries of Downtown Specific Plan, to hear and consider all comments of all persons interested in or concerned with the proposed amendments to Title 18 of the City of San Carlos Municipal Code on May 5, 2025 in consideration of a recommendation to the City Council regarding adoption of an Ordinance; and

**WHEREAS**, the proposed amendments would help to ensure orderly, streamlined multi-family and mixed-use residential development while being compliant with State Law; and

**WHEREAS**, the City Council has received a recommendation from the Planning and Transportation Commission as a result of a Public Hearing held at the Planning and Transportation Commission Meeting on May 5, 2025 and has considered the recommendation of the Planning and Transportation Commission for regulations in the San Carlos Municipal Code including Planning and Transportation Commission findings for amendments to Title 18 and reasons for recommendations, the relationship of the proposed ordinance or amendments to the Zoning Ordinance (Title 18), 2030 General Plan, and 2023 Housing Element; and,

**WHEREAS**, the City Council finds that the desired outcome of the Ordinance update is to ensure orderly and streamlined multi-family and mixed-use residential development while being compliant with State Law; and,

**WHEREAS**, The City Council finds that the Ordinance update process evaluated current issues and successes with the existing ordinance and explored options for changes based on evidence and best practices in other communities and industry experts; and,

**WHEREAS**, the City Council finds that preferred options were identified based on increasing clarity, increasing efficiency in review procedures, and increasing effectiveness of the ordinance implementation, and adopts the following amendments to San Carlos Municipal Code Title 18.

**SECTION 2:** Pursuant to SCMC Section 18.35.080 Criteria for Zoning Amendments, the City Council shall not approve a zoning amendment unless the proposed amendment meets the following criteria:

A. Zoning Ordinance Text Amendment Findings.

**1. The proposed ordinance amendments are consistent with the General Plan.**

The recently updated 2023-2031 Housing Element includes the following goal and action:

- Goal HOU-4 states: “Remove or mitigate governmental constraints inhibiting the provision of adequate, affordable housing throughout San Carlos.”
- Action HOU-4.2 Zoning Ordinance Revisions - “Continue to allow ground floor residential uses in the MU-D100, MU-SC-120, and MU-SB-100 zones. Evaluate, as part of the new Downtown Specific Plan process, additional areas (on side streets and outside of the Downtown Core) where ground-floor residential uses may also be allowed.”
- Action HOU 4.4 Objectivity and Streamlining in Development Regulations – This action specifies actions to prepare Objective Design Standards for residential developments by reviewing the Zoning Ordinance and crafting revisions that support objective design standards consistent with the Housing Accountability Act to facilitate high-quality residential development.
- Action HOU 4.5 Review of Development Standards to Promote Achieving Maximum Densities - “Throughout the planning period, periodically evaluate development standards to ensure that projects are able to achieve maximum densities. Make revisions if review indicates that current standards pose a potential or actual constraint on achieving maximum densities.”

*Basis for Finding:* The proposed amendments include revisions to the Design Review and Compliance Review Procedures, Common Procedures, and Review Authorities chapters of the Zoning Title to help enhance the efficiency of the review procedures for future multi-family and mixed-use development. These changes aim to streamline the project review process, ultimately facilitating the faster generation of housing. As such, adoption of the proposed Ordinance amendments will facilitate an efficient application process and high-quality residential development in San Carlos and comply with State objectives and law.

The proposed amendments update the Rules of Measurement by clarifying which areas are included or excluded from floor area ratio calculations for residential development. Proposed amendments also revise standards for building setbacks and transitional step-backs to better support projects in achieving maximum densities. These changes are informed by testing on three representative housing sites, with the analysis considering factors such as construction costs, development potential, number of units, and unit sizes.

This process identified standards that may be limiting housing production and highlighted sections of the Municipal Code in need of revision that are included within the proposed amendment.

The 2030 General Plan Land Use Element also includes the following goals, policies and actions:

- **Goal LU-8, “Ensure excellence in all development design.”** The policies identified to achieve this goal that are consistent with the multi-family and mixed-use objective design standards project includes:
  - **Policy LU-8.1** “Require all development to feature high quality design that enhances the visual character of San Carlos”,
    - **Action LU-8.1** “Adopt a form-based zoning code to emphasize building placement, the framing of public space and promoting a pedestrian-oriented environment.”
  - **Policy LU-8.2** “Ensure that new development is sensitive to the character of adjacent structures and the immediate neighborhood”;
  - **Policy LU-8.4** “Promote pedestrian-scaled design through site planning, building design, finish details and landscaping for all types of development by requiring height and locational transitions between buildings of varied levels that are sensitive to the interrelationships of surrounding uses and structures, especially residential.”
    - **Action LU-8.4** “Develop objective design standards consistent with State law and amend the Zoning Ordinance and create a Planning Division submittal information checklist and application to require materials that accurately and sufficiently demonstrate a project’s compliance with new objective design standards.”
  - **Policy LU-8.5** “Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims”;
  - **Policy LU-8.7** “Require new residential development to provide outdoor areas and landscaping or native vegetation, or tree canopy to enhance the surroundings”;
  - **Policy LU-8.10** “On all sides of buildings, require the incorporation of quality architectural design elements for all building façades and stepping back upper floors in order to reduce bulk and mass and to break up monotonous wall lines”;
  - **Policy LU-8.11** “Discourage abrupt changes in building scale. A gradual transition between low-rise to mid-rise buildings should be achieved by using the low rise

*buildings at the edge of the project site. Consider the relationship of buildings to the street, to one another and to adjacent structures and land uses, especially single-family residential."*

- **Policy LU-8.12** *"Require residential building entrances to be related to the street";*
- **Policy LU-8.13** *"Require parking areas associated with development to be located and designed to minimize visual impact to the greatest extent feasible. This may include locating parking behind buildings street frontage, below grade, or screening through the use of natural landscaping";*
- **Policy LU-8.19** *"Residential structures shall be designed to be compatible with existing structures in the vicinity, avoid obstructing views from adjacent structures or views of community importance, avoid interference with the right or ability to use solar energy and be consistent with the community design principles".*
- **Policy LU-8.20** *"Require all new residential multi- family residential, commercial and industrial projects subject to design review by the appropriate decision-making body for compliance with site planning, architecture, signing and landscaping criteria prior to approval, as permitted by State law."*

*Basis of Finding:* The proposed amendments address the neighborhood character through objectively regulating architectural design elements while being consistent with the *General Plan* goals and policies as specified within the *General Plan Land Use Element Actions*. The proposed zoning amendments addresses the neighborhood character through objectively regulating architectural design elements such building materials and colors, building massing, articulation, required landscaping, corner treatments, among other design features while being consistent with the *General Plan* goals, policies and actions.

**2. The ordinance amendment is consistent with the purpose of the Zoning Title to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.**

The General Plan 2030 Land Use Element includes the following goal:

- **Goal LU-9 stating, "Protect and enhance all residential neighborhoods",**
  - **Policy LU-9.1** *"Maintain and enhance neighborhoods to be safe and attractive."*
  - **Policy LU-9.5** *"Mitigation measures shall be utilized to the greatest extent feasible for neighborhoods surrounding new pro- posed development. Require buffering, transitional standards, screening, or other measures for new and expanded multifamily residential, mixed use, and/or commercial/industrial developments*

*adjacent to single-family residential neighborhoods to minimize impacts and compatibility conflicts.”*

*Basis for Finding:* The proposed Ordinance amendments propose to objectively regulate, as required by State Law, building materials, massing, articulation, landscaping, and parking design consistent with the *General Plan* policies. The proposed amendments also adjust the transitional standards between multi-family and single-family residential districts to create enough buffer areas that minimizes impacts and compatibility conflicts.

**SECTION 3: Replacement of Code.** San Carlos Municipal Code Section 18 Chapter 18.03 (Rules of Measurement), 18.04 (Residential Districts), 18.05 (Mixed-Use Districts), 18.06 (Commercial Districts), 18.15 (General Site Regulations), 18.18 (Landscaping), 18.26 (Planning Authorities), 18.27 (Common Procedures), 18.29 (Design Review and Objective Design Standards Compliance Review), 18.30 (Use Permits), And 18.41 (Terms and Definitions) is hereby replaced with the language in Exhibit A.

**SECTION 4: Pending Applications.** As to applications for new residential units and additions, which have been submitted and deemed completed, before the Ordinance goes into effect, such applications may continue and shall not be subject to the regulations and requirements listed in Exhibit A. Notwithstanding the above, an applicant may submit a planning application using the new regulations once they become effective.

**SECTION 5: California Environmental Quality Act Determination.** The City Council hereby finds that this Ordinance is not subject to the provisions of the California Environmental Quality Act (“CEQA”). The proposed amendments to the San Carlos Municipal Code as mentioned above are within the scope of the activities and impacts identified in the San Carlos 2030 General Plan Program Environmental Impact Report (EIR), no new environmental effects have been found, and no new mitigation is necessary. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(2) Preliminary Review and CEQA Section 15061(b)(3) “common sense exemption”. In addition, all future residential development projects subject to review under the Objective Design Standards would be required to undergo a separate CEQA review and approval process as required by State Law.

**SECTION 6: Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of San Carlos hereby declares that it would have adopted this Ordinance and such section, subsection, clause, phrase, or portion may be declared invalid or unconstitutional.

**SECTION 7:** That the City Council hereby declares that it would have passed this Ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that any provisions of this Ordinance are severable and, if for any reason any sentence, paragraph or section of this Ordinance shall be held invalid, such decisions shall not affect the validity of the remaining parts of this Ordinance.

**SECTION 8:** This Ordinance shall be published and posted according to law and shall take effect and be in force from and after 30 days after its passage and adoption.

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I, City Clerk Crystal Mui, hereby certify that the foregoing Ordinance was introduced on the \_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at a regular meeting of the City council of the City of San Carlos held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

**AYES, COUNCILMEMBERS:**

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**NOES, COUNCILMEMBERS:**

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**ABSENT, COUNCILMEMBERS:**

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**CITY CLERK** of the City of San Carlos

APPROVED:

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**MAYOR** of the City of San Carlos

**Exhibit B to Ordinance:** Proposed Amendments to Title 18 shown in redline