



NOTICE OF PUBLIC HEARING PLANNING AND TRANSPORTATION COMMISSION

NOTICE IS HEREBY GIVEN THAT the **San Carlos Planning and Transportation Commission** will hold a Public Hearing on **Monday, May 5, 2025 at 7:00 p.m.**, for the purpose of hearing and considering all comments of all persons interested in or concerned with a recommendation by the Planning and Transportation Commission to the City Council to adopt an ordinance modifying Title 18 (Zoning Ordinance) of the San Carlos Municipal Code to adopt **Objective Design Standards (ODS) for future residential development within the Multi-Family (RM) and Mixed-Use (MU) zoning districts** and to provide direction on a preferred approach to promote retail and commercial development along El Camino Real and Laurel Street.

The purpose of this amendment is to ensure orderly and streamlined residential multi-family and mixed-use development while being compliant with applicable state laws, particularly Senate Bill (SB) 330 - Housing Crisis Act of 2019 and SB 35 - Streamlined Affordable Housing.

The proposed amendments to the San Carlos Municipal Code are within the scope of 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, future residential development projects subject to and reviewed under the Objective Design Standards would be required to undergo a separate CEQA review and approval process as required by State Law.

The following code sections are proposed for amendments: 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.

At this meeting, if the Planning and Transportation Commission decides to recommend the City Council adopt the proposed amendments, staff will present the draft ordinance for an introduction and first reading to the City Council at a later date for a final decision. These meetings will be separately notified.

There are two ways to participate in the meeting and address the Planning and Transportation Commission: (1) **in-person** in City Hall's Council Chambers, 600 Elm Street, or (2) may have an option **via Zoom**. Details and instructions are available on the meeting agenda.

The agenda and relevant materials for this item will be available for viewing online at www.cityofsancarlos.org/agenda and in-person at the Development Services Center at City Hall, 600 Elm Street, San Carlos 94070; and at the San Carlos Library, 610 Elm Street, San Carlos 94070 after 5:00 pm on Thursday, May 1, 2025.

All persons interested in the above are hereby invited to attend this public hearing and be heard. If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public meeting and hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Questions and/or written comments regarding the project may be directed to Rucha Dande, Principal Planner, at rdande@cityofsancarlos.org or planning@cityofsancarlos.org or mailed to the San Carlos Planning Division at 600 Elm Street, San Carlos, CA 94070.

To learn more about this project visit: www.cityofsancarlos.org/designstandards.

Andrea Mardesich, AICP
Asst. Community Development Director

Publication Date: April 15, 2025

**AFFIDAVIT OF PUBLICATION
SAN MATEO DAILY JOURNAL**

**STATE OF CALIFORNIA
County of San Mateo**

The undersigned declares: That at all times hereinafter mentioned, affiant was a permanent resident of the United States, over the age of eighteen years old, and was at and during all said times. The Office Manager of the San Mateo Daily Journal, a newspaper published daily in the County of San Mateo, State of California. The notice mentioned was set in type no smaller than nonpareil and was preceded with words printed in black face type not smaller than size 6, describing and expressing in general terms, the purpose and character of the notice intended to be given; that the

PUBLIC NOTICE

CITY OF SAN CARLOS

Of which the annexed is a printed copy was published and printed in said newspaper on the 15th Day of April 2025.

I declare under penalty of perjury that the foregoing is true and correct.

JP Uganiza



Dated at San Mateo, California,
This 15th day of APR 2025.

**NOTICE OF PUBLIC HEARING
PLANNING AND TRANSPORTATION COMMISSION**

NOTICE IS HEREBY GIVEN THAT the San Carlos Planning and Transportation Commission will hold a Public Hearing on Monday, May 5, 2025 at 7:00 p.m., for the purpose of hearing and considering all comments of all persons interested in or concerned with a recommendation by the Planning and Transportation Commission to the City Council to adopt an ordinance modifying Title 18 (Zoning Ordinance) of the San Carlos Municipal Code to adopt **Objective Design Standards (ODS) for future residential development within the Multi-Family (RM) and Mixed-Use (MU) zoning districts** and to provide direction on a preferred approach to promote retail and commercial development along El Camino Real and Laurel Street.

The purpose of this amendment is to ensure orderly and streamlined residential multi-family and mixed-use development while being compliant with applicable state laws, particularly Senate Bill (SB) 330 - Housing Crisis Act of 2019 and SB 35 - Streamlined Affordable Housing.

The proposed amendments to the San Carlos Municipal Code are within the scope of 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, future residential development projects subject to and reviewed under the Objective Design Standards would be required to undergo a separate CEQA review and approval process as required by State Law.

The following code sections are proposed for amendments: 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.

At this meeting, if the Planning and Transportation Commission decides to recommend the City Council adopt the proposed amendments, staff will present the draft ordinance for an introduction and first reading to the City Council at a later date for a final decision. These meetings will be separately notified.

There are two ways to participate in the meeting and address the Planning and Transportation Commission: (1) **in-person** in City Hall's Council Chambers, 600 Elm Street, or (2) may have an option **via Zoom**. Details and instructions are available on the meeting agenda.

The agenda and relevant materials for this item will be available for viewing online at www.cityofsancarlos.org/agenda and in-person at the Development Services Center at City Hall, 600 Elm Street, San Carlos 94070; and at the San Carlos Library, 610 Elm Street, San Carlos 94070 after 5:00 pm on Thursday, May 1, 2025.

All persons interested in the above are hereby invited to attend this public hearing and be heard. If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public meeting and hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Questions and/or written comments regarding the project may be directed to Rucha Dande, Principal Planner, at rdande@cityofsancarlos.org or planning@cityofsancarlos.org or mailed to the San Carlos Planning Division at 600 Elm Street, San Carlos, CA 94070.

To learn more about this project visit: www.cityofsancarlos.org/designstandards.

Andrea Mardesich, AICP
Asst. Community Development Director