



Parcel APNs	051-368-040
Site Area	20,018 sf (0.46 acre)
Zone	MU-SB-120: Mixed-Use South Boulevard
Density	90 - 120 dwelling units per acre (41 - 55 units allowed)
FAR	3.0 maximum (10% increase allowed for mix of residential and non-residential uses)
Setbacks	Front: <ul style="list-style-type: none"> Laurel St.: property line or 15' from curb (the greater) ECR: property line or 20' from curb (the greater) All other streets: 0' - 5' Interior Side: 0' min.; 10' min. adjacent to RS district for all MU districts Rear: 0' min.; 30' min. adjacent to RS district for all MU districts
Building Height	<ul style="list-style-type: none"> 75' / 6 stories maximum 30' within 40' of RS district 40' within 50' of RS district Parapets may extend 4' above height limit Tower elements may extend 10' above height limit 12' ground floor minimum height
Upper Story Setbacks	4th - 6th stories may align with 3rd story along ECR (no upper story setback required for this site)
Blank Wall	25' maximum length
Parking	<ul style="list-style-type: none"> 40' minimum setback for surface parking Subgrade parking may match building setbacks 5' maximum height above grade for subgrade parking structure Surface parking minimum 8' setback from buildings and public plazas (5' walkway plus 3' landscaping) Parking access required via side street or alley wherever possible 1 covered space per studio / 1br unit 1.5 covered spaces per 2br / 3br+ 1 space per 400 sf of retail
Landscaping and Open Space	<ul style="list-style-type: none"> 10% minimum lot area public and/or private open space 20' minimum dimension 10% minimum lot area landscaping



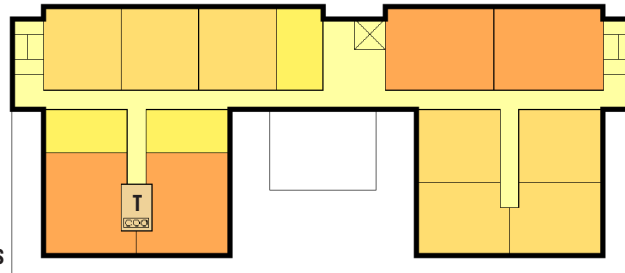
ODS • EXISTING ZONING | 1562 ECR TEST-FIT: Existing Site + Zoning Summary

SAN CARLOS, CA | MAY 3, 2024

Option A:
Meets maximum density and FAR, with smaller units.

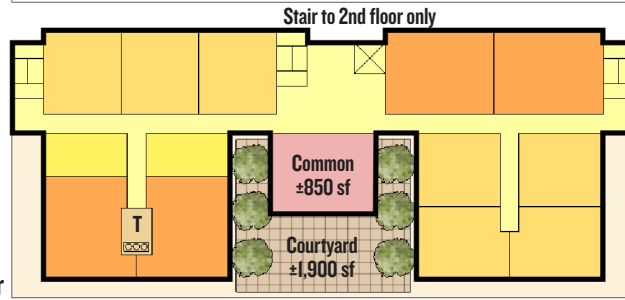
- 55 units, max density
- Ground-floor podium parking

3rd-5th Floors



- Retail
- Residential Office
- Resident Commons
- Circulation
- Service
- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

2nd Floor



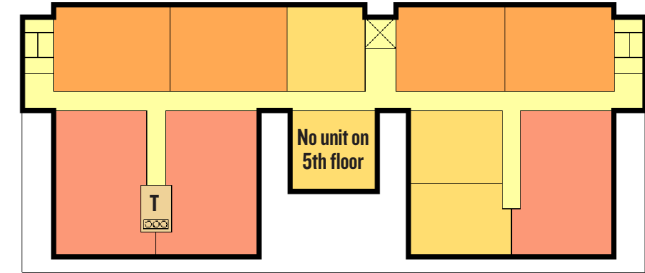
Option B:

Meets minimum density and exceeds maximum FAR, with larger units.

- 41 units, min density
- Ground-floor podium parking and subgrade parking level

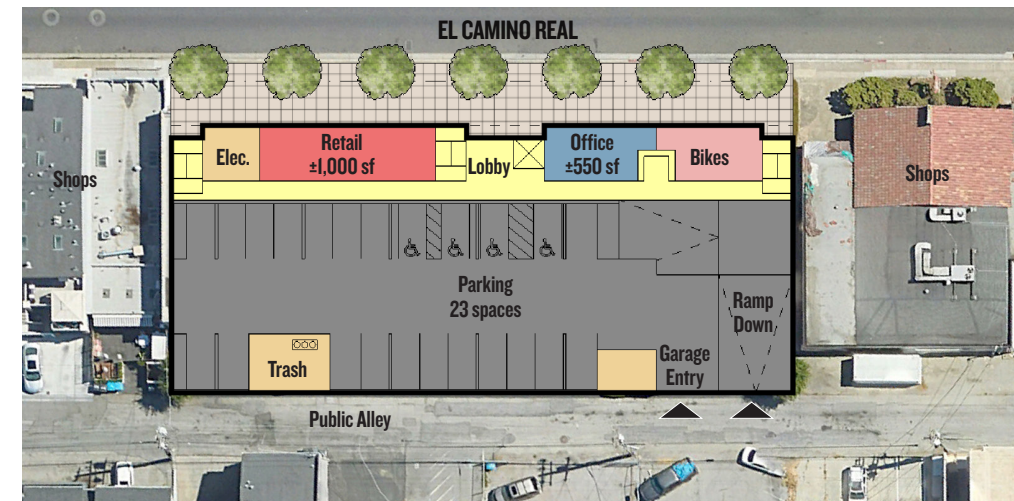
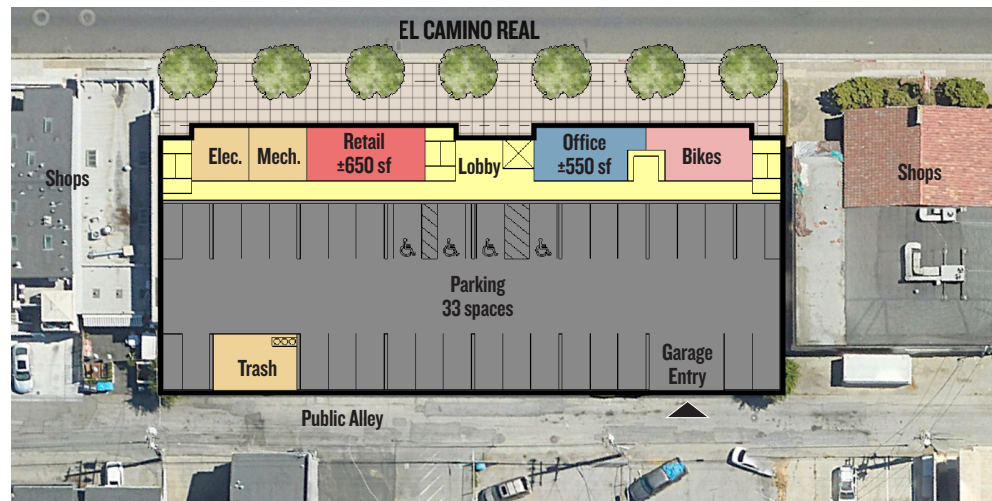
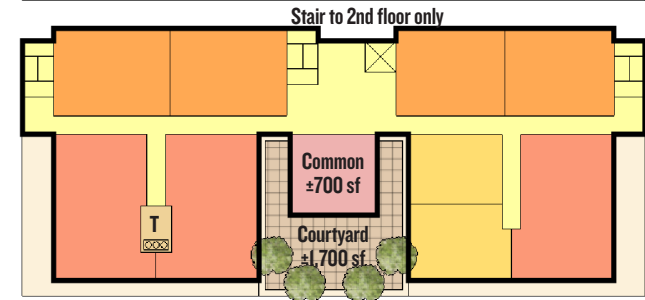
No unit on 5th floor

Stair to 2nd floor only



Common ±700 sf

Courtyard ±1,700 sf



ODS • EXISTING ZONING | I562 ECR TEST-FIT: Plan Concepts

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Findings:

- **Counting above-grade podium parking as FAR is a limiting factor in achieving more housing.**
 - if podium parking not counted as FAR, building could be six stories with larger units (parking uses 0.6 FAR / 12,000 sf in Option A)
 - counting parking as FAR favors below-grade parking which is often cost-prohibitive
- **Achieving density limit of 55 units within 3.3 FAR requires smaller units which limits market feasibility. (assuming 10% FAR increase granted by providing mixed-uses)**

- for larger, higher-end market-rate units that fit within the FAR limit, only the minimum density is achieved, and the building is limited to 5 stories
- to achieve the 55-unit density limit with larger, higher-end market-rate units, the building needs to be 6 stories, with more expensive Type III-A construction, and results in approximately 4.1 FAR

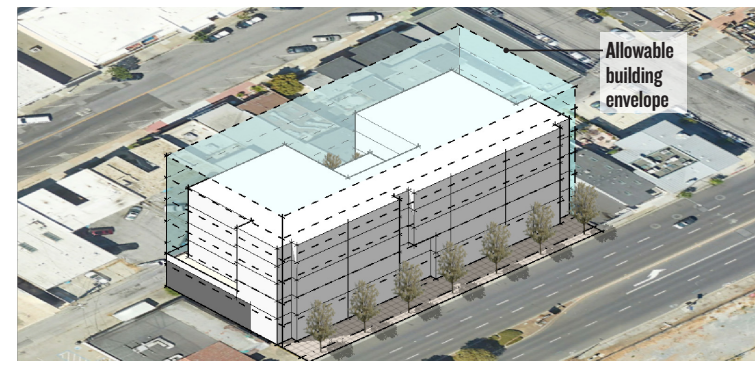
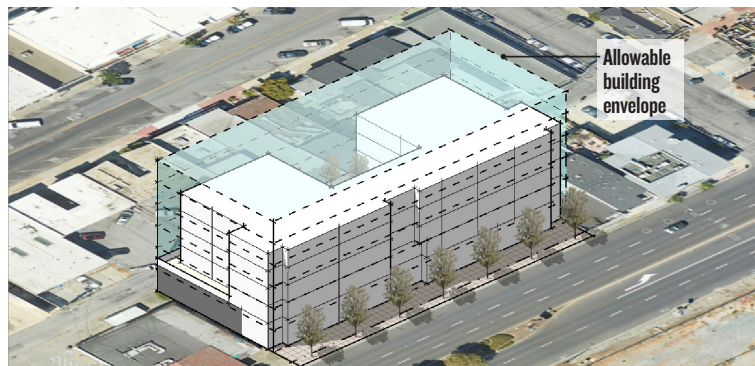
- **The 20' ECR setback requirement is a limiting factor in ground-floor use viability.**
 - for shallower sites that have ground-floor podium parking, very little room remains for viable retail/commercial areas
 - consider tailoring setbacks based on ground-floor use, such as larger setbacks for residential and smaller setbacks for retail/commercial

- **If no parking was provided, a small-unit or senior housing project could provide 55 units in 4.5 stories at ±3.0 FAR.**

- ground-floor courtyard with larger retail space
- some ground-floor units
- rear building wings not needed on 5th floor

- **At the allowable 6-story building height, zoning compliance varies based on unit mixes.**

- a small-unit mix project would exceed both allowable density and FAR
- a large-unit family mix project would meet the allowable density, but exceed allowable FAR



Option A:

Meets maximum density and FAR, with smaller units.

Building Height	5 stories, ±55' - Type V-A, 4-over-1		
Unit Type	Amount	% Mix	Avg Unit Size
Studio	11 units	20%	347 sf
1 bedroom	28 units	51%	599 sf
2 bedroom	16 units	29%	824 sf
TOTAL	55 units	(120 dua)	
Retail	684 sf		
Residential	37,503 sf		
Circulation / Service	14,106 sf		
Common / Res .Office	2,024 sf		
Parking	11,887 sf (33 spaces, 0.6 space per unit)		
TOTAL	66,204 sf		
FAR	3.3		

Option A':

Exceeds maximum density and FAR, with smaller units.

Building Height	6 stories, ±65' - Type III-A, 5-over-1		
Unit Type	Amount	% Mix	
Studio	14 units	20%	
1 bedroom	35 units	51%	
2 bedroom	20 units	29%	
TOTAL	69 units	(150 dua)	
FAR	±3.9		

Option B:

Meets minimum density and exceeds maximum FAR, with larger units.

Building Height	5 stories, ±55' - Type V-A, 4-over-1		
Unit Type	Amount	% Mix	Avg Unit Size
1 bedroom	13 units	32%	650 sf
2 bedroom	16 units	39%	914 sf
3 bedroom	12 units	29%	1,280 sf
TOTAL	41 units	(89 dua)	
Retail	1,017 sf		
Residential	42,692 sf		
Circulation / Service	13,463 sf		
Common / Res .Office	1,868 sf		
Parking	26,464 sf (62 spaces, 1.5 spaces per unit) Below grade parking not counted in FAR		
TOTAL	68,484 sf		
FAR	3.4		

Option B':

Meets maximum density and exceeds maximum FAR, with larger units.

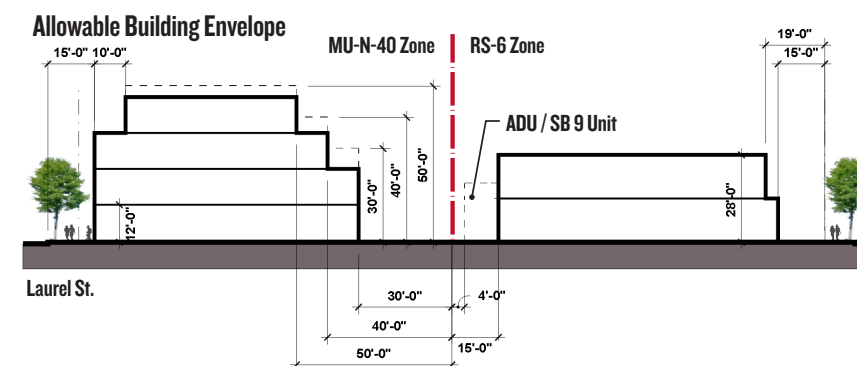
Building Height	6 stories, ±65' - Type III-A, 5-over-1		
Unit Type	Amount	% Mix	
1 bedroom	24 units	44%	
2 bedroom	16 units	29%	
3 bedroom	15 units	27%	
TOTAL	55 units	(120 dua)	
FAR	±4.1		

ODS • EXISTING ZONING | I562 ECR TEST-FIT: Program, Massing + Discussion Points

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Parcel APNs	051-347-110
Site Area	6,000 sf (0.14 acre)
Zone	MU-N-40: Neighborhood Mixed-Use
Density	30 - 40 dwelling units per acre (4 - 6 units allowed)
FAR	3.0 maximum (10% increase allowed for mix of residential and non-residential uses)
Setbacks	Front: <ul style="list-style-type: none"> Laurel St.: property line or 15' from curb (the greater) ECR: property line or 20' from curb (the greater) All other streets: 5' - 15' Interior Side: 0' min.; 10' min. adjacent to RS district for all MU districts Rear: 0' min.; 30' min. adjacent to RS district for all MU districts
Building Height	<ul style="list-style-type: none"> 50' / 4 stories maximum 30' within 40' of RS district 40' within 50' of RS district Parapets may extend 4' above height limit Tower elements may extend 10' above height limit 12' ground floor minimum height
Upper Story Stepbacks	4th - 6th stories require 10' minimum stepback from 3rd story below
Blank Wall	25' maximum length
Parking	<ul style="list-style-type: none"> 40' minimum setback for surface parking Subgrade parking may match building setbacks 5' maximum height above grade for subgrade parking structure Surface parking minimum 8' setback from buildings and public plazas (5' walkway plus 3' landscaping) Parking access required via side street or alley wherever possible 1 covered space per studio / 1br unit 1.5 covered spaces per 2br / 3br+ 1 space per 400 sf of retail
Landscaping and Open Space	<ul style="list-style-type: none"> 10% minimum lot area public and/or private open space 20' minimum dimension 10% minimum lot area landscaping

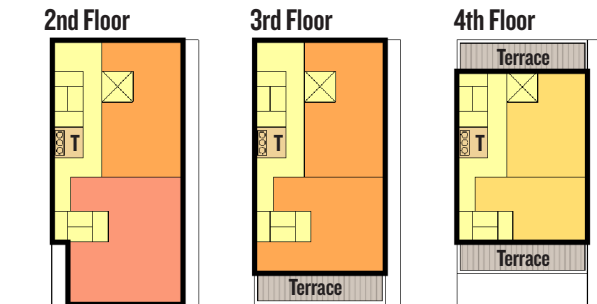


ODS • EXISTING ZONING | 1058 LAUREL ST. TEST-FIT: Existing Site + Zoning Summary

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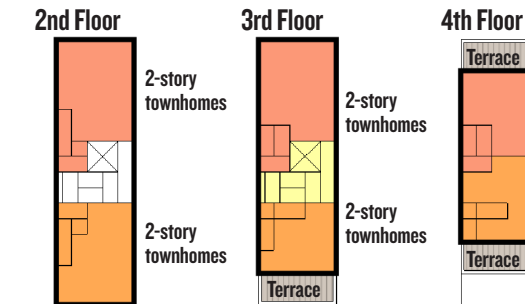
Option A:
Meets maximum density, and is lower than the allowable FAR.

- 6 units, max density



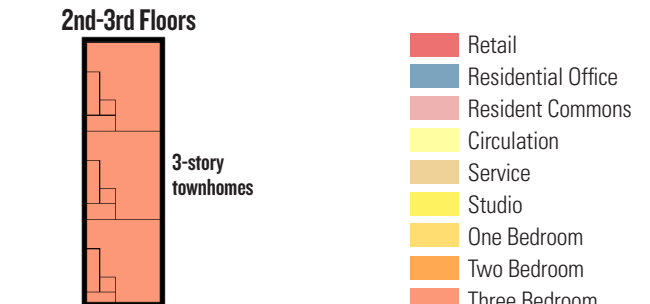
Option B:
Meets minimum density, and is much lower than the allowable FAR.

- 4 units, min density
- Stacked townhomes



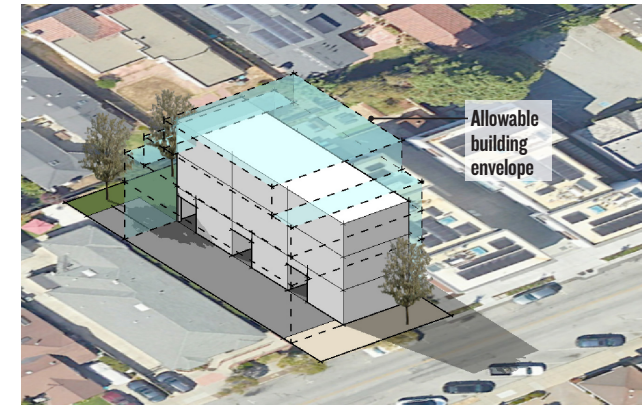
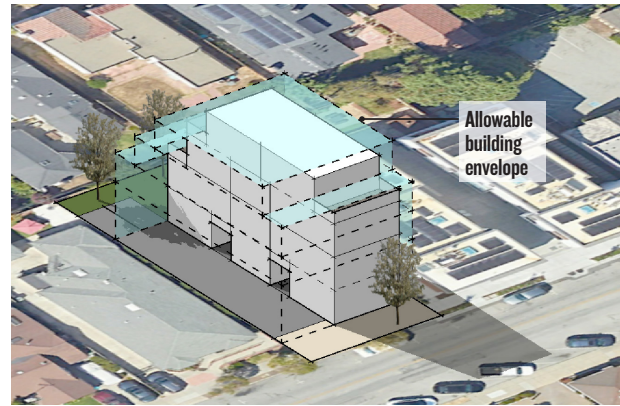
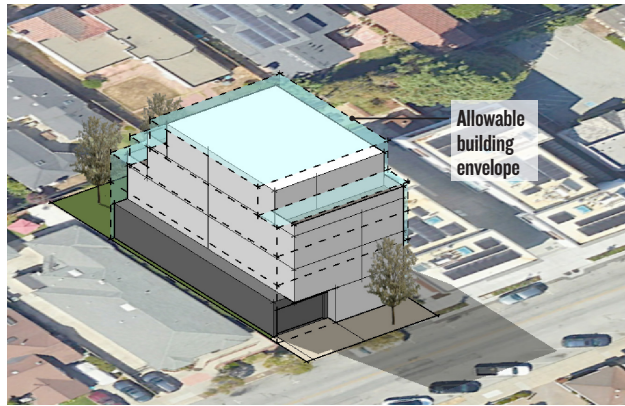
Option C:
Is below minimum density, and is much lower than the allowable FAR.

- 3 units
- Townhomes



Findings:

- **Required setbacks and setbacks prevent allowable 3.0 FAR.**
 - allowable building envelope after applying setbacks and setbacks only achieves 2.5 FAR
 - either lower the FAR maximum to 2.5 or reduce setback and setback restrictions
- **Discrepancy between MU-N-40 zone and neighboring RS-6 zone rear setbacks.**
 - MU-N-40 setbacks are more restrictive
 - many built buildings in MU-N-40 do not have a 30' setback
 - consider matching RS-6 setbacks to allow for more viable projects
 - if rear setback decreased from 30' to 15', gain 0.5 FAR over 4 floors
 - if ADUs in RS districts are allowed up to a 4' rear setback, shouldn't MU-N-40 allow shallower setbacks than 30'?



Option A:

Meets maximum density, and is lower than the allowable FAR.

Building Height	4 stories, ±45' - Type V-A		
Unit Type	Amount	% Mix	Avg Unit Size
1 bedroom	2 units	33%	639 sf
2 bedroom	3 units	50%	943 sf
3 bedroom	1 unit	17%	1,238 sf
TOTAL	6 units (44 dua)		
Residential	5,940 sf		
Circulation / Service	4,278 sf		
Parking	2,623 sf (6 spaces, 1.0 space per unit)		
TOTAL	12,841 sf		
FAR	2.1		

Option B:

Meets minimum density, and is much lower than the allowable FAR.

Building Height	4 stories, ±45' - Type V-A		
Unit Type	Amount	% Mix	Avg Unit Size
2 bedroom townhome	2 units	50%	1,062 sf
3 bedroom townhome	2 units	50%	1,338 sf
TOTAL	4 units (29 dua)		
Residential	5,337 sf		
Circulation / Service	800 sf		
Parking	400 sf (4 spaces, 1.0 space per unit)		
TOTAL	6,537 sf		
FAR	1.1		

Option C: (townhomes)

Is below minimum density, and is much lower than the allowable FAR.

Building Height	3 stories, ±35' - Type V-B		
Unit Type	Amount	% Mix	Avg Unit Size
3 bedroom townhome	3 units	100%	1,602 sf
TOTAL	3 units (22 dua)		
Residential	5,340 sf		
Parking	600 sf (5 spaces, 1.7 spaces per unit)		
TOTAL	5,940 sf		
FAR	1.0		

ODS • EXISTING ZONING | I058 LAUREL ST. TEST-FIT: Program, Massing + Discussion Points

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Parcel APNs	050-152-100
Site Area	8,060 sf (0.19 acre)
Zone	RM-100: Multifamily - Medium Density
Density	75 - 100 dwelling units per acre (14 - 19 units allowed)
Lot Size ¹	10,000 sf minimum, 100' minimum width
FAR	3.0 maximum
Setbacks	Front: 15' minimum Interior Side: 5' minimum Street Side: 10' minimum Rear: 15' minimum
Building Height	<ul style="list-style-type: none"> • 60' / 5 stories maximum • 40' within 40' of RS district • 50' within 50' of RS district • Parapets may extend 4' above height limit • Tower elements may extend 10' above height limit
Upper Story Stepbacks	<ul style="list-style-type: none"> • 4th - 5th stories require 10' minimum stepback from 3rd story below • 3rd story and above: maximum 80% ground floor area² • Exceptions may be granted by the director provided that an entry courtyard with a minimum depth of 25', landscaping, and seating amenities are provided on the ground level at grade, or other comparable public amenities are provided
Lot Coverage	75% maximum
Parking	<ul style="list-style-type: none"> • 40' minimum setback for surface parking • Subgrade parking may match building setbacks • 5' maximum height above grade for subgrade parking structure • 1 covered space per studio • 1.5 covered spaces per 1br / 2br • 2 covered spaces per 3br+
Landscaping and Open Space	<ul style="list-style-type: none"> • 10% minimum lot area public and/or private open space • 10% minimum lot area landscaping
NOTES:	¹ Lot is smaller than minimum lot size per zoning. ² Not applicable on lots less than 60' wide.



ODS • EXISTING ZONING | 750 WALNUT ST. TEST-FIT: Existing Site + Zoning Summary

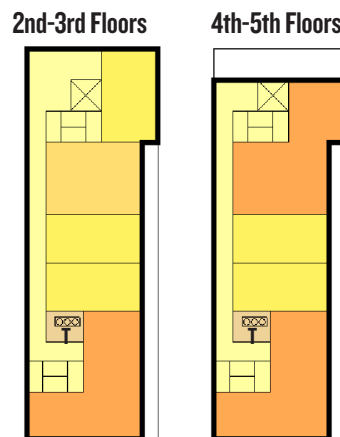
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**VAN METER
WILLIAMS
POLLACK** LLP

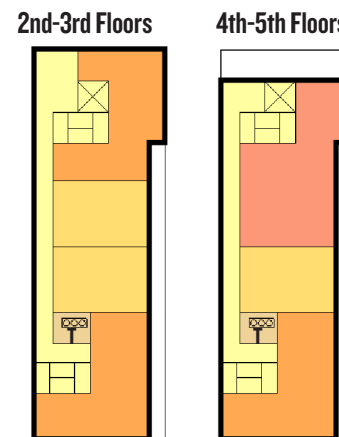
Option A:
Just below maximum density,
and is lower than the allowable
FAR.

- 18 units, max density
- Smaller unit mix



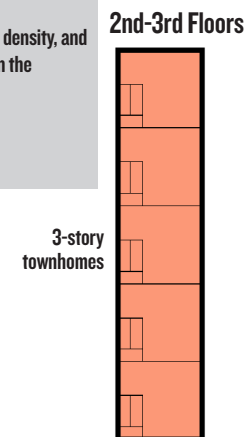
Option B:
Meets minimum density, and is
lower than the allowable FAR.

- 14 units, min density
- Larger unit mix



Option C:
Is below minimum density, and
is much lower than the
allowable FAR.

- 5 units
- Townhomes



- Retail
- Residential Office
- Resident Commons
- Circulation
- Service
- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom



ODS • EXISTING ZONING | 750 WALNUT ST. TEST-FIT: Plan Concepts

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Findings:

- **Difficult to achieve large, market-rate units within the FAR and height limits.**

- small-unit scenario (Option A) works well within the zoning parameters
- larger units only reach minimum density at 5-story / 3.0 FAR limit

- **Parking is very limited on such a narrow site.**

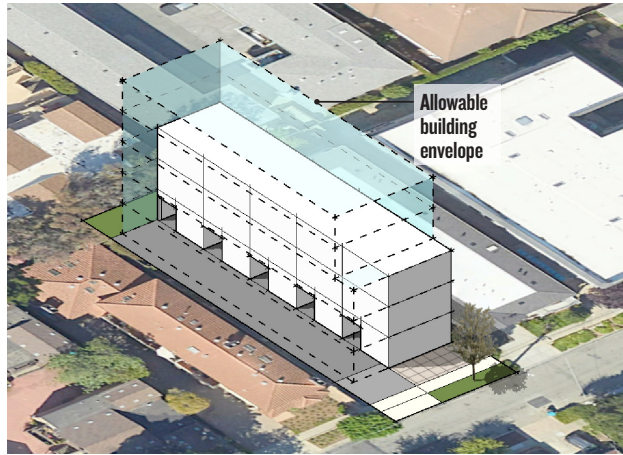
- only achieve 7 spaces, and with at least 1:1 parking ratio, project would be limited to 7 units
- limited parking not conducive to large, market-rate units at a high density
- parking requirements for this FAR and density make more sense on larger sites, such as two or three combined lots of this size

- **If parking was not provided, could achieve family unit mix for an affordable project.**

- units can get larger while building remains at 5 stories within FAR limit, some ground-floor units
- site proximity to transit might make no parking more feasible for certain project types

- **Can meet zoning intent, if site is combined with adjacent lot for a total of a 100'-wide lot.**

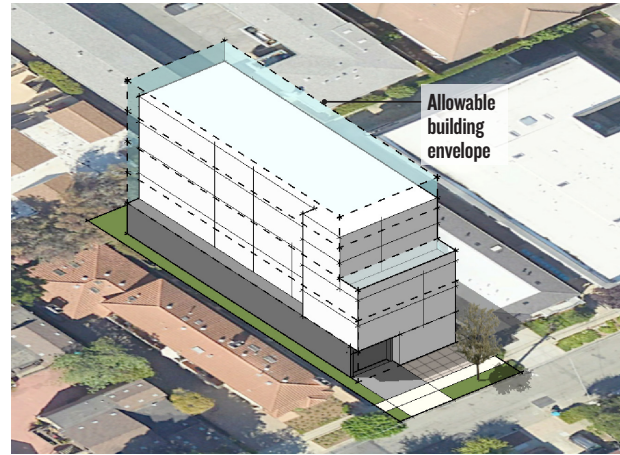
- can achieve 100 dwelling units per acre (35 units)
- can achieve 3.0 FAR limit
- increased parking ratio of 0.8 space per unit



Option A:

Just below maximum density, and is lower than the allowable FAR.

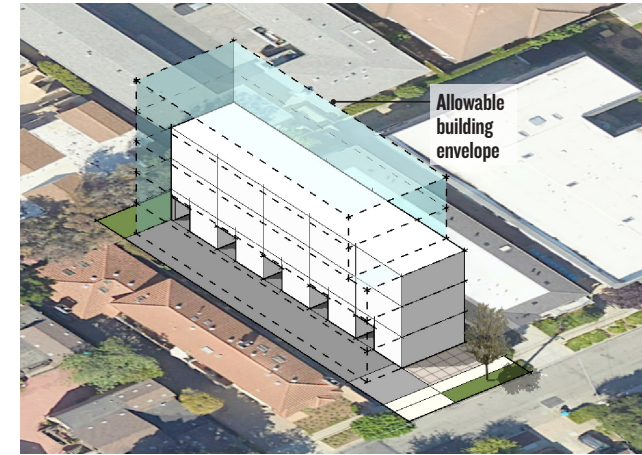
Building Height	5 stories, ±55' - Type V-A, 4-over-1		
Unit Type	Amount	% Mix	Avg Unit Size
Studio	10 units	56%	443 sf
1 bedroom	2 units	11%	642 sf
2 bedroom	6 units	33%	951 sf
TOTAL	18 units (97 dua)		
Residential	12,692 sf		
Circulation / Service	7,079 sf		
Parking	3,667 sf (7 spaces, 0.4 space per unit)		
TOTAL	23,438 sf		
FAR	2.9		



Option B:

Meets minimum density, and is lower than the allowable FAR.

Building Height	5 stories, ±55' - Type V-A, 4-over-1		
Unit Type	Amount	% Mix	Avg Unit Size
1 bedroom	6 units	43%	586 sf
2 bedroom	6 units	43%	933 sf
3 bedroom	2 units	14%	1,245 sf
TOTAL	14 units (76 dua)		
Residential	12,892 sf		
Circulation / Service	6,879 sf		
Parking	3,667 sf (7 spaces, 0.5 space per unit)		
TOTAL	23,438 sf		
FAR	2.9		



Option C: (townhomes)

Is below minimum density, and is much lower than the allowable FAR.

Building Height	3 stories, ±35' - Type V-B		
Unit Type	Amount	% Mix	Avg Unit Size
3 bedroom townhome	5 units	100%	1,551 sf
TOTAL	5 units (27 dua)		
Residential	8,615 sf		
Parking	950 sf (5 spaces, 1 space per unit)		
TOTAL	9,565 sf		
FAR	1.2		



Parcel APNs	051-368-040
Site Area	20,018 sf (0.46 acre)
Zone	MU-SB-120: Mixed-Use South Boulevard
Density	90 - 120 dwelling units per acre (41 - 55 units allowed)
FAR	3.0 maximum No limit for residential use 0.1 min. - 0.3 max. for commercial use (10% increase allowed for mix of residential and non-residential uses)
Setbacks	Front: • Laurel St.: property line or 15' from curb (the greater) • ECR: property line or 20' from curb (the greater) • All other streets: 0' - 5' Interior Side: 0' min.; 10' min. adjacent to RS district for all MU districts Rear: 0' min.; 30' 15' min. adjacent to RS district for all MU districts
Building Height	• 75' / 6 stories maximum • 30' 28' within 40' of RS district • 40' within 50' of RS district • Parapets may extend 4' 5' above height limit • Tower elements may extend 10' above height limit • 12' ground floor minimum height
Upper Story Stepbacks	4th - 6th stories may align with 3rd story along ECR (no upper story setback required for this site)
Blank Wall	25' maximum length
Parking	• 40' minimum setback for surface parking • Subgrade parking may match building setbacks • 5' maximum height above grade for subgrade parking structure • Surface parking minimum 8' setback from buildings and public plazas (5' walkway plus 3' landscaping) • Parking access required via side street or alley wherever possible • 1 covered space per studio / 1br unit • 1.5 covered spaces per 2br / 3br+ • 1 space per 400 sf of retail • No parking minimums for sites within 0.5 mile of major transit per State Law (AB 2097)
Landscaping and Open Space	• 10% minimum lot area public and/or private open space • 20' minimum dimension • 10% minimum lot area landscaping



ODS • RECOMMENDATIONS | 1562 ECR TEST-FIT: Existing Site + Revised Zoning Summary

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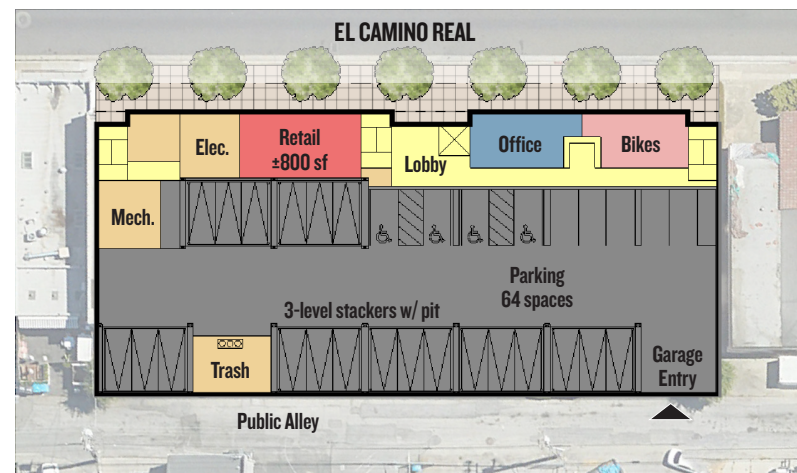
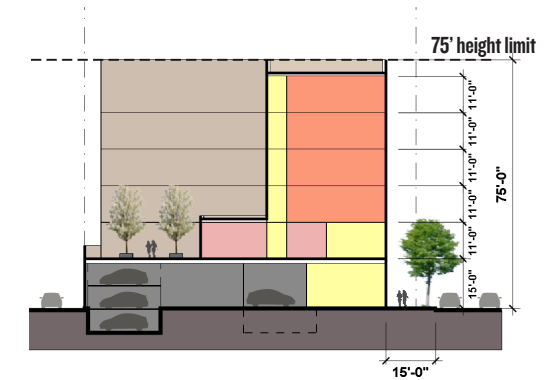


**VAN METER
WILLIAMS
POLLACK** LLP

Test-Fit Refinements:

- No FAR limit for residential use - allows for larger units within 6-story height limit
- No parking minimum, but achieves 1:1 parking ratio or greater using stackers
- 55 units, max density
- Large-unit mix
- Ground-floor podium parking using 3-level stackers

PROGRAM SUMMARY			
Building Height	6 stories, ±75' (Type III-A, 5-over-1)		
Unit Type	Amount	% Mix	Avg Unit Size
1 bedroom	26 units	48%	669 sf
2 bedroom	15 units	27%	911 sf
3 bedroom	14 units	25%	1,265 sf
TOTAL	55 units (120 dua)		
Retail	827 sf (0.04 FAR)		
Residential	54,178 sf		
Circulation / Service	17,173 sf		
Common / Res. Office	1,812 sf		
Parking	12,689 sf (64 spaces, 1.2 spaces per unit)		
TOTAL	86,679 sf (4.3 FAR)		



- Retail
- Residential Office
- Resident Commons
- Circulation
- Service
- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom



ODS • RECOMMENDATIONS | 1562 ECR TEST-FIT: Refined Concept

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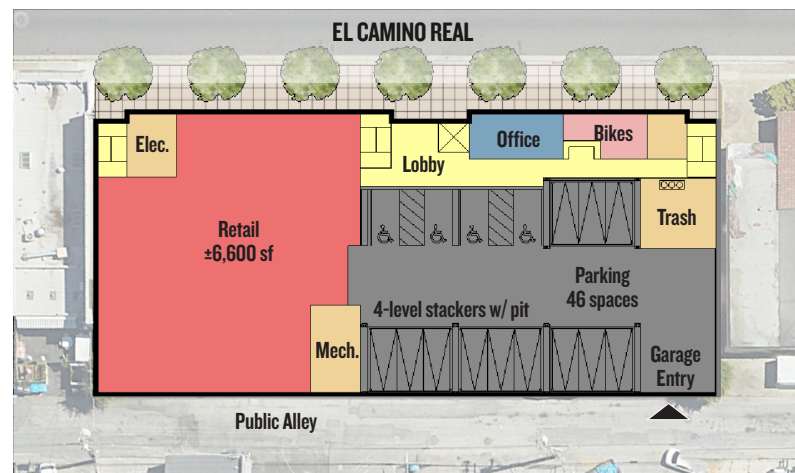
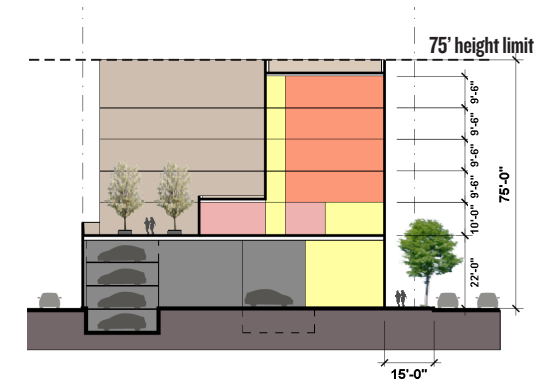
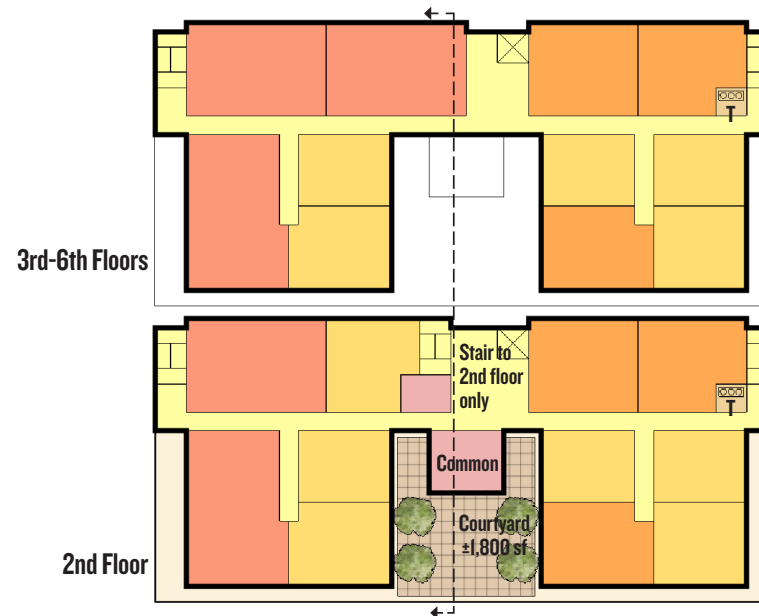
Test-Fit Refinements (alternate layout):

- No FAR limit for residential use - allows for larger units within 6-story height limit
- Increased retail for better market feasibility
- Reduced housing floor-to-floor heights to accommodate 4-level stacker parking

- 55 units, max density
- Large-unit mix
- Ground-floor podium parking using 4-level stackers

PROGRAM SUMMARY

Building Height	6 stories, ±75' (Type III-A, 5-over-1)		
Unit Type	Amount	% Mix	Avg Unit Size
1 bedroom	26 units	48%	678 sf
2 bedroom	15 units	27%	884 sf
3 bedroom	14 units	25%	1,283 sf
TOTAL	55 units (120 dua)		
Retail	6,650 sf (0.33 FAR)		
Residential	54,200 sf		
Circulation / Service	17,158 sf		
Common / Res. Office	1,466 sf		
Parking	7,365 sf (46 spaces, 0.8 spaces per unit)		
TOTAL	86,839 sf (4.3 FAR)		



- Retail
- Residential Office
- Resident Commons
- Circulation
- Service
- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

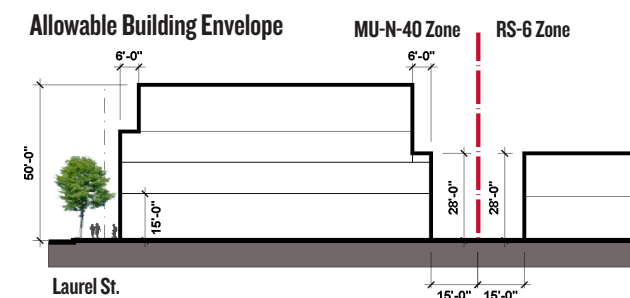


ODS • RECOMMENDATIONS | 1562 ECR TEST-FIT: Alternate Refined Concept

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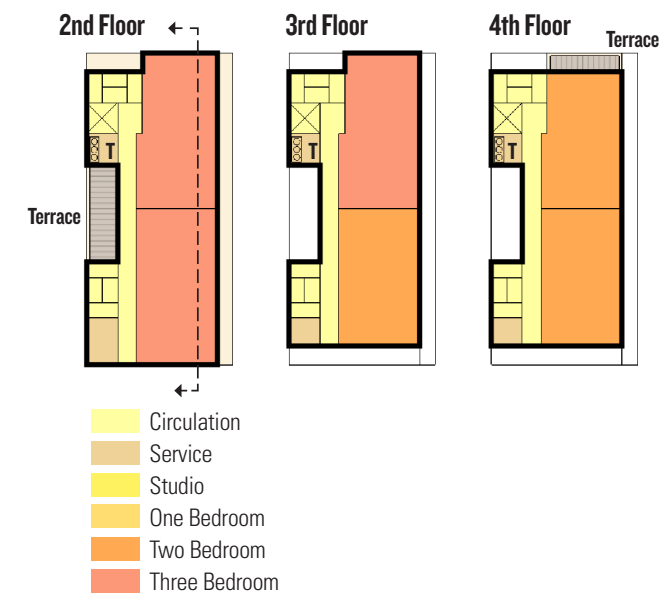
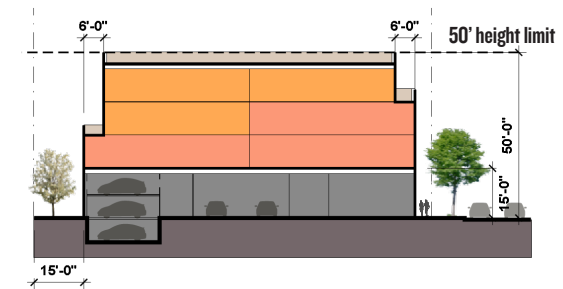
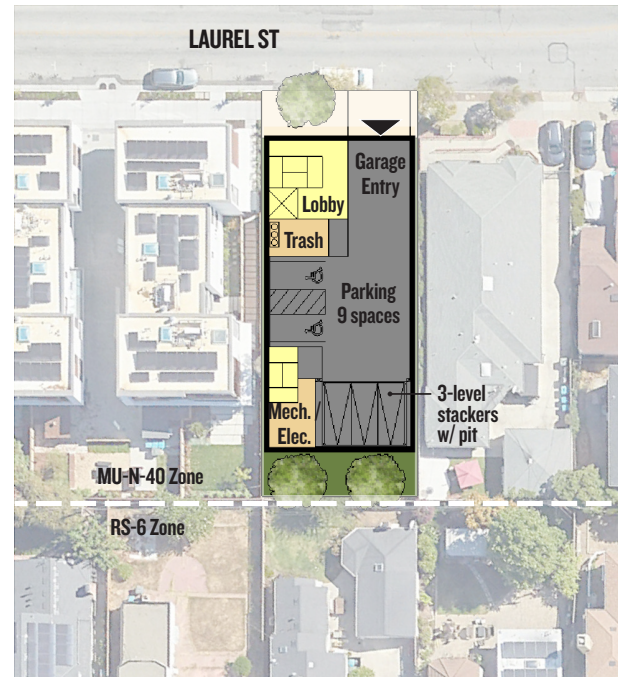
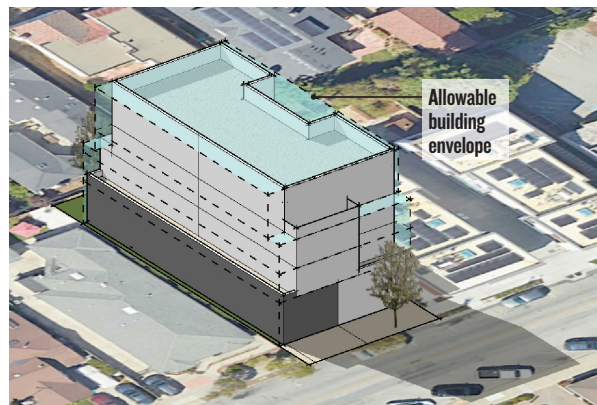
Parcel APNs	051-347-110
Site Area	6,000 sf (0.14 acre)
Zone	MU-N-40: Neighborhood Mixed-Use
Density	30 - 40 dwelling units per acre (4 - 6 units allowed)
FAR	3.0 maximum No limit for residential use 0.1 min. - 0.3 max. for commercial use (10% increase allowed for mix of residential and non-residential uses)
Setbacks	Front: <ul style="list-style-type: none"> Laurel St.: property line or 15' from curb (the greater) ECR: property line or 20' from curb (the greater) All other streets: 5' - 15' Interior Side: 0' min.; 10' min. adjacent to RS district for all MU districts Rear: 0' min.; 30' 15' min. adjacent to RS district for all MU districts
Building Height	<ul style="list-style-type: none"> 50' / 4 stories maximum 30' 28' within 40' of RS district 40' within 50' of RS district Parapets may extend 4' 5' above height limit Tower elements may extend 10' above height limit 12' ground floor minimum height
Upper Story Stepbacks	4th - 6th stories require 10' 6" minimum stepback from 3rd story below
Blank Wall	25' maximum length
Parking	<ul style="list-style-type: none"> 40' minimum setback for surface parking Subgrade parking may match building setbacks 5' maximum height above grade for subgrade parking structure Surface parking minimum 8' setback from buildings and public plazas (5' walkway plus 3' landscaping) Parking access required via side street or alley wherever possible 1 covered space per studio / 1br unit 1.5 covered spaces per 2br / 3br+ 1 space per 400 sf of retail No parking minimums for sites within 0.5 mile of major transit per State Law (AB 2097)
Landscaping and Open Space	<ul style="list-style-type: none"> 10% minimum lot area public and/or private open space 20' minimum dimension 10% minimum lot area landscaping



- No FAR limit for residential use - allows for larger units within 4-story height limit
- Reduced rear setback from 30' to 15', matching neighboring RS zone
- Reduced setbacks from 10' to 6'
- Matched RS zone 29' building height limit along rear setback line
- No parking minimum, but achieves 1:1 parking ratio using stackers

- 6 units, max density
- Large-unit mix
- Ground-floor podium parking using 3-level stackers

PROGRAM SUMMARY			
Building Height	4 stories, ±50' (Type III-A, 5-over-1)		
Unit Type	Amount	% Mix	Avg Unit Size
2 bedroom	3 units	50%	1,018 sf
3 bedroom	3 units	50%	1,139 sf
TOTAL	6 units (44 dua)		
Residential	7,188 sf		
Circulation / Service	4,888 sf		
Parking	3,321 sf (9 spaces, 1.5 spaces per unit)		
TOTAL	15,397 sf (2.6 FAR)		





Parcel APNs	050-152-100
Site Area	8,060 sf (0.19 acre)
Zone	RM-100: Multifamily - Medium Density
Density	75 - 100 dwelling units per acre (14 - 19 units allowed)
Lot Size ¹	10,000 sf minimum, 100' minimum width
FAR	3.0 maximum No limit for residential use
Setbacks	Front: 15' minimum Interior Side: 5' minimum Street Side: 10' minimum Rear: 15' minimum
Building Height	<ul style="list-style-type: none"> • 60' / 5 stories maximum • 40' 28' within 40' of RS district • 50' within 50' of RS district • Parapets may extend 4' 5' above height limit • Tower elements may extend 10' above height limit
Upper Story Stepbacks	<ul style="list-style-type: none"> • 4th - 5th stories require 40' 6' minimum stepback from 3rd story below • 3rd story and above: maximum 80% ground floor area² • Exceptions may be granted by the director provided that an entry courtyard with a minimum depth of 25', landscaping, and seating amenities are provided on the ground level at grade, or other comparable public amenities are provided
Lot Coverage	75% maximum
Parking	<ul style="list-style-type: none"> • 40' minimum setback for surface parking • Subgrade parking may match building setbacks • 5' maximum height above grade for subgrade parking structure • 1 covered space per studio • 1.5 covered spaces per 1br / 2br • 2 covered spaces per 3br+ • No parking minimums for sites within 0.5 mile of major transit per State Law (AB 2097)
Landscaping and Open Space	<ul style="list-style-type: none"> • 10% minimum lot area public and/or private open space • 10% minimum lot area landscaping
NOTES:	¹ Lot is smaller than minimum lot size per zoning. ² Not applicable on lots less than 60' wide.



ODS • RECOMMENDATIONS | 750 WALNUT ST. TEST-FIT: Existing Site + Revised Zoning Summary

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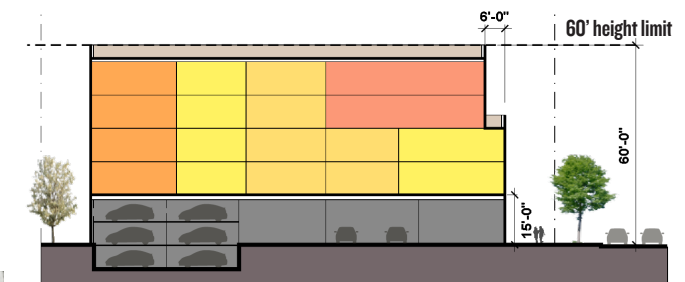
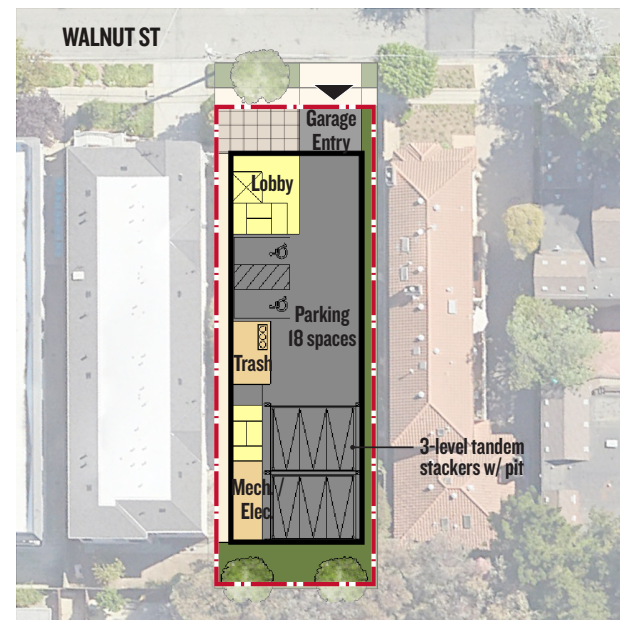
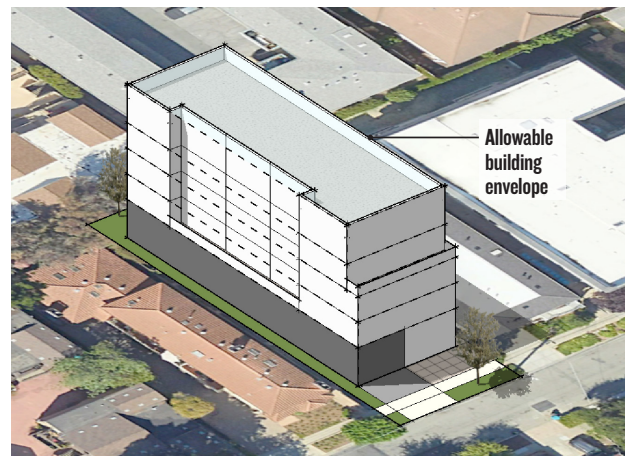


**VAN METER
WILLIAMS
POLLACK** LLP

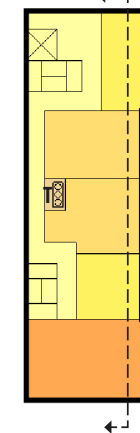
Test-Fit Refinements:

- No FAR limit for residential use - allows for larger units within 5-story height limit
- Reduced setbacks from 10' to 6'
- No parking minimum, but achieves 1:1 parking ratio using stackers
- 18 units, nearly max density
- Ground-floor podium parking using 3-level stackers

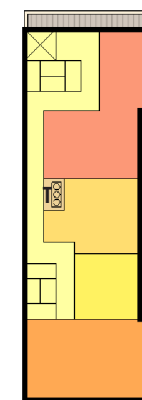
PROGRAM SUMMARY			
Building Height	5 stories, ±60' (Type V, 4-over-1)		
Unit Type	Amount	% Mix	Avg Unit Size
Studio	6 units	33%	437 sf
1 bedroom	6 units	33%	587 sf
2 bedroom	4 units	22%	983 sf
3 bedroom	2 units	12%	1,035 sf
TOTAL	18 units (97 dua)		
Residential	13,500 sf		
Circulation / Service	6,922 sf		
Parking	3,979 sf (18 spaces, 1.0 space per unit)		
TOTAL	24,401 sf		



2nd-3rd Floors



4th-5th Floors



- Circulation
- Service
- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom



ODS • RECOMMENDATIONS | 750 WALNUT ST. TEST-FIT: Refined Concept

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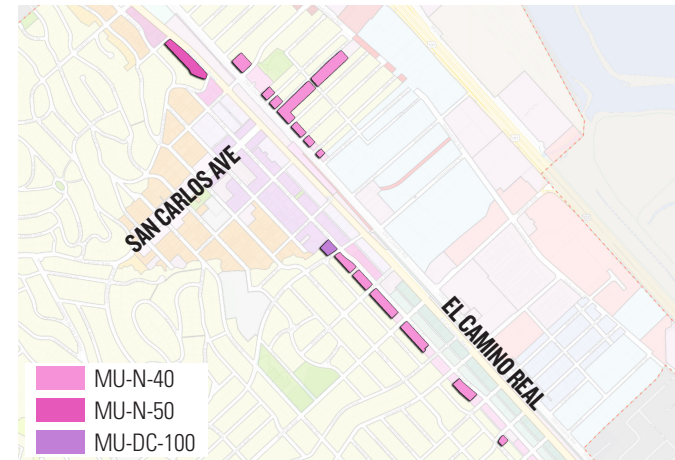
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WILLIAMS
POLLACK LLP

Study of Rear Transition Standards from Mixed-Use (MU) to Single Family Residential (RS) Districts

METHODOLOGY:

- Located all MU-N-40, MU-N-50, MU-DC-100 lots with rear adjacencies to RS districts (see map)
- Tallied areas of all affected MU lots
- Applied allowable density range per each lot's zoning standard to generate a unit count range
- Created test-fit of selected prototype site following current zoning standards
- Created test-fit showing alternate rear setback, rear height, and rear stepbacks
- Compared results to generate average percentage increase in residential building area
- Applied average percentage residential building area increase to unit count range

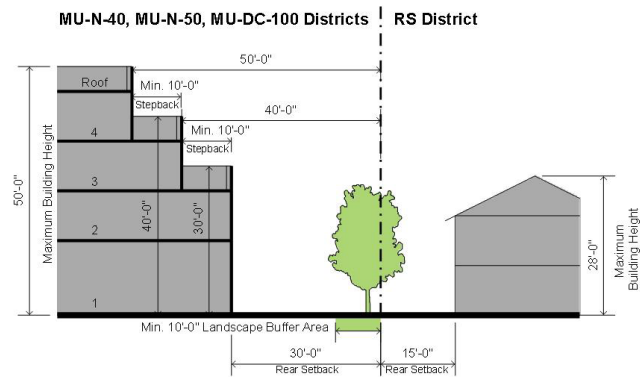


- ±57 lots
- ±14.7 acres
- Avg. density range 33 to 44 du/a
- ±482 - 642 new housing units

Existing Standards

- **REAR SETBACK:** 30' minimum
- **REAR HEIGHT:**
 - 40' within 50' of RS district
 - 30' within 40' of RS district
- **REAR STEPBACKS:** 10' minimum

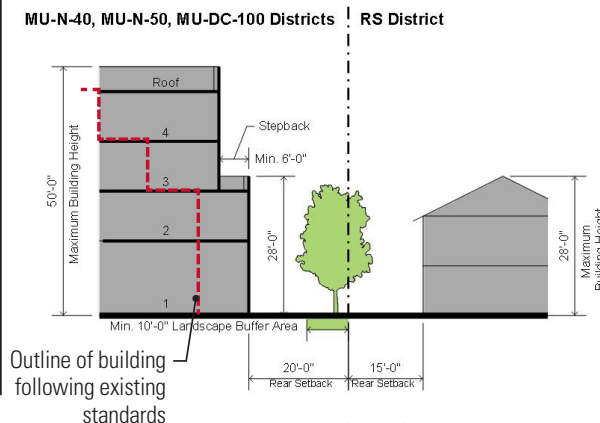
**±482 - 642
new housing units**



Proposed Standards Option A

- **REAR SETBACK:** 20' minimum
- **REAR HEIGHT:** 28' on rear setback line
- **REAR STEPBACKS:** 6' minimum

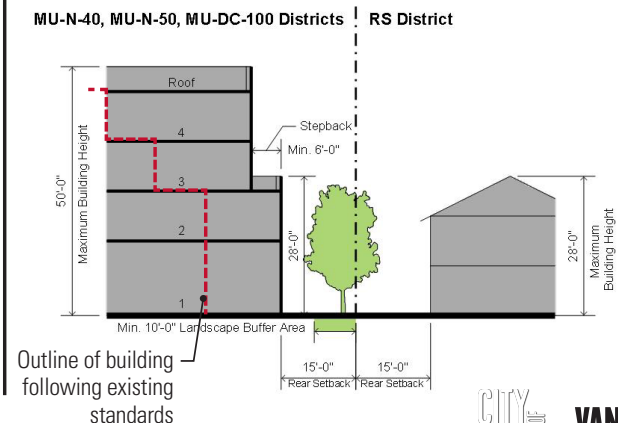
**73 - 96 more units
(15% increase)**



Proposed Standards Option B

- **REAR SETBACK:** 15' minimum
- **REAR HEIGHT:** 28' on rear setback line
- **REAR STEPBACKS:** 6' minimum

**97 - 128 more units
(20% increase)**



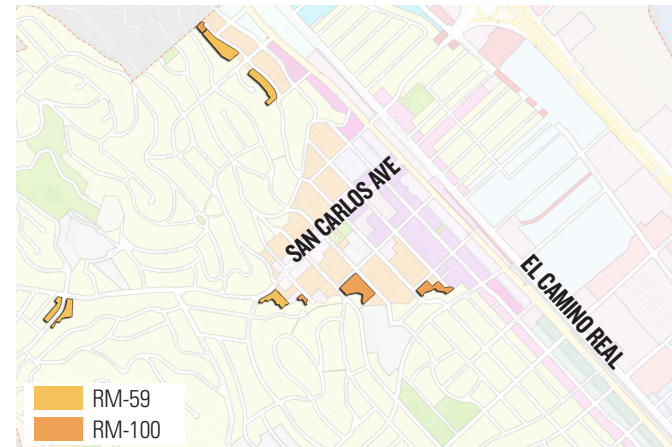
ODS • RECOMMENDATIONS | Rear Transitions Study - Mixed-Use (MU)

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Study of Rear Transition Standards from Multifamily (RM) to Single Family Residential (RS) Districts

METHODOLOGY:

- Located all RM-59 and RM-100 lots with rear adjacencies to RS districts (see map)
- Talled areas of all affected RM lots
- Applied allowable density range per each lot's zoning standard to generate a unit count range
- Created test-fit of selected prototype site following current zoning standards
- Created test-fit showing alternate rear setback, rear height, and rear stepbacks
- Compared results to generate average percentage increase in residential building area
- Applied average percentage residential building area increase to unit count range

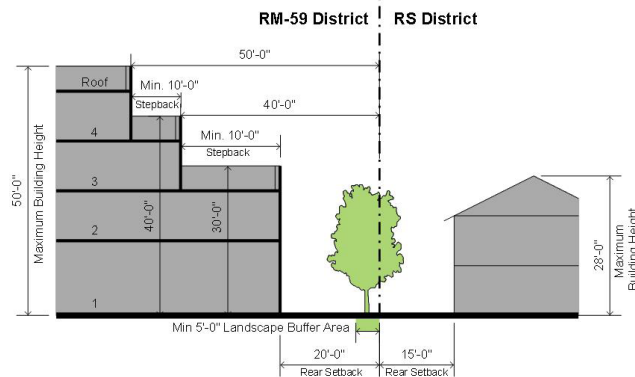


- ±43 lots
- ±10.1 acres
- Avg. density range 56 to 75 du/a
- ±568 - 751 new housing units

Existing Standards

- **REAR SETBACK:** 20' minimum
- **REAR HEIGHT (RM-59):**
 - 40' within 50' of RS district
 - 30' within 40' of RS district
- **REAR HEIGHT (RM-100):**
 - 50' within 50' of RS district
 - 40' within 40' of RS district
- **REAR STEPBACKS:** 10' minimum

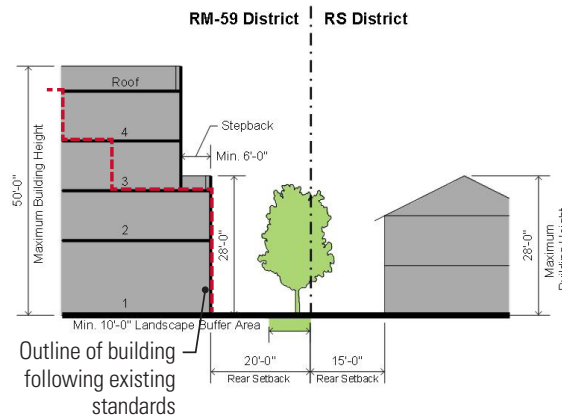
**±568 - 751
new housing units**



Proposed Standards Option A

- **REAR SETBACK:** 20' minimum
- **REAR HEIGHT:** 28' on rear setback line
- **REAR STEPBACKS:** 6' minimum

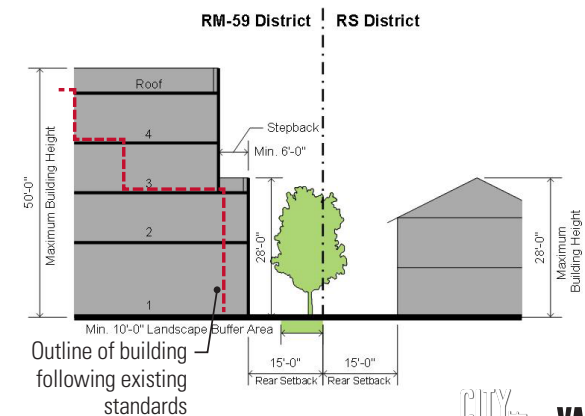
**56 - 75 more units
(10% increase)**



Proposed Standards Option B

- **REAR SETBACK:** 15' minimum
- **REAR HEIGHT:** 28' on rear setback line
- **REAR STEPBACKS:** 6' minimum

**85 - 112 more units
(15% increase)**



ODS • RECOMMENDATIONS | Rear Transitions Study - Multifamily (RM)

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