

Attachment 3

Summary and Meeting Minutes of Community Outreach Conducted for Single-Family Objective Design Standards.

The attached document offers an extensive overview of the results obtained from substantial community outreach gatherings and events coordinated by both staff and consultants for the Objective Design Standards for Single-Family Development project. These outreach events occurred between February 2022 and August 2023. Besides these meetings, staff actively collaborated with the architect peer group, actively solicited input and feedback from the public at various stages of the project.

Prior to the community workshops, survey, study sessions and public hearings, 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 made at public meetings including City Council, Planning and Transportation Commission, and RDRC. In addition, the public participation opportunities were promoted through the City of San Carlos' Spotlight Newsletter, city-wide postcards and Good Living Newsletter and San Carlos' E-notify (email) communication.

The table below outlines the community outreach meetings held specifically for the Single-Family Objective Design Standards project, with their corresponding summaries and meeting minutes included below.

Table 1 Single-Family ODS Major Outreach Milestones

Public Meeting/Outreach Details	
1	Stakeholder Meeting #1 – April 19, 2022
2	Community Workshop #1 – May 4, 2022 (City-wide Postcard sent)
3	Planning and Transportation Commission (PTC) and RDRC Study Session – June 6, 2022
4	City-wide Community Survey #1 - February 13 to March 10, 2023 - Up to 420 people took the survey (City-wide postcard sent)
5	PTC Study Session – March 20, 2023
6	PTC Study Session - May 3, 2023
7	PTC Recommendation to the City Council – June 19, 2023 (City-wide postcard sent)



The City of San Carlos – Objective Design Standards

Stakeholder Meeting #1

Date: 4/19/2022

Time: 1:30 PM – 2:30 PM

Location: Virtual (Zoom)

Participants

- | | | |
|-----------------------|--------------------------|----------------|
| ○ Tim Petersen | ○ Jason Stewart | ○ Una Kinsella |
| ○ Natalie Hyland | ○ John Stewart | ○ Lisa Wellman |
| ○ Laura Stetson (MIG) | ○ Steven Davidovas (MIG) | |
-

Meeting Notes

- **Question: What type of development have you been doing in San Carlos, and what has been the biggest challenge?**
 - Residential projects (new construction and renovations). New planners at the City give incorrect answers to questions developers may have. Overall improving the design process in San Carlos would be beneficial.
 - How does this differ from design guidelines? It is going to be tough to find the character. Lots of 1940s homes are being completely remodeled. Concerns about the "character of the neighborhood" but what is the actual character and how can that be objective? Not enough information for planners at the City to discern the standards. How can we ensure that the standards are not overbearing?
 - San Carlos is made up of distinct neighborhoods that almost need to have their own mix of different housing types. Up on Crestview and on Cedar are basically two completely different areas. Don't put it on the designer to inform the City of the character of the neighborhood.
 - Most houses and new construction are fairly eclectic.

- **Question: Are clients hamstrung by difficulties related to projects in neighborhoods that**
 - As time moves on, the ranch houses that used to be thought of as not historic are becoming historic. Are those neighborhoods worth preserving?
 - More issues with zoning regulations and difficulties with City staff interpreting the code.
 - The lack of staff in San Carlos makes it difficult. Consistency of review time and comments adds time and money to reviews.
 - We would like to have daylight plane, FAR, and plate height requirements to prescribe good design instead of current requirements.
- **Question: What particular zoning standards are difficult?**
 - Areas of inconsistency. Difficult to get a proper interpretation of some of the standards.
 - Depending on what the planner reviews, there are different interpretations: the 30% rule for second-story over first story wall. The garage front setback must be 5 feet behind the primary façade (undefined). Is the setback measured to the face of the finish or the face of a stud? It would be good for everyone if the standards were cleaned up, so the architects and planners at the City are on the same page with no room for interpretation. Room for interpretation on "primary" façade and other similar concerns.
 - We would appreciate a staff architect, and a design review should be done by design professionals.
 - Porch size and requirement are too prescriptive. Some architectural styles do not use porches, so those have to go to design review (example given: Storybook Tudor)
- **Question: Are lot splits happening yet?**
 - It has not happened in San Carlos yet, but it has happened in San Mateo. So far, the planning department lets them do whatever they want. There are no challenges so far. Splitting one large lot into two single-family lots.
 - Redwood City – was told they needed 10-foot wide access to the second lot, which makes it difficult.
 - Towards Carmelita, those houses are more traditional and have higher quality materials, and in the industrial area, they are cheaper homes with block walls and vinyl windows.
- **Question: Is it important to preserve sameness in a neighborhood?**
 - The impression is that the City wants the residents to be happy and have freedom, so there is a lot of wiggle room. Almost every street could be called eclectic. Easy to do any style of architecture. Allows you to build very large houses without considering the building

envelope, daylight plane. Puts too much emphasis on setbacks and other restrictions.

- **Question: What might be the five things that drive good design?**
 - Controlling the plate heights
 - Because the height limit is so restrictive, you end up with tall walls and lower pitch roofs that look boxy
 - Allow projections and dormers
 - Palo Alto example – staff architect that reviews all the projects, planners review the objective standards
 - We would like more consistency in the review process
 - Likes graphic examples from "Get Your House Right."
 - Do this and Don't do this
 - Difficulty defining architectural style sometimes
 - Styles are sometimes conflicting with the standards themselves
 - Example – storybook Tudor that was approved which did not have a front porch, going to RDRC instead of dealing with planners
 - Current guidelines are promoting bad design and require elements to be added to the design
 - RDRC gets the chance to weigh in, but it's too late by the time they get there. It has been months at this point, so any changes have to be a major concern.
 - Burlingame process works well – two steps
 - How do we make sure that standards are not open to interpretation
 - Disagreement with Thomas James houses from multiple stakeholders and lack of teeth from RDRC
- **Question: Is there one thing that should be addressed or should not be?**
 - Pick a style and follow it to the end
 - Have projects define what style they are designing in, and provide inspiration images and research into that style (some styles should only have one material, others may have 4-5), so leave it to the style and stick with it. Be careful that standards don't keep you from doing good design while still preventing bad designs.
 - Have standards extend to the sides and back of the house.
 - Multiple participants would like to see the townhouse concept without required side setbacks. Put the houses together.
 - We would love to do townhouses.
 - Every hurdle we jump through on the front end must be verified on the back end.
 - The City's responsibility should be to ensure that projects are implemented the way they were approved.
 - Colors should not be regulated.

Please join us May 4, 2022, at 6 PM for a virtual community workshop to discuss design standards for new housing developments.

Recent changes in California law require that every city adopt "objective design standards" for new housing construction. Through the application of objective design standards, San Carlos can define the community's design priorities and get housing built more quickly through streamlined review processes.

We want to hear from the community about what contributes to good design in your neighborhood and how those design ideas can be applied to future development.



CITY
GOOD
LIVING
SAN CARLOS

Learn more at www.cityofsancarlos.org/designstandards



600 Elm Street
San Carlos, CA 94070

PRSRT STD
US POSTAGE

PAID

HAYWARD CA
PERMIT #3335

Join us for a virtual workshop

Wednesday, May 4, 2022
from 6 p.m. to 8 p.m.



Sign up for the workshop
and project updates at
[www.cityofsancarlos.org/
designstandards](http://www.cityofsancarlos.org/designstandards).

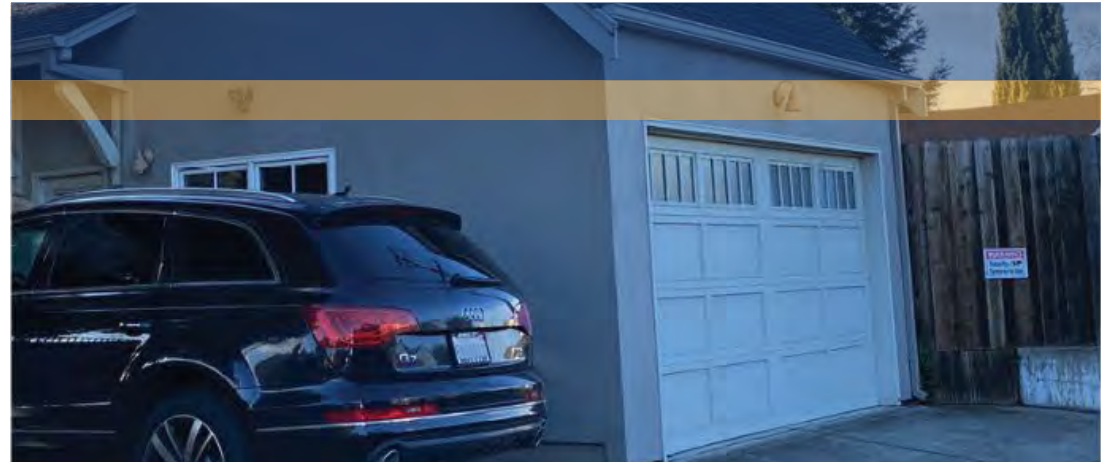




COMMUNITY WORKSHOP #1

MEETING SUMMARY

MAY 4, 2022



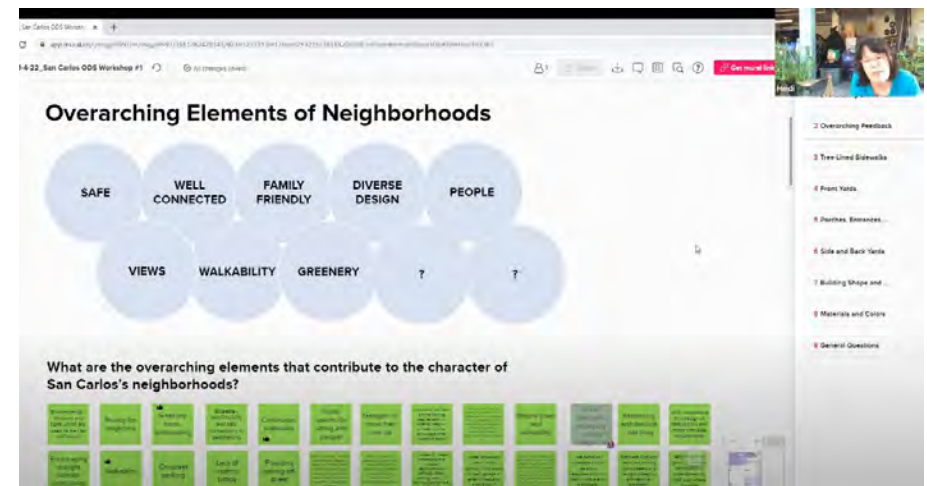
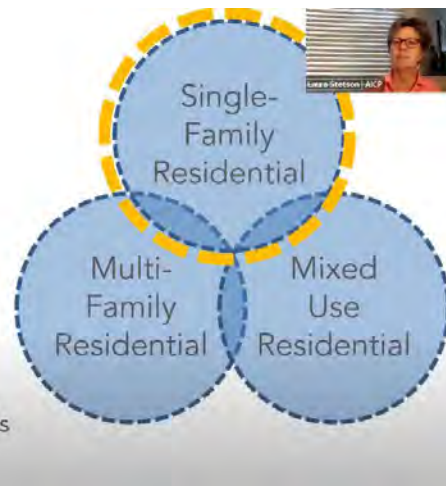
INTRODUCTION

- The first Community Workshop occurred on Wednesday May 4th, 2022 from 6:00pm - 8:00pm.
- This workshop was held via **Zoom** and included an interactive discussion.
- **45 people** attended the first workshop.
- The meeting was recorded and the video posted on the project webpage:

www.cityofsancarlos.org/designstandards

AGENDA

- Welcome and Introductions
- Project Goals and Process
- Objective Design Standards
- Interactive Discussion (Public Input)
 - Key Elements of Residential Neighborhoods
 - Emerging Design Attributes of Different Residential Neighborhoods
- Next Steps



OVERVIEW

- The purpose of the Community Workshop was to provide an overview of the project goals, share the project process, explain what objective design standards are, and have an interactive discussion about the character of San Carlos related to **single-family** residential development.
- The City team included:
 - Andrea Mardesich
 - Rucha Dande
 - Meghan Riddlespurger
- The consultant team from MIG included:
 - Laura Stetson
 - Rishi Dhody
 - CJ Davis
 - Steven Davidovas
- The following pages summarize what was heard at the first Community Workshop.



SUMMARY

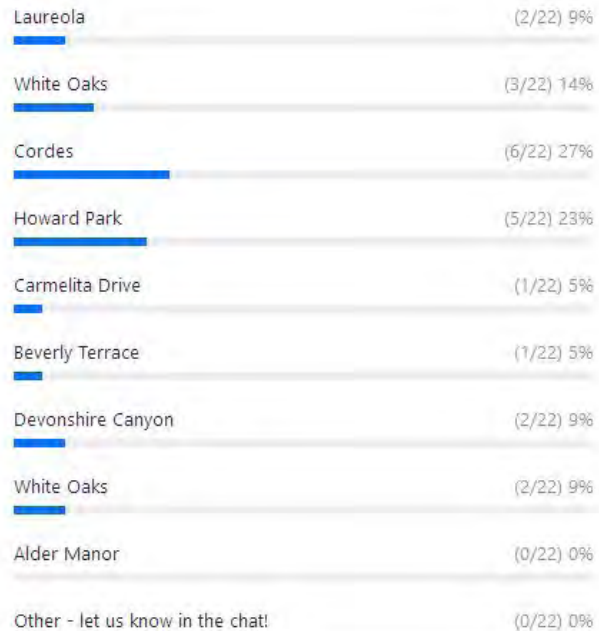
- The virtual Community Workshop began with introductions to the project and included a short Zoom polling exercise which asked the following questions:

Introduction - Poll Question #1

Poll | 1 question | 22 participated

1. What neighborhood do you live in? (Single Choice) *

22/22 (100%) answered



Introduction - Poll Question #2

Poll | 1 question | 23 participated

1. How long have you lived in San Carlos? (Single Choice) *

23/23 (100%) answered



INTRODUCTIONS

- What neighborhood do you live in?
- How long have you lived in San Carlos?

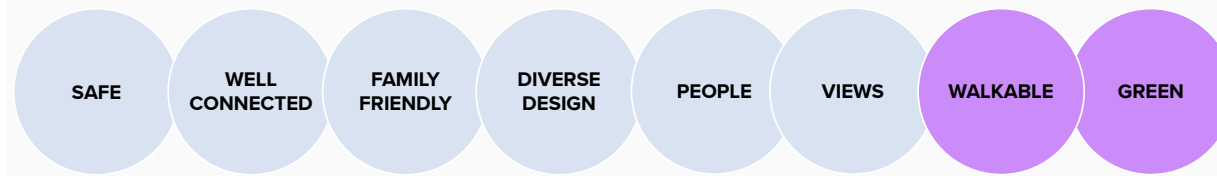


- Approximately half of the 45 meeting attendees participated in the Zoom polling exercise.

SUMMARY (CONT.)

- The MIG consultant team presented the “overarching elements of neighborhoods” which was affirmed and added to by meeting attendees.

Overarching Elements of Neighborhoods

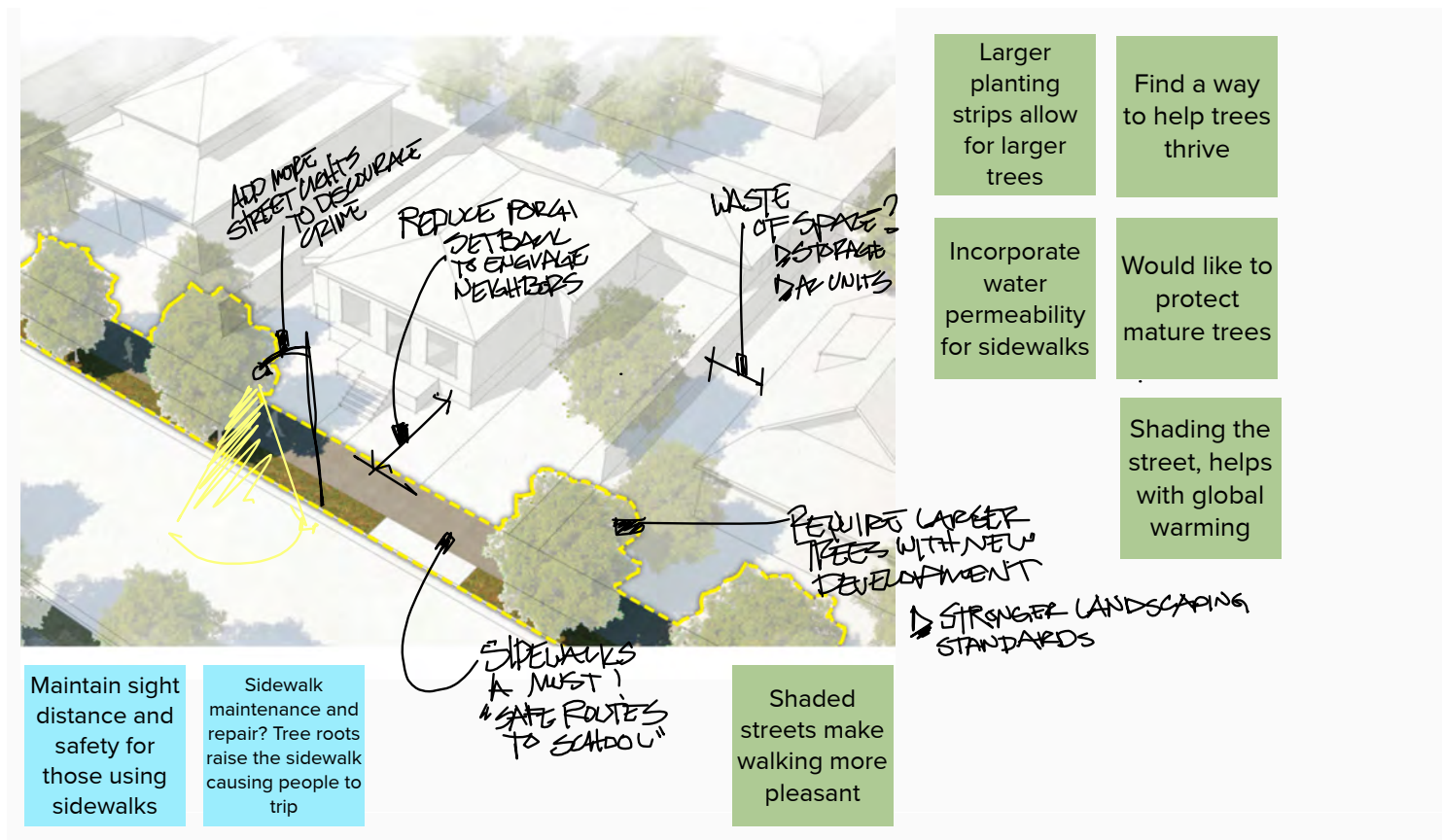


- The workshop attendees were asked the following question: What are the overarching elements that contribute to the character of San Carlos’ neighborhoods?

Environmental - Windows and lights which are used as well as roof decks	Privacy for neighbors	👍 Greenery, trees, landscaping	Bikeable - micromobility and safe connections to destinations	Continuous sidewalks 👍	Public spaces for sitting and people	Garages for more than one car	should not have on-site parking requirements	require privacy hedges or landscaping	Mature trees and walkability	ADA compliance and design
Encouraging drought tolerant landscaping	👍 Walkability	On-street parking	Lack of rooftop patios	Providing parking off- street	Green elements: passive environment.	parking spots for every residence	infrastructure to support neighborhoods - schools, stores, parking, parks	Wider driveways would imply control. Who parks in their garage or even driveways, even today?	Green elements, especially privacy hedges, as density increases	driveway can accommodate two cars
Sizes/shapes/ and building heights	put solar panels on those taller buildings	Less Parking availability	Proportions of lot - offset structures with greenery	make sure every house can have two road directions for egress	allowing sunlight and fresh air for all	Large street trees	Safety for children walking to school	street lights to discourage crime	Interesting architecture - not boxy	
Sight lines and visibility to those walking	adding sidewalks where they are missing	help our climate crisis by encouraging other modes of transit	Walking ways (no wheels)	one-street side parking whenever possible	Prohibit roof top decks and patios due to noise and light pollution.	the same lot coverage should be allow regardless of how many units are on a property	Sufficient light and viewshed w/o being blocked by architecture	Fire risk from grills	edible curb greenery	

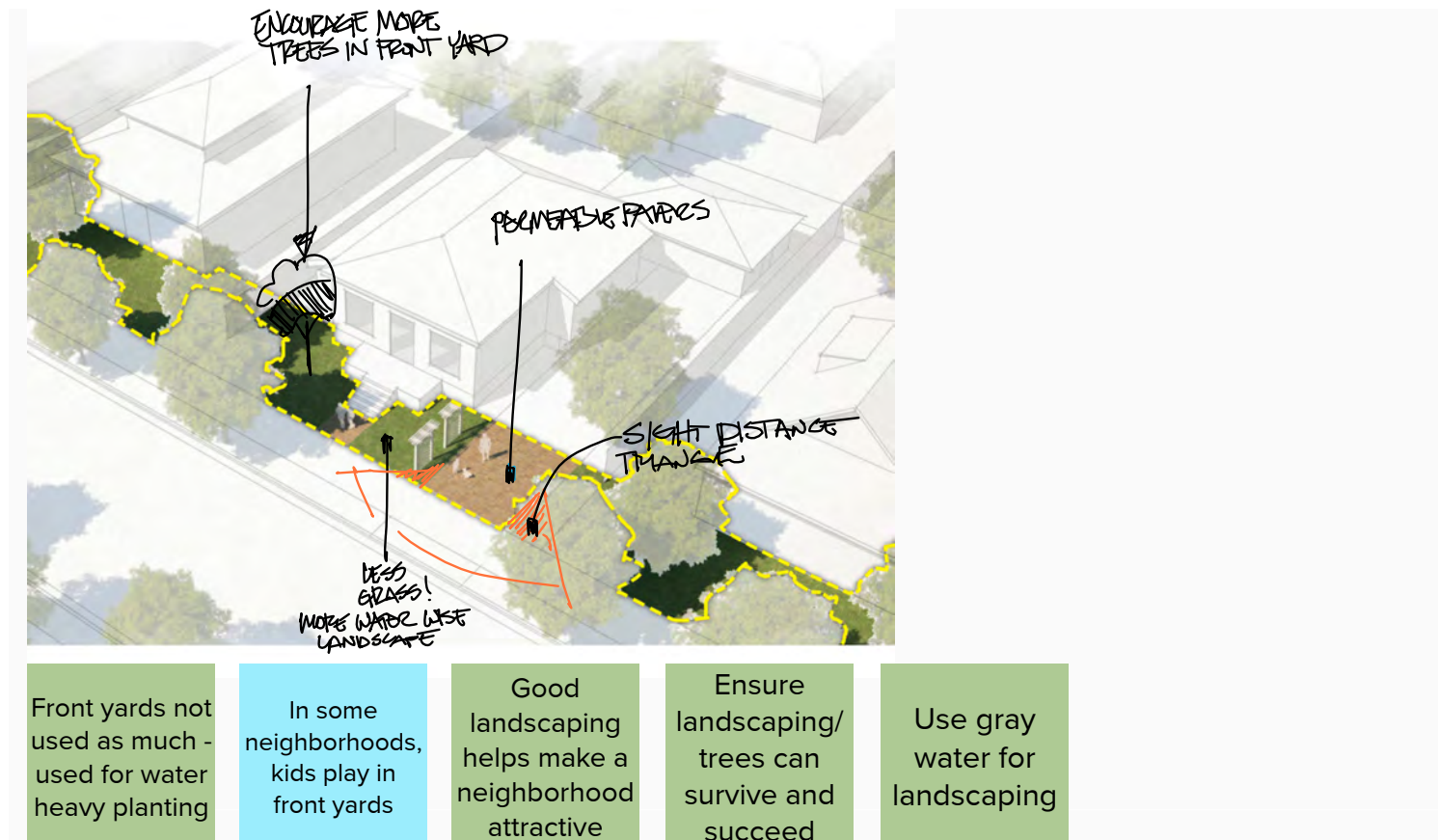
SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is community input related to the design element “tree-lined sidewalks.”



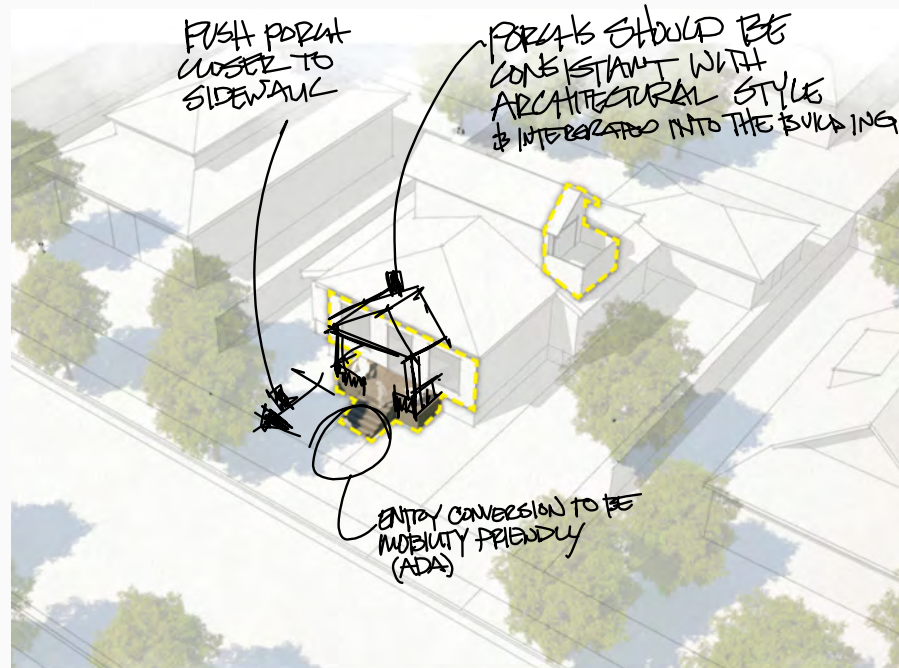
SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is community input related to the design element “front yards.”



SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is community input related to the design element “porches, entrances, balconies.”



Porch requirement can hurt design, would like flexibility

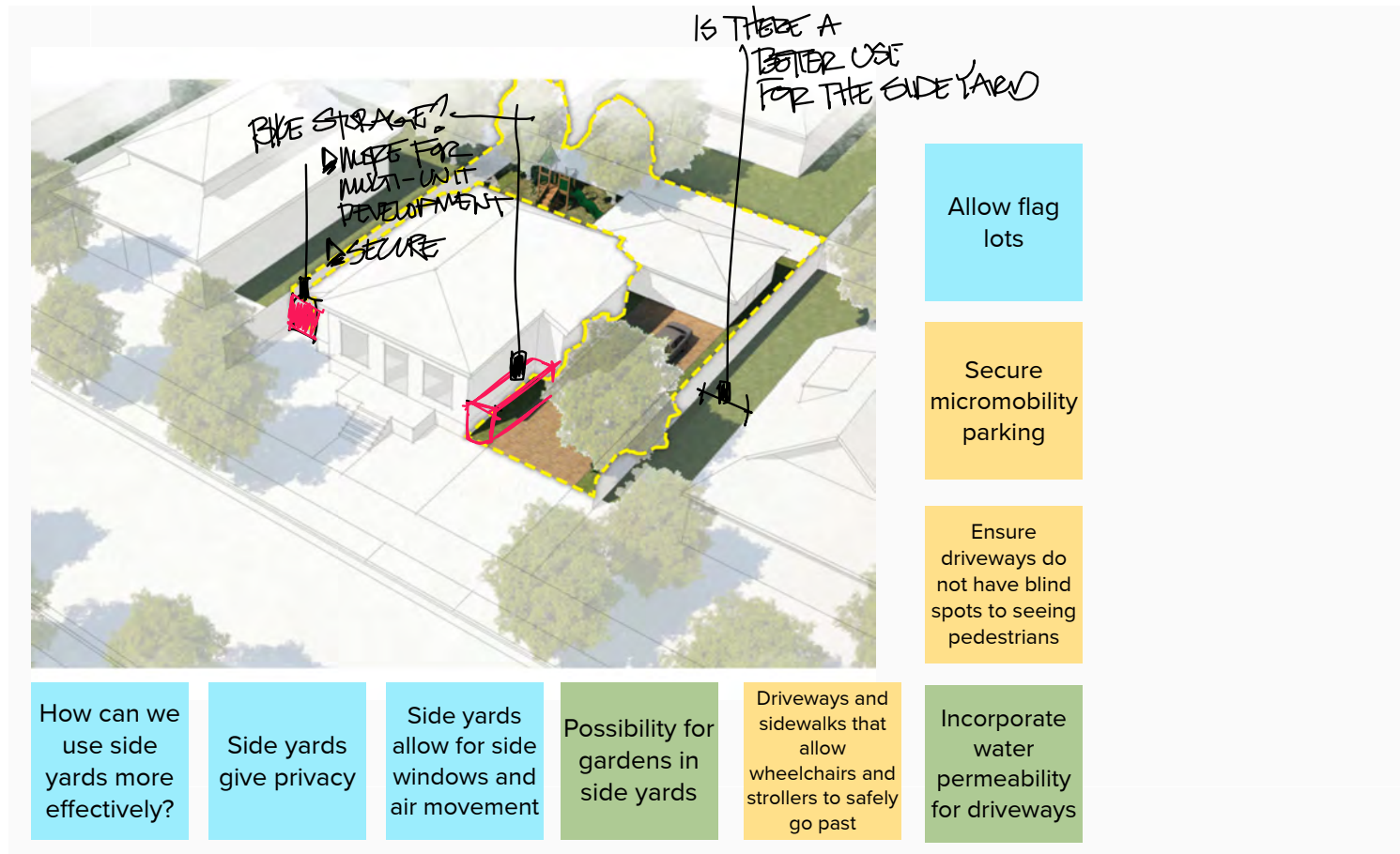
Concern about porch requirement and privacy

Likes rooftop gardens

ADA accessibility

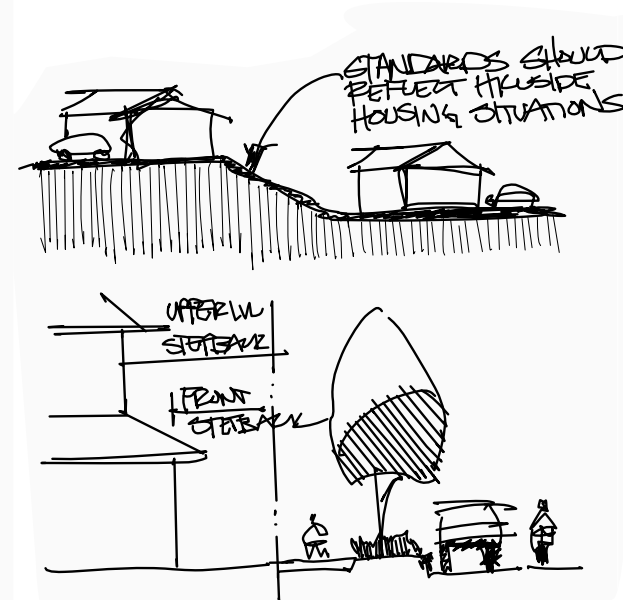
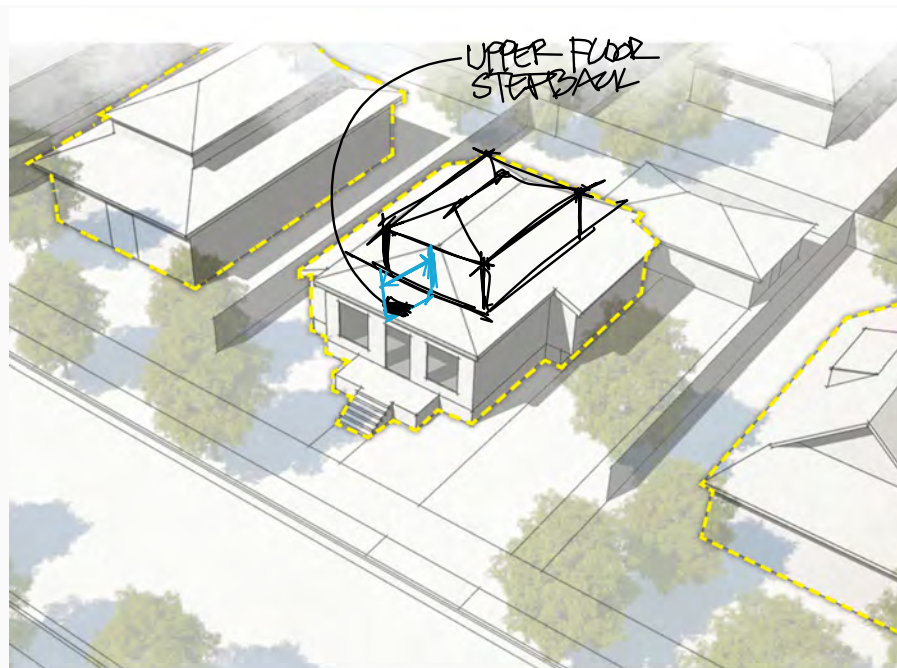
SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is community input related to the design element “side and back yards.”



SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is community input related to the design element “building shape and size.”



Minimize impact of multi-unit or split lots - they can still look and feel like single family homes

Emphasize proper building size over number of units

Stepbacks and setbacks to minimize apparent size

Reduce amount of "boxy" new homes

Prohibiting rooftop decks - noise and fire concerns

SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is community input related to the design element “materials and colors.”



Likes diversity in styles and materials instead of all homes looking the same

Don't constrain building materials other than for safety reasons

Recycle materials when remodeling homes

Visual record of what has been approved - to streamline design and future approval

SUMMARY (CONT.)

General Questions & Comments from May 4, 2022 Workshop

What are the new density rules for specific different lot sizes?

Allows existing lots to have up to four units (main unit, second unit, ADU, JADU)

Can you briefly explain how various planning efforts are reconcile/integrated

They are all feeding into each other and related.

Who takes care of sidewalk maintenance and repair when tree roots uplift sidewalk?

Responsibility of the property owner - there is a repair program through DPW to offset costs

How can we get more utilities underground?

Developer/property owners are responsible lot by lot - ODS will not address

Do developers need to provide benefits to the community? ex. parks

It depends on the scale of the development, larger scale projects require more

How do we ensure all houses don't look the same?

Flexibility in style choice would be maintained

What does the City have in place today?

City does not have design guidelines for single-family homes. It is all in the zoning code

Could there be streamlined processes for remodeling garages?

It is covered under the ADU/JADU ordinance already, there are no standard plans currently available.

Who adds sidewalks where they are missing?

Any new development is required to add sidewalks where there are none

Are there rules that limit 100% demolish of houses?

Yes, there rules. May not remove more than 50% to be considered a remodel.

Will these standards apply to the 808 Alameda and other current projects?

Those projects may already have been approved under previous regulations. Will follow up.

NEXT STEPS

- **On-going Community Engagement (April-May, 2022)**
 - Planning Commission/Residential Review Committee Study Session
 - City Council Study Session
 - Sub Committee Meeting
- **Summarize Existing Conditions (May-June, 2022)**
 - Emerging Vision and Community Feedback
 - Existing Standards
- **Community Survey (June-July, 2022)**
- **Develop Emerging Design Standards (July-August, 2022)**

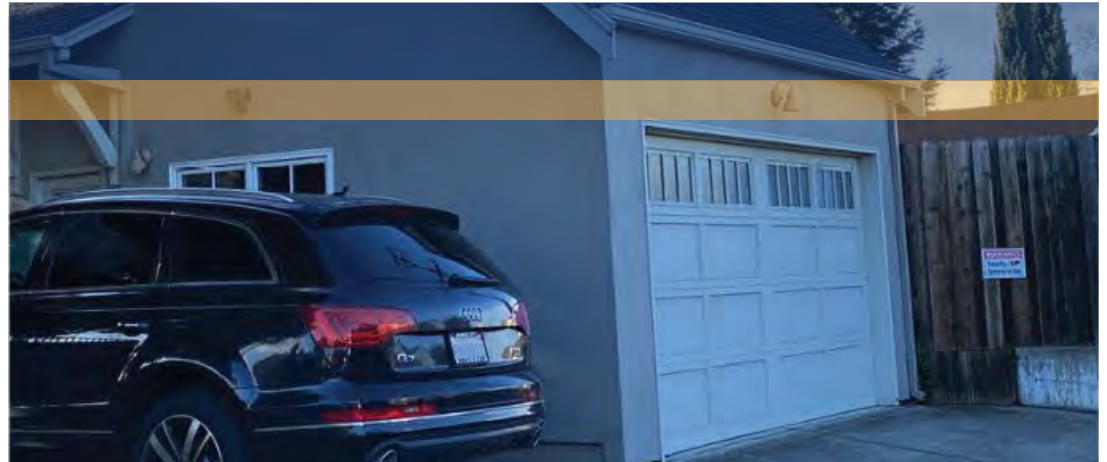
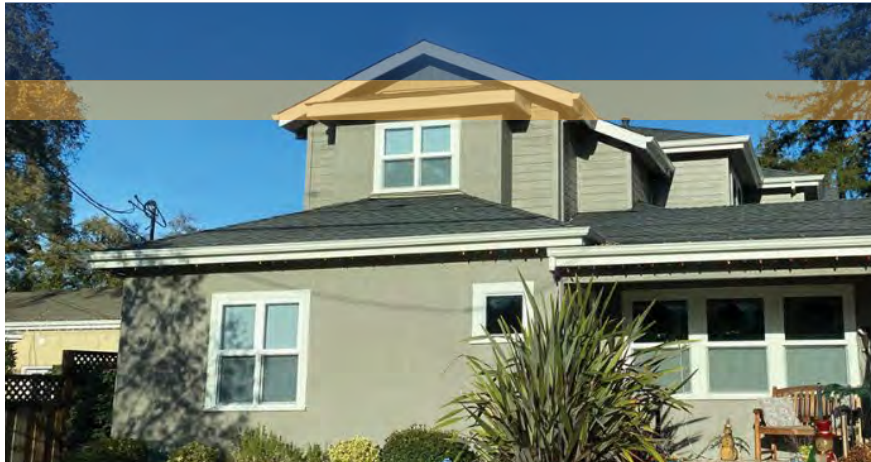
CITY PROJECT WEBSITE: www.cityofsancarlos.org/designstandards

CITY CONTACT: amardesich@cityofsancarlos.org



PLANNING COMMISSION AND RESIDENTIAL DESIGN REVIEW COMMITTEE | MEETING SUMMARY

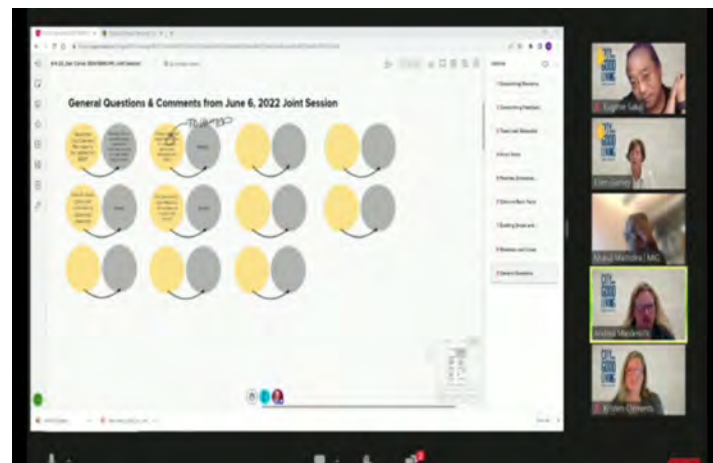
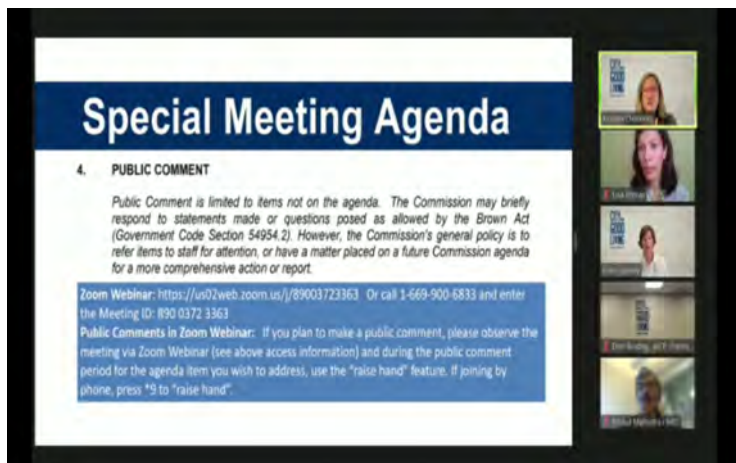
JUNE 6, 2022



INTRODUCTION

- The Special Meeting occurred on Monday June 6th, 2022 from 5:30pm - 8:30pm.
- This workshop was held via **Zoom** and included an interactive discussion between the Planning Commission, the Residential Design Review Committee, and the project team.
- The **purpose** of the joint Special Meeting Study Session was to discuss the objective design standards (ODS) and discuss the progress on the permanent SB-9 Ordinance. The special meeting provided an update, gathered input, and received public comments on the Objective Design Standards (ODS) being developed for future residential projects in San Carlos.
- The meeting was recorded and the video posted on the project webpage:

www.cityofsancarlos.org/designstandards



OVERVIEW

- The Planning Commission and RDRC members in attendance included:
 - Kristen Clements, Vice Chair (PC)
 - Don Bradley (PC)
 - Jim Iaconi (PC)
 - Ellen Garvey (RDRC Chair)
 - Eugene Sakai, AIA, LEED AP (RDRC)
 - Hae Young Datwani (RDRC)
- The City planning team and consultant team from MIG included:
 - Andrea Mardesich, Principal Planner (City of San Carlos)
 - Rucha Dande, Associate Planner (City of San Carlos)
 - Laura Stetson (MIG)
 - Rishi Dhody (MIG)
 - CJ Davis (MIG)
 - Steven Davidovas (MIG)
- The following pages summarize what was heard at the joint meeting between the Planning Commission and Residential Design Review Committee (RDRC) special meeting.



SUMMARY

- The virtual Community Workshop began with introductions to the project and included a short summary of the first community workshop which was focused on Single Family Residential ODS.

WORKSHOP #1 Summary

- The first Community Workshop occurred on Wednesday May 4th, 2022 from 6:00pm - 8:00pm.
- This workshop was held via Zoom and included an interactive discussion.
- 45 people attended the first workshop.
- The meeting was recorded and the video posted on the project webpage.

AGENDA

- Welcome and Introductions
- Project Goals and Process
- Objective Design Standards
- Interactive Discussion (Public Input)
 - Key Elements of Residential Neighborhoods
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- Next Steps

Overarching Elements of Neighborhoods

SAFE, WELL CONNECTED, FAMILY FRIENDLY, DIVERSE DESIGN, PEOPLE, VIBRANT, WELL-DEFINED, UNBUILT

Project Website - www.cityofsancarlos.org/designstandards

City contact - amandac@cityofsancarlos.org

Planning Commission 6/6/2022

5. STUDY SESSION

- Provide an update, gather input, and receive public comments on the Objective Design Standards (ODS) being developed for future residential projects in San Carlos.

Participants in the video grid: Varad Mahotra | MIG, Dan Bradley, AICP, Planner, Ellen Garvey, Meghan Riedersburger.

SUMMARY (CONT.)

- The MIG consultant team presented the “overarching elements of neighborhoods” which was affirmed and added to by meeting attendees.

Overarching Elements of Neighborhoods



- The attendees were asked the following question: What are the overarching elements that contribute to the character of San Carlos' neighborhoods?



SUMMARY (CONT.)

- The MIG team presented the “emerging design elements of neighborhoods” and asked the following question: What are the overarching design elements that contribute to the character of housing?
 - Below is input related to the design element “tree-lined sidewalks.”



Street trees contribute to the "welcoming" feeling of well-designed pedestrian spaces.	Use of gray water for watering plants and trees	Tree-lined sidewalks are nice to have but not a necessity	Safety should take precedence over trees	Street trees providing shade - important for walkability
The city should cover the cost of maintaining sidewalks and city trees.	Street trees can be in a sidewalk planting strip or in the front yard of individual homes.			

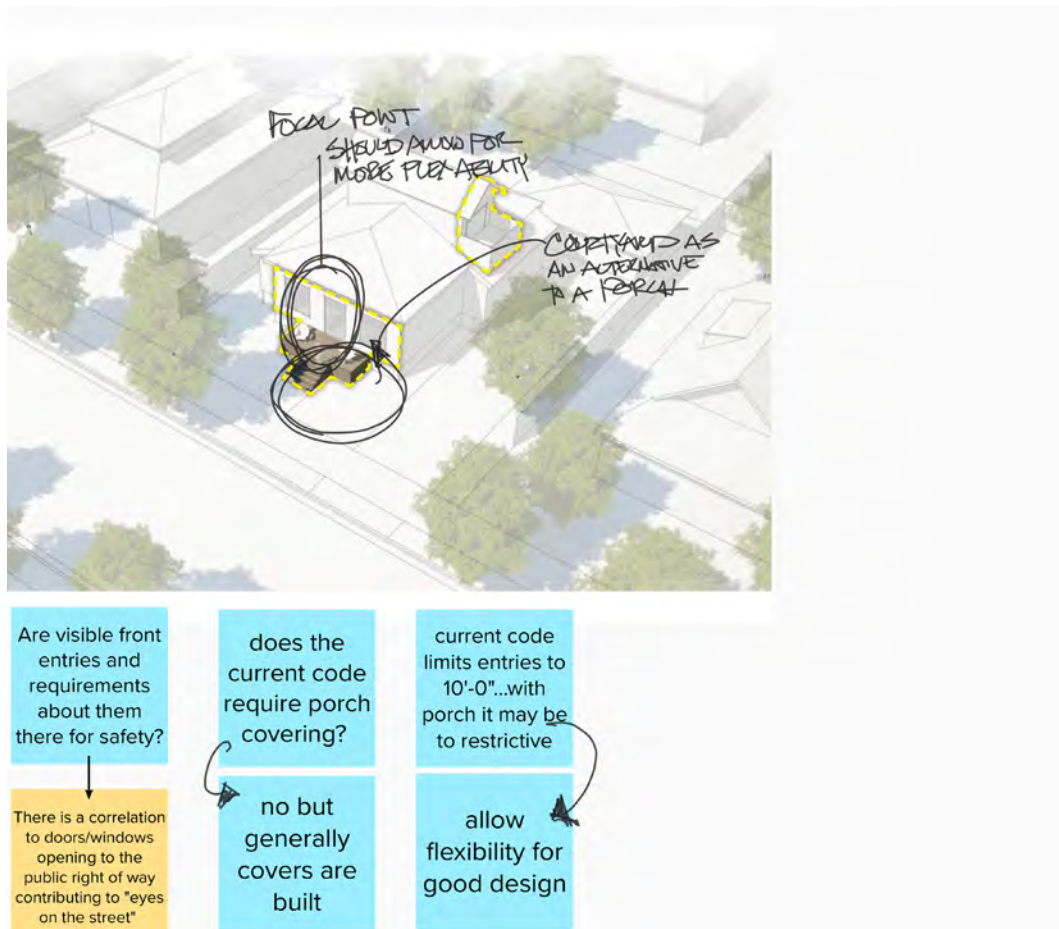
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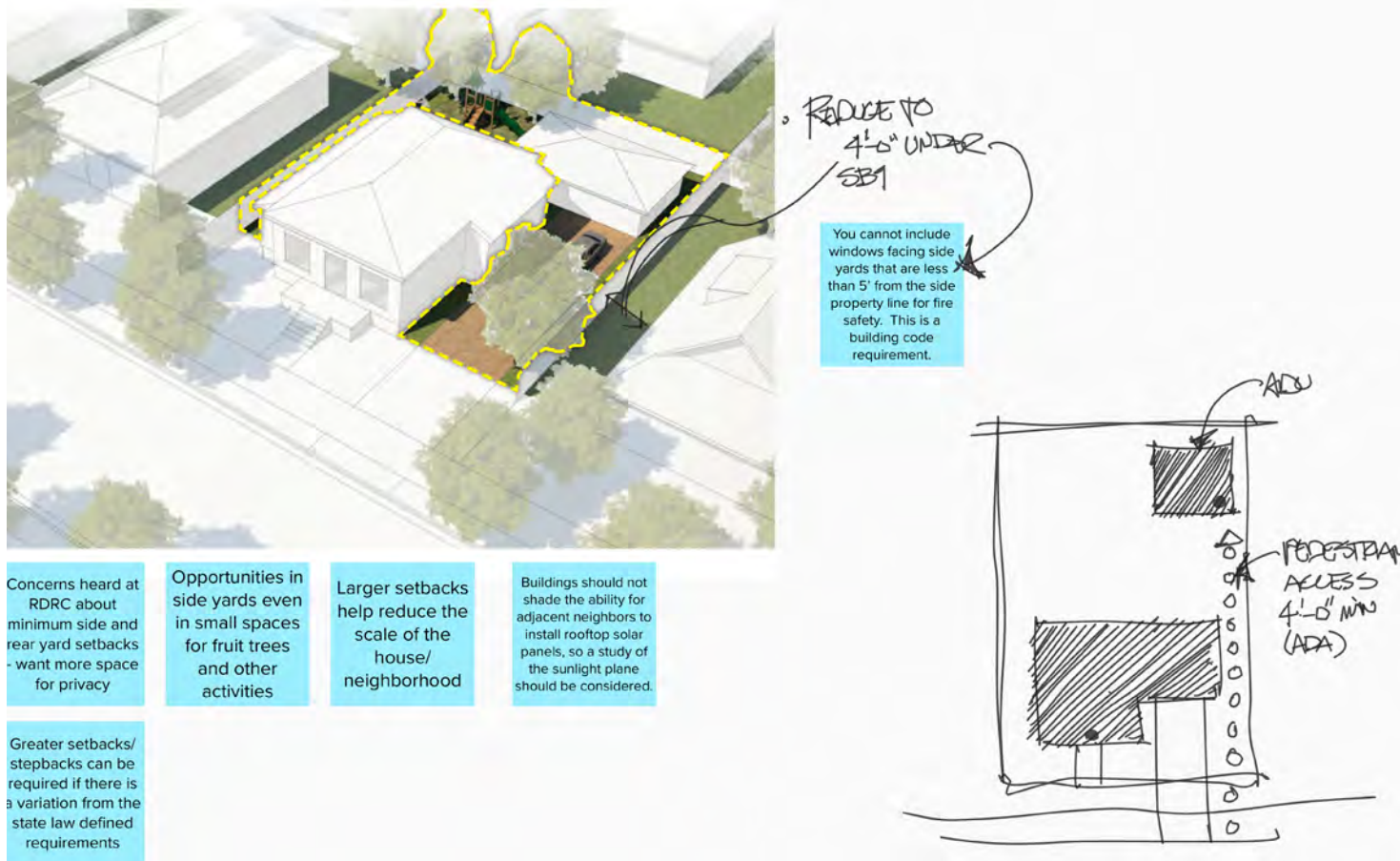
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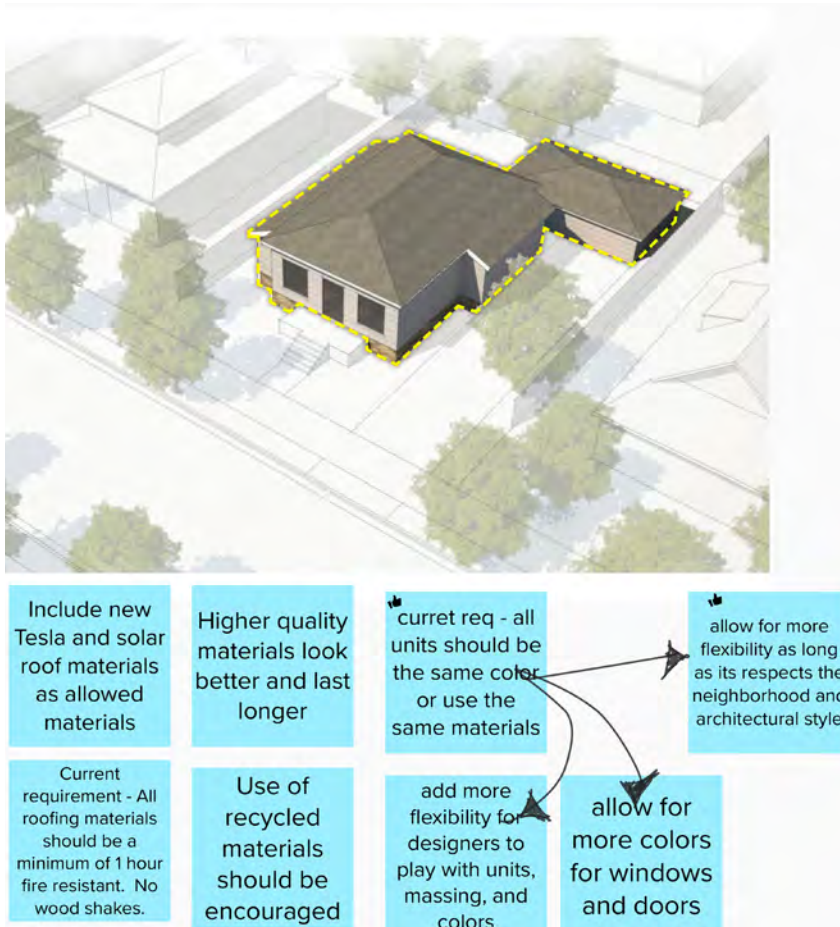


Larger setbacks help reduce the scale of the house/ neighborhood

Buildings should not shade the ability for adjacent neighbors to install rooftop solar panels, so a study of the sunlight plane should be considered.

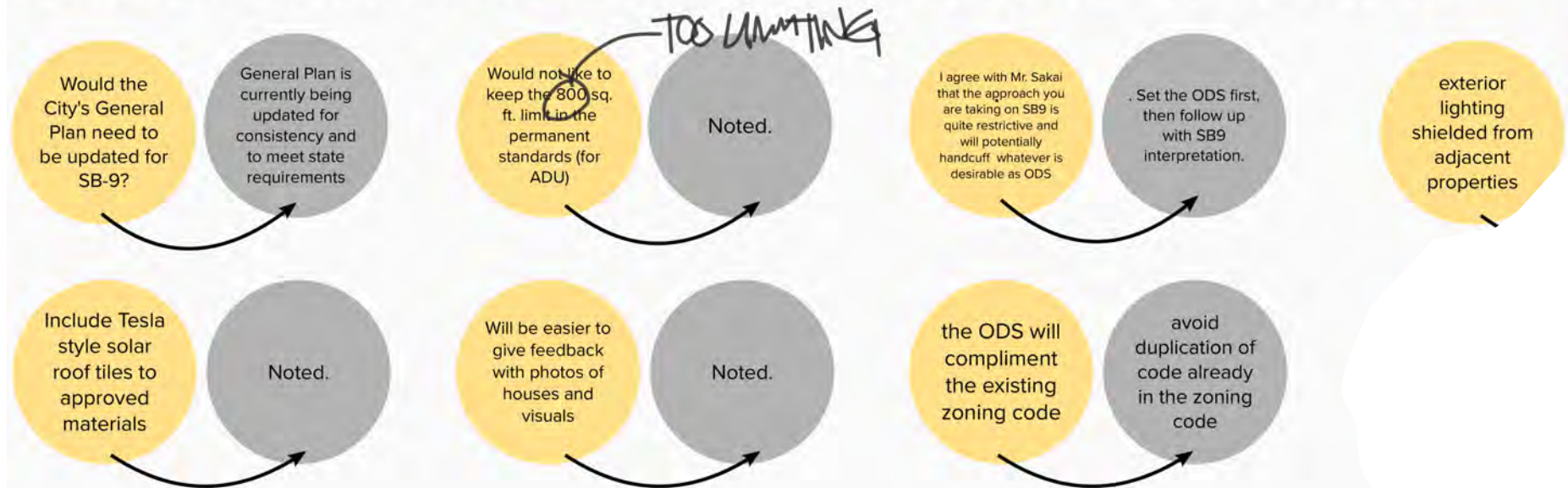
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SUMMARY (CONT.)

General Questions & Comments from June 6, 2022 Joint Session



NEXT STEPS

- **Summarize Existing Conditions (July-September, 2022)**
 - Emerging Vision and Community Feedback
 - Existing Standards
- **Community Survey (July-August, 2022)**
- **Develop Emerging Design Standards (August-September, 2022)**

CITY PROJECT WEBSITE: www.cityofsancarlos.org/designstandards
CITY CONTACT: amardesich@cityofsancarlos.org





CITY OF SAN CARLOS

**JOINT MEETING BETWEEN THE
PLANNING COMMISSION AND
THE RESIDENTIAL DESIGN REVIEW COMMITTEE**

Monday, June 6, 2022

5:30 PM

Conducted Remotely (ZOOM)

www.cityofsancarlos.org

APPROVED MINUTES

ADVISORY

Al Savay, Community Development Director
Lisa Porras, Planning Manager
Andrea Mardesich, Principal Planner
Rucha Dande, Associate Planner

PLANNING COMMISSION

David Roof, Chair - Excused
Kristen Clements, Vice Chair
Don Bradley
Ellen Garvey (RDRC Chair)
Jim Iacoponi - Excused

RESIDENTIAL DESIGN REVIEW COMMITTEE

Eugene Sakai, AIA, LEED AP
Hae Young Datwani

1. MEETING CALLED TO ORDER

The meeting was called to order at 5:30 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

None.

5. STUDY SESSION

- a) Provide an update, gather input, and receive public comments on the Objective Design Standards (ODS) being developed for future residential projects in San Carlos and present on the progress, gather input, and receive comments on the permanent SB-9 Ordinance.

Andrea Mardesich, Principal Planner, began the presentation.

Laura Stetson, with MIG, continued the presentation.

Mukul Malhotra, with MIG, continued the presentation.

Sajuti Haque, Senior Management Analyst, continued the presentation.

Committee Member Sakai asked if this meeting was the time to provide comments on the draft Objective Standards. Andrea Mardesich answered that the purpose of the meeting is to get overall feedback from the community, RDRC, and Planning Commission. She explained that there will be time in the future to comment on the specific standards themselves. She said that MIG will come back with the standards and there will be a community workshop before moving through the process of RDRC, Planning Commission, and City Council.

Committee Member Sakai asked about the reference to the Urgency Ordinance on packet page 5. He asked if it is anticipated that the Urgency Ordinance will differ from the permanent ordinance in terms of the 800 square foot limit. Andrea Mardesich said that they have not proposed any changes to the number of units, so any feedback on SB 9 will be incorporated moving forward but it is not what they are specifically discussing.

Commissioner Garvey commented that she has seen people in her neighborhood install a “Tesla Roof” that has solar embedded in it. She asked if this will be an approvable roof option. Andrea Mardesich said that she is unsure, but they can do the research and see if it can be included. She said that there are also state laws that involve solar, so those will need to be followed as well. Commissioner Clements asked if zero net energy is now a statewide requirement. Andrea Mardesich said that she is unsure about the deadline, but she will find out.

Commissioner Bradley asked if they would need to repeal the General Plan due to SB 9. Lisa Porras said that the General Plan is currently being updated as part of the Housing Element cycle. She said that they are not changing the zoning designation for sites to meet the need; they are taking a comprehensive approach where one zoning district will be updated to meet the housing need so all parcels can be up-zoned. She said that they will be looking at buildout and will factor in the SB 9 units as well. Lisa Porras continued that they will take a comprehensive look at this for the Environmental Impact Report (EIR) that will be a part of the Housing Element. Andrea Mardesich added that the Housing Element does not need to be completed for SB 9 units to be approved. Commissioner Clements said that because it is a new law it needs to be accommodated even if the General Plan does not specifically mention it.

PUBLIC COMMENT

David Crabbe said that this is very difficult to respond to because it is very general. He suggested that they add more houses and designs that they like so the public can rate them. He said that he agrees an 800 square-foot maximum is not enough. He said that he is looking forward to seeing SB 9 as it comes forward, but he thinks they need more visuals.

Mukul Malhotra said that the main questions that they are looking to answer are about the overarching elements that contribute to the character of San Carlos neighborhoods and the open space elements.

COMMISSIONER DISCUSSION

Commissioner Garvey commented that she likes the idea of diverse design and allowing the homeowner to build a home that has meaning to them. She said that she likes the idea of a walkable neighborhood.

Committee Member Sakai said that he appreciates the flexibility of the design standards in San Carlos. He said that he would like to see this approach to flexibility and openness to design maintained. He said that the lack of very specific design guidelines contributes to a lot of character in the homes. He continued that he thinks walkability is important characteristic that he would like to include. Committee Member Sakai said that the ability to build a home with a single car driveway contributes to this idea of walkability. He said that San Carlos is one of the only jurisdictions in which a porch is mandatory which he likes as well.

Commissioner Bradley said that he wanted to compliment the planning staff and MIG for doing a good job with community workshops and outreach along with the presentation.

Committee Member Datwani asked if the requirement for a visible entrance facing the street was based on safety. She said that she also views safety as a priority. Mukul Malhotra said that there is a very clear correlation that when there are doors and windows that face the street or a public open space, increases the safety of the neighborhood. Committee Member Datwani said that she agrees with the elements outlined and also appreciates the diversity in architecture coming through the RDRC to San Carlos. She said that the diverse design will create a well-connected and open community.

Commissioner Clements said that she likes the diversity in product in San Carlos. She said that communities have to be safe and the small lot sizes help with that. She said that she likes the more compact development patterns which also attributes to the walkability. She said that sidewalks are important to make neighborhoods more like home than a city. She said that she does not think views are an important thing to protect, and she likes that things can continue to change.

Commissioner Clements said that David Crabbe left comments in the chat about walkability. She read that David Crabbe would like wide continuous sidewalks with street trees. He also mentioned undergrounding street utilities.

Commissioner Garvey said that the use of greywater was a good suggestion in the last workshop. She said she would like to support the new tree ordinance that was just adopted. She added that she supports the addition of trees and the use of greywater in landscaping.

Committee Member Datwani said that she thinks tree lined sidewalks are nice to have, but not a necessity. She said that there are many streets that do not have sidewalks. She said if they added sidewalks with street trees it could make the streets smaller and less safe. She said tree mandates could also encroach on property lines. She said that street trees should be a choice made by the homeowner with the main concern being the safety of the property and the environment. She said that she does enjoy having tree-lined streets, but it should not be mandatory.

Commissioner Clements asked if there was a way to say that street trees are desirable or required only if there is room in the street. Laura Stetson said that if there is room for interpretation it might be difficult. She said that Public Works may already have standards for street trees that can be evaluated. Mukul Malhotra said that it is a balancing act to see if you can put the trees in only if there is space. He also said that they need to investigate trees that provide permeability and do not interfere with safety. He said that street trees can make people drive slower which contributes to safety. Andrea Mardesich said that Public Works does have standards in place for street trees. She said that right now the code talks about single family homes having a street facing tree, and this can be interpreted many ways. She said that they need to get to the outcomes they want either numerically or objectively. Commissioner Clements said that she finds it more and more important to provide shade for those that want to be outside.

Commissioner Bradley said that the state has reduced the side and rear yard setbacks to four feet. He asked if there is a way in these design standards to get the setback back to five feet. Andrea Mardesich said that the city does not have a way to make the setbacks more restrictive. She said that the laws themselves talk about the types of units that this applies to, so it is not applicable to all properties. Commissioner Clements said that there is not room for a large garden in a small side yard, but they do have some options for planting.

Commissioner Clements said that there was a comment in the zoom chat that mentioned that SB 9 would make flag lots more common.

Commissioner Clements said that she thinks as homes could always get larger on the parcel, it is important to maintain some kind of front yard. She said that it is possible for the front yard space to be used as a place to park units. She said that if they want to encourage a family-friendly community, there should be front yards. Mukul Malhotra said that this also contributes to community and safety.

Commissioner Bradley said that he hates to see 20 feet of pavement to park two cars in the front yard of a small lot. He said that he would like to see green front yards and not concrete front yards. Laura Stetson said that they can say how much pervious surface can be in a front yard. Commissioner Clements said that although it is not always attractive for parking to be in the front yard, it is sometimes necessary. She said that it is better if it is used with the permeable pavers or over to the side. Laura Stetson said that they should consider the code requirements for situations like these. Commissioner Clements said that she would like to be able to allow garages off of a back alleyway or behind the house if possible.

Commissioner Garvey said that at the RDRC they often hear comments from neighbors on narrow streets that they are concerned about parking on the street. She said that if the homeowner is able to meet the code using a permeable surface, and get two cars off the street, it is usually a better idea. Mukul Malhotra said that open spaces can serve different purpose at different times of the day. He said that thinking of the front yard as a flexible mixed-use space can be helpful.

Committee Member Datwani asked if the porch is required to be covered. Andrea Mardesich said that the code requires a 40 square foot porch that could be recessed or a projection. This does require some sort of roof covering unless it does not match with the design or there are other entry features. She said that nine times out of ten the porch is covered. Committee Member Datwani asked if the front porch can be enclosed. Andrea Mardesich said that a covered porch will be counted in the floor area and would likely not be counted as a porch. Committee Member Datwani said that she loves the diversity of architecture. She said that if the porch and entrance is required to be the same for all homes, it could take away from this design flexibility. Commissioner Clements said that she agrees that the porch and entry can be different in different homes to ensure diversity of homes.

Committee Member Sakai mentioned the restriction on packet page 23 about entrances not exceeding 10 feet in height. He said that this might be overly restrictive in terms of porches because the height does not allow for roof slope. He said that the idea of porches is good, as long as there is room to design nice ones.

Committee Member Sakai commented that he questions whether these standards will ever be able to be used because of the 800 square-foot limit. He said that this is not promoting the highest, best use of the land because of the square-footage restrictions. Andrea Mardesich said that these objective design standards will not only apply to SB 9. Committee Member Sakai clarified that the applicant could either use the objective design standards on packet pages 22-24 or go through RDRC approval. Andrea Mardesich confirmed that this is true and added that these standards as written only apply to SB 9.

Commissioner Garvey echoed and supported the comment made by Committee Member Sakai regarding porch height. She said that the deemphasis of garages shifts the focus to the front door, so the porch needs to be scaled correctly as the focal point.

Committee Member Datwani asked about the four-foot setback from the side yard, and how the property would be divided and accessed. Mukul Malhotra said that the four-foot setback provides feasible access to the new units although it may not be desired. Laura Stetson said that the 800 square feet is for the unit, but the minimum lot size for a subdivision is 1300 square feet.

Commissioner Clements said that she is in favor of liberalizing the 800 square foot size.

Commissioner Garvey commented that there are often robust and tense discussions between neighbors at RDRC meetings. She said that setbacks can provide relief for houses that are quite massive. She said that setbacks can address tension with second story windows. She said that the use of setbacks is important.

Commissioner Clements read a comment that said rooftop solar is very important, and she said that it is important for people to be able to be reliant on their own solar power.

Commissioner Garvey said that higher quality materials look better and last longer. She said that she supports quality materials in the building.

Committee Member Sakai mentioned that on page 23 there is a standard that says “all exterior building materials and colors shall be the same for all units on the property.” He said that he thinks this is restrictive and may not always be a good idea. He said that it is also restrictive to keep colors to only black white or earth tones. He said that there are a lot of quality windows and doors that are not these colors. He said that prescribing materials and colors too much could tie the hands of someone capable who could come up with something really nice without restrictions. Committee Member Datwani agreed with Committee Member Sakai and said that colors and measurements should not be so heavily restricted. Commissioner Clements said that restricting colors and materials takes away from the flexibility of the standards. She said that homeowners should have more latitude concerning what to do on their own property. Commissioner Clements said that she would like to make sure restrictions are not cost prohibitive, and recycled or alternative materials can be used.

Commissioner Bradley agreed with his colleagues about the material standards and said that quality materials are better.

Commissioner Clements clarified that these are for single family development, but it can apply to SB 9. Mukul Malhotra said that this is true.

Committee Member Sakai asked how the development standards work in standard with these standards. Mukul Malhotra said that these standards compliment the development standards. Committee Member Sakai said that there is some overlap between these standards. Andrea Mardesich said that this is in addition to some of the development standards, and the specific subset for SB 9 is not permanent because it will be added to one set.

Commissioner Garvey said that she supports the shielding of outdoor lighting. She said that she appreciates the direction of the light downward. Commissioner Clements seconded this comment.

Laura Stetson spoke about next steps for this project.

6. ADJOURNMENT

The meeting was adjourned at 7:53 pm.

We invite you to take our Design Standards Survey for new housing developments.

The City's effort to draft Objective Design Standards is underway. These standards will apply to single family, mixed use, and multifamily development projects no longer subject to discretionary review or public hearings.

Visit the project webpage for more
information and to take our survey:
cityofsancarlos.org/designstandards

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SAN CARLOS





600 Elm Street
San Carlos, CA 94070

Take the Design Standards Survey

Survey Closes on March 10, 2023



Take the survey and learn more about the project at www.cityofsancarlos.org/designstandards.

OBJECTIVE DESIGN STANDARDS COMMUNITY SURVEY RESULTS

Reporting results through
February 13, 2023

Closes March 10, 2023

cityofsancarlos.org/designstandards

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SAN CARLOS

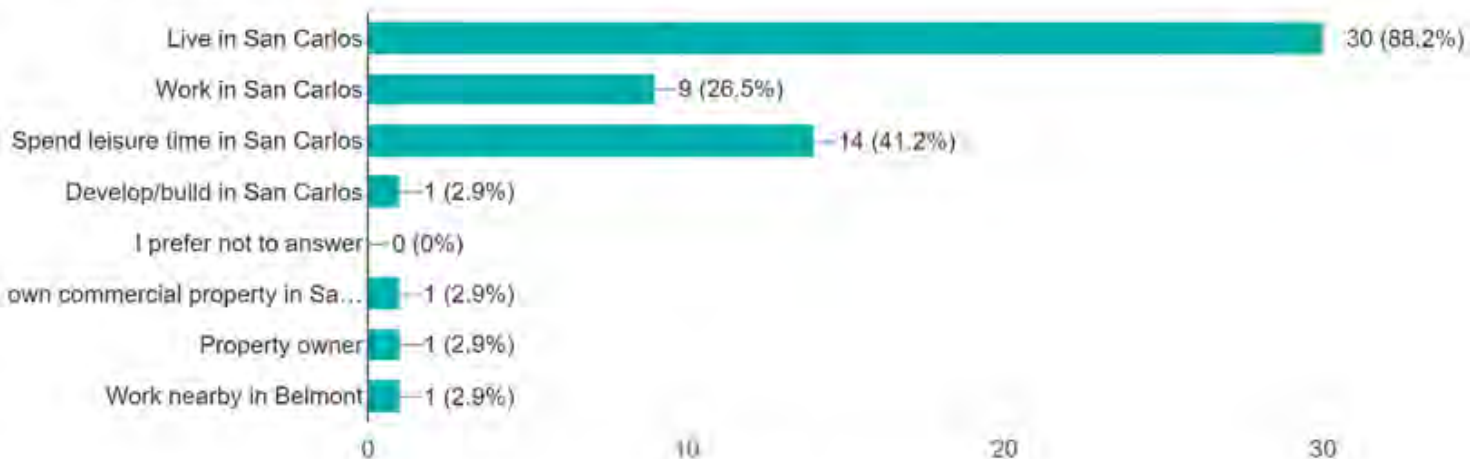


CITY OF SAN CARLOS

RESPONDER DEMOGRAPHICS

Currently, do you... (check all that apply)

34 responses



If you live in San Carlos, what type of home do you live in?

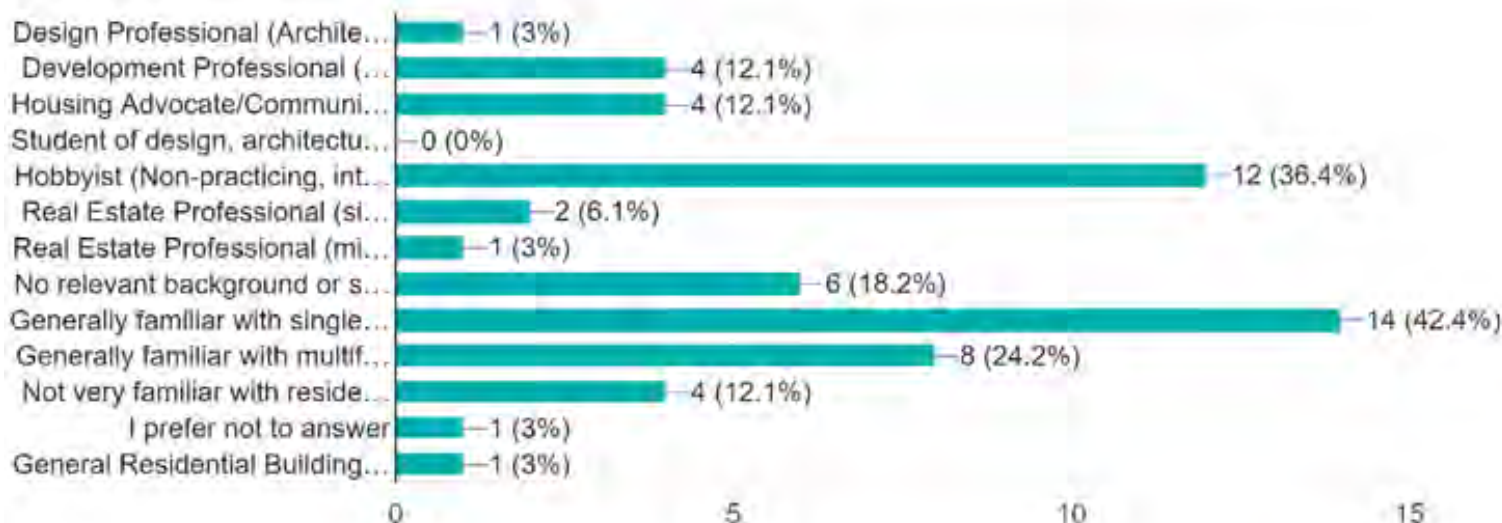
34 responses



- Detached single-family home
- Townhome
- Condominium
- Apartment
- Accessory dwelling unit (granny flat/ guest house)
- Group home
- Do not currently have a permanent ho...
- Do not live in San Carlos
- I prefer not to answer

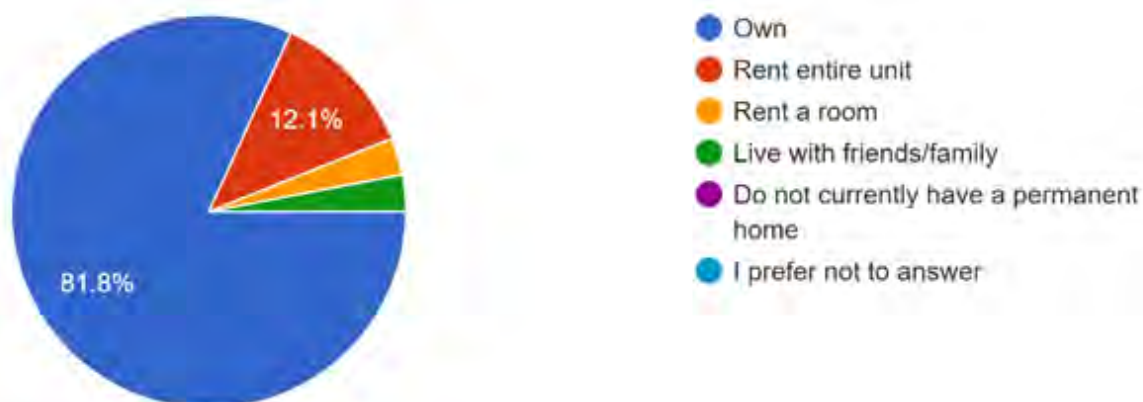
What is your background or familiarity in residential building/site design, urban planning, or architecture? (check all that apply)

33 responses



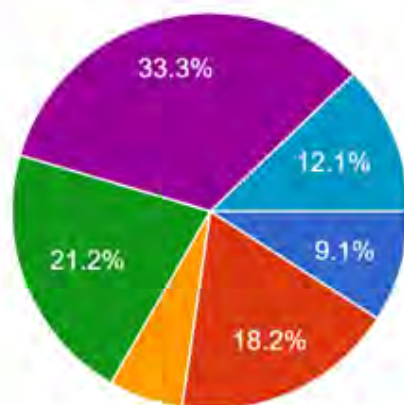
In your current home, do you:

33 responses



How long have you lived in San Carlos?

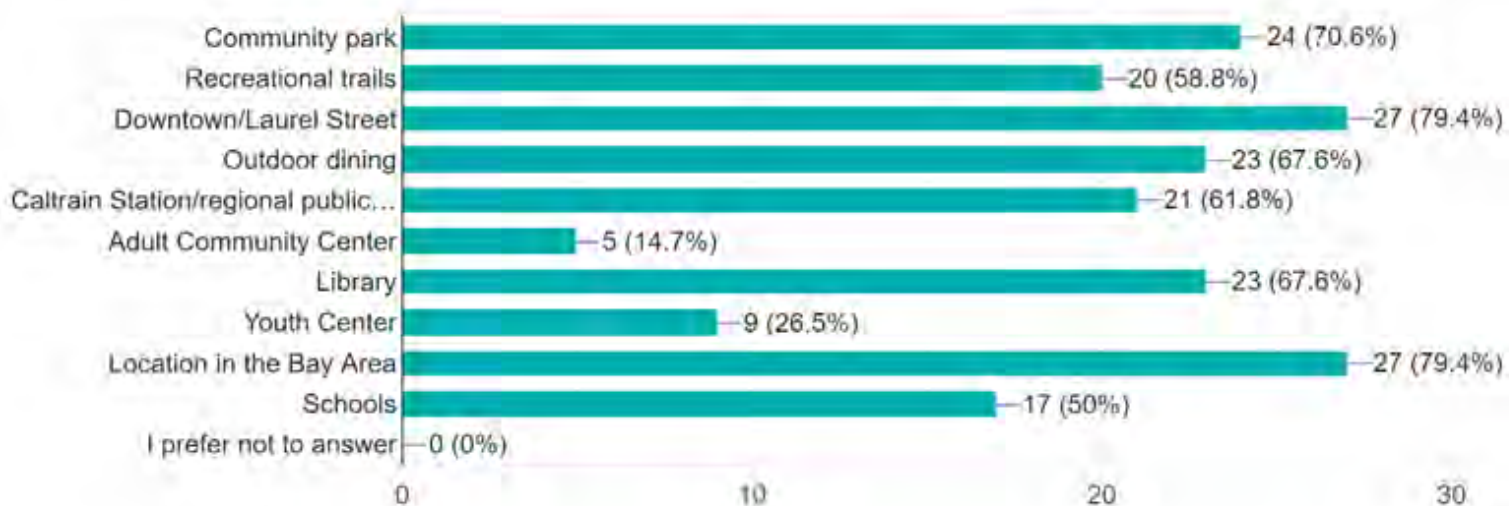
33 responses



- Less than a year
- 1-5 years
- 6-10 years
- 11-20 years
- 21+ years
- Do not live in San Carlos
- I prefer not to answer

What are your favorite community amenities in the city? (check all that apply)

34 responses





Which area do you reside in?

34 responses



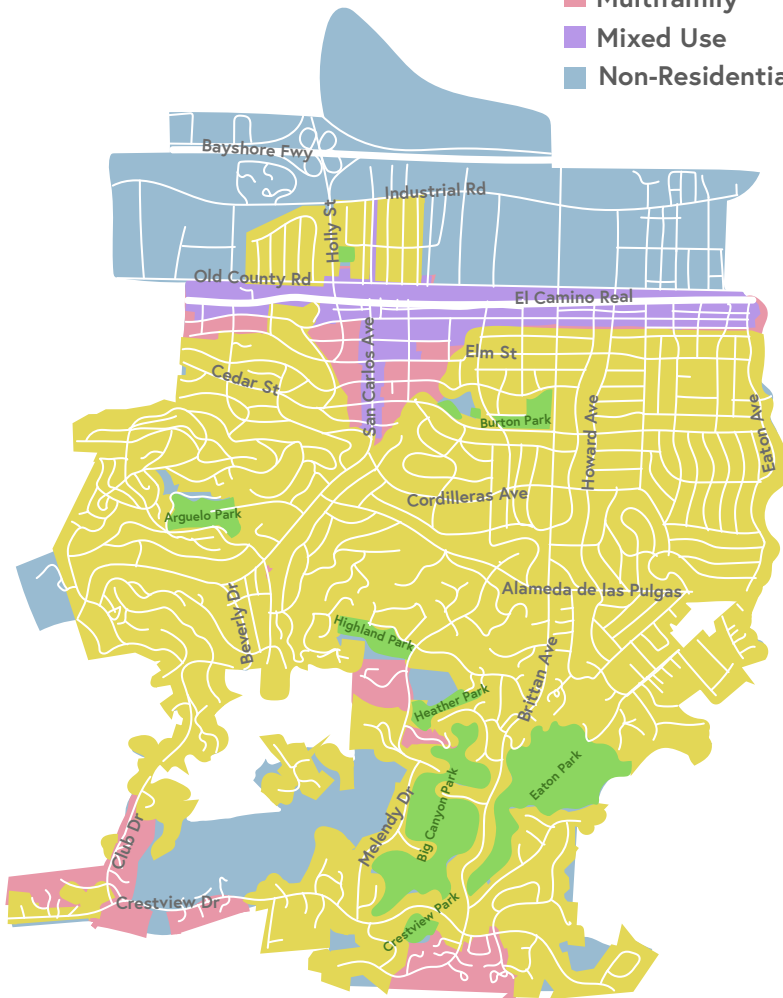
- Laureola
- South Cordes
- Downtown/Near downtown
- White Oaks
- Devonshire Canyon
- Beverly Terrace
- Brittan Heights
- Laurel Terrace

SINGLE FAMILY (DETACHED)

City of San Carlos Residential Zoning Districts

Parcel boundaries are approximated

- Single Family
- Multifamily
- Mixed Use
- Non-Residential



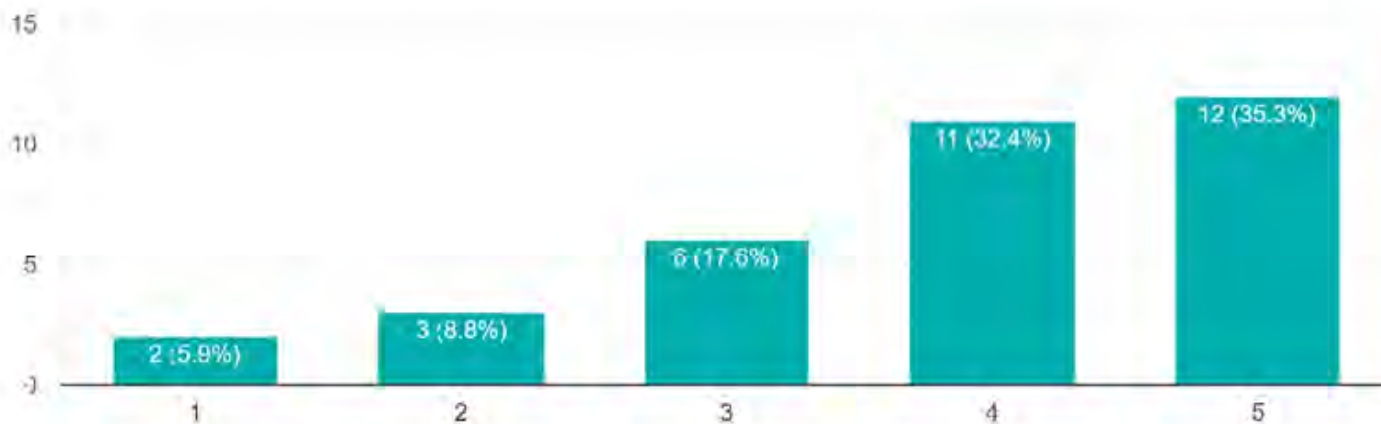
Single family zoning is the lowest density residential zoning district type and makes up about 2/3 of the total land area of San Carlos.

Single family lots are typically deep, narrow, and flat in the central city, or can be more spacious and atypically shaped near or in the hillside.

Hillside properties and properties adjacent to Cordilleras or Pulgas creeks are subject to additional requirements beyond residential design standards to mitigate impacts of development on creeks and riparian zones, soil erosion hazards, and Wildfire and Wildland Urban Interface (WUI) risks.

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

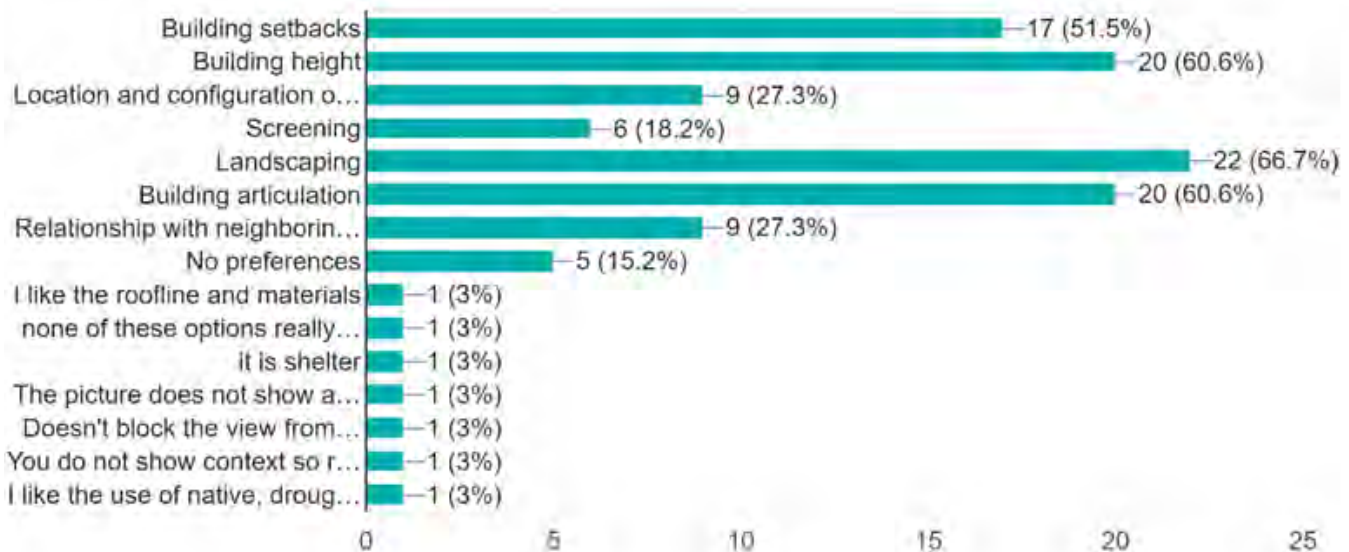
34 responses





What characteristics make the design of the development appealing to you? (check all that apply)

33 responses

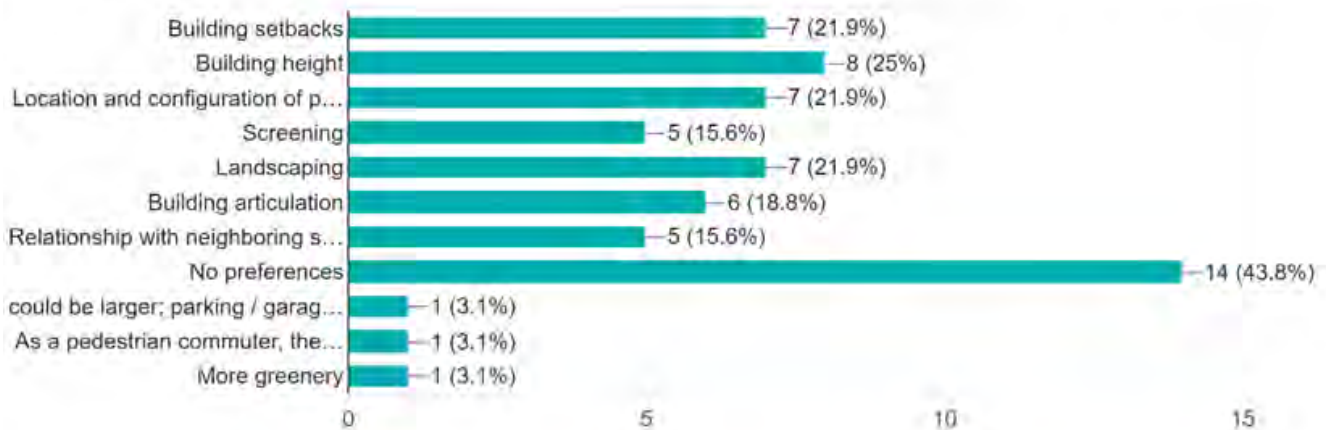


- I like the use of native, drought resistant bushes in lieu of a conventional grass lawn. The lack of screening compliments the bold modern architecture.
- You do not show context so relationship with neighboring structures is an unanswerable question
- Doesn't block the view from neighbor lots
- The picture does not show any other structures so what is good about the relationship is the lower density implied by the picture
- it is shelter
- none of these options really apply; e.g., I think clicking "setbacks" would imply that I like the large setback, but if anything it seems too set back?
- I like the roofline and materials



What improvements would you make to the design of the development? (check all that apply)

32 responses



- could be larger; parking / garage could be less visible, i.e., could be closer to the street and better engage with the street
- As a pedestrian commuter, the front parking configuration seems hazardous.
- More greenery

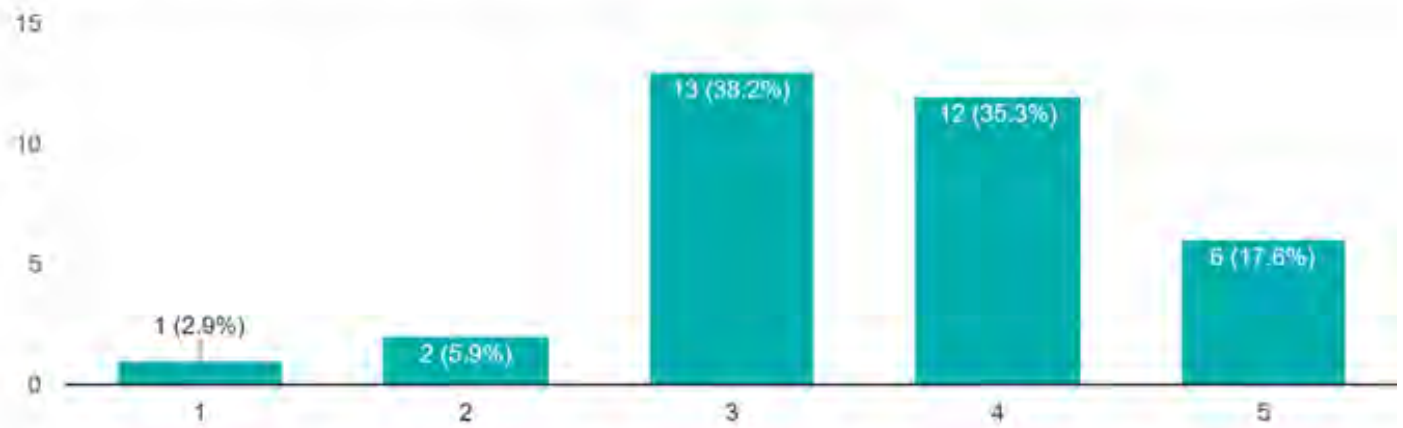


Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- Seems short. Garage door is too prominent.
- More trees
- Less setback. Front yard is wasted
- This ultra modern structure doesn't match most homes in San Carlos, but does have some appeal.
- There's not enough information from this picture. It looks like a nice modern house with a decent setback on a flat lot. It doesn't match with 90% of existing homes in San Carlos style wise but it also doesn't drastically change a neighborhood. It would fit in.
- people should be able to choose their own design but not one that is built so close to the property line or towers over the neighborhood
- see "other" above. the structure of this survey is confusing. what do any of these options mean---e.g., if I click "height", does that mean I want it shorter? or taller? I'm guessing shorter, but that's not really my preference.
- 1. I cannot see any neighboring structures; what is the relationship? 2. Set too far back. 3. Landscaping is too uniform, should include different heights and textures. I don't like black tan bark. - But those are my preferences, they don't need to be standards.
- less prominent car storage space. nearly half of the picture is a garage. very unattractive
- Too blocky and flat on the facade. Driveway/parking is too prominent and dominates the house. Entryway to is not prominent. This feels like a commuter home with no neighborhood vibe. Garage/parking should be set back from main entry and facade and articulation changed to deemphasize garage/emphasize front entry.
- It feels like modern San Carlos. It's generally appealing.
- We don't need anymore single family detached, especially single story
- I guess it's fine. It looks like a lot of other houses in San Carlos.

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

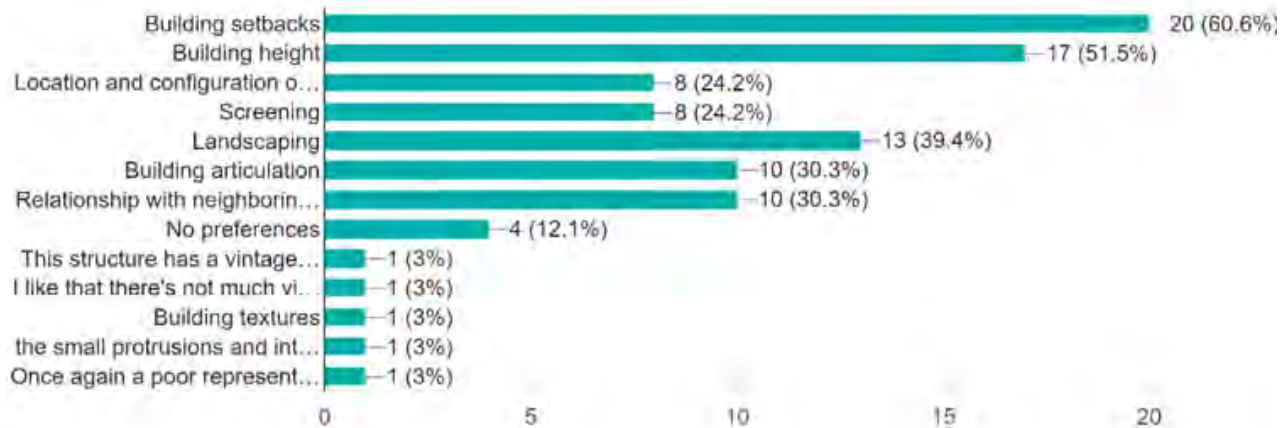
34 responses





What characteristics make the design of the development appealing to you? (check all that apply)

33 responses

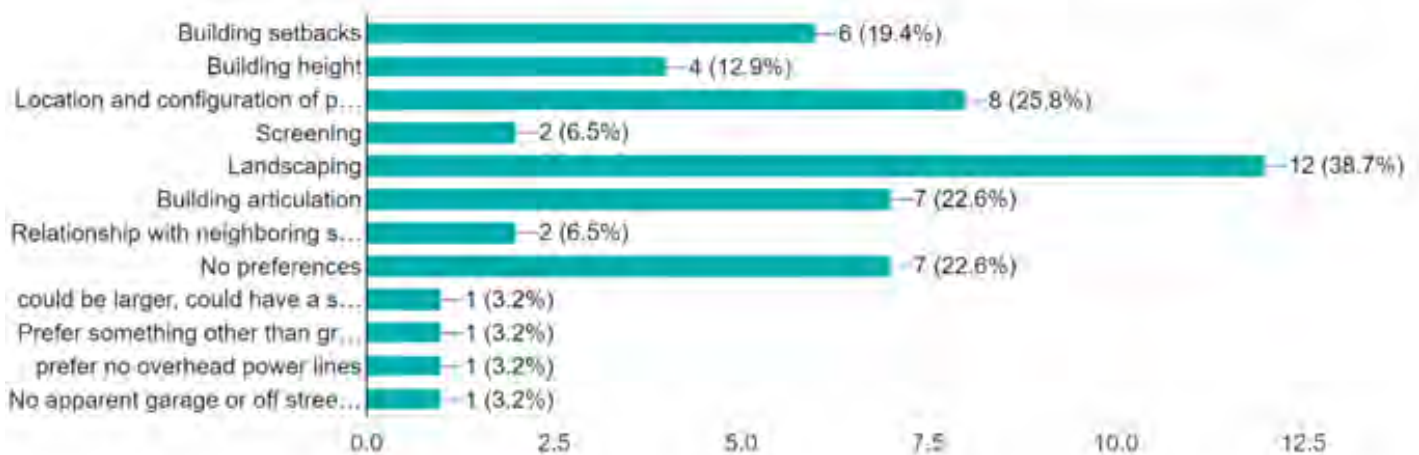


- This structure has a vintage "San Carlos" look, that has appeal too
- I like that there's not much visible parking
- the small protrusions and intrusions of the window nicely break up the faces of the building
- Once again a poor representation of the relationship to other structures



What improvements would you make to the design of the development? (check all that apply)

31 responses



- could be larger, could have a smaller yard
- Prefer something other than grass lawn
- prefer no overhead power lines
- No apparent garage or off street parking

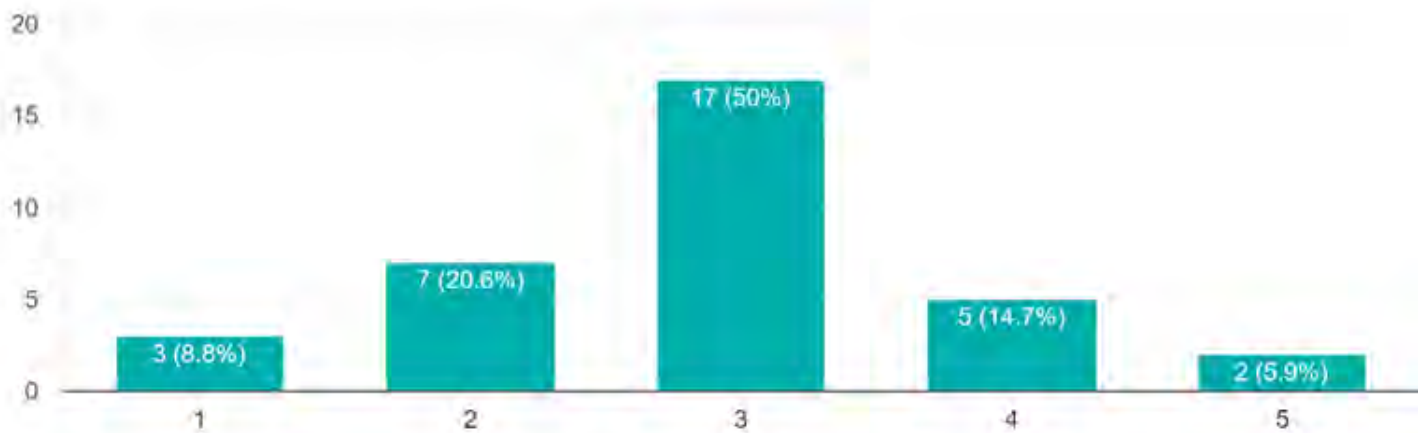


Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- Sits too far back from street. Nice landscaping and screening tree on the right.
- Pavements, more bushes or fence,
- Extend the 2nd story, less setback
- Where is the parking and garage?
- the neighborhood is not pictured. does it fit?
- see "other" above. the structure of this survey is confusing. what do any of these options mean---e.g., if I click "height", does that mean I want it shorter? or taller? I'm guessing shorter, but that's not really my preference.
- Second story should have setback.
- The supreme beauty of this building is its age and sense of history. Too many of these are taken down. Aesthetically one detail that is Rarely used any more is deeply recessed stucco window openings. It's a beautiful detail and adds so much character.
- The home is two stories but more so is still on the ground floor, which can be good for privacy for renovation in existing neighborhoods
- The only thing I would change is to replace the lawn with native plant groundcover.
- Remove overhead wiring and utilities
- It is a Beautiful old design but is so flat. Make the front of the building come out toward, or away from, the Main Street to make it more visually interesting and to add more coziness to the street itself
- I guess it's fine. It looks like a lot of other houses in San Carlos.

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

34 responses





What characteristics make the design of the development appealing to you? (check all that apply)

32 responses

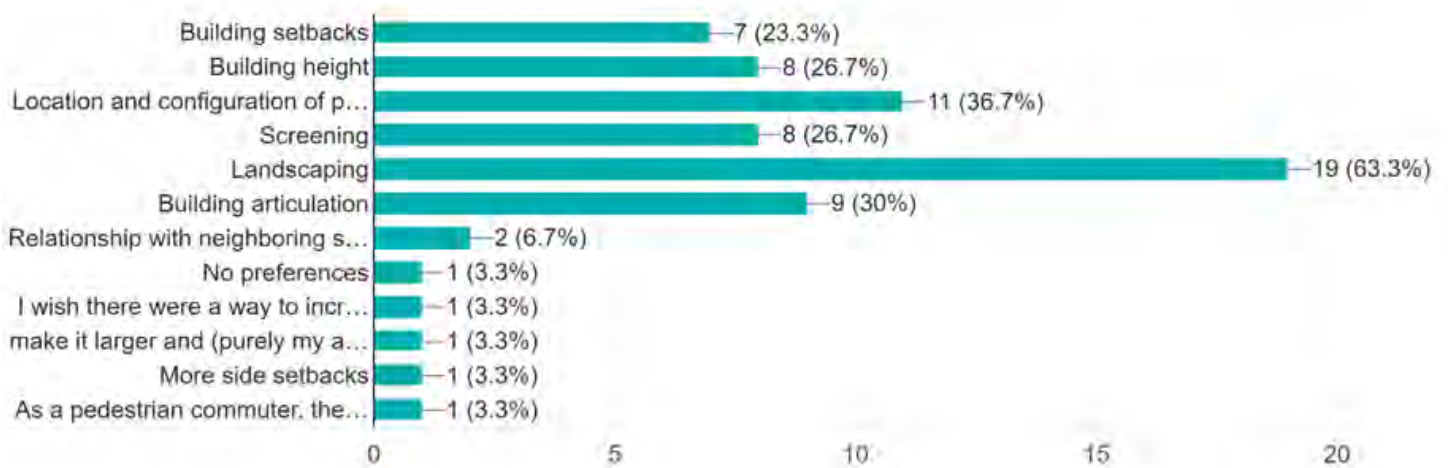


- it's an ugly house, but I like the porch, and I like that it engages with the street
- Porch
- nice deck
- The close proximity to other buildings make this seem like a safe neighborhood.



What improvements would you make to the design of the development? (check all that apply)

30 responses



- I wish there were a way to increase size of one car garages in San Carlos. They are not very adequate and just tend to be storage sheds, meaning that more cars are parked on both sides of the street and makes for weaving down them to avoid hitting other cars head on.
- make it larger and (purely my aesthetic preference) more up-to-date
- More side setbacks
- As a pedestrian commuter, the front parking configuration seems hazardous.

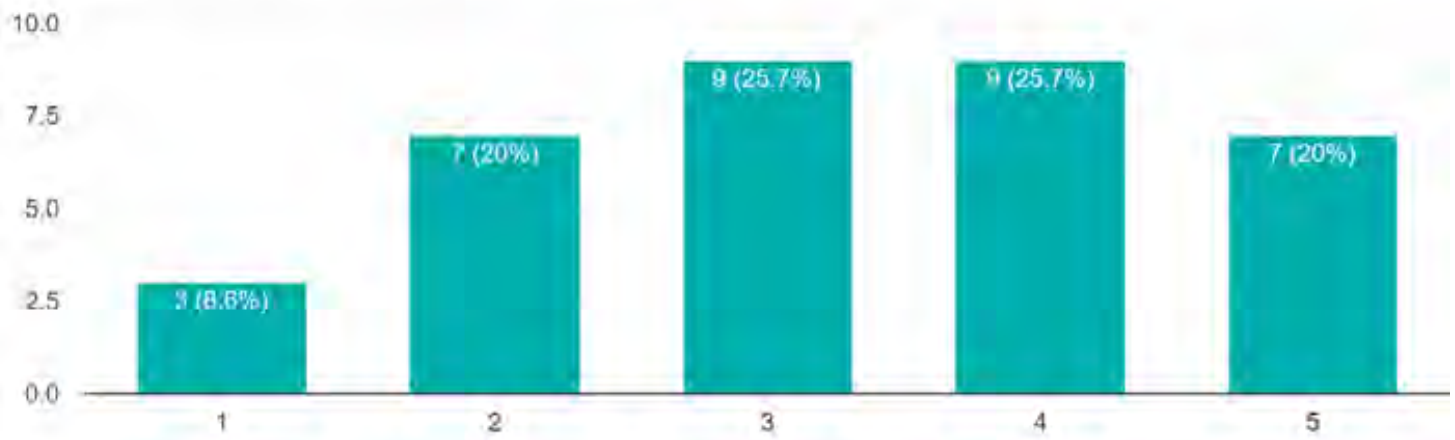


Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- Garage too prominent. Like the colors. Roof seems imposing without any breaks. Could be taller with more massing breaks.
- Change windows , add more green
- Add another story, make it a duplex
- One car garage puts too many cars on the street.
- This house needs trees and landscaping to make it appealing and interesting. Trees would also help shade the house from hot sun in the summer. Trees add value to the home and neighborhood.
- the neighborhood is not pictured. does it fit?
- see "other" above. the structure of this survey is confusing. what do any of these options mean---e.g., if I click "height", does that mean I want it shorter? or taller? I'm guessing shorter, but that's not really my preference.
- More plant variation
- Roof mass at front of house is too large without articulation. Shouldn't be able to have uninterrupted roofline facing street.
- This is pretty boxy, but it's a vintage design from an earlier popular aesthetic. Every era has its design trends, but again, it's important to keep homes from all design periods to emphasize a sense of history, among other things.
- Front porch is nice, but it needs a minimum depth of 6 feet to be usable and garage door is too prominent
- Add trees for shade and screening.
- I guess it's fine. It looks like a lot of other houses in San Carlos.

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

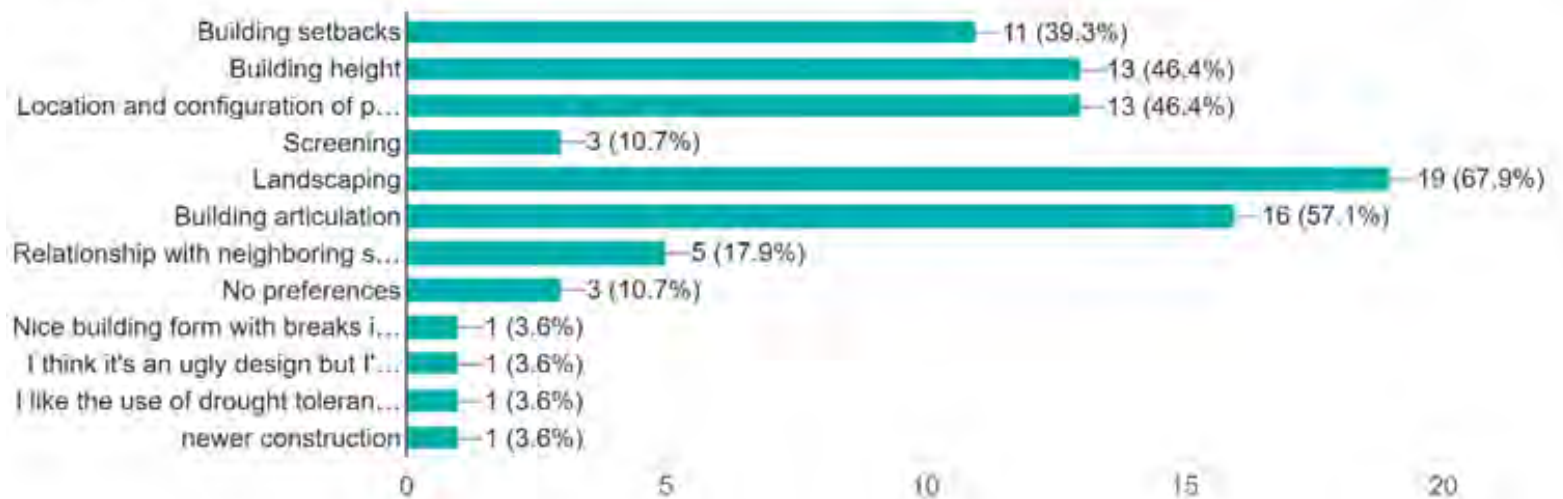
35 responses





What characteristics make the design of the development appealing to you? (check all that apply)

28 responses

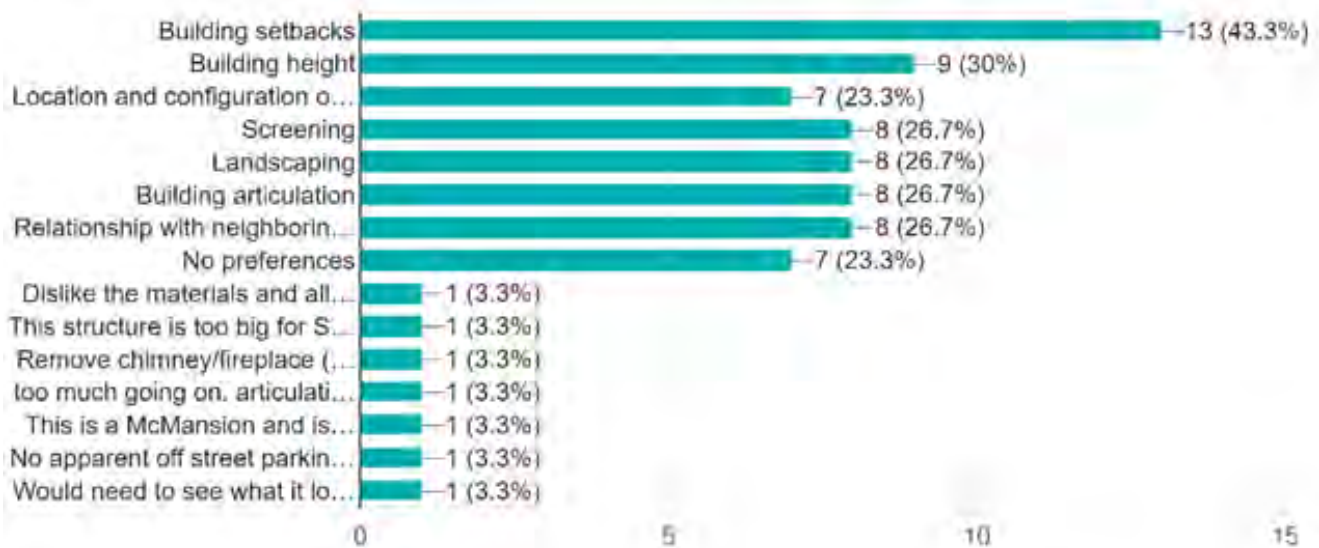


- Nice building form with breaks in mass throughout.
- I think it's an ugly design but I'm happy if someone wants to build it. I do like that it's close to the street, and it primarily exposes a porch, not a garage door.
- I like the use of drought tolerant landscaping. The height and close proximity of the building makes this sidewalk feel safe.
- newer construction



What improvements would you make to the design of the development? (check all that apply)

30 responses



- Dislike the materials and all gray palette.
- This structure is too big for San Carlos lots and dwarfs the surrounding homes. It's beautiful, but just too big.
- Remove chimney/fireplace (no longer viable in Bay Area and thus a waste of materials and space)
- too much going on. articulation up the wazoo
- This is a McMansion and is very unappealing
- No apparent off street parking or garage
- Would need to see what it looks like relative to the other homes. Is it too tall or too large for its plot of land in San Carlos?



Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- I like the lack of huge garage
- This house is overbuilt on the lot.
- I like the new trees out front. The house is too large and doesn't fit into the neighborhood. I prefer one story houses in San Carlos.
- are all the buildings this large in the neighborhood? why was it built so close to the property lines?
- I like the porch. Roof variation is nice.
- Great design. Good varied setbacks and articulation of both first and second stories with main entry most prominent.
- This is too big and almost cartoonish. It evokes a feeling of a Disney fantasy suburban home. Houses like this also blow out the balance of the neighborhood. Simply put, it's a McMansion. The only saving grace is its varied articulation.
- Wide lot makes second story look larger and looms over neighborhood
- I like the landscaping. There's no lawn, and the trees and shrubs will provide shade when mature.
- Beautiful building style. Love the house. Would need to see what it looks like relative to its neighbors to know if it feel overwhelming or not. On its own, it's lovely.

SINGLE FAMILY (ATTACHED)

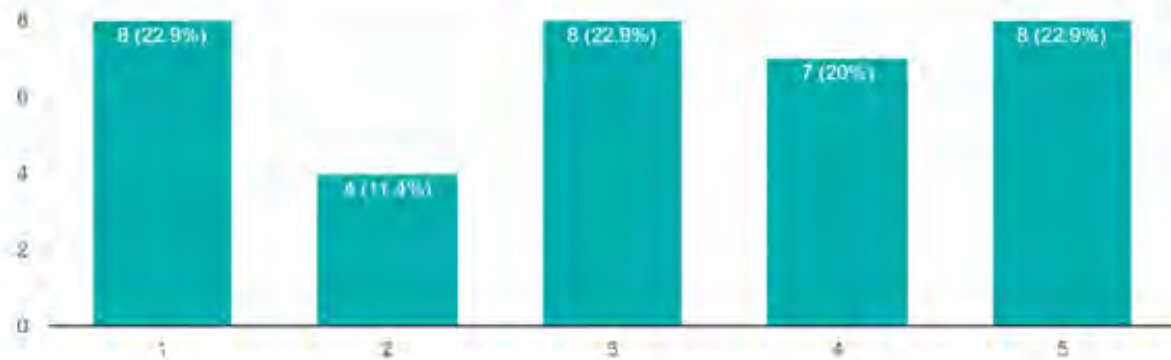
In single-family zoned neighborhoods of San Carlos, the most common building form is a detached single dwelling unit (standalone house). Some single family lots also contain accessory dwelling units (ADUs) that are either attached or detached from the main unit.

In accordance with CA law, up to four dwelling units are allowed on a single-family zoned lot. Various building forms are possible, like detached structures surrounding central courtyards or duplex/multiplex buildings.

The following images are examples of small-scale single family attached units.

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

35 responses



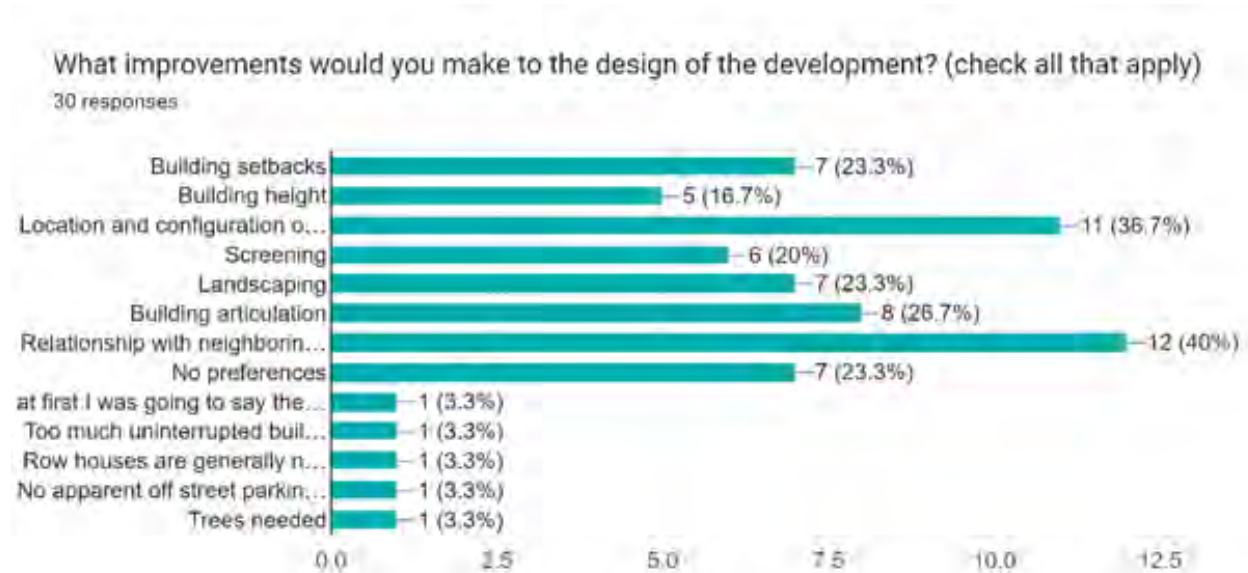


What characteristics make the design of the development appealing to you? (check all that apply)

30 responses



- Beautiful building form, recessed window/entry area with polygonal arch, great colors.
- seems great! could be 1--2 stories taller. love that it opens directly to the sidewalk.
- I like the potential of drought tolerant gardens by the sidewalk. The building height and short setback make this sidewalk feel safe. The connection to nearby buildings makes this look like a nice neighborhood.



- at first I was going to say the parking configuration is good. but I think the entrance is raised about ground level to make room for underground parking, which is wasteful and expensive
- Too much uninterrupted building mass. Attached units should be limited in overall width to more match feel of a single family home neighborhood.
- Row houses are generally not the most appealing
- No apparent off street parking or garage
- Trees needed

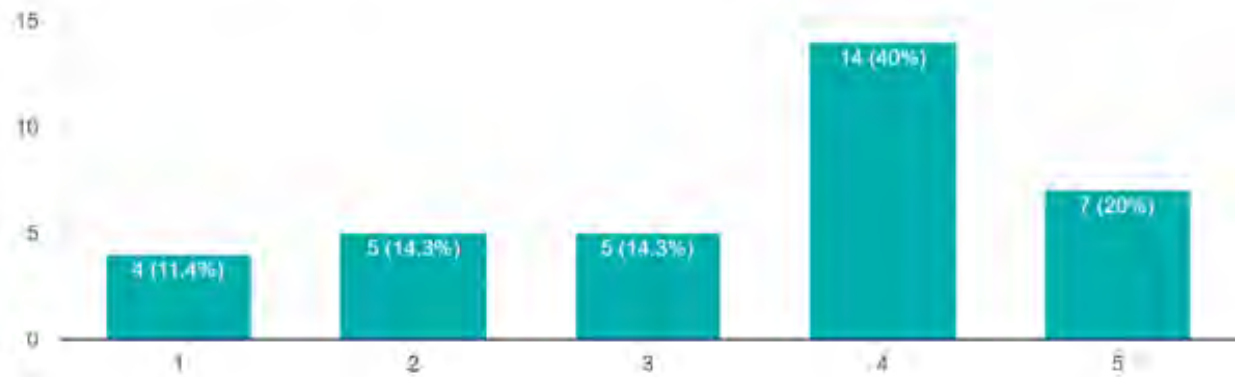


Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- This is a perfect townhome design. Could be taller to accommodate more living space.
- I'm not in favor of single homes that are attached like these. Makes for too dense a development - like the one proposed off of Alameda de las Pulgas in San Carlos (the former water company property.)
- These houses are too close together and wouldn't fit into a San Carlos neighborhood. Looks like it is in San Francisco. Not enough shrubs to soften the buildings.
- i don't know anyone who would choose attached housing over detached. no garage means lots of street parking (which is not depicted here)
- see "other" above.
- Set maximum mass visible from street, both for height and width. Design and articulation with prominent front entry, no visible garages, and multiple design elements is nice.
- Too many condos in this town
- Big points for saving the existing mature trees along the street. We need to go above and beyond to save mature trees.
- Slightly raised first floor creates privacy and more usable front deck
- When townhouses are built with parking in the back, nobody uses their front doors. People don't get to know their neighbors and there is less sense of community. I've lived in complexes like these, and they're completely lacking in community.
- Presumably, the parking is in the back. That is appealing however, what often happens with homes like this is that residents never come out the front because their cars are always in the back. The result is a street that is devoid of people. That's not good.
- More greenery

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

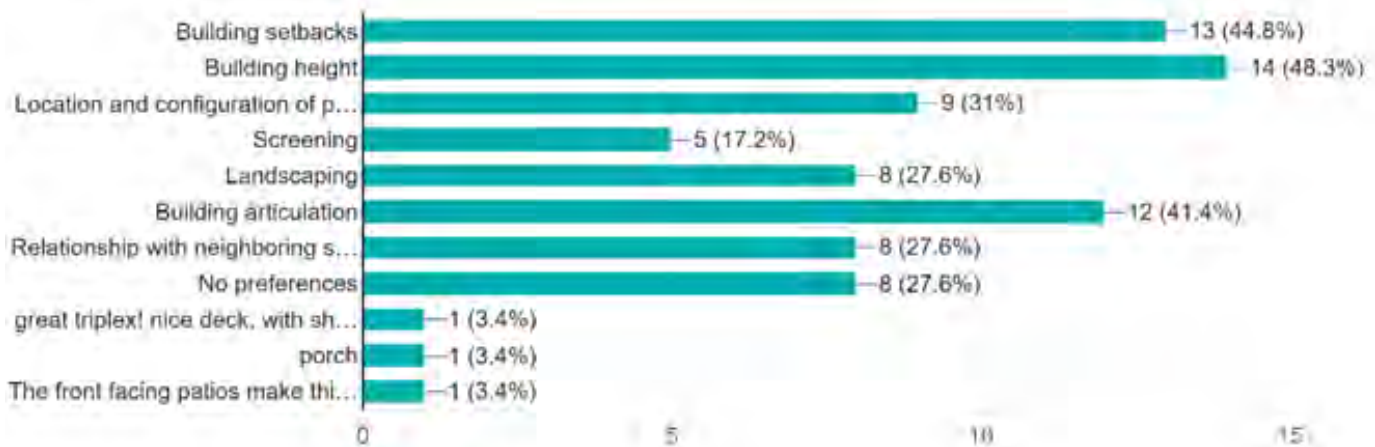
35 responses





What characteristics make the design of the development appealing to you? (check all that apply)

29 responses

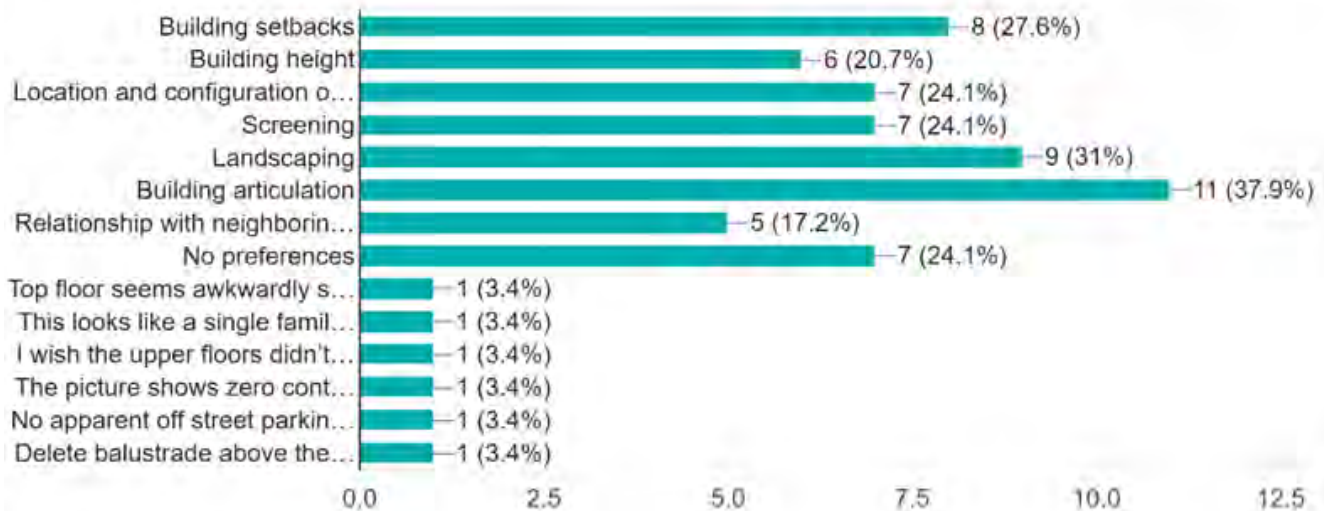


- great triplex! nice deck, with shrubs to separate from the sidewalk without being far or blocked
- Porch
- The front facing patios make this look like a welcoming street. The building height and short setback make this feel like a safe sidewalk.



What improvements would you make to the design of the development? (check all that apply)

29 responses



- Top floor seems awkwardly small.
- This looks like a single family home re-configured for multiple families. I am not sure how I feel about it. I think I prefer ADUs
- I wish the upper floors didn't articulate back so far
- The picture shows zero context to Parking location
- No apparent off street parking or garage
- Delete balustrade above the entry. It's out of proportion
-

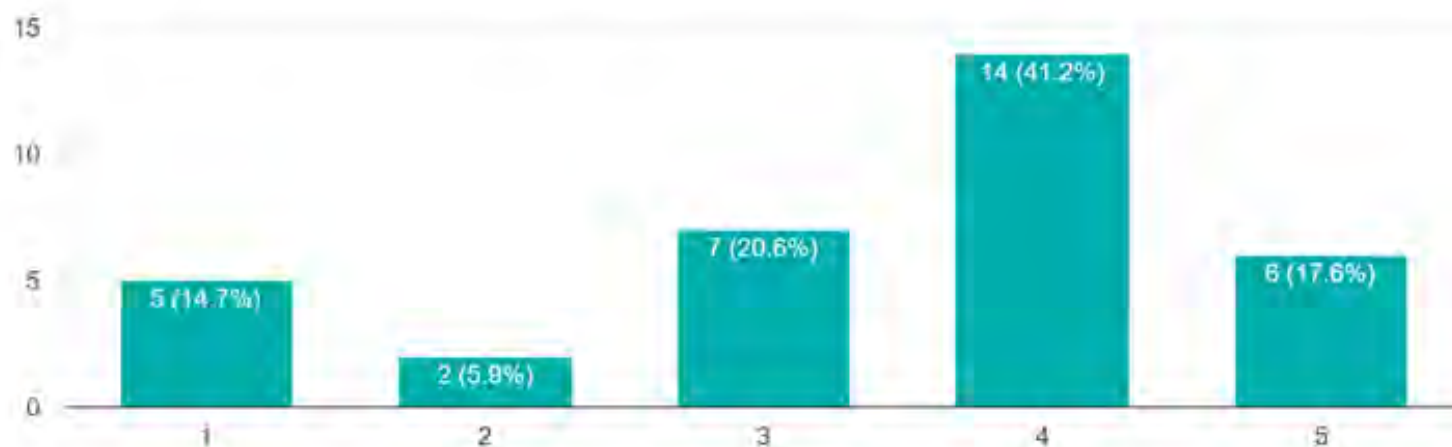


Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- Looks like a typical single family home in scale and design, but houses multiple families. Very cool. I enjoy the colors and the very large porch.
- The architecture is odd. The 3rd floor room makes the building too high.
- make it 1--2 stories taller. kind of a goofy design IMO but who cares?
- I notice it's a duplex (or more). Nice. Roofline is kind of flat, but it does provide a balcony for one household.
- Maintains single family home appearance. Width is not too wide, so doesn't feel like significant building mass.
- This looks like an original build from the early 20th century. On that merit alone it should be revered. That said, this is not a native style to San Carlos. There were few Craftsmen style homes here and, sadly, even fewer now. This could use a greater setback and definitely more attention to landscaping.
- Large front deck and small setback create eyes on the street
- This is terrific! Would love to see many of these on single family lots! They're at scale with single family homes. The front doors opening to a single broad porch makes it more likely the occupants will know each other and their neighbors.
- The setbacks on the third floor give this building an unappealing character. I think it would look more natural for the third story to follow the front foundation.
- That is just an ugly house that has no balance.

How appealing do you consider the design of the development shown in the following image, where 1 means least appealing and 5 means most appealing?

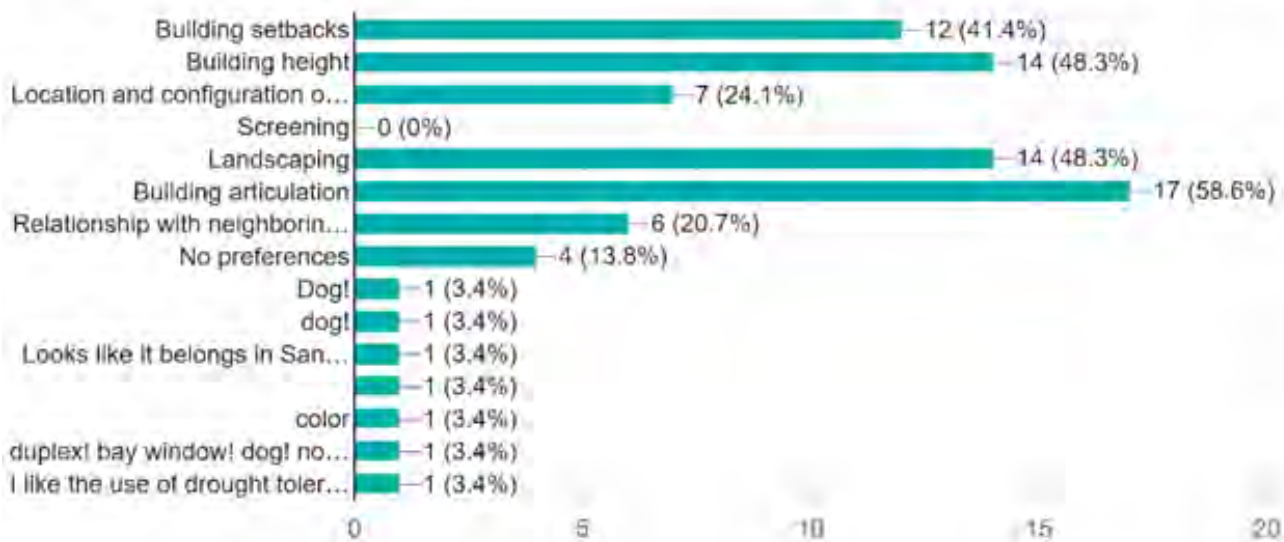
34 responses





What characteristics make the design of the development appealing to you? (check all that apply)

29 responses

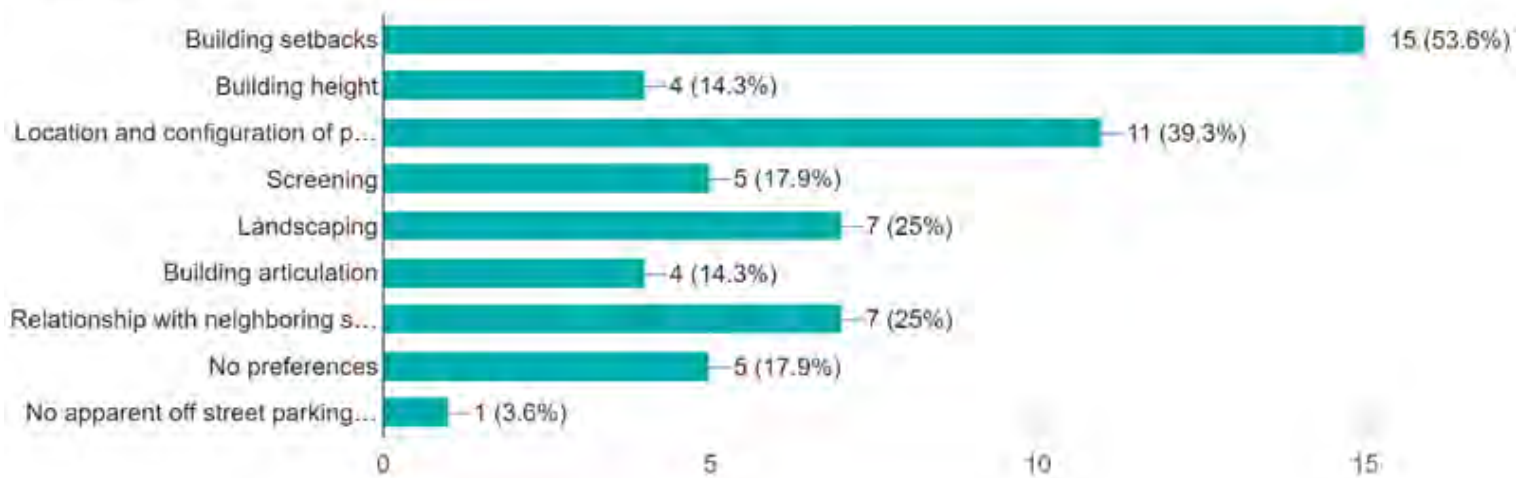


- Dog!
- dog!
- Looks like it belongs in San Francisco. No parking garage
- Color
- duplex! bay window! dog! not a garage in sight!
- I like the use of drought tolerant landscaping in lieu of a conventional grass lawn. The short setback and proximity to the sidewalk make this seem like a safe street to walk on. The close proximity to nearby structures makes this seem like a nice neighborhood.



What improvements would you make to the design of the development? (check all that apply)

28 responses



- No apparent off street parking or garage



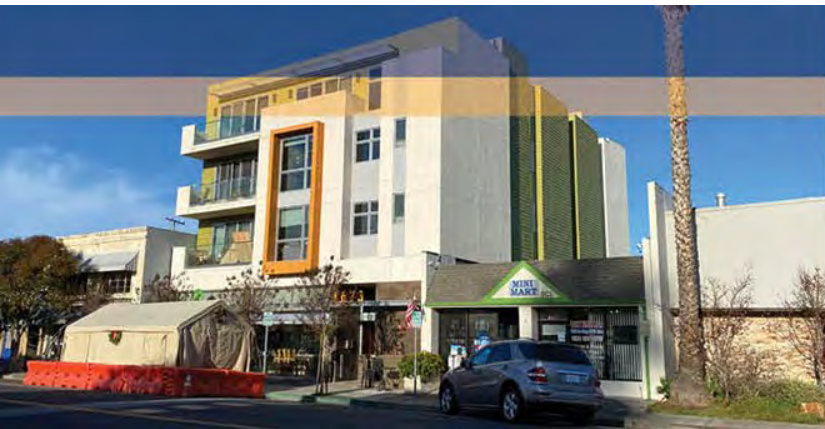
Would you make any other improvements, or highlight any other appealing characteristics of the design? Please explain your above answer choices, or describe any additional thoughts you have about this building and/or site design:

- The bay window continued to the ground adds a lot of visual interest. Personally love the color palette. Fantastic landscaping, looks very well cared for and homely.
- Cute and interesting house. Like the succulents out front because they are drought tolerant.
- adorable! could be a bit taller, but love the open front window, porch, fun color, etc.
- Concerned about accessibility of entrance; are there alternatives?
- Too close to sidewalk and too close to neighboring properties.
- Building without parking is foolish. This will not keep people from having cars. On a lighter note, the dog should stay.
- Small patio and more building forward creates unpleasant atmosphere
- There is a lack of contextual awareness in all of the examples which creates flaws in the survey.
- Love this one, too! Dividing an existing structure keeps the neighborhood look and feel intact and is much less resource-intensive than building from scratch. I also much prefer this architectural style, but I understand that's subjective.
- For the space it is given, it's very well used. It's a beautiful home. Love the Victorian style of California. It has a wonderful charm and well balanced. It's unfortunate that it had to be built so close to its neighbors. The plots of land are pretty small here in San Carlos.



Planning and Transportation Commission

Meeting Summary, March 20, 2022



Introduction

The Planning and Transportation Commission meeting occurred on March 20, 2023, at 7:00 PM.

- The workshop was held in person in the City Hall Council Chambers at 600 Elm Street.
- The meeting was recorded and posted by the City here:
www.youtube.com/watch?v=oPHsCufhEUU

Overview

The purpose of the meeting was to review preliminary objective design standards for single-family residential development types in San Carlos.

- The City team included:
 - Andrea Mardesich
 - Rucha Dande
 - Meghan Riddlespurger
 - Lisa Costa Sanders
- The consultant team from MIG included:
 - Rishi Dhody
 - Laura Stetson

The following pages summarize the feedback received.

Public Comments

Three members from the public provided comments.

- **Setbacks/Stepbacks**

The existing stepback standard that creates “wedding cake” structures is preferred.

- **Garage**

- Going from 20 to 18 feet for garage door widths can make it difficult for seniors, people with two cars, and people with kids.
- Make sure that people can park their vehicles in their own personal property and not on the street.

- Provide examples of instances how new ODS provisions will cover gaps that have resulted in less-than-desirable results.

Planning Commission Comments - Development Standards

- Identify and evaluate standards that could possibly increase the costs of development projects.
- Allow for a diversity of housing styles.
- These standards will provide clarity for residents and developers and will create an efficient process for City staff.
- Establish better processes where the City staff can approve projects without having to go to a design review meeting and make it more cost effective.
- Incorporate feedback received from the architecture group.
- Incorporate what compromises have worked in San Carlos and add that to a palette for what an architect can choose from.
- Make roof overhangs an option, not a requirement.
- Test ODS on modern-style buildings.

Planning Commission Comments – Site Planning

- **Setbacks/Stepbacks**
 - The setbacks and second-story stepback recommendations presented at the meeting are supported.
 - A 7-foot setback requirement (entire plane) will allow flexibility.
- **Garage and Driveways**
 - Support for decreasing the garage frontage, but not to the point where you cannot park two cars.
 - 18-foot driveway would be supported if it can fit two cars. If it can only park one car, then it would not be supported. Allow space for the elderly, people with disabilities, and people with kids.
 - Windows in garages could be a safety issue.
 - Consider making the garage overhang an optional standard.
 - Add clarity for the garage landscaping requirement.

Planning Commission Comments – Site Planning

Porch

- Support for reducing the size of the porch to 30 square feet facing the street.
- Support for porch encroachment into the front setback. This helps engage the house more with the street.
- Add and clarify alternatives to porches.

Planning Commission Comments – Building Design

- **Articulation and Massing**
 - Review the articulation standards to see if they will conflict with modern designs.
 - Not desirable to break up the wall plane every 15 feet; should be 25 feet. This allows for more flexibility.
 - Support for recommended setback requirements for rear balconies.
 - For massing, take the guidance of the architects and designers.
 - Side yard balconies should not be allowed for privacy concerns.
- **Porch**
 - Consider that not all architecture styles lend themselves to a large porch.

Planning Commission Comments – Building Design

- **Windows**

- Don't restrict the window alignment offset. Off-setting the windows will work in some circumstances, but not all. This standard should be reevaluated, as it brings fairness considerations into question.
- Windowing treatments like glazing can accomplish privacy goals.

- **Colors and Materials**

- Hesitation about requiring two materials and two finishes. Re-evaluate.
- Clarify what elements of the house will count towards the change of color requirement (e.g., roofs, window trim?).

Planning Commission Comments – Other Details

- **Landscaping**
 - Support of low-water design for the front yard.
 - Support for landscaping requirements recommended.
 - Requirement to allow for pervious surface should not be reduced to more than 50% to soften the look of concrete.
- **Utilities**
 - Restrict ground-level/overhead utilities going forward.
 - Better coordination with utility companies for locating the utilities.
 - Specify that screening is not required for solar panels.



**San Carlos Planning and Transportation Commission
Regular Meeting
Council Chambers, City Hall
600 Elm Street, San Carlos, CA 94070
March 20, 2023, 7:00 PM**

APPROVED MINUTES

COMMISSIONERS PRESENT:

Jim Iacononi, Chair
Kristen Clements, Vice Chair
David Roof
Ellen Garvey
Janet Castaneda

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Lisa Porras, Planning Manager
Andrea Mardesich, Assistant Community
Rucha Dande, Senior Planner
Greg Rubens, City Attorney
Lisa Costa Sanders, Principal Planner, Consultant

1. MEETING CALLED TO ORDER

The meeting was called to order at 7:01 pm.

2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS

Commissioner Garvey attended this meeting remotely pursuant AB 2449 under Just Cause.

3. PLEDGE OF ALLEGIANCE

Lisa Porras, Planning Manager requested a recess due to technical difficulty.

4. ROLL CALL

5. PUBLIC COMMENT - None

6. APPROVAL OF MINUTES

- a. Approval of the Minutes from the Planning and Transportation Commission Meeting of March 6, 2023

MOTION:	Approve the minutes of March 6, 2023, Planning and Transportation Commission Meeting with the edits noted by Commissioner Roof.
MOVER:	Kristen Clements

SECONDER:	Jim Iacoponi
AYES:	Castaneda, Roof, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	
RESULT:	Motion Passed 5 – 0 – 0

7. PUBLIC HEARING

- a. 888 Bransten (APNs 046-100-060, 270, and 280): Request for Design Review, Transportation Demand Management Plan, Conditional Use Permit, Tree Removal Certificate, and Grading and Dirt Haul Permit for the Development of a new 105,416 square feet Research and Development Life Science Building.

Jake Garcia Consultant Planner presented the item.

Lisa Porras requested a recess due to technical difficulties.

Jake Garcia Consultant Planner continued presenting the item.

Terezia Nemeth, applicant from Alexandria Real Estate Equity Inc. introduced her company and gave the history of the item.

Niall Malcolmson, Project Architect from DGA presented the design of the item.

Commissioners asked project clarifying questions of staff.

PUBLIC COMMENT

Caller 1 Sam Herzberg expressed concern with the smokestacks. He would like to see purple pipes and window shade included, and city oversight if toxins are found in the soil to ensure remediation.

Caller 2 Debbie Baldocchi expressed concerned with the high containment biosafety labs being planned in San Carlos.

Caller 3 Jeff Maley expressed concern with the smokestacks.

Caller 4 Dimitri Vandellos shared that he liked the landscape of the building but feels the smokestacks are positioned too close to the community.

MOTION:	Approve to close public comment.
MOVER:	Janet Castaneda
SECONDER:	Kristen Clements
AYES:	Castaneda, Roof, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	
RESULT:	Motion Passed 5 – 0 – 0

COMMISSION DISCUSSION

MOTION:	Adopt the Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the 888 Bransten Road project, based on the findings and for the reasons incorporated in the Initial Study/Mitigated Negative Declaration and staff report.
MOVER:	Dave Roof
SECONDER:	Janet Castaneda
AYES:	Castaneda, Roof, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	
RESULT:	Motion Passed 5 – 0 – 0

MOTION:	Approve the Design Review, Conditional Use Permit, Tree Removal Certificate, Grading and Dirt Haul Permit, and Transportation Demand Management Plan for the development of a new 105,416 square feet building at 888 Bransten Road. (APNs: 046-100-060, 270, and 280) for the reasons incorporated in the staff report and with the conditions in the Code Compliance Certificate.
MOVER:	Janet Castaneda
SECONDER:	Kristen Clements
AYES:	Castaneda, Roof, Garvey, Clements, Iacoponi
NAYS:	None
ABSENT:	
RESULT:	Motion Passed 5 – 0 – 0

8. STUDY SESSION

- a. Study Session on Preliminary Objective Design Standards for Single-Family Residential Development Types

Andrea Mardesich, Assistant Community Development Director introduced the item.

Rucha Dande, Senior Planner thanked the community for participation and introduced Laura Stetson, and Rishi Dhody from MIG.

Laura and Rishi presented the item.

PUBLIC COMMENT

Caller 1 Debbie Baldocchi shared that the community liked the Wedding Cake style. She added that the reduction in the width of the garage would pose a problem for seniors or families with children to get in and out of the car.

Caller 2 David Tuzman emphasized the importance of Design Standards to streamline the permit process. He supported the reduction in garage door size.

Caller 3 Sonia Elkes seconded Debbie's comment on Wedding Cake Style setbacks. She posed concerns regarding driveways and added the importance of parking in driveways versus streets. She indicated the importance of flexibility in the landscape requirements to accommodate car parking.

COMMISSION DISCUSSION

Commissioner Garvey wanted to know if the consulting firm tapped into the architects that worked in San Carlos for the review of the packet.

Rucha Dande stated that the Staff met with six of the peer architects who work for residential additions and new homes and confirmed the same four questions were asked to them.

Commissioner Garvey shared that she supported the amount of setback that is proposed by the architects.

Vice Chair Clements referred to the Architect/Designer Summary – Feedback Slide and wanted to know how to marry the concept of offset windows when offset windows could create structural challenges.

Rucha Dande explained that the Staff had not vetted the feedback from the architects yet and were working on revising the recommendations.

Andrea Mardesich pointed out that there is flexibility in these standards, for example architects or homeowners may have options to choose from.

Vice Chair Clements pointed out the discrepancies between the architect's comments and the proposal and referred to the roof overhang as an example. She wanted to know how Staff is going to manage these issues.

Rucha Dande clarified that roof overhang would be an option instead of a requirement.

Vice Chair Clements noted that in the Standards there is no mention of alternatives to porches.

Rishi Dhody clarified that they do have standards for porches and in the case if the developer does not want to have porches, they have an option to a recessed entry.

Vice Chair Clements shared her concern regarding increased housing costs due to these new standards.

Laura Stetson explained there would be options to choose from.

Andrea Mardesich added that the adoptions of these Standards would lead to reduction in cost for the planning review side because there would be lesser review, lesser hearing and faster permitting process.

Commissioner Castaneda shared her concern with the added cost due to these standards particularly for contemporary designs.

Rishi Dhody explained the difference between massing and articulation standards.

Commissioner Castaneda raised her concern regarding requiring porches and windows in the garage.

Laura Stetson explained that the window is an option only and clarified the intent of the window option as articulation.

Commissioner Roof shared that he is concerned with the strict rules on the window alignment offset. He suggested articulation to be at every 25 feet and suggested to avoid mechanical equipment to be located in the front.

Chair Iacoponi shared that he liked the flexibility of the front porch, the proposed roof line change, and agreed with other commissioners that the side window issue is a contentious one. He suggested that Staff to investigate past examples that have worked to address these concerns.

Chair Iacoponi wanted to know if the proposal discussed any underground utility.

Laura Stetson stated that there was no underground utility requirement in the proposal.

Andrea Mardesich clarified that the current code requires all new single-family homes to underground their electric gas and cables and explained the exception process.

Chair Iacoponi wanted to know based on requirement how to give variation to a long side yard with a big plane.

Rishi Dhody explained.

Commissioner Garvey shared that she would be supportive of an 18 feet driveway if two cars could park there. She found it unusual to have an overhang over a garage.

She supported reducing the porch to 30 square feet. She also echoed Commissioner Castaneda and Vice Chair Clements of the no porch option, or 3 feet recessed for certain architectural style.

Commissioner Castaneda wanted to know how solar panels apply to the screening requirement for rooftop utility boxes.

Andrea Mardesich clarified.

Commissioner Castaneda referred to page 29 figure 20 in the packet. She wanted to get clarification on the changes in material and changes in colors. Commissioner Castaneda wanted to know what part of the house would count as a change.

Rucha Dande noted the comment for future reference.

Vice Chair Clements commented that it is important that the Standards support different architectural styles.

Laura Stetson agreed.

Vice Chair Clements shared that she did not like cookie cutter homes, and she liked the variety in San Carlos. She shared her thoughts on garage frontage, privacy on second stories, and broken up wall pane increments.

Chair Iacoponi wanted clarity on tree size standards.

Rishi Dhody clarified the requirement.

Chair Iacoponi commented that if the acceptable species of trees could grow to that scale in a short period of time, he would move on to other questions.

Commissioner Garvey agreed that no side yard balconies should be allowed, and she liked the setback requirements for rear balconies. She is supportive of the front yard low water sustainable design. In her closing she stated she liked the draft proposal, while it is still a work in progress it does provide clarity to the homeowners, developers, and architects. Lastly, Commission Garvey stated she liked the idea that the Standards would streamline the review process and in turn homeowners would pay less fees to the City.

Commissioner Roof stated that he liked the idea of aligning the first story if a larger set back is provided. He added that a garage frontage as a percent of building width made sense and a driveway having a narrow impervious limitation is fine. Commissioner Roof commented that the Objective Design Standards (ODS) could be strict because there is the Exception Design Review process, which gives flexibility.

Commissioner Castaneda shared that the setback and second story stepback are a good compromise. She agreed with the garage frontage as long as the decrease does not end up with a driveway that one could not park two cars. Commissioner Castaneda stated that it is not necessary or desirable to break up the massing every 15 feet, but perhaps the 25 feet is fine.

Commissioner Castaneda commented that offsetting the second story windows for privacy will work in some circumstances but not all and more work needs to be done in that area. She stated that landscape screening would be helpful.

Vice Chair Clements referred to figure nine Driveway and Garage in the proposal. She commented that she did not see a need for a 5-foot landscaping strip to the side of the driveway. In addition, she stated that she disagrees with a caller that cars should not be parked on the streets.

Chair Iacoponi supported the proposed setback and second story stepbacks. He shared that for massing, the City should take the advice of the architects. Chair Iacoponi echoed other commissioners on the privacy on second stories challenge. He stated that he does not recommend an 18 foot driveway and shared his reasons.

Vice Chair Clements suggested that the City should make the Standards very clear for ease of reference.

Vice Chair Clements added that the City should design the ODS in a way that 80 percent of the traffic goes through this process, with very few occurrences when someone asked for a waiver to the Standards. She stated that offering options in the Standards are important. Lastly, she added that the fee schedule should steer people towards the standard process.

Rucha Dande gave an update on SB9 Units also called Infill Units. She welcomed the Commission to direct Staff for another Study Session.

9. REPORTS, CORRESPONDENCE AND GENERAL INFORMATION

a. Report on recent City Council actions

Lisa Porras announced that the City Council adopted their yearly strategic objectives and Staff would send a copy to the Planning and Transportation Commission.

The City Council reappointed Residential Design Review Committee (RDRC) Member Hae Young Datwani for another term. She will be on the RDRC until June 30, 2026.

b. Planning and Transportation Commission comments or reports

Vice Chair Clements reported that today was Commissioner Castaneda's birthday.

Commissioner Garvey shared that she attended the Northeast Area Workshop on March 15th. She stated that it was a good workshop, and she learned a lot.

Commissioner Castaneda shared that she also attended the Northeast Area Workshop and there were many great inputs.

Chair Iacoponi shared that he attended the Northeast Area Workshop and was struck by the passions of the business owners in the area with the request to help them through the City's re-zoning process, to protect their rights and their businesses on those properties. He commented that there was a polar conversation about whether housing should be a feature or not a feature in the Northeast Area. Chair Iacoponi stated that he felt more work needed to be done by Staff on that topic.

c. Correspondence

Lisa Porras stated that an additional public comment via email from Debbie and Gary Baldocchi on 888 Bransten came through after the packet was published, and Commissioners were copied on it.

d. Planning Staff comments, reports and updates of current projects

Lisa Porras gave the following updates:

The next Planning and Transportation Commission (PTC) is on April 3, 2023 with one item on General Plan Amendment due to a discovered mapping area error.

On April 17th three items will be brought forward to the PTC, the first item is Public Hearing on 1383 Laurel Street, a mixed-use project with 15 units, and second item 642 Quarry, a Plan Development Plan for a new life science development. The third item is a Study Session on the progress of the Downtown Specific Plan and the following week Staff will bring forward the Study Session to the City Council.

March 27, 2023 the City Council will take formal action to consider the PTC's recommendation on Biosafety Levels.

Two surveys are available for community members to participate in. One is the Downtown Specific Plan, the other is the Northeast Area Specific Plan. Both surveys are available on their project websites.

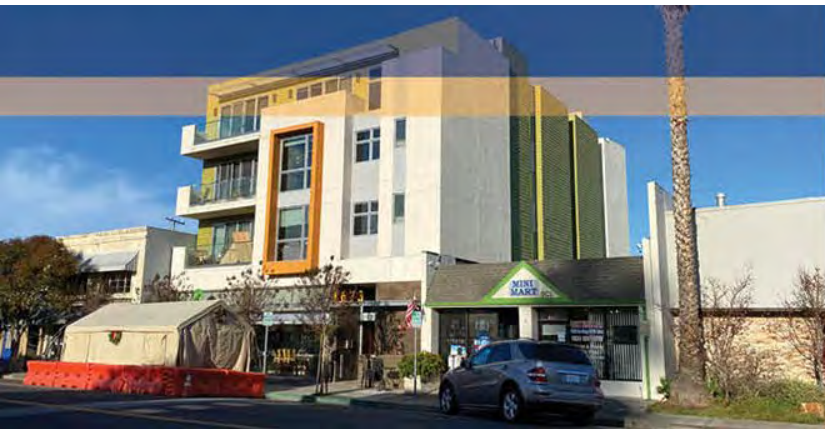
8. ADJOURNMENT

The meeting was adjourned at 10:20 pm.



Planning and Transportation Commission

Meeting Summary, May 3, 2023



Introduction

The Planning and Transportation Commission meeting occurred on May 3, 2023, at 7:00 PM.

- The study session was held in person in the City Hall Council Chambers at 600 Elm Street.
- The meeting was recorded and posted by the City here:
<https://www.youtube.com/watch?v=czzGEIsRyxE>

Overview

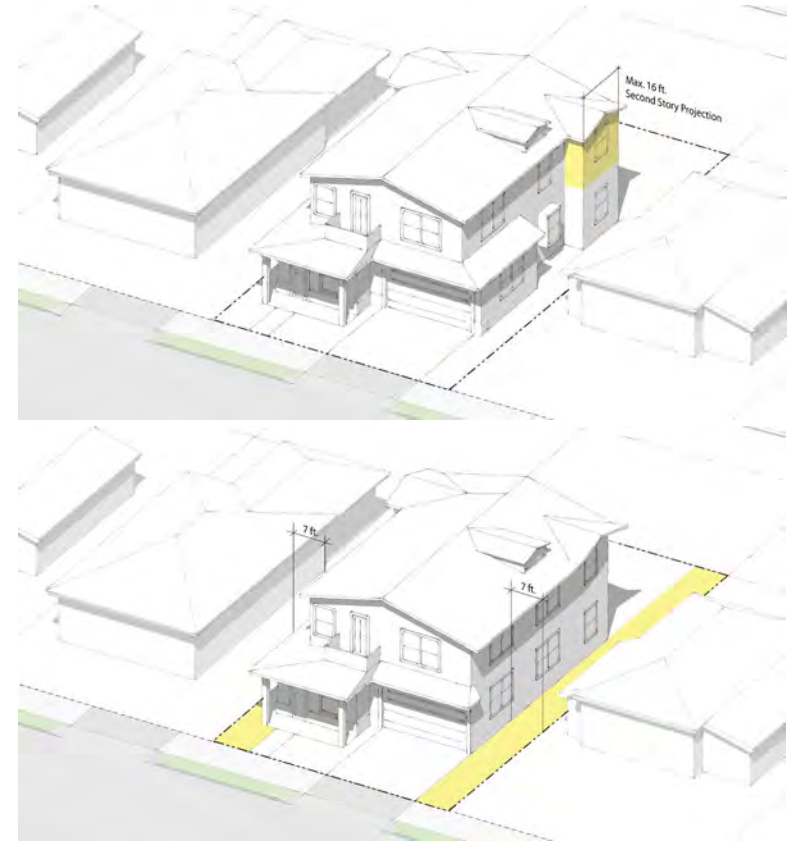
The purpose of the meeting was to review revised draft objective design standards for single-family residential development types in San Carlos.

- The City team included:
 - Al Savay
 - Andrea Mardesich
 - Rucha Dande
 - Meghan Riddlespurger
 - Lisa Costa Sanders
 - Megan Wooley-Ousdahl
- The consultant team from MIG included:
 - Mukul Malhotra
 - Rishi Dhody

The following pages summarize the feedback received.

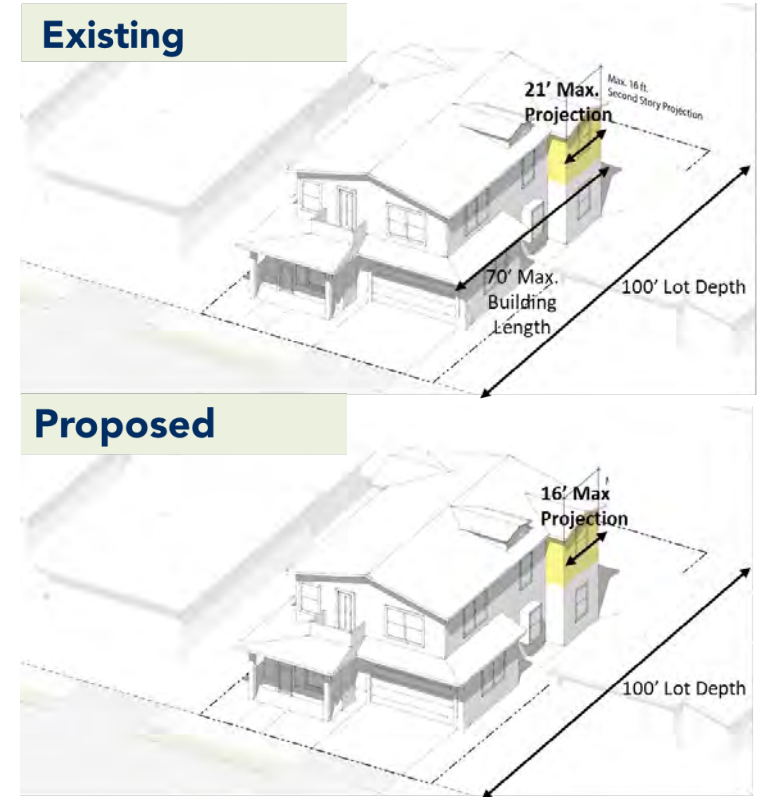
Planning Commission Comments – Setbacks and Second Story Stepbacks

- The MIG team presented the 7' setback requirement as an alternative and asked the commissioners if we want to keep an exception or allow by right.
- A majority of commissioners supported to allow by right to maximize people's choices and streamline the process further.
- One of the commissioners preferred a 9' setback on the second story and would not choose the 7' setback by right but did not have a strong opinion about it.



Planning Commission Comments – Second Floor Projection

- The MIG team presented the proposed and alternatives for the second story treatment and asked the commissioners how to regulate the percentage of second floor projection.
- Most commissioners supported refining the existing standard of 30% projection to make the intent clearer.
- Thoughts on other proposed alternatives:
 - Alternative 1 gives flexibility and is an easy calculation.
 - Maximum of 16' is not flexible as Alternative 2.
 - 20% doesn't make sense for all lots because they vary in size.
 - Support for using the size of the building and not the lot.



Planning Commission Comments – Massing & Articulation

- The MIG team presented the 25' massing change and 15' articulation change and asked the commissioners if they like the proposed standards.
- All commissioners supported the proposed standards for massing and articulation.
- Commissioners appreciated the changes that were made based on the previous study session.



Planning Commission Comments – Parking

- The MIG team asked the commissions if a two-car tandem driveway configuration for required parking when a one-car garage is proposed should be allowed.
- All commissioners supported the proposed standard for two-car tandem driveways.
- Support for adding flexibility in driveway widths and configurations.
- Support for pervious pavers adjacent to the driveways.
- Review current standards for driveways when they are accessed from the alley.



Planning Commission – Other Comments

- Appreciate that the comments from last time were incorporated.
- Consider adding synthetic materials since they are cost-effective and modern.
- The removal of window offset requirements was supported.
- Consider the application of standards to duplexes, ADUs, Infill, and SB 9.
- Support for the 1,000 square foot maximum unit size for SB9 projects.
- Anticipate changes to SB9 as time goes on.
- The commission expressed a desire to be given adequate opportunity to provide feedback on standards for SB9, duplex, ADUs, and townhomes.
- Consider courtesy notices for projects that go through RDRC.

Public Comments

One member from the public provided comments.

- **Building Design**
 - The proposed standards are currently creating pseudo craftsman-style houses and limit other architectural styles.
 - Support for the one-car garage with tandem parking.
- **Overall Standards**
 - Need standards for duplexes and ADUs.
 - As part of this ODS process, review these standards for SB9 applicability.
 - Gather input from RDRC.
- Provide examples of instances how new ODS provisions will cover gaps that have resulted in less-than-desirable results.



**San Carlos Planning and Transportation Commission
Special Meeting
Council Chambers, City Hall
600 Elm Street, San Carlos, CA 94070
May 3, 2023, 7:00 PM**

DRAFT MINUTES

**COMMISSIONERS
PRESENT:**

Jim Iacoponi, Chair
Kristen Clements, Vice Chair
David Roof
Ellen Garvey
Janet Castaneda

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Andrea Mardesich, Assistant Community Development
Director
Rucha Dande, Senior Planner
Megan Wooley-Ousdahl, Principal Planner

1. MEETING CALLED TO ORDER

The meeting was called to order at 7:14 pm.

2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PUBLIC COMMENT

Vice Chair Clements shared that May is affordable housing month, and in San Mateo County, the Housing Leadership Council (HLC) is hosting many events which are listed on their website: hlcsmc.org. Vice Chair Clements encouraged everyone to check out the website and enjoy the events.

6. STUDY SESSION

a. Study Session #2 on Preliminary Objective Design Standards for Single-Family Residential Development Types

Rucha Dande, Senior Planner, introduced the item.

Mukul Malhotra, Principal at MIG, continued the presentation.

Rishi Dhody, Project Manager with MIG, continued the presentation.

Rucha Dande concluded the presentation.

The commissioners asked clarifying questions of staff and the consultants regarding the presentation.

PUBLIC COMMENT

David Crabbe, an architect and resident in San Carlos, voiced concerns about the style of homes that will result from these standards. He also voiced concerns about the ODS application to ADUs, duplexes, and SB9 infill units. Andrea Mardesich responded to this comment with information on SB9.

COMMISSION DISCUSSION

The commissioners began by discussing Key Question 1: Setbacks and Second Story Stepbacks – do we want to keep as an exception or allow by right?

After discussion, all commissioners agreed that they would prefer to allow it by right.

The commissioners then discussed Key Question 2: Second Floor Projection – how do we want to regulate the percentage of the second-floor projection?

Rucha Dande and Mukul Malhotra clarified the meaning of this question. Commissioner Garvey said that she is leaning toward Alternative 1 because it is an easy calculation that allows for flexibility. Vice Chair Clements said that she is in favor of keeping the existing standards with more clarification on how this should be measured. Commissioner Roof said that he does not like the lot depth-based approach because the lots vary. He said that he thinks the percentage of building length makes the most sense to him and could be further clarified with language. Chair Iacoponi said that he does not have a strong preference, but he thinks it would be better to use a calculation of the percentage of the building rather than the lot.

The commissioners then discussed Key Question 3: Massing and Articulation – do you like the proposed standards for massing changes at every 15 feet?

Rucha Dande and Mukul Malhotra clarified the meaning of this question. Chair Iacoponi asked if this standard creates an inherent conflict with the style guide. Mukul Malhotra said that there is not a conflict between the style guide and this standard. Commissioner Garvey said that she is in support of these changes. Vice Chair Clements, Commissioner Castaneda, and Commissioner Roof agreed with Commissioner Garvey. Commissioner Roof added that he would be open to even more lenient standards for the sides and rear. Chair Iacoponi said that he is supportive of the change.

The commissioners then discussed Key Question 4: Parking – Allow a two-car tandem driveway configuration for required parking when a one-car garage is proposed?

Commissioner Garvey said that she is in support of a two-car tandem driveway for a one car garage and said that she is also in support of a two-car garage. Vice Chair Clements agreed that she is in support of this and said that she strongly supports added flexibility in driveway widths and configurations. Vice Chair Clements discussed detached garages connecting to alleys with Rucha Dande and Andrea Mardesich. Commissioner Castaneda

said that she supports this standard. Commissioner Roof asked if a person could put pervious pavers over their entire yard and park five cars. Staff spoke about the different aspects of this scenario and how it would work. Commissioner Roof spoke further with staff about the requirements for paving and parking. Chair Iacoponi said that he is in support of the standard.

The commissioners then raised items that they would like to add to the discussion.

Commission Garvey was interested to know if the City envisions changing the notice requirements to a courtesy notice instead.

Commissioner Garvey asked if tree issues will be reviewed by staff and then projects will still be allowed to go through the ODS route, or if tree removals will trigger the design review. Rucha Dande said she expects staff to be able to review tree removals.

Vice Chair Clements and Commissioner Castaneda said that they would like to see modifications to the material standards so that standards for wainscoting could allow simulated or comparable synthetic materials for cost effectiveness and modernity.

Commissioner Roof and other members of the Commission spoke about SB9 and their opinions on the changes made so far.

David Crabbe commented again with concerns about the second-floor projection and permeable driveways.

Rucha Dande presented the conclusion of the presentation and spoke about next steps.

9. REPORTS, CORRESPONDENCE AND GENERAL INFORMATION

- a. Report on recent City Council actions – None
- b. Planning and Transportation Commission comments or reports - None
- c. Correspondence

Andrea Mardesich said that all correspondence was provided to the Commission in the form of public comment.

- d. Planning Staff comments, reports and updates of current projects

Andrea Mardesich introduced Megan Wooley-Ousdahl, Principal Planner for Current Planning.

8. ADJOURNMENT

The meeting was adjourned at 9:26 pm.



CITY OF SAN CARLOS

PLANNING AND TRANSPORTATION COMMISSION

Wednesday, June 7th, 2023

5:30 PM

San Carlos City Hall, Council Chambers

600 Elm Street, San Carlos, CA 94070

www.cityofsancarlos.org

DRAFT MINUTES

COMMISSIONERS

Jim Iacoponi, Chair
Kristen Clements, Vice Chair
Ellen Garvey
David Roof - Excused
Janet Castaneda - Excused

ADVISORY

Andrea Mardesich, Assistant Community Development Director
Rucha Dande, Senior Planner
Lisa Porras, Planning Manager
Lisa Costa Sanders, Principal Planner Consultant
Greg Rubens, City Attorney
Akanksha Chopra,

1. MEETING CALLED TO ORDER

The meeting was called to order at 5:30 pm.

2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS

None.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Commissioner Castaneda and Commissioner Roof are excused.

5. PUBLIC COMMENT

Ricky Cruz spoke about labor standards that should be presented to the working class. He explained the standards that should be available to construction workers and apprenticeship workers, and gave reasons for these standards.

6. APPROVAL OF MINUTES

- a. Approval of the Minutes from the Planning and Transportation Commission Special Meeting of May 3, 2023
- b. Approval of Minutes from the Planning and Transportation Commission Meeting of May 15, 2023.

M/S Clements/Garvey to approve the minutes of the May 15, 2023, Planning and Transportation Commission Meeting. The motion passed 3-0 by the following roll call vote:

Ayes: Garvey, Clements, Iacoponi

Noes: None

Excused: Roof, Castaneda

7. STUDY SESSION

- a. Study Session Senate Bill 9 Unit Regulations

Andrea Mardesich, Assistant Community Development Director, introduced the study session for SB-9 housing units. She then gave background for the SB-9 unit regulations and explained the different topics for consideration.

Vice Chair Clements asked questions about flag lots and Andrea Mardesich answered. The Commissioners then discussed flag lots further.

Commissioner Garvey asked about outreach to developers about SB-9, and Andrea Mardesich explained the outreach that had been done.

Chair Iacoponi asked for clarification about basements. Andrea Mardesich described the requirements for basements and when they would be allowed. She said that basements are prohibited under the urgency ordinance.

Chair Iacoponi asked for clarification about the calculations in Table 1 and the three alternatives. Andrea Mardesich responded.

PUBLIC COMMENT

David Crabbe said that he supports Alternative C. He spoke about flag lots and said that he thinks they should not be allowed. He said that he thinks there should be a second story setback for SB-9 units that are four feet from the property line. He also proposed a 0 lot line on the lot split line, so that two homes can be built together.

Debbie Baldocchi thanked David Crabbe for his comments. She voiced support for a second story setback. She asked if the side setback of four feet is the same for the rear setback. She also asked if SB-9 overrides the 25-foot required setback from creeks.

Andrea Mardesich said that the four-foot setback is for both the side and the rear. She said that they are looking into whether the city can require a greater setback on the second floor if it is taller than 16 feet. Andrea Mardesich said that for the creek setback, they could theoretically have the unit closer than 25 feet from creeks, but there are certain findings that the Building Official could make that would not allow that, such as a health or safety finding.

M/S Clements/Garvey to close the Public Comment. The motion passed 3-0 by the following roll call vote:

Ayes: Garvey, Clements, Iacoponi

Noes: None

Excused: Roof, Castaneda

COMMISSIONER DISCUSSION

Commissioner Garvey said that she is in favor of Alternative C because it gives the landowner greatest flexibility to develop the property in a way that makes sense for them and for the type of lot that they have while still keeping the lot coverage the same.

Vice Chair Clements discussed the possibility of adding an FAR limit in RS-3. Andrea Mardesich spoke about the options for setting this limit.

Vice Chair Clements and Chair Iacoponi spoke about the possibility of requiring owner occupancy of one unit. Andrea Mardesich said that under SB-9 they can require owner occupancy of one of the units only in the subdivision option.

Chair Iacoponi said that he is in favor of option C.

Andrea Mardesich asked if staff should do research on a limit for RS-3. The commissioners agreed that they would support this idea.

Chair Iacoponi asked for clarification on the floor area ratio, and Andrea Mardesich responded.

Commissioner Garvey said that she likes the idea of allowing a second story that is greater than 16 feet in height, but she also likes the idea of being able to set back the second story more than four feet, so she would appreciate more research on this to see if it can be mandated.

Vice Chair Clements said that she believes it is within their discretion to have a second story above 16 feet in height. She spoke about the possibility of neighbor disputes because of these units and voiced her perspective on what should be done.

Chair Iacoponi spoke about second stories and said that he would not support units above 16 feet without the deeper setback.

Andrea Mardesich asked if there would be interest in looking into what options there might be with basement portions of SB-9 since the current ordinance prohibits them outright. Commissioner Garvey and Vice Chair Clements said that they were interested in looking into basement options.

Andrea Mardesich asked if the Commission would be interested in allowing a maximum of two units, but in any of the configurations. The commissioners agreed that they would be in favor of this, and also agreed that they would be in favor of a zero lot line.

Chair Iacoponi said that he would like to further understand the flag lot policy and the issues around it.

- b. The Planning and Transportation Commission will take a recess following the Study Session. The meeting will resume at 7:00 pm.



**San Carlos City Planning and Transportation Commission
Special Meeting
Council Chambers, City Hall
600 Elm Street, San Carlos, CA 94070
June 19, 2023 7:00 PM**

APPROVED MINUTES

1. CALL TO ORDER
2. ASSEMBLY BILL 2449 TELECONFERENCE REQUESTS
3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Commissioners Present:

Kristen Clements, Vice Chair

Ellen Garvey

Janet Castaneda

Commissioners Absent (Excused):

Jim Iacoponi, Chair

David Roof

Staff Present:

Lisa Porras, Planning Manager

Greg Rubens, City Attorney

Lisa Costa Sanders, Principal Planner Consultant

Rucha Dande, Senior Planner

Vice Chair Clements noted that item 9a on the agenda would not be heard in the evening as she is conflicted out of that item due to living close to the subject site, and therefore there would not be a quorum to discuss it. She stated that the item will be moved to a special meeting on June 26, 2023 at 1:30 pm.

5. PUBLIC COMMENT

Debbie Baldocchi (Zoom) wanted to know if item 9a is Quarry Road. She objected only three members of the Commission making the decision.

Vice Chair Clements shared that she would like to encourage the City of San Carlos to observe the Federal Holiday of Juneteenth out of respect for the African American population in the country. Vice Chair Clements encouraged the City to fully observe the holiday and defer public meetings to be held on Juneteenth.

Vice Chair Clements clarified Debbie Baldocchi's question that item 9a is not Quarry Road.

Greg Rubens explained the rules of a quorum and stated there is a quorum present this evening. He stated that the Commission could move forward with a recommendation to the City Council.

6. APPROVAL OF MINUTES

- a. Approval of Minutes from the Planning and Transportation Commission Special Meeting May 3, 2023

MOTION:	Approve the Minutes from the Planning and Transportation Commission Special Meeting of May 3, 2023
MOVER:	Janet Castaneda
SECONDER:	Ellen Garvey
AYES:	Garvey, Castaneda, Clements
NAYS:	None
ABSENT:	Jim Iacoponi, David Roof
RESULT:	Motion Passed 3 – 0 – 2

7. CONSENT CALENDAR

- a. Consider a Summer Recess for July 2023 and Cancel the Regular Meetings of July 3 and 17, 2023.

MOTION:	Approve the Consent Calendar Item 7a
MOVER:	Ellen Garvey
SECONDER:	Janet Castaneda
AYES:	Garvey, Castaneda, Clements
NAYS:	None
ABSENT:	Jim Iacoponi, David Roof
RESULT:	Motion Passed 3 – 0 – 2

8. PUBLIC HEARING

- a. 1532 School Street (APN: 050-162-020) PLN2022-00177 – Request for Design Review and Creek Setback Determination for a new first-story addition, second-story addition, and attached Accessory Dwelling Unit.

Jacob Garcia, Consultant Planner presented the item.

Walter Chapman, applicant, and Josh Zaroor, property owner, were available to answer questions.

Public Comment - None

MOTION:	Close public comment
MOVER:	Janet Castaneda
SECONDER:	Ellen Garvey
AYES:	Garvey, Castaneda, Clements
NAYS:	None
ABSENT:	Jim Iacoponi, David Roof
RESULT:	Motion Passed 3 – 0 – 2

	one at 215,022 square feet and one at 192,650 square feet with six floors and one parking garage with nine floors at 642 Quarry Road (APN 046-041-038) for the reasons incorporated in the staff report and with the conditions in the Code Compliance Certificate.
MOVER:	Kristen Clements
SECONDER:	Ellen Garvey
AYES:	Garvey, Castaneda, Clements
NAYS:	None
ABSENT:	Jim Iacoponi, David Roof
RESULT:	Motion Passed 3 – 0 – 2

Vice Chair Clements called for a 7-minute break.

- c. Consider Draft Amendments to Title 18: Zoning Ordinance of the San Carlos Municipal Code for Objective Design Standards for Single-Family Development and Prepare a Recommendation for the City Council. Environmental Determination: Exempt under CEQA Guidelines Sections 15061(b)(3) ("Common Sense Exemption") and 15060(c)(2) (Preliminary Review) and pursuant to Govt. Code section 65852.21(j) and 66411.7(n).

Rucha Dande, Senior Planner, and Laura Stetson, Principal at MIG, presented the item.

PUBLIC COMMENT

Lisa Miskinis (in person) voiced concerns about 18.12.040 Excavations and Grading and chapter 18.41 Terms and Conditions.

David Crabbe (Zoom) voiced concerns about the height limitations of SB 9 units and made suggestions. He asked about zero lot lines and flag lots. He asked why they require so many color changes on a house.

Christian Vescia (Zoom) voiced concerns about removing the RDRC and the size of homes in San Carlos.

Sonia Elks (Zoom) spoke in support of increasing driveway widths.

Sandra said that she agreed with everything Christian Vescia said.

MOTION:	Close public comment
MOVER:	Ellen Garvey
SECONDER:	Janet Castaneda
AYES:	Garvey, Castaneda, Clements
NAYS:	None
ABSENT:	Jim Iacoponi, David Roof
RESULT:	Motion Passed 3 – 0 – 2

COMMISSIONER DISCUSSION

Commissioners asked clarifying questions about the Objective Design Standards, and staff responded.

Vice Chair Clements and Rucha Dande discussed zero lot lines on Small Lot Subdivisions and Urban Infill Units.

Rucha Dande asked for feedback on the first Key Question.

The Commissioners discussed and decided that they would be in support of allowing the second-floor projection to be used for uses other than stairwells and chimneys. They discussed the possibility of requiring obscured or tall windows as mitigations to privacy concerns if the use is not a stairwell or a chimney.

Rucha Dande explained Key Question 2: requesting guidance on the proposed changes to the project review procedures.

The Commissioners discussed their concerns with the proposed project review procedures. The Commissioners agreed that they would be in support of replacing the applicant led meeting with an administrative review and written comments, with support from staff. Vice Chair Clements said that she would add language to include that notices could be mailed or delivered.

The Commissioners discussed Flag lots and Rucha Dande clarified that staff would take forward a recommendation to Council for staff to study flag lots for city-wide Urban Infill Units. Vice Chair Clements said that this was correct.

The Commissioners discussed with staff about the motion and the best path to move forward.

MOTION:	Adopt a Resolution recommending the City Council to introduce an Ordinance to amend the San Carlos Municipal Code Section 18.03 (Rules of Measurement), 18.04 (Residential Districts), 18.12 (Hillside Overlay District), 18.15 (General site Regulations), 18.16 (Planning Authorities), 18.20 (Parking and Loading), 18.27 (Common Procedures), 18.29 (Design Review), 18.40 (Use Classification), and 18.41 (Terms and Definitions and adding a new subsection 18.23.301 (Urban Infill Units) under 18.23 (Standards for Specific Uses and Activities) and to have the City Council consider changes to the above listed sections to accommodate zero lot line developments under the Urban Infill Units and Small Lot Subdivision sections to create Objective Design Standards for Single-Family Development. The Planning and Transportation Commission further recommends that City Council consider directing staff to study flag lots.
MOVER:	Kristen Clements
SECONDER:	Ellen Garvey
AYES:	Garvey, Castaneda, Clements
NAYS:	None
ABSENT:	Jim Iacoponi, David Roof
RESULT:	Motion Passed 3 – 0 – 2

9. NEW BUSINESS

- a. Determination of Conformity with the General Plan for the Acquisition and Disposition by the City of the properties at 1800 El Camino Real (APNs 051-379-010, 051-379-020, and 051-379-030) and 1131-1133 Eaton Avenue (APNs 051-379-040, 051-379-050, and 051-379-060), Pursuant to California Government Code Section 65402

The item will be heard on June 26 1:30pm, Planning and Transportation Commission Special Meeting. Vice Chair Clements will recuse herself due to the item's proximity to her home.

10. REPORTS, CORRESPONDENCE AND GENERAL INFORMATION

- a. Report on Recent City Council Actions - None
- b. Planning and Transportation Commission comments or reports - None
- c. Correspondence

Lisa Porras confirmed, for the record, the public correspondence that came through following the packet production.

- d. Planning Staff comments, reports, and updates on current projects

Lisa Porras stated that on June 26, 7pm the City Council will consider three regulatory options to address biosafety levels.

Greg Rubens stated that, for the benefit of the public, listed the three biosafety level options and reminded the packet would be published on Thursday.

Lisa Porras shared that the Commission would return from the Summer recess on August 7. She added that on the agenda there would be the election of officers, a housing proposal at 549 and 575 Prospect Road, and that 501 Industrial Road, a new hotel on the corner of Industrial and Holly, may also be on the agenda to receive public comments on the Environmental Impact Report.

Lisa Porras shared that the Wheeler Plaza Parking garage now has new wall murals and wayfinding signage.

11. ADJOURNMENT – Meeting adjourned at 11:03pm



Lisa Porras,
Planning Manager