
Re: Follow-up questions from NEASP community meeting

From Sajuti Haque <SHAque@cityofsancarlos.org>

Date Mon 1/6/2025 2:58 PM

To [REDACTED]

Cc AdvancePlanning <AdvancePlanning@cityofsancarlos.org>; Lisa Porras <LPorras@cityofsancarlos.org>; Rendell Bustos <rbustos@cityofsancarlos.org>

Hello Leslie,

Happy New Year! Please see below for the responses (in blue) to your questions. Thank you for your continued engagement. Feel free to reach out with any other questions.

Sajuti Haque, AICP | Economic Development & Housing Manager

Community Development Department | City of San Carlos

shaque@cityofsancarlos.org | (650) 802-4191

From: Leslie Wambach [REDACTED]

Sent: Friday, November 15, 2024 8:17 AM

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Subject: Re: Follow-up questions from NEASP community meeting

External Sender - From: (Leslie Wambach

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[REDACTED])

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My apologies Lisa and Sajuti,

I accidentally gave you the wrong link for The Kelsey Ayers Station project. This one is more direct:

Inclusive Apartment Homes in San
Jose - The Kelsey Ayer Station



livethekelsey.com

Best regards,

Leslie

On Nov 14, 2024, at 3:23 PM, Leslie Wambach wrote:



Hello Lisa and Sajuti,

Thank you for hosting the community input session last Thursday regarding the NEASP project. Your overall land use plan appears very thoughtfully considered.

We at **NAMI** and **Solutions for Supportive Homes** (S4SH) see so much potential with this redevelopment area to make a meaningful dent in the City's 739 unit target for combined Acutely-Extremely- & Very-Low Incomes that is currently called for in your Housing Element.

We'd like to share our vision for the type of project that could achieve this goal for the City and be perfect for the NEASP area:

The Kelsey at Ayer Station in San Jose is a **115 unit affordable housing** project focused on meeting the needs of the broader disability community. It provides restricted affordable housing for those earning between **20% and 80% of Area Median Income, with 25% of the units set aside for residents with a wide range of disabilities**. All apartments exceed code-required accessibility design, and the **property offers robust services to support residents with additional needs**, otherwise referred to as Permanent Supportive Housing.

<https://thekelsey.org/>

We would welcome the opportunity to discuss ways that we might help the City to achieve such a project.

We have a few follow-up questions from the recent meeting:

1) Do you have a standing Housing Committee, an Affordable Housing Planning Manager, or other appropriate staff member that we could connect with?

Response: The City Council has a standing Housing Subcommittee. Continue checking this webpage for updated information:
https://www.cityofsancarlos.org/city_hall/city_council/council_committee_assignments.php. The City also has a Housing and Economic Development Division and you can contact them at housing@cityofsancarlos.org

2) Could the City create a specific zoning designation for Permanent Supportive Housing (PSH) to ensure its creation in this area? or, create a zoning overlay incentive for the development of PSH in this area?

Response: To create any overlay zonings or incentives would need be a policy directive coming from the City Council.

3) Or, could the City obtain funding from the state or county to purchase a parcel within the NEASP area that could then be put out for RFP specifically for the development of PSH? Are there not grant funding mechanisms for this (via Prop 1, Community Development Block Grants, and other sources) at the state level? We recently read about the release of a \$2.2B funding program for this purpose called Homekey+.

Response: This would also have be a policy directive from the City Council. Staff is always monitoring grant and funding opportunities and apply to the ones we qualify.

4) Does the City have any other ear-marked in-lieu housing funds set aside for the creation of Low-income housing that could be accessed?

Response: The City has a robust Below Market Rate (BMR) Housing Program which aims to encourage the development of affordable housing units consistent with the City's Housing Element and to offset the demand for affordable housing that is created by new development. Through this program, developers may opt to pay an in-lieu fee if they cannot develop the units on-site. This money is deposited in the BMR Trust Fund and section [18.16.110 of the Code](#) provides details on the expenditures. Specifically it states: *Fund monies shall be used in accordance with the City's Housing Element, or subsequent plans adopted by the City Council to maintain or increase the quantity, quality, and variety of affordable housing units or assist other governmental entities, private organizations or individuals to do so. Permissible uses include, but are not limited to, land acquisition, debt service, parcel assemblage, gap financing, housing rehabilitation, grants, unit acquisition, new construction, and other pursuits associated with providing affordable housing. The fund may be used for the benefit of both rental and owner-occupied housing.*

We have seen that developers, on their own, have difficulty cobbling-together adequate funding to expeditiously get such projects started, and that often the land is provided at a lower cost to them in order to expedite the planning and development process especially for this particular category of affordable housing (Acutely Low-Income PSH).

Given the huge backlog of unmet need for PSH, we would enthusiastically collaborate with you and other City staff to help such an effort in any way needed.

Please let us know if and how we can help.

Sincerely,

Leslie

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Clarification on MU-N-120 set back requirements

From Rendell Bustos <rbustos@cityofsancarlos.org>

Date Tue 3/25/2025 3:59 PM

To Rendell Bustos <rbustos@cityofsancarlos.org>

From: Christina Jain [REDACTED]

Sent: Friday, November 15, 2024 12:33 PM

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Subject: Clarification on MU-N-120 set back requirements

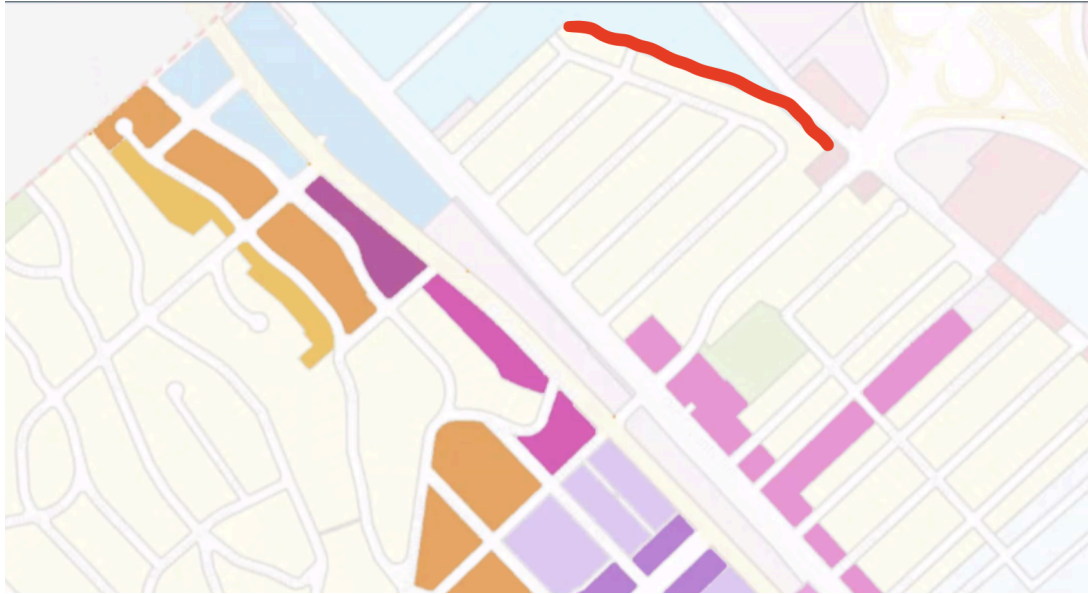
External Sender - From: (Christina Jain [REDACTED])

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Hello! I attended the community workshops on 11/7 and 11/13 which discussed the new northeast development area and revised design standards for multi-unit buildings. Rucha Dande's team suggested that I reach out to this email to get information on the proposed development standards for the northeast area.

I heard on Thurs 11/7 that MU-N-120 would have a stepback of 35 feet within 130 feet of single family residential, but at the Weds 11/13 meeting, planners there said that this requirement was not applicable to homes along this red line b/c there is an drainage canal between the homes and the new development area. I would like to know if it is true that developers will be allowed to build up to 75' directly behind our homes. It would be more logical (and fair) to still require the 35 feet stepback within 130 feet of single family homes regardless of whether there is a strip of city property within that distance.



Second, the presentation on 11/13 had the slides below that were really helpful in communicating what residents could expect in the future. Are there similar sections available for the MU-N-120 building type?

Refining Transition Areas You are viewing John Doyle | VMWP's screen REC View Options

Existing Condition

Potential Project Under Refined MU Standards

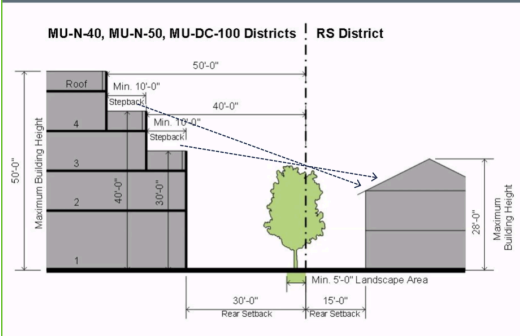
Key Map

MU-N-45, MU-N-55, MU-DC-100 Districts | RS District

21

Recommended Rear Transition Standards – MU Zone

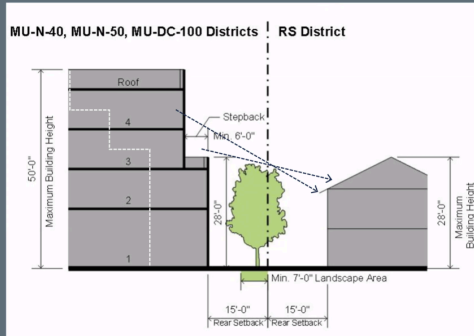
MU Current Standard



- MU zone 4-story maximum
- 30' rear setback
- Two 10' stepbacks
- 5' landscape buffer



MU Refined Standard



- MU zone 4-story maximum
- 15' setback (matches RS setback)
- One 6' stepback (more feasible building layout)
- 7' landscape buffer (supports longer tree life)
- Allows 10-15% additional building area

Thank you!

Christina

Re: Northeast Area Specific Plan questions

From Rendell Bustos <rbustos@cityofsancarlos.org>

Date Mon 3/17/2025 1:23 PM

To [REDACTED]

Bcc AdvancePlanning <AdvancePlanning@cityofsancarlos.org>; Sajuti Haque <SHAque@cityofsancarlos.org>

Hi Blake,

Thanks for reaching out and for providing your questions. Staff and the consultant team are proceeding with the preferred land use option (screenshot below) based on the City Council's direction. We are actually aiming to publish a Public Draft next week that will provide the development standards you've noted below, for the proposed mixed-use areas.

If you aren't already on the mailing list for the Northeast Area Specific Plan, let me know and I can have you added to be notified of when the Public Draft is available online.



-Rendell



Rendell Bustos

Senior Planner | Advance Planning Division

City of San Carlos

600 Elm Street, San Carlos, CA 94070

rbustos@cityofsancarlos.org | (650) 802-4255

From: Blake Wellen [REDACTED]
Sent: Thursday, March 13, 2025 3:12 PM
To: AdvancePlanning <advanceplanning@cityofsancarlos.org>
Subject: Northeast Area Specific Plan questions

External Sender - From: (Blake Wellen [REDACTED])

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Greetings, San Carlos Planning.

Per figure 1 on the NASP website, it appears the “Preferred Land Use Option for the Northeast Area Specific Plan” is what will like be adopted in regards to land use/zoning designations, correct?

Can staff share any initial ideas of where development standards will land as it relates to “Residential Mixed-Use Sub Area 1” & “Residential Mixed-Use Sub Area 2” (eg. Min-Max densities, Max height, if projects can go 100% multifamily, or will a Mixed-Use component be required?)

Any feedback at this stage would be appreciated.

Kind Regards,

Blake Wellen
Bella Vista Land Advisors
Real Estate Brokerage/Investment
DRE #02130931



www.bvla.net

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Re: San Carlos, Northeast planning area

From Rendell Bustos <rbustos@cityofsancarlos.org>
Date Fri 3/21/2025 5:26 PM
To [REDACTED]
Cc Sajuti Haque <SHaque@cityofsancarlos.org>
Bcc AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Hello Kent,

Thanks for your email and questions. The Public Draft of the Northeast Area Specific Plan will be posted online at www.sancarlosnortheastplan.com this coming Thursday, March 27th. The Public Draft will also be presented to the Planning and Transportation Commission on Wednesday April 2nd.

The Specific Plan does propose land use changes (industrial to mixed-use residential, for example) to further the area as a mixed-use district; however, the Plan serves to guide development. Existing business are able to remain and continue unless the property owner were to propose a redevelopment project. The new redevelopment project would need to conform to the Specific Plan.

I hope this helps clarify. I'd be happy to discuss over the phone if you had additional questions.

Thanks,
Rendell



Rendell Bustos
Senior Planner | Advance Planning Division
City of San Carlos
600 Elm Street, San Carlos, CA 94070
rbustos@cityofsancarlos.org | (650) 802-4255

From: Kent Kitagawa [REDACTED]
Sent: Friday, March 21, 2025 10:14 AM
To: AdvancePlanning <advanceplanning@cityofsancarlos.org>
Subject: San Carlos, Northeast planning area

External Sender - From: (Kent Kitagawa
[REDACTED])

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Morning

I've reached out to the planning committee when the Northeast area was being surveyed and asking for opinions and or concerns.

My business is located at [REDACTED] I've been there since 2010. HomeGrown CrossFit. Back a year ago, San Carlos planning informed me that the small businesses south on Taylor Way were not going to be changed.

As I look over the Northeast area specific plan - Visual diagram I can see Taylor Way will change to "mix use residential"? Does that mean the existing small businesses will remain as-is?

I have a long-term lease till Dec 2030.

Please advise at your earliest convenience

Best regards

Kent Kitagawa - Co-Owner HomeGrown CrossFit, [REDACTED]

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March 28, 2025


Ms. Ellen Garvey
City Of San Carlos
600 Elm Street
San Carlos, CA 94070

RE: Plans for mixed use development – San Carlos

Dear Ms. Garvey,

Please find attached G. W. Williams Co.'s proposed, conceptual idea for the Northeast Specific Plan. We would like to discuss this at next Wednesday's meeting.

Thank you,


Sean W. Williams
President

The Vision for More Housing and More Open Space in San Carlos

The goal for the NE Specific Plan is to add much needed housing to the City of San Carlos.

This area is the only logical place in the City where denser housing can be added to meet the 2031 timeline as laid out by the State of California. At the current 90' height limit the study group is considering, the greater goal of 2,735 new housing units will not be met.

Moreover, the proposed zone will not produce a project that will incentivize the existing owner, or any developer, to scrape a well-maintained, profitable industrial park. Therefore, the City must reconsider their currently contemplated 90' height restriction. For a mixed-use development to be vibrant and successful, it must be supported by both sufficient housing and enough appropriate businesses, which need to come online at the same time.

G. W. Williams Co., which has owned and operated the majority of the land within the NE Specific Plan for nearly 60 years, is amenable to working with the City to create this vision. Our Company is also willing to incorporate a "Union Square" as an open space, which will be an enormous benefit to the new community. Instead of the typical urban sprawl, a well-planned, mixed-use community with the height necessary to add needed housing and more open space could be brought to San Carlos. Together we can create a brighter future for those who want to live and play near their work, without negatively impacting the current businesses in San Carlos.

TABLE 4.13-4 SAN CARLOS REGIONAL HOUSING NEEDS ALLOCATION

RHNA Planning Period	Dwelling Units by Income Category				Total
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
2023 to 2031	739	425	438	1,133	2,735

Source: City of San Carlos, January 2023, *San Carlos 2023-2031 Housing Element*,
https://cms3.revize.com/revize/sancarlos/Document%20Center/Housing%20Element/03-Needs%20Assessment_Final.pdf, accessed September 26,
 2024.



NEASP - Message Follow Up (Michael Kurt)

From Rendell Bustos <rbustos@cityofsancarlos.org>

Date Mon 4/7/2025 11:59 AM

To [REDACTED]

Hello Michael,

I am the project manager for the Northeast Area Specific Plan and wanted to respond to your message (copied below). Existing businesses can continue to operate and are not required to conduct renovations unless they volunteer to do so. Should an owner or business request to do a remodel, expansion, etc., then that project would be subject to the new requirements of the Northeast Area Specific Plan once it's adopted and in effect. If you'd like additional guidance, it'd be great to have the business address to determine the existing and proposed zoning designation. I hope this helps, thanks!

Name:

Michael Kurt

Email:

[REDACTED]

Would you like to receive news & updates?:

Yes

Message:

What will be required of business owners who wish to continue doing business in the Northeast Area and what is the timeline for starting any required renovations?

I am a...:

Business owner within the within the Northeast Area



Rendell Bustos

Senior Planner | Advance Planning Division

City of San Carlos

600 Elm Street, San Carlos, CA 94070

rbustos@cityofsancarlos.org | (650) 802-4255

Northeast Area Specific Question Submission

From Rendell Bustos <rbustos@cityofsancarlos.org>

Date Tue 4/29/2025 10:27 AM

To 

Hello Dianne,

Thank you for submitting your question to the [Northeast Area Specific Plan Website](#). Currently, we anticipate bringing the Specific Plan to the Planning Commission and City Council for adoption around October/November of this year. We also anticipate bringing the [Draft Specific Plan](#) to the City Council at their May 27th meeting (tentatively).

I have added you to the project email list to receive notice once study sessions and public hearings are held on this project. Please reach out with any questions.

-Rendell



Rendell Bustos

Senior Planner | Advance Planning Division

City of San Carlos

600 Elm Street, San Carlos, CA 94070

rbustos@cityofsancarlos.org | (650) 802-4255