

September 26, 2023

City Council
City of San Carlos
600 Elm
San Carlos, CA 94070

Dear Councilmembers:

Recently, the enclosed anonymous flyer was placed on our doorstep. It urges us to attend the council meeting scheduled October 9th and to speak out against “McMansions.” We wish to be clear that we oppose the perspective set forth in the flyer. Whatever may be the subject of the October 9th meeting, we hope the council will continue its current rules.

We live on St. Francis Way and we have many newer homes on this street. Our next door neighbors tore down a two bedroom, one bath, home and created a beautiful three bedroom, two bath home. We supported the project at the time and wrote to the city to indicate our support. The parents needed the bedrooms for their children, and we enjoyed seeing everyone get a beautiful new house in which to live. We lost a little sunshine on our porch for an hour or two per day during a few weeks in the summer, but we retained great neighbors because they weren’t forced to move. We don’t miss a little sunshine at all. We would definitely miss our wonderful neighbors.

A bullet point in the flyer indicates that because our city is being “overrun” by McMansions, we are losing the “cohesiveness and/or character of our neighborhoods.” We disagree with the entirety of this statement. Structures come and go over the decades, and the cohesiveness and character of our neighborhoods is not found in its buildings. People create our cohesiveness and character.

An example is up our street, and one of the photos of a “McMansion” on the flyer appears to be that of the home of a nearby family. We note that they have four young children, and the husband seems to work from home. It’s a large house, but it’s also a large family. The boys are a joy to watch. During COVID, the entire family would play on a makeshift basketball court as the parents took turns overseeing their kids. At least two of the boys make their way to White Oaks school with the youngest tagging along even though not yet of school age. To repeat what should be obvious: People create our cohesiveness and character. Structures will make it easier or harder by offering or denying residences to those who need them, but people are the strength of our community.

There are several other newer, large homes throughout our neighborhood. We think they fill a modern need for residents. We have a home that was constructed in 1949, and an addition over

the garage was added in the 1970's. We are satisfied. However, these older homes being torn down, while they met the needs of their era, are not necessarily built for present needs. Upgrading and expanding a home is a good thing for a community because people are creating what they need rather than being forced to move as needs change.


We are concerned that if people cannot find their needed space in San Carlos, then at least some will move further away from the Peninsula and commute back. This pushes other families even further away in an ever-expanding ring of cause and effect that ultimately contributes to traffic congestion, pollution and the denial of economic opportunity as housing costs escalate locally even further than already sky-high levels. The existing size of homes in our area isn't offensive to us. It's a sign that we are doing our part to make way for the jobs and incomes created by the evolution of our local economy, and sometimes even providing opportunities for renters with evolving needs.

The perfect example exists across the street from our home. A young couple moved from their rental apartment into this rental home. This home was expanded in past decades and meets their needs as they welcome their first-born. Absent the home and office space, the couple at a minimum would have to consider remaining in a cramped apartment and perhaps would be forced to move much further away and commute back.


In sum, the city's current standards regarding building size are fine. They also support the environment by reducing the impacts of long-distance commuting, and the ripple effect is to reduce inequality as persons with spending power are able to make their own home better rather than compete with persons of lesser incomes for locally-available and appropriately-sized housing.

Thank you for supporting our existing standards. You are supporting the environment and in a small way lessening the economic hardships of a very difficult housing market.

Sincerely,




Brian Perkins


San Carlos, CA 94070



Cathrin Callas


San Carlos, CA 94070

P.S. Our wonderful neighbors next door report that they did not receive this flyer on their doorstep. We can only assume that the person making the distribution decided that their home is a "McMansion." It's actually smaller than allowable under the current ordinance. One can only imagine how small a home would have to be to assuage the offended sensibilities of critics. Please don't change the rules. They are fine.

Enclosure: Flyer decrying "McMansions"



Our City is Being Overrun by McMansions

Are you concerned with the rapid growth of oversized homes in San Carlos? Have you seen or experienced the impact of these homes on you, your neighbors and, neighborhoods, including:

- Loss of privacy, light, and air
- Elimination of heritage trees
- Loss of cohesiveness and/or character of our neighborhoods

If so, then NOW is the time to say enough is enough! We demand the City Council take action to decrease the many, significant problems associated with oversized homes.

What Can I Do?

The City is poised to approve a revision of the residential zoning standards required by recently-passed state housing laws (e.g., SB9). Tell the City Council we want them to solve the long-running problems of oversized homes. You can do so in one or both of these two ways:

1. Write the City Council (ideally by EOD Wed Oct 4)

Email all City Council members at citycouncil@cityofsanarlos.org and tell them they need to take action to solve the problem of oversized homes now! If you can, attach a picture of an oversized home causing problems in your neighborhood.

2. Attend & speak at the City Council meeting currently planned for 10/09 at 7 pm

For things to change, a large number of residents must attend this meeting and speak up!

Note: You can attend virtually (via Zoom)! Resident comments are limited to 2 minutes per person. Demand the Council take action now to solve the problems of oversized homes.

How to Attend the City Council Meeting: You can attend in person at City Hall or virtually (via Zoom).

See https://www.cityofsanarlos.org/city_hall/public_meetings.php for a link.

Message from Christian Vescia, San Carlos resident of 21 years, and other concerned San Carlos residents

Did You Know?

- San Carlos allows homes that are 10-20% larger than the median maximum home size in six neighboring cities (Belmont, San Mateo, Burlingame, Menlo Park, Palo Alto, Mt. View)
- More than one third (34%) of new homes built in San Carlos in the last four years are 'spec' houses built by developers looking to make a quick buck
- Neighbors submitted formal concerns for 55% (62 of 115) new and large homes built in San Carlos in the past four years
- San Carlos fails to offer residents the protection of a daylight plane standard offered by 4 of 6 of our peer cities
- The City Council is ignoring their own survey and resident-provided data that demonstrates the negative impact on residents of current standards
- The City is justifying inaction by claiming there is a silent majority that wants to keep the permissive standards in place (they have provided no evidence provided to prove this claim)

Rucha Dande

From: John Baulch [REDACTED]
Sent: Wednesday, October 4, 2023 4:37 PM
To: *City Clerk's Office
Subject: Monster Houses

[NOTICE: This message originated outside of City of San Carlos -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello

Thank you for taking the time to read our email. We live at [REDACTED] in San Carlos (at Hemlock) We have been here since the 50's when we were infants; we are now seriously (!) old senior citizens.

Back in the 90's our neighbor behind us, who's house is at nearly maximum size wanted to add another floor to the house making it huge. The City was unable to to "push" the project, so they charged us \$1500. to fight it, and we did, thanks to one wise lady on the council the house was never added on to.

Since our 1940s house is on a 1/3 acre lot we are approached constantly to sell the house. One 8500 square foot house can replace ours, making it very valuable and yet we feel these houses don't belong here. The do go along with a certain group of entitlements that live here or come to rob from us.

Since that time, splattered in our various neighborhoods are these houses that are entirely too big for their properties. They loom over their neighbors completely invading their privacy. Slowly but surely they are everywhere. Today, I had to ask the contractors up the street to move the giant empty trailer they left in front of our house. Three doors down the other way the house being built by contractors is now hovering way above the old houses next door and the roof isn't on yet.

I guess you can conclude how we feel about the over building.

While I have you; the uber large buildings on the avenue looks like The Titanic docked there. Laurel street; what are you thinking? Belmont has a great Chase Bank, Starbucks, stores and guess what? I don't have to drive the alleys to get to them. I used to go downtown San Carlos nearly everyday; haven't shopped there in 3 years. I miss the stores and the employees I considered friends; the street looks like a bunch of hobos live here. We are no longer a small quiet city half way between San Francisco and San Jose; we are a city of entitlements. Thanks.

See you on the 9th.

Thank you,

Kathy Bravo-Baulch
John Baulch

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

From: [Lisa Bradley Haaga](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Monday, July 17, 2023 4:42:21 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am a home owner living in San Carlos for over 25 years, and I am alarmed at the direction home building is going in our city. We are quickly losing our charm as oversized, ill-thought homes are built by contractors with no regard for our city. I want to add my voice (and my husband Chris Haaga) to other concerned residents:

Please **RETAIN** the RDRC

Augment residential building guidelines to **PROTECT** all home owners from loss of sunlight issues.

RDRC is so important to retaining aesthetic values in our neighborhoods. The committee can help with issues like loss of trees, parking issues, etc. **TREES** are what make a town look great. Atherton, Palo Alto, San Mateo, Redwood City streets are filled with trees--sadly San Carlos is quickly losing trees to big, ugly houses that have no visible connection with the neighborhood.

PLEASE protect the vibe of the City of Good Living - do not disband this important community oversight council.

Regards,

Lisa Bradley Haaga & Chris Haaga



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From: [vic](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 18, 2023 12:57:13 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

1. **We are long time residents of San Carlos and are seeing lots of concerning decisions being made about our housing standards. Please don't make it more attractive or easier for corporate entities to buy up our homes. Maintain some small homes and let first time homebuyers have a chance. Secure San Carlos's family growth by not out pricing our workers, children or elders.**
2. **I read the objective design standard and it definitely needs more eyes on it. I can't believe the front porch and pathway rules and restrictions, the allowed 2nd story sizes with lack of adequate set back spacing, the building on creeks, the zoning revamp, approval of multiple houses on small lots, the colors compliances... and more.**
3. **It's interesting that many of the restrictions resident's requested, petitioned by necessity and had passed years ago are now being removed. How can that happen?**
4. **Covenants in place - overlooked and then changed?**
5. **Closed door meetings with builders without public opinion or review?**
6. **Large apartment complexes with minimal affordable units and even less parking.**
7. **Retain the RDRC** to provide residents with a forum for obtaining an impartial hearing and resolution of their issues and concerns
8. **Augment San Carlos residential building standards** to provide all residents - current and future - with reasonable protections of sunlight, privacy, and air in their homes
9. Thank you for your attention. Ray and Vickie Sorensen

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From: [Sara Timby](#)
To: [Planning](#)
Subject: Photo of not what we want in San Carlos
Date: Sunday, July 16, 2023 8:00:33 PM

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This is the only large county in California with a rising number of kids
<https://www.sfchronicle.com/california/article/placer-county-kids-18197084.php>

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From: [Sara Timby](#)
To: [Planning](#)
Subject: Concerns with Objective Designs Standards
Date: Sunday, July 16, 2023 7:14:59 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Addendum to previous email:

Our city of good living features a lovely live oak as its symbol in the city hall chamber and on our flag. Let's live up to our ideals and leave room around our homes and buildings for such trees. Carbon sinks, cooling shade, beauty, wildlife habitat -- so many benefits!

Thanks,
Sara Timby

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From: [Tom Hausken](#)
To: [Planning](#)
Cc: [Tom Hausken](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Sunday, July 16, 2023 3:11:52 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear San Carlos City Council,


I'm writing about the proposed objective design standards. I'm asking the Council to 'pump the brakes' and give this proposal more time for review to address these concerns, keep the RDRC, and provide protections for sunlight and privacy.

My main concerns are that it removes the RDRC as a protection, and that the new rules fail to adequately protect residents from loss of sunlight and privacy. I know that the proposal has followed the normal process for rule changes, but the proposal seems rushed. We need more time as a community to provide reasonable protections.

The residential zoning rules were changed about 5 years ago and my impression is that they have not achieved their goal. Let's slow down and examine more closely how we can best address residential housing.

Once again, I'm asking that you (1) keep the RDRC in place to provide residents with a forum for impartially hearing their concerns and finding resolution. And (2) improved the residential building standards to provide reasonable protections of sunlight and privacy.

Regards,
Tom Hausken


Resident since 1999

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From: [Josh Wallace](#)
To: [Planning](#)
Subject: Concerns with Objective Design Standards
Date: Sunday, July 16, 2023 2:59:21 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear City Planners,

Please maintain as much of the current Objective Design Standards as possible.

Among other things:

1. Keep the RDRC to allow residents a forum for obtaining an impartial hearing and resolution of property and building disputes. If the RDRC is eliminated **most homeowners will be left without back up when disputing design and building disputes.** Residents will be left to battle the whim of developers and builders with very a partial reality of what is fair, and likely many residents will be intimidated by them and their legal support teams.

2. Please help maintain resident's privacy with construction.

Without these protections San Carlos will continue to be the target of developers, who have already vastly changed the landscape of the town. Developers have no stake in our neighborhoods or how their monster houses will affect current residents home and life. Their only objective is cash. They are carpetbaggers, not citizens of San Carlos. TJ Homes states clearly on their website they've targeted San Carlos as a prime, "cool" neighborhood that they're remaking.

Please protect current (and future) residents of San Carlos and keep the RDRC. We need impartial support from the government to intervene in battles with big development and people with financial means.

I appreciate your time and consideration.

Josh Wallace


From: [Sandra Althouse](#)
To: [Planning](#)
Cc: [Josh](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Sunday, July 16, 2023 2:56:27 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear City Planners,

Please maintain as much of the current Objective Design Standards as possible.

Among other things:

1. Keep the RDRC to allow residents a forum for obtaining an impartial hearing and resolution of property and building disputes. If the RDRC is eliminated **most homeowners will be left without back up when disputing design and building disputes.** Residents will be left to battle the whim of developers and builders with very a partial reality of what is fair, and likely many residents will be intimidated by them and their legal support teams.
2. Please help maintain resident's privacy with construction.

Without these protections San Carlos will continue to be the target of developers, who have already vastly changed the landscape of the town. Developers have no stake in our neighborhoods or how their monster houses will affect current residents home and life. Their only objective is cash. They are carpetbaggers, not citizens of San Carlos. TJ Homes states clearly on their website they've targeted San Carlos as a prime, "cool" neighborhood that they're remaking.

Please protect current (and future) residents of San Carlos and keep the RDRC. We need impartial support from the government to intervene in battles with big development and people with financial means.

Thank you for your time and consideration.

Sandra Wallace
[REDACTED]
[REDACTED]

From: [Simon Dedman](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Sunday, July 16, 2023 12:26:06 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear City Council,

Re: PROPOSED REVISIONS TO SINGLE FAMILY ZONING STANDARDS & HOME APPROVAL PROCESS

Please:

Keep the RDRC. Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects. Nothing in new state laws requires the city to eliminate a review process such as the RDRC for single family residential development.

Have our zoning standards do more to protect neighbor sunlight in their home:

Augment our existing building setback requirements with a 'daylight plane' standard. (Daylight plane is a standard that uses property lines to define the buildable envelope for a home; the taller a structure is, the further from the property line it must be located. Two peninsula cities that employ daylight plane today are Menlo Park and Palo Alto.)

Protect Residents from Loss of Privacy:

Again, **keep the RDRC** in place. This body can provide residents with an impartial third-party who can hear and facilitate the resolution of residents' concerns.

Establish a 'contextual rear setback' for a home's second-story. Most privacy impacts occur when the new property owner builds a two-story structure further back on the lot than the back of homes on adjacent lots. Some cities address this issue by establishing setbacks that are 'contextual.'

Thanks

Simon Dedman


From: [Bill Harkola](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Sunday, July 16, 2023 12:16:00 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

I've been a homeowner in San Carlos since 2001 and I have been DIRECTLY IMPACTED by the City's liberal residential zoning standards. Standards that incentivize large second stories that shade neighboring properties and neighbor's right to privacy. Standards that are out of line with neighboring Peninsula communities' protections to light and privacy.

My home is a corner property located at 105 Baytree Road. In 2009 I carried out a comprehensive single story remodel and addition of the building. A major feature of the design to reduce heating cost was a floor plan reconfiguration to capture winter solar gain at the rear of our house. In 2017 the adjoining single story property at 948 Rosewood Ave was developed as a remodel addition adding a 1321 SF second story. They built the second story addition to the limit of the side yard setback adjacent to the back of my house. Not only did the second story max out the allowable 3000 SF on a 6000 SF lot, it was approved to exceed it by 312 SF requiring a variance. A variance needed to add more space on the second floor in order to take advantage of San Carlos remodeling standards, one of which is, and in this case, retaining non complying setbacks. A variance that offered "relief from the strict application of this title where this will deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions. (Ord. 1438 § 4 (Exh. A (part)), 2011)" Unique and special conditions?? Really?

Conditions that added a second story which COMPLETELY shadows the back of my house from November to March. Had there been a daylight plane ordinance of any kind this would not be the case. In addition there are windows that look down into our bathrooms, bedroom, kitchen and dining room. When I met with the owner and Architect as a condition of the variance process I was told the windows could not be changed because of egress requirements and other bedroom floor plan layouts would require too much demolition of the existing structure to meet the cost effective benefits of a remodel over a new build. I pleaded my case at the Public and RDRC hearings. I was informed that Planning recommended approval of the project and in the case of the RDRC, they had no tools at their disposal to mitigate the impacts to my property.

Additionally and not noted on the plans I was shown, is an extremely loud, 1600 CFM rooftop kitchen exhaust fan mounted on a low roof that is 12' away and blows directly at my kitchen window. **Loss of Light. Loss of privacy. Loss of peace and quiet. I am appalled that this project was approved by the San Carlos Planning Department.**

So if you have reached this far, thank you for hearing my story. Now most importantly please tell me how the City of San Carlos zoning standards adhere to the following guidelines and how eliminating the RDRC will better serve our community?

Article II: Base and Overlay Districts

Chapter 18.04 RESIDENTIAL DISTRICTS Revised 6/23

18.04.010 Purpose. Revised 6/23

The specific purposes of the residential districts are to:

- A. Preserve, protect, and enhance the character of the City's different residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

Respectively,
Bill Harkola



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From: [Carl Mills](#)
To: [Planning](#)
Cc: [REDACTED]
Subject: Feedback on proposed Single Family Zoning Standards
Date: Sunday, July 16, 2023 11:09:10 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear City Council of San Carlos,

I highly recommend retaining the RDRC to provide home owners and developers with a required process to raise and resolve concerns related to home building or significant improvements.

It is very important to protect the privacy and sunlight of neighboring homes and I urge the City Council to adopt guidelines addressing these two areas.

I fear that without this process and these protections in place, that over time San Carlos will no longer remain The City of Good Living.

Thank you,

Carl Mills

[REDACTED]

[REDACTED]

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From: [Peter Hartzell](#)
To: [Planning](#); [Adam Rak](#); [John Dugan](#); [Sara McDowell](#); [Ron Collins](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Sunday, July 16, 2023 8:04:43 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sunday July 16, 2023

Dear Planning Commission, Mayor and City Council Members,

I'm concerned with the proposed revisions to the Objective Design Standards. I appreciate the opportunity to provide public comment-as my family has lived and worked in San Carlos for 20 years.

I was active in the public comments regarding the single family home design standard changes a couple of years ago.

I'm afraid I again feel as if the proposed changes favor the property developers and not the actual residents and neighbors of San Carlos and thus work at cross purpose with my hope for this city -- that it is livable, fosters good relationships among neighbors and prioritizes both new construction and existing homes.

I strongly object to the elimination of the Residential Design Review Committee (RDRC) or something similar. Its elimination, I predict, will lead to contentious relationships between neighbors, jeopardize privacy and access to sunlight, and allow developers more unilateral control over the extra-large spec homes they build.

In the last 4 years, around one third of homes going before the RDRC have been "spec" houses, proposed by developers who will not live on the property. Developers are much more concerned with profitability than neighbor relations. Neighbors will have no forum for adjudication of conflict short of legal action when they find a developer building a home which objectively infringes on their privacy or access to light.

I suggest Planning separates their proposal for multi-family changes (which I support) from the single family proposal and ensure that individual home owners and residents are thoughtfully and reasonably represented in the further changes to the single family planning and processes.

Thank you for your consideration of my perspective, shared by many of our neighbors and San Carlos residents.

Regards,
Peter Hartzell

[REDACTED]

--

Peter D. Hartzell

[REDACTED]

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From: [Beth Harrison](#)
To: [Planning](#)
Cc: [Beth Harrison](#); [Peter Hartzell](#)
Subject: Concerns with Proposed Objective Design Standards--draft to send today!
Date: Sunday, July 16, 2023 7:31:43 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Saturday, July 15, 2023

Dear Planning Commission,

My spouse Peter Hartzell and I have recently returned from vacation to discover with dismay the San Carlos Planning Commission and were very disturbed to find out about the proposed revisions to the Objective Design Standards. We appreciate the opportunity to provide public comment, as our family has lived and worked in San Carlos for 20 years.

This proposal goes directly against the continuing development of a livable city fostering good relationships among neighbors and reasonable building and open space considerations.

We strongly object to the elimination of the Residential Design Review Committee (RDRC) as it will lead to contentious relationships between neighbors, jeopardize privacy and access to sunlight, and allow developers more control over the extra-large spec homes they build.

In the last 4 years, around one third of homes going before the RDRC have been "spec" houses, proposed by developers who will not live on the property. Developers are much more concerned with profitability than neighbor relations.

We ask that the City implement additional additional and/or improved standards that provide neighbors with reasonable protections from loss of sunlight in their home as well as other standards for setbacks to allow adequate privacy.

Thank you for your consideration of our perspective, shared by many of our neighbors and San Carlos residents.

Regards,
Beth Harrison and Peter Hartzell

[Redacted signature]

From: [Christine McLaughlin](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Saturday, July 15, 2023 11:47:28 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To Members of the City Council:

In regard to the proposed revision of the approval process of single family residential homes, I have some suggestions:

- 1) **KEEP the RDRC!**- Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects.
- 2) **Protect Neighbors' Sunlight**- Implement additional and improved standards that provide neighbors with reasonable protections from loss of sunlight in their home.
- 3) **Protect Neighbors' Privacy**- **Implement additional and improved standards that provide neighbors with reasonable protections from loss of privacy in their home.**

Assuming you all live in San Carlos, and even if you don't, you would want your privacy and your home to be afforded ample sunlight. Plus, if you had a concern about home that was being built next door to your residence, you would most likely want to take any of your concerns about the

proposed project to an impartial third party.

How could you even consider taking that away from us, the residents of San Carlos????

This is supposed to be " The City of Good Living." How can it remain as such when so much construction of huge homes that don't fit the neighborhoods are being approved and the city is becoming overly crowded and congested????

Please consider the aforementioned proposals at the August meeting. We want our privacy!

Christine McLaughlin
Resident of San Carlos

From: [Ashia C.](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Saturday, July 15, 2023 9:31:20 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Committee:

It has come to my attention that the new single family zoning standards will Eliminate the Residential Design Review Committee (RDRC), Fail to Protect Residents from Loss of Sunlight, and Fail to Protect Residents from Loss of Privacy.

As a resident of San Carlos since 2006, I and my family have experienced the negative effects of out of control growth. Our light was taken away by construction and our privacy intruded upon with a former change in the city's growth management.

I request that you retain and strengthen the RDRC and augment San Carlos residential building standards to provide all residents - current and future - with reasonable protections of sunlight, privacy, and air in their homes.

The City has already been transformed from the City of Good Living being a city with hodge-podge construction that lacks concern for the existing residents. I cannot imagine how out of control this city will be if the RDRC is eliminated.

Sincerely,

The residents of [REDACTED]

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From: [Robbie Franco](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Saturday, July 15, 2023 6:58:30 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

San Carlos has undergone so many changes these last years and most of them have been positive. San Carlos remains a wonderful place to live and we hope it will remain that way.

We are very concerned with the changes being discussed to eliminate the Residential Design Review Committee. The potential loss of privacy and sunlight can impact us as residents in such a negative way and we need a 3rd party to review concerns and mediate when necessary.

We hope you will do the most to make sure we as residents continue to have the RDRC as a tool to help with concerns and disputes.

Thank you

Roberta and Yosef Franco

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From: [Brian Weiss](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Saturday, July 15, 2023 2:55:27 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Planning team:

I'm writing because I'm concerned with the speed at which residential building rules are changing in San Carlos and the potential for degrading our community and residential "feel". As a native Californian, including 27 years in San Carlos as a responsible homeowner, I ask that you please consider keeping the following policies / processes in place:

Please Keep the RDRC! - Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects.

Please Continue to Protect Neighbors' Sunlight - It is important you maintain and/or improve standards that provide neighbors with reasonable protections from loss of sunlight in their home.

Please Protect Neighbors' Privacy - It is also important that you maintain and/or improve standards that provide neighbors with reasonable protections from loss of privacy in their home.

I bike all over San Carlos for exercise and have seen a significant number of the new projects have been done by out-of-town developers like Thomas James, who are building to maximize profits for investors, not maintain the neighborhood feel we San Carlos'ers moved here to experience in the first place.

I support affordable housing in California, but not through the ruination of established neighborhoods and a gutting of common sense building practices.

Thanks for your consideration,

Sincerely
Brian Weiss



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From: [Kevin Wray](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Saturday, July 15, 2023 2:03:12 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Planning team:

I'm writing because I'm concerned with the speed at which residential building rules are changing in San Carlos and the potential for degrading our community and residential "feel". As a life-long Bay Area resident, including 20 years in San Carlos, I ask that you please consider keeping the following policies / processes in place:

- Please Keep the RDRC! - Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects.
- Please Continue to Protect Neighbors' Sunlight - It is important you maintain and/or improve standards that provide neighbors with reasonable protections from loss of sunlight in their home.
- Please Protect Neighbors' Privacy - It is also important that you maintain and/or improve standards that provide neighbors with reasonable protections from loss of privacy in their home.

I bike, walk and run all over San Carlos for exercise and a significant number of the new projects have been out-of-town developers like Thomas James, who are building to maximize profits for investors, not maintain the neighborhood feel we San Carlan's moved here to experience in the first place.

I support affordable housing in California, but not through the ruination of established neighborhoods and a gutting of common sense building practices.

Thanks for your consideration,

Kevin Wray


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From: [Kate Perkins](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Saturday, July 15, 2023 10:41:50 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear San Carlos City Council,

As a San Carlos Homeowner, I reviewed the proposed Objective Design Standards and have three major concerns with the proposed single family home zoning standards, as they will:

- **Eliminate the Residential Design Review Committee (RDRC)** - Residents will no longer have access to a third-party to hear and adjudicate their concerns associated with new, large home projects.
- **Fail to Protect Residents from Loss of Sunlight** - The proposed standards offer no changes to protect neighbors from loss of sunlight in their homes and yards.
- **Fail to Protect Residents from Loss of Privacy** - The proposed standards offer no changes to protect neighbors from loss of privacy in their homes and yards.

Please consider the following:

- **Keep the RDRC!** - Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects.
- **Protect Neighbors' Sunlight** - Please implement additional and/or improved standards that provide neighbors with reasonable protections from loss of sunlight in their home. Augment the proposed standards with a daylight plane standard.
- **Protect Neighbors' Privacy** - Please implement additional and/or improved standards that provide neighbors with reasonable protections from loss of privacy in their home. Establish a contextual rear setback for a home's second story.

Thank you for taking these concerns into consideration.

Sincerely,

Katherine Perkins

From: [Sara Timby](#)
To: [Planning](#)
Subject: Extreme heat temperatures aren't normal. And its deadly impacts won't be evenl
Date: Friday, July 14, 2023 5:38:25 PM

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<https://www.msnbc.com/opinion/msnbc-opinion/extreme-heat-temperatures-not-normal-rcna93483>

More background on need to increase our urban forest. Residential review committee needs to allow more space than currently proposed for trees on private property. In addition to cooling and storing carbon they will provide privacy and shading for the inhabitants.

Thank you,
Sara Timby



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From: [Sara Timby](#)
To: [Planning](#)
Subject: Envisioning the future—Creating sustainable, healthy and resilient BioCities -
Date: Friday, July 14, 2023 5:16:10 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

<https://www.sciencedirect.com/science/article/pii/S1618866723001061>

We need to leave space between and front and back of homes for a much improved urban forest in San Carlos. See benefits in attached article and it's references.

Staff should be assigned to this and our residential design review team (which should be maintained) should study and implement the concept.

Please print the article and distribute it to them.

Thank you for your consideration,

Sara Timby



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From: [Laurie Torres](#)
To: [Planning](#)
Subject: Objective Design Standards
Date: Friday, July 14, 2023 11:31:33 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am very concerned about the proposed changes that the City is considering and I would like to recommend the following:

- **Keep the RDRC!** - Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new home projects. Not having a third party and giving the owner or developer the power to determine (or ignore) neighbors concerns is unacceptable. There will be no motivation on the part of the owner or developer to address concerns.
- **Protect Neighbors' Sunlight** - Implement additional and/or improved standards that provide neighbors with reasonable protections from loss of sunlight in their home.
- **Protect Neighbors' Privacy** - Implement additional and/or improved standards that provide neighbors with reasonable protections from loss of privacy in their home.

I hope you will listen to the concerns of residents and consider our recommendations.

Kind regards,

Laurie Torres

[Redacted signature block]

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From: [Sara Timby](#)
To: [Planning](#)
Subject: Concerns with proposed Objective Design Standards
Date: Thursday, July 13, 2023 9:00:03 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

1. Bad idea to eliminate the Residential Design Review Committee. We need an impartial review of concerns about large home projects.
2. We need to protect sunlight access, protect privacy, secure space for adequate tree and shrub plantings.
3. Currently neighbor concerns are submitted to the new home owners. "Spec" houses have no reason to address the concerns.

I hope these points can be addressed.

Thank you,

Sara Timby



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From: [Ronda Scott](#)
To: [Planning](#)
Subject: Keep the RDRC.
Date: Wednesday, July 12, 2023 10:58:52 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear planning folks,


Long gone are the days when one could hope for a quaint hometown experience on the peninsula. The entire mid-pen area will look like one big mixed use blob with zero character soon. Empty storefronts at the street level. Condos no one can afford up above. That's fine, apparently nothing can be done about it.

But.

At least protect the light, air, and privacy of the homes that have yet to succumb to generic-itis. Yards should have sunlight, air flow, and a space you can enjoy as yours. Windows shouldn't have to be blacked out in order to achieve privacy in the walls of your own home. People here have worked hard to afford their SFHs. Even if we are in an era of an "eat the rich" sentiment, protections for these few basic enjoyments that come with home ownership should be maintained. And RDRC should be the forum for feedback and guidance.

I write this as a person who will eventually sell my lot to developers. Logically, I should be 100% pro-developer to make the most return. But, while San Carlos hasn't been an exceptionally enjoyable place to live for many years now, I respectfully ask that you not make it worse for future folks.

Maintain the RDRC. Protect sunlight, air flow, and privacy of the homes already here.

Ronda Scott


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From: [Carol Mott](#)
To: [Planning](#)
Subject: Fwd: San Carlos Planning Dept
Date: Wednesday, July 12, 2023 4:04:28 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Sirs/Madam,

As a resident and homeowner in San Carlos for over 35 years, I am distraught to hear there is a consideration to eliminate the RDRCI. Developers have far too much influence on this city council and the planning dept. Over the last 10 years we have lost who we are and who we want to be as a community.

Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects.

We need to implement additional and/or improved standards that provide neighbors with reasonable protections from loss of sunlight in their home when these huge homes are built on normal size lots. In addition, we should implement additional and/or improved standards that provide neighbors with reasonable protections from loss of privacy in their home.

With regards,

Carol Mott

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From: [Edward Tang](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Wednesday, July 12, 2023 3:22:22 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon:

Proposed Objective Design Standards are a great concern to me.

We residents deserve access to an impartial 3rd party to hear and adjudicate our concerns with new, large home projects.

City of San Carlos shall implement additional and/or improved standards that provide neighbors with reasonable protections from loss of sunlight in our home.

City of San Carlos shall implement additional and/or improved standards that provide neighbors with reasonable protections from loss of privacy in our homes.

Thank you.

Edward Tang

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From: [Jeffrey Kaiser](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Wednesday, July 12, 2023 10:59:09 AM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I strongly urge the city to follow these RECOMMENDATIONS:

- **Keep the RDRC!** - Residents deserve access to an impartial third-party to hear and adjudicate their concerns with new, large home projects.
- **Protect Neighbors' Sunlight** - Tell the City to implement additional and/or improved standards that provide neighbors with reasonable protections from loss of sunlight in their home.
- **Protect Neighbors' Privacy** - Tell the City to implement additional and/or improved standards that provide neighbors with reasonable protections from loss of privacy in their home.

Also, I am very concerned about the ability to have developers build a 4-plex building in a single-family zoned area with minimal processes to approval. This is the one that will wreck our San Carlos neighborhoods.

Sincerely,

Jeffrey Kaiser



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From: [J Beekley](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 11, 2023 10:33:49 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear SC council members,

I'm a San Carlos homeowner against the proposed revisions to single family zoning standards and the home approval process. Please don't sacrifice impartial third-party review (so important in order to give residents a chance to protect their concerns) for expediency. Also, please do your best to protect residents from loss of privacy/sunlight (I support a daylight plane standard and contextual rear setback) and increased vehicle traffic/street parking due to new development. Enduring neighboring construction is unpleasant, but temporary. Permanently losing quality of life, through no fault of one's own, is distressing and unfair. When pondering your decision, I hope you carefully consider the effects on your fellow San Carlos. I appreciate your service and thank you very much, Jan Beekley

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From: [Jenna Mott](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 11, 2023 8:47:54 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

I am a San Carlos resident and I was recently informed of new revisions that would affect single-family home zoning standards. I think these new changes would be devastating to the neighborhoods within San Carlos.

1. It is crucial that the RDRC remains intact to hear the voice of San Carlos residents & home owners.
2. The right to privacy, air quality and sunlight of residents must be protected. Our zoning standards must reflect this as a priority.

Although I appreciate that this city will continue to grow, it is imperative that the people who live here have a say in how it grows.

Thank you for your time and consideration.

Sincerely,

Jenna Mott

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From: [Stephen Wexler](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 11, 2023 8:47:37 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi,

I have some serious concerns about the proposed changes.

First, keep the RDRC. If you don't, all the home flippers will do whatever they can get away with to build the largest home they can with no regards for any neighbors.

Second, add standards regarding sunlight using daylight planes. No one should be able to build in such a way that solar panels are impacted or sunlight to a property are significantly diminished.

Thanks,
Stephen

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From: [Vee Wallace](#)
To: [Planning](#)
Cc: [v w](#)
Subject: Concerns with proposed objective design standards
Date: Tuesday, July 11, 2023 7:05:28 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I respectfully request that the City of San Carlos, where I have lived for over 45 years, **retain the RDRC** and **protect neighbors' sunlight and privacy**.

Vee Wallace


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From: [Teri Xirakis](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 11, 2023 12:48:25 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To the City planners:

I am writing to insist that the City (finally!) take steps to provide San Carlos residents with reasonable protections of the quality of life in our homes and the character of our city. I request that you:

1. **Retain the RDRC** to provide residents with a forum for obtaining an impartial hearing and resolution of our issues and concerns.
2. **Augment San Carlos residential building standards** to provide all residents - current and future - with reasonable protections of **sunlight, privacy, and air** in our homes.

Residents who have actively chosen to purchase homes, raise families and live and invest in San Carlos deserve to have our property investments and living standards respected — not run over roughshod by greed and developers! “The City of Good Living” has become a laughable motto for our once-charming town. Protect the quality of life of existing and future residents and stop giving away our town’s future .

Thank you,
Teri Yazdi
San Carlos

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From: [Jim Scherba](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 11, 2023 12:31:27 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please:

Retain the RDRC. Residents are entitled to an impartial panel to voice their concerns.

Augment rules to insure residents are protected from loss of sunlight and privacy. San Carlos is rapidly losing its charm and appeal due to overbuilding. Imposing "McMansion" structures in areas of modest homes work to the detriment of existing residents.

Thank You,

James and Janice Scherba



[Sent from Yahoo Mail on Android](#)

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From: [Jeanette Collins](#)
To: [Planning](#)
Subject: Concerns with Proposed Objective Design Standards
Date: Tuesday, July 11, 2023 12:28:39 PM

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I understand there is a final review of the Proposed Objective Design Standards in the near future. Here are a few of my concerns:

Elimination of RDRC

It sometimes feels like the members for the RDRC “rubber stamp” homes for approval. The RDRC should support design issues such as protected trees, size of home and design, ensure developers such Thomas James are not overbuilding on lots and designing “cookie cutter homes.”

Protect Loss of Sunlight and Privacy

The RDRC should review loss of sunlight from “monster homes” and the impact on neighboring homes as it relates to solar power as well the sunlight blocked on the home. Privacy of the neighboring home should also be a consideration with shrubs and trees being a requirement.

I’ve lived in San Carlos for over 30 years and I’m very concerned about the development in the area. We need to ensure reviews are conducted and sound decisions are made.

Thanks you for your consideration.

Jeanette Collins

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From: Sara Timby [REDACTED]
Sent: Monday, August 21, 2023 2:03 PM
To: Planning <planning@cityofsancarlos.org>
Subject: Oversized homes

[NOTICE: This message originated outside of City of San Carlos -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The proposed residential zoning standards and process are not yet ready for the city to pass.
The attached photo taken today of a house being built on the 1800 block of Elizabeth at the west corner of Knoll Dr. is equal in width to the 3 homes across from it.

I live close enough to it to be allowed to comment on the architectural plans which I did, with no response. I also noted a mature live oak on the property which could have been saved by a better design but was not.

I suggest members of the planning commission visit the site - I truly believe you will agree with me.
Please adjust allowable home size (FAR limits) downwards.

Add "contextual" rear setbacks.

Keep an independent review process to hear neighborhood concerns.

Thank you for your work,

Sara Timby
[REDACTED]
[REDACTED]



From: Christian Vescia [REDACTED]
Sent: Tuesday, August 22, 2023 2:38 PM
To: Rucha Dande <rdande@cityofsancarlos.org>; Andrea Mardesich <AMardesich@cityofsancarlos.org>; Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>
Cc: Tom Hausken [REDACTED]; Sandee Althouse [REDACTED]
Subject: Re: Two Documents for Review in Today's Meeting

[NOTICE: This message originated outside of City of San Carlos -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Rucha.

FYI, attached is one other document we are providing to City Council Members (the first page of this two page document).

The second page is an update to information we sent to Andrea while you were away: it's the data table we used to create the chart.

It also includes a comparison of the San Carlos allowable FAR and the median FAR in six other peninsula cities. As you will see, the San Carlos FAR is significantly higher.

Would please include this document in the public record for the meeting?

Thanks again for making time to meet with us today.

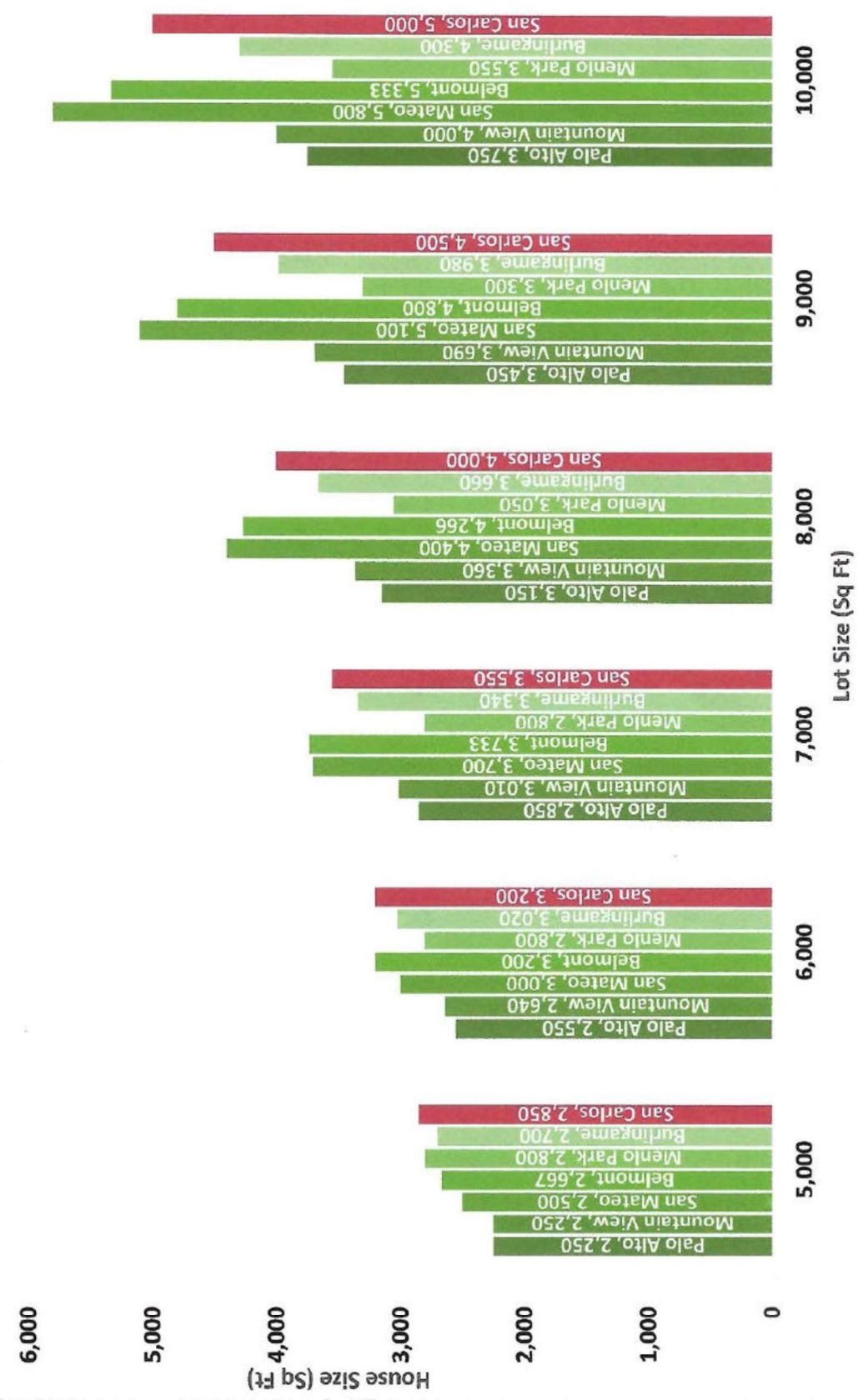
Regards,

- Christian (and Tom and Sandee in abstentia)

From: Christian Vescia [REDACTED]
Sent: Monday, July 17, 2023 12:00 AM
To: Planning <planning@cityofsancarlos.org>
Cc: Andrea Mardesich <AMardesich@cityofsancarlos.org>
Subject: Concerns with Proposed Residential Objective Design Standards

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Comparison of Allowable Home Size in Seven Peninsula Cities (Lots from 5,000 to 10,000 square feet)



Daylight Plane	Palo Alto	Mountain View	San Mateo	Belmont	Menlo Park	Burlingame	San Carlos
	Yes	No	Yes	Yes	Yes	No	No

Comparison of Allowable House Size in Seven Peninsula Cities

(Lots from 5,000 to 10,000 square feet)

Lot Size	Palo Alto	Mountain View	San Mateo	Belmont	Menlo Park	Burlingame	San Carlos	Average	Median	Median FAR	SC FAR
5,000	2,250	2,250	2,500	2,667	2,800	2,700	2,850	2,528	2,583	52%	57%
6,000	2,550	2,640	3,000	3,200	2,800	3,020	3,200	2,868	2,900	48%	53%
7,000	2,850	3,010	3,700	3,733	2,800	3,340	3,550	3,239	3,175	45%	51%
8,000	3,150	3,360	4,400	4,266	3,050	3,660	4,000	3,648	3,510	44%	50%
9,000	3,450	3,690	5,100	4,800	3,300	3,980	4,500	4,053	3,835	43%	50%
10,000	3,750	4,000	5,800	5,333	3,550	4,300	5,000	4,456	4,150	42%	50%
Daylight Plane	Yes	No	Yes	Yes	No	No	No				
House Size Limits											
San Carlos	For lots up to 7,500 sq. ft. = 1,100 sq. ft. + 35% of lot; for lots >7,500 sq. ft., = 50% of lot size							Yes	Are garages included in FAR calculation?		
Belmont	For all size lots, allowable FAR is 53.3% for lots with slope of 0-6%; allowable FAR declines on lots with slopes > 6%.							Yes	Source		
San Mateo	For R1-B lots, 50% for parcels ≤ 6,000 square feet plus 20% for additional parcel area over 6,000 square feet.							Yes	Source	27.04.200 Floor Area	
Burlingame	For interior lots with attached garages, 32% plus 1,100 sq. ft.							Yes	Source		
Menlo Park	For lots with between 5-7k sq. ft., FAR is 2,800 sq. ft. , for lots >7,000 sq. ft., FAR is 2,800 sq. ft. plus 25% of lot area > 7k sq. ft.							Yes	Source	16.04.313 Floor area	
Palo Alto	For first 5k sq. ft. , FAR is 45%. For square footage in excess of 5k sq. ft, FAR is 30%							Yes	Source	See Section C.	
Mt. View	Maximum FAR = 0.50 - (0.00001 x Lot Area)							Yes	Source	ZONING HANDBOOK	

Myths & Objections re: Solving the Problems of Oversized Homes

Myth or Objection	Response
<p><i>San Carlos has already solved the problems associated with oversized homes.</i></p>	<ul style="list-style-type: none"> • Comments from hundreds of residents to the city's own community survey on ODS from March of 2023 indicate this is not the case • An analysis of 115 RDRC-reviewed homes from the last 4 years shows: <ul style="list-style-type: none"> ○ 55% have objections raised about them ○ 34% are built by developers (i.e. they are 'spec' homes) • San Carlos house size limits still allow some of the largest homes on the peninsula when compared to 6 other nearby cities (see chart) • San Carlos does not have other protections such as a 'daylight plane' standard that is offered by 4 of 6 of our peer cities (see chart) • San Carlos is proposing to eliminate a review process that gave the residents some recourse regarding issues of loss of light, privacy, views, and more not specifically addressed by our zoning standards
<p><i>We can't offer a review process because 'our hands are tied' by state housing mandates.</i></p>	<ul style="list-style-type: none"> • The City of Palo Alto and other cities have made the determination that a single family home is not a 'housing development project' and so ministerial approval is not mandated • Other cities with objective design standards have found a way to continue to offer residents a review process (e.g., Palo Alto) • After reviewing Palo Alto's Municipal Code, the San Carlos City Attorney has stated that <i>'From a legal standpoint, the law does not prohibit the city from taking Palo Alto's approach.'</i>
<p><i>Objective Design Standards offer a fair and balanced approach to all.</i></p>	<ul style="list-style-type: none"> • Objective design standards combined with ministerial approval are ONLY a good solution if the standards are drawn in the right place • Lack of a review process favors builders over neighbors
<p><i>Addressing this issue will require the city to start over at square one.</i></p>	<ul style="list-style-type: none"> • All the work done to produce Objective Design standards is still valid and valuable and can move forward as is • The City can easily reduce the impact of oversized homes and neighbors and neighborhoods by adjusting the allowable FAR • The City can add a 'daylight plane' regulation to the existing standards as a simple overlay. Daylight plane does not replaces existing, but instead augments them and provides existing residents with an additional level of protection for their quality of life in their home
<p><i>The City can address this issue in a future review of residential standards</i></p>	<ul style="list-style-type: none"> • This is the second time in the last 5 years the city has made a major investment in revising residential zoning standards • The City is revising the zoning standards now and is unlikely to revisit this issue, unless required, any time soon • We have 4 years of data that give us a very clear picture of the negative impact of the oversized homes on our residents and neighborhoods

From: Christian Vescia [REDACTED]
Sent: Tuesday, August 22, 2023 12:34 PM
To: Rucha Dande <rdande@cityofsancarlos.org>
Cc: Tom Hausken [REDACTED]; Sandee Althouse [REDACTED]
Subject: Two Documents for Review in Today's Meeting

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Rucha:

I am attaching two documents I would like to review in today's meeting.

I can screen share if needed, but you may wish to send them along to the colleagues who plan to attend with you.

For your reference, I have also attached a third document. It contains the sections of the Palo Alto Municipal code that describe Palo Alto's residential zoning standards and review process.

Thank you and see you soon.

- Christian

Please distribute my letter to members of the City Council and the Planning Commission.

Any questions, please let me know.

Thank you.

Christian Vescia



On Tuesday, August 22, 2023 at 12:44:54 PM PDT, Rucha Dande <rdande@cityofsancarlos.org> wrote:

Thank you, I have received the information.

From: Christian Vescia [REDACTED]
Sent: Tuesday, August 22, 2023 12:34 PM
To: Rucha Dande <rdande@cityofsancarlos.org>
Cc: Tom Hausken [REDACTED]; Sandee Althouse [REDACTED]
Subject: Two Documents for Review in Today's Meeting

[NOTICE: This message originated outside of City of San Carlos -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Rucha:

I am attaching two documents I would like to review in today's meeting.

I can screen share if needed, but you may wish to send them along to the colleagues who plan to attend with you.

For your reference, I have also attached a third document. It contains the sections of the Palo Alto Municipal code that describe Palo Alto's residential zoning standards and review process.

Thank you and see you soon.

- Christian

Palo Alto Municipal Code

August 22, 2023

18.12.110 Single Family Individual Review

(a) Purpose

The goals and purposes of this chapter are to:

- (1) Preserve the unique character of Palo Alto neighborhoods;
- (2) Promote new construction that is compatible with existing residential neighborhoods;
- (3) Encourage respect for the surrounding context in which residential construction and alteration takes place;
- (4) Foster consideration of neighbors' concerns with respect to privacy, scale and massing, and streetscape; and
- (5) Enable the emergence of new neighborhood design patterns that reflect awareness of each property's effect upon neighboring properties.

This program is intended only to mitigate the effects of second story construction on neighboring homes, and should not be construed to prohibit second story construction when this title would otherwise permit it.

(b) Applicability

The provisions of this Section [18.12.110](#) apply to the construction of a new singly developed two-story structure; the construction of a new second story; or the expansion of an existing second story by more than 150 square feet in the R-1 single family residential district. All second-story additions on a site after November 19, 2001 shall be included in calculating whether an addition is over 150 square feet.

(c) Individual Review Guidelines

The director of planning and development services shall issue guidelines to direct staff and project applicants in implementing the goals and purposes and other provisions of this chapter. Guidelines establishing substantive review standards for second story development shall be presented to the planning and transportation commission for their comment prior to adoption or amendment by the director.

(d) Findings

Neither the director, nor the city council on appeal, shall grant an individual review approval, unless it is found that the application is consistent with the individual review guidelines.

(e) Conditions

In granting individual review approvals, reasonable conditions or restrictions may be imposed if appropriate or necessary to protect the public health, safety, general welfare, or convenience, and to secure the purposes of this title (Zoning).

(f) Application Review and Action

Commented [1]: The character of San Carlos neighborhoods is disappearing in a flood of 'spec' homes.

Commented [2]: Based on photos of large San Carlos homes & reviews of 115 RDRC packets, San Carlos has not done 3 or 4 in the past and is not doing it today.

Applications for individual review approval shall be reviewed and acted upon as set forth in Section [18.77.075](#).

(g) Preliminary Meeting with Planning Staff

Project applicants are strongly encouraged, before applying for individual review of a project, to meet with planning staff to discuss designing a project that promotes the goals of this chapter and the individual review guidelines, and to discuss the proposed plans with their neighbors.

(h) Changes to Approved Projects

The director may approve changes to a previously approved individual review project without following the procedure set forth in Section [18.77.075](#) if those changes do not affect compliance with the individual review guidelines. Examples of such changes include:

- (1) Reductions in window or door size, or reductions in the number of windows.
- (2) Changes to aspects of the project not reviewed under individual review, such as materials or non-street-facing first story windows.
- (3) Changes that do not affect privacy/streetscape.
- (4) Increases in setbacks.
- (5) Reductions in second floor mass that do not affect privacy or streetscape.

(Ord. 5494 § 3, 2020: Ord. 4869 § 14 (Exh. A [part]), 2005)

Palo Alto Municipal Code

August 22, 2023

18.77.075 Low-density Residential Review Process

(a) Applications Subject to Low-density Residential Review Process

The following applications are subject to the review process set forth in this section:

- (1) Individual review applications, home improvement exception applications; and
- (2) Other permits and approvals for which such review process is required by the provisions of this title (Zoning).

(b) Notice of Application Submittal

Within three days of submittal of an application, notice that the application has been submitted shall be given by mail to owners and residents of property adjacent to the subject property, and shall be posted at the subject property until approval, denial or withdrawal of the application. The notice shall include the name of the applicant; the address of the proposed project; and information on when and how comments will be accepted by the city. The mailed notice shall also include a description of the project.

(c) Comment Period

The comment period shall be twenty-one days beginning on the third business day after an application is submitted. If notice is mailed or posted on a later date, the comment period shall begin on the later date. Written comments received by the city during this period shall be considered as part of the staff review. Only one comment period is required. If plans are revised during or following the comment period, a statement that the plans have been revised shall be included in the notice of the proposed director's decision set forth in subsection (e).

Commented [3]: In Palo Alto, neighbors submit comments and concerns to city staff, not to the owner of the property.

(d) Decision by the Director

Following completion of the comment period and any staff review:

- (1) The director shall prepare a proposed written decision to approve, approve with conditions, or deny the application.
- (2) Notice of the proposed director's decision shall be mailed to owners and residents of property adjacent to the subject property, and any person who has made a written request for notice of the decision. The notice shall include the address of the property, a brief description of the proposed project, a brief description of the proposed director's decision, the date the decision will be final if no hearing is requested, and a description of how to request a hearing.
- (3) The proposed director's decision shall become final fourteen days after the date notice is mailed unless a request for a hearing is filed.

(4) The applicant or the owner or occupier of an adjacent property may request a director's hearing on the proposed director's decision by filing a written request with the planning division before the date the proposed director's decision becomes final. There shall be no fee required for requesting such a hearing.

Commented [4]: Immediate neighbors can request a hearing with the director for "no" cost.

(5) The time limits set forth in this subsection (d) may be extended upon the written request of the applicant.

In San Carlos, if residents want to file an appeal, they are charged \$2,030.

Palo Alto Municipal Code

August 22, 2023

(e) Director's Hearing (Upon Request)

(1) Following the filing of a timely hearing request of a proposed director's decision the director shall hold a hearing on the application. A hearing request received after the expiration of the time limits set forth in subsection (d)(3) shall not be considered.

(2) Notice of the director's hearing shall be mailed ten days prior to the hearing to the project applicant, to owners and residents of property adjacent to the subject property, and to any person who has made a written request for such notice. Notice shall include the address of the property, a brief description of the proposed project, and the date, time and location of the hearing.

(3) At the time and place set for hearing the director shall hear evidence for and against the application or its modification. The hearing shall be open to the public.

(f) Final Director's Decision

(1) The director shall issue a written decision approving, approving with conditions, or denying the project application within fourteen days of the hearing.

(2) Notice of the director's decision shall be mailed to the project applicant, the owners and occupants of all adjacent properties, and any person requesting notice of the decision. The notice shall include the address of the property, a brief description of the proposed project, a brief description of the proposed director's decision, the date the decision will be final if no appeal is filed, and a description of how to file an appeal.

(3) ~~The director's decision shall become final fourteen days after the date notice is mailed unless an appeal is filed. The director may, for good cause, specify in writing a longer period for filing an appeal at the time he or she issues the proposed decision.~~

Commented [5]: After the Director's hearing, residents still retain the right to appeal the decision to the City Council. The fee for filing an appeal is \$622.71.

(4) The applicant or the owner or occupier of an adjacent property may file an appeal of the director's decision by filing a written request with the City Clerk before the date the director's decision becomes final. The written request shall be accompanied by a fee, as set forth in the municipal fee schedule.

(g) Decision by the City Council

If a timely appeal is received by the City, the director's decision on the application shall be placed on the consent calendar of the city council within 45 days. The city council may:

(1) Adopt the findings and recommendation of the director; or

(2) Remove the recommendation from the consent calendar, which shall require three votes, and direct that the application be set for a new noticed hearing before the city council, following which the city council shall adopt findings and take action on the application.

(h) Decision by the City Council Final

The decision of the city council is final.

(Ord. 5373 § 24 (part), 2016; Ord. 4869 § 39, 2005)

From: Christian Vescia [REDACTED]
Sent: Sunday, August 6, 2023 12:25 PM
To: Lisa Costa Sanders <LCostaSanders@cityofsancarlos.org>; Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>; Andrea Mardesich <AMardesich@cityofsancarlos.org>
Cc: Tom Hausken [REDACTED]; Sandee Althouse [REDACTED]; Rucha Dande <rdande@cityofsancarlos.org>
Subject: Re: Our Analysis of RDRC-approved Homes (June 2019 - June 2023)

[NOTICE: This message originated outside of City of San Carlos -- DO NOT CLICK on links or open attachments unless you are sure the content is safe]

Hi Andrea:

Thanks for forwarding the information to Rucha Dande.

By the way, I did some research on FAR calculations in the six other Bay Area cities I looked at.

All of the other peninsula cities reviewed include garages in their FAR calculation.

City	House Size Limits (FAR calculation)	Are garages included in the FAR calculation?		
San Carlos	For lots up to 7,500 sq. ft. = 1,100 sq. ft. + 35% of lot; for lots >7,500 sq. ft., = 50% of lot size	Yes	Source	18.03.080 Determining floor area
Belmont	For all size lots, allowable FAR is 53.3% for lots with slope of 0-6%; allowable FAR declines on lots with slopes > 6%.	Yes	Source	
San Mateo	For R1-B lots, 0.5 for parcels of less than or equal to 6,000 sq. ft. plus 0.2 for additional parcel area over 6,000 sq. ft.	Yes	Source	27.04.200 Floor Area
Burlingame	For interior lots with attached garages, 32 percent plus 1,100 sq. ft. (R1 districts)	Yes	Source	
Menlo Park	For lots with between 5-7k sq. ft., FAR is 2,800 sq. ft. , for lots >7,000 sq. ft., FAR is 2,800 sq. ft. plus 25% of lot area greater than 7k sq. ft.	Yes	Source	16.04.313 Floor area
Palo Alto	For first 5k sq. ft. , FAR is 45%. For square footage in excess of 5k sq. ft, FAR is 30%	Yes	Source	See Section C.
Mt. View	Maximum FAR = 0.50 - (0.00001 x Lot Area)	Yes	Source	ZONING HANDBOOK FOR THE SINGLE-FAMILY HOMEOWNER R1 ZONING DISTRICT

So, the fact that San Carlos allows the largest home on a 5k lot sizes, is an 'apples to apples' comparison.

A couple of other observations from comparing San Carlos standards to those implemented by six other peninsula cities:

- On larger lot sizes, San Carlos allows larger homes than 4 of 6 peninsula cities
- In addition to FAR limits, 4 of 6 peninsula cities have a daylight plane standard (Menlo Park, Palo Alto, Belmont, & San Mateo)

Lot Size	Palo Alto	Mountain View	San Mateo	Belmont	Menlo Park	Burlingame	San Carlos	Average	Median
5,000	2,250	2,250	2,500	2,667	2,800	2,700	2,850	2,528	2,583
6,000	2,550	2,640	3,000	3,200	2,800	3,020	3,200	2,868	2,900
7,000	2,850	3,010	3,700	3,733	2,800	3,340	3,550	3,239	3,175
8,000	3,150	3,360	4,400	4,266	3,050	3,660	4,000	3,648	3,510
9,000	3,450	3,690	5,100	4,800	3,300	3,980	4,500	4,053	3,835
10,000	3,750	4,000	5,800	5,333	3,550	4,300	5,000	4,456	4,150
Daylight Plane	Yes	No	Yes	Yes	Yes	No	No		

Thanks, and I look forward to hearing from Rucha.

- Christian

P.S. - I've attached the source file for table above since it includes links to the source data in the zoning standards of other cities. It also includes data gathered by the city in a 2016 Shape San Carlos survey on what residents wanted to see with respect to allowable home size.

On Saturday, August 5, 2023 at 08:26:37 AM PDT, Andrea Mardesich <amardesich@cityofsancarlos.org> wrote:

Thank you Christian! I also forwarded this to Rucha Dande, the Project Manager. She will be back in the office on Tuesday and will be the main contact for all ODS related work. I wanted to also provide you with her contact info:

Rucha Dande, Senior Planner

rdande@cityofsancarlos.org

Andrea Mardesich, AICP

Assistant Community Development Director

City of San Carlos | 600 Elm Street | San Carlos, CA 94070

Phone: (650) 002-4250 | www.cityofsancarlos.org

From: Christian Vesca

Sent: Thursday, August 3, 2023 4:23 PM

To: Andrea Mardesich <AMardesich@cityofsancarlos.org>; Lisa Costa Sanders <LCostaSanders@cityofsancarlos.org>; Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>

Cc: Tom Hausken; Sandee Althouse

Subject: Our Analysis of RDRC-approved Homes (June 2019 - June 2023)

[NOTICE: This message originated outside of City of San Carlos -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Andrea, Lisa, and Megan:

Thanks again for meeting with Sandee, Tom, and me today regarding the issues we've raised with the current proposal on Objective Design Standards (ODS), as well as suggestions for addressing those issues.

As promised, I am sharing the data we have gathered on the 115 homes the RDRC has approved in the last 4 years. The data is in two attached files:

- RDRC Reviewed Houses April 2019 to June 2023 Summary Statistics
- RDRC Reviewed Houses April 2019 to June 2023 v2

Here are the highlights of the summary data:

SUMMARY STATISTICS (for June 2019 to June 2023)			
	Overall Statistics	Count	Percent
	- RDRC-reviewed homes	115	100%
	- 'Spec' homes (developers)	39	34%
	- 2-story homes	112	97%
	- Homes causing concerns	63	55%
	Breakdown of Concerns	Count	Percent
	- Trees	46	40%
	- Privacy	30	26%
	- Neighborhood compatibility	29	25%
	- Light, air, and sky	15	13%
	- Views	15	13%
	- Other	37	32%

Please don't hesitate to contact me if you have any questions.

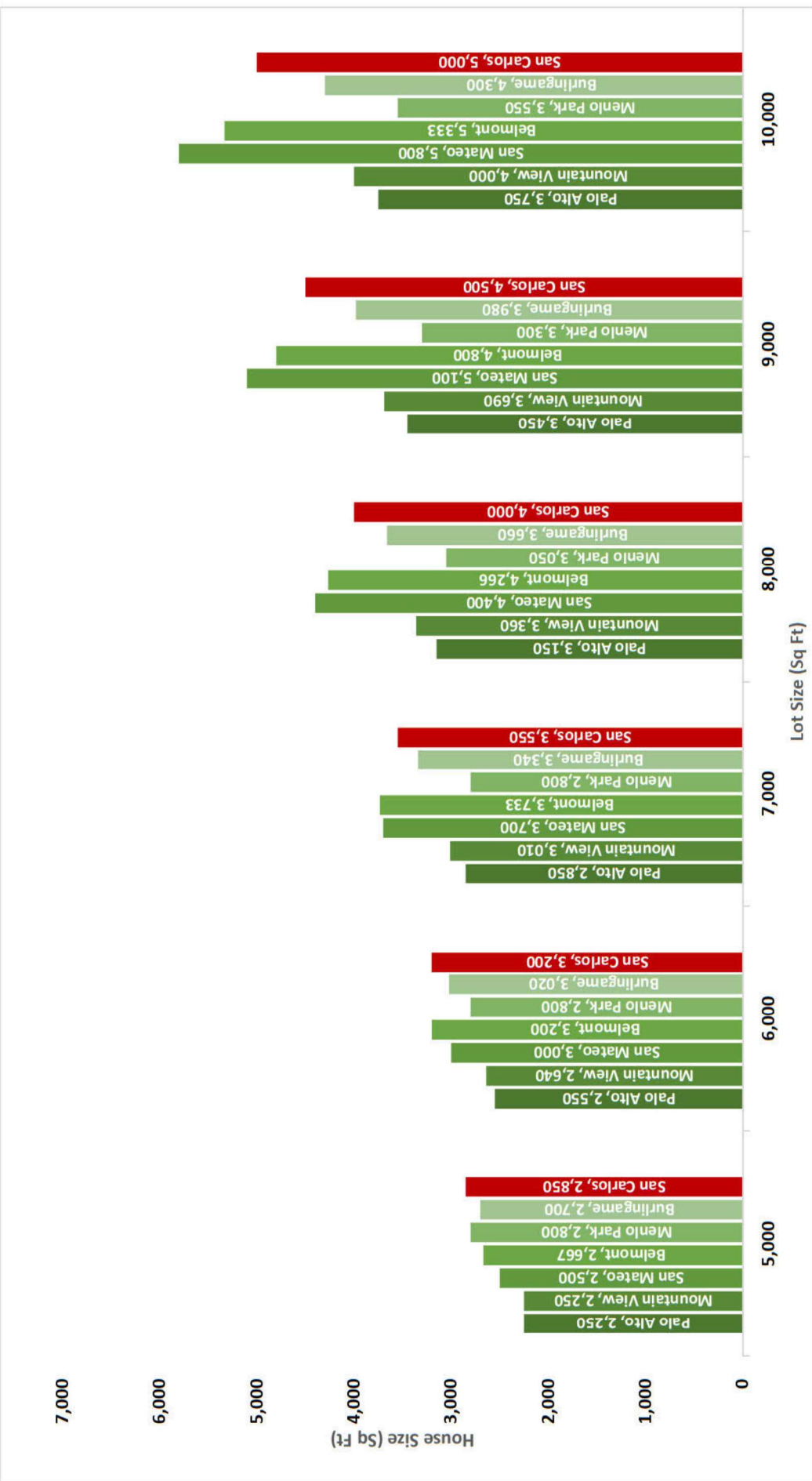
Thanks.

- Christian

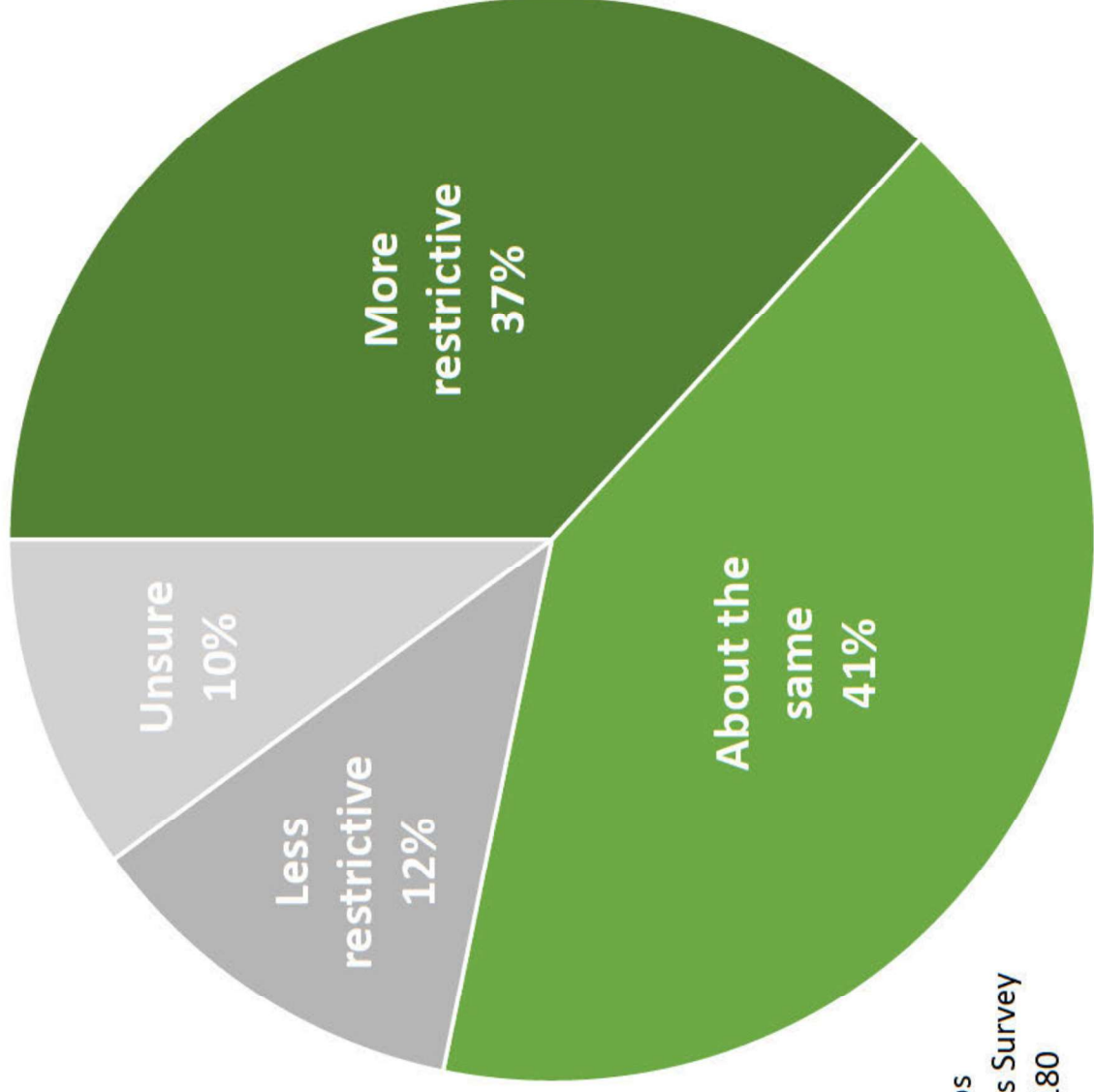
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7,000	2,850	3,010	3,700	3,733	2,800	3,340	3,550	3,239	3,175
8,000	3,150	3,360	4,400	4,266	3,050	3,660	4,000	3,648	3,510
9,000	3,450	3,690	5,100	4,800	3,300	3,980	4,500	4,053	3,835
10,000	3,750	4,000	5,800	5,333	3,550	4,300	5,000	4,456	4,150

Daylight Plane	Yes	No	Yes	Yes	No	No
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Do you think limits on house sizes in San Carlos should be more restrictive than neighboring cities?



City of San Carlos
Shape San Carlos Survey
June 2016, N = 180

Do you think limits on house sizes in San Carlos should be more restrictive than neighboring cities?	
	Response
More restrictive	66
About the same	74
Less restrictive	21
Unsure	18

From: Christian Vescia [REDACTED]
Sent: Thursday, August 3, 2023 4:23 PM
To: Andrea Mardesich <AMardesich@cityofsancarlos.org>; Lisa Costa Sanders
<LCostaSanders@cityofsancarlos.org>; Megan Wooley-Ousdahl
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- Christian

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SAMPLE OF HOMES GENERATING SIGNIFICANT RESIDENT CONCERNS

RDRC Date	Address	House Size	Lot Size	FAR	Developer	# Stories	Concerns?	Qty	Size	Privacy	Light	View	Hood	Other	Trees	Protected?
4/15/2019	45 Hartford Avenue	5,778	16,591	35%		2	✓	2	✓	✓	✓	✓	✓	✓	✓	✓
8/5/2019	626 Wellington Drive	3,832	7,811	49%		2	✓	2	✓	✓	✓	✓	✓	✓	✓	✓
10/21/2019	2000 San Carlos Ave	3,120	6,023	52%		2	✓	2	✓	✓	✓	✓	✓	✓	✓	✓
12/2/2019	2825 Tramanto	3,752	10,125	37%		2	✓	1	✓	✓	✓	✓	✓	✓	✓	✓
12/2/2019	607 Wellington	4,767	10,125	47%	✓	2	✓	1	✓	✓	✓	✓	✓	✓	✓	✓
2/18/2020	328 Hill Way (TJ Home)	2,811	5,000	56%		2	✓	5	✓	✓	✓	✓	✓	✓	✓	✓
6/1/2020	1573 Chestnut Street (TJ Home)	3,081	5,667	54%	✓	2	✓	4	✓	✓	✓	✓	✓	✓	✓	✓
6/15/2020	2905 Eaton Avenue	7,441	14,480	51%		2	✓	0	✓	✓	✓	✓	✓	✓	✓	✓
8/17/2020	88 Hilltop Drive	2,908	5,171	56%		2	✓	4	✓	✓	✓	✓	✓	✓	✓	✓
3/1/2021	2086 Eaton (TJ Home)	3,370	6,869	49%	✓	2	✓	3	✓	✓	✓	✓	✓	✓	✓	✓
6/7/2021	61 Hilltop Drive	4,704	9,457	50%		2	✓	5	✓	✓	✓	✓	✓	✓	✓	✓
9/7/2021	21 Highland Ave	2,743	4,697	58%	✓	2	✓	8	✓	✓	✓	✓	✓	✓	✓	✓
9/7/2021	25 Highland Ave	2,789	5,137	54%	✓	2	✓	8	✓	✓	✓	✓	✓	✓	✓	✓
9/7/2021	29 Highland Ave	2,775	5,534	50%	✓	2	✓	8	✓	✓	✓	✓	✓	✓	✓	✓
11/1/2021	2125 Carmelita Dr. (TJ Homes)	3,019	5,492	55%	✓	2	✓	20	✓	✓	✓	✓	✓	✓	✓	✓
11/15/2021	865 Sunset Dr.	4,229	16,682	25%	✓	2	✓	2	✓	✓	✓	✓	✓	✓	✓	✓
1/18/2022	338 Cedar St.	3,426	6,646	52%	✓	2	✓	2	✓	✓	✓	✓	✓	✓	✓	✓
2/22/2022	131 Alberta Ave	3,211	6,033	53%		2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6/20/2022	703 Knoll Dr.	5,017	11,345	44%		2	✓	3	✓	✓	✓	✓	✓	✓	✓	✓
8/1/2022	2063 Belle Ave. (TJ Homes)	3,029	5,519	55%	✓	2	✓	3	✓	✓	✓	✓	✓	✓	✓	✓
1/17/2023	916 Elm Street	2,799	6,000	47%	✓	2	✓	5	✓	✓	✓	✓	✓	✓	✓	✓
3/20/2023	1403 St. Francis Way	3,222	6,050	53%	✓	2	✓	5	✓	✓	✓	✓	✓	✓	✓	✓
4/18/2023	2540 Howard Street	3,410	6,640	51%	✓	2	✓	8	✓	✓	✓	✓	✓	✓	✓	✓

RDRC Date	Address	House Size	Lot Size	FAR	Developer	# Stories	Concerns?	Qty	Type of Concern							Trees?	Protected?
									Size	Privacy	Light	View	'Hood	Other			
4/15/2019	45 Hartford Avenue	5,778	16,591	35%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5/20/2019	2328 Howard	4,597	9,735	47%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6/3/2019	818 Cordilleras	3,778	7,251	52%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6/17/2019	909 Heather Drive	4,285	10,455	41%	<input type="checkbox"/>	2	<input type="checkbox"/>	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7/1/2019	1415 Greenwood	3,543	6,218	57%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7/1/2019	69 Hilltop Drive	3,280	6,248	52%	<input type="checkbox"/>	2	<input type="checkbox"/>	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7/15/2019	1309 Belmont	3,300	6,926	48%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8/5/2019	121 Wellington Drive	3,479	8,396	41%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8/5/2019	626 Wellington Drive	3,832	7,811	49%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10/21/2019	2000 San Carlos Ave	3,120	6,023	52%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12/2/2019	2825 Tramanto	3,752	10,125	37%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12/2/2019	607 Wellington	4,767	10,125	47%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12/16/2019	933 Walnut	2,996	6,000	50%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1/21/2020	1405 Cordilleras (TJ Home)	3,578	7,104	50%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1/21/2020	1565 Morse Blvd (ADU plan)	1,163	6,600	18%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1/21/2020	387 Laurel Avenue	3,996	9004	44%	<input type="checkbox"/>	1	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2/18/2020	328 Hill Way (TJ Home)	2,811	5,000	56%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/2/2020	2072 Birch Avenue (TJ Homes)	2,848	4,998	57%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/2/2020	2696 San Carlos Avenue	4,035	12,580	32%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/2/2020	3193 La Mesa Drive	3,508	7,800	45%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4/20/2020	2016 Birch Avenue	2,849	5,000	57%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4/20/2020	2253 Howard	3,252	6,215	52%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4/20/2020	390 Chestnut Street	3,663	7,965	46%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5/4/2020	2721 Clifford (lot split)	5,461	12,664	43%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5/4/2020	2721 Clifford (lot split)	4,858	11,155	44%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5/4/2020	319 Emerald Avenue	3,394	6,621	51%	<input type="checkbox"/>	1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6/1/2020	1573 Chestnut Street (TJ Home)	3,081	5,667	54%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6/1/2020	2001 Eucalyptus Avenue (TJ Home)	3,295	6,275	53%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6/15/2020	1730 Elm Street	3,215	6,050	53%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6/15/2020	2108 San Carlos Avenue	3,517	7,498	47%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6/15/2020	2905 Eaton Avenue	7,441	14,480	51%	<input type="checkbox"/>	2	<input type="checkbox"/>	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7/6/2020	121 Sunnydale Avenue (cont.)	3,630	5,399	67%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7/6/2020	883 Cordilleras Avenue (TJ Home)	3,312	6,579	50%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8/3/2020	331 Ridge	4,090	10,890	38%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8/3/2020	870 Sunset	3,014	5,470	55%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RDR Date	Address	House Size	Lot Size	FAR	Developer	# Stories	Concerns?	Qty	Type of Concern					Trees?	Protected?
									Size	Privacy	Light	View	'Hood	Other	
8/17/2020	88 Hilltop Drive	2,908	5,171	56%		2	✓	4	✓		✓	✓	✓	✓	
9/8/2020	2254 Carmelita Drive	4,345	9,901	44%		2	✓	1		✓					
9/21/2020	309 Portofino Drive	3,466	11,315	31%		2									
9/21/2020	348 Hill Way	4,149	10,890	38%	✓	2	✓							✓	
10/19/2020	107 Dartmouth	4,116	12,210	34%		2	✓	1	✓	✓			✓		
10/19/2020	1948 Belle Avenue	5,707	13,597	42%		2									
10/19/2020	470 Erlin Drive	3,627	15,313	24%		2									
11/16/2020	1942 Carmelita Drive	4,989	17,578	28%		2									
11/16/2020	900 Sunset	4,065	8,186	50%	✓	2	✓	3	✓	✓	✓		✓	✓	
3/1/2021	108 Edgehill	4,323	9,874	44%		2									
3/1/2021	2086 Eaton (TJ Home)	3,370	6,869	49%	✓	2	✓	3		✓	✓			✓	
3/15/2021	1967 White Oak Way	3,055	5,597	55%		2									
3/15/2021	211 Baytree Road	3,367	7,570	44%	✓	2								✓	
3/15/2021	777 Knoll Drive	3,703	13,059	28%		2									
3/21/2021	318 Pebble Drive	3,204	8,816	36%		2	✓			✓					
4/5/2021	184 Ruby	3,868	6,797	57%		2									
4/19/2021	1750 Chestnut	3,347	6,435	52%		2	✓		✓					✓	
4/19/2021	2222 Carmelita	3,882	8,526	46%		2									
5/3/2021	1809 Greenwood	2,860	5,030	57%		2									
5/3/2021	940 Elm Street	3,166	6,000	53%		2									
5/17/2021	1357 St. Francis	3,132	6,875	46%		2									
6/7/2021	1935 Belle Avenue	3,006	5,750	52%	✓	2									
6/7/2021	61 Hilltop Drive	4,704	9,457	50%	✓	2	✓	5	✓	✓		✓	✓	✓	
6/29/2021	124 Plymouth (TJ Home)	3,727	6,665	56%	✓	2								✓	
6/29/2021	1845 Caremeilita Drive	3,836	15,124	25%	✓	2	✓	2						✓	
6/29/2021	2728 Brittan	3,101	10,354	30%		2									
7/6/2021	831 Rutherfordale Ave	3,918	8,920	44%		1									
7/21/2021	382 Beverly Dr. (TJ Homes)	3,748	10,189	37%	✓	2	✓	2		✓					
7/21/2021	948 Belle Ave	5,169	13,597	38%		2									
8/2/2021	1637 Greenwood Ave	3,524	6,928	51%		2									
9/7/2021	21 Highland Ave	2,743	4,697	58%	✓	2	✓	8		✓			✓	✓	
9/7/2021	25 Highland Ave	2,789	5,137	54%	✓	2	✓	8		✓			✓	✓	
9/7/2021	29 Highland Ave	2,775	5,534	50%	✓	2	✓	8		✓			✓	✓	
9/21/2020	1415 Oakhurst Ave	4,028	8,250	49%		2	✓		✓	✓			✓	✓	

RDRC Date	Address	House Size	Lot Size	FAR	Developer	# Stories	Concerns?	Qty	Type of Concern							Trees?	Protected?
									Size	Privacy	Light	View	'Hood	Other			
9/21/2020	405 Pearl Ave	3,041	5,452	56%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
11/1/2021	1881 Arroyo Ave	4,108	8,219	50%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11/1/2021	2125 Carmelita Dr. (TJ Homes)	3,019	5,492	55%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11/15/2021	117 Brook Street	6,368	14,633	44%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
11/15/2021	2140 Belmont Ave	3,248	6,632	49%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11/15/2021	865 Sunset Dr.	4,229	16,682	25%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
12/6/2021	1500 Cordilleras Ave	3,024	6,176	49%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12/6/2021	1838 Elizabeth St.	6,167	16,240	38%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
1/18/2022	1377 Geneva Ave	2,513	4,040	62%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
1/18/2022	338 Cedar St.	3,426	6,646	52%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2/22/2022	131 Alberta Ave	3,211	6,033	53%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2/22/2022	166 Belvedere Ave	3,958	6,900	57%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
3/7/2022	110 Hudson	3,941	7,900	50%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
3/7/2022	142 Plymouth Ave	3,212	6,644	48%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
3/7/2022	2072 St Francis Way	3,596	9,045	40%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
5/16/2022	81 Cedar Street	3,088	5,700	54%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
5/16/2022	944 Elm Street	3,198	6,000	53%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6/6/2022	(see comments)			#DIV/0!	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
6/20/2022	123 Rockridge Rd.	3,515	9,134	38%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
6/20/2022	2417 San Carlos Ave	3,652	7,399	49%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
6/20/2022	703 Knoll Dr.	5,017	11,345	44%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7/5/2022	208 Oakview Dr.	3,025	5,500	55%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7/5/2022	227 Edgehill Dr.	4,028	8,115	50%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8/1/2022	1500 Belmont Ave (formerly 1392 Ro:	3,052	5,577	55%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
8/1/2022	2063 Belle Ave. (TJ Homes)	3,029	5,519	55%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
9/6/2022	153 Edghill Dr.	3,045	5,894	52%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
9/19/2022	757Knoll Dr	4,404	14,615	30%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
10/17/2022	100 Wildwood Ave.	3,455	4,877	71%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
11/7/2022	767 Orange Ave	2,988	5,750	52%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12/5/2022	825 Orange Ave	3,022	5,576	54%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
1/17/2023	172 Bay View Drive	4,479	7,997	56%	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
1/17/2023	916 Elm Street	2,799	6,000	47%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
2/21/2023	1383 Rosewood Avenue	2,777	4,800	58%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
2/28/2023	1526 Edmond Drive	4,442	10,000	44%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

RDRC Date	Address	House Size	Lot Size	FAR	Developer	# Stories	Concerns?	Qty	Type of Concern						Trees?	Protected?
									Size	Privacy	Light	View	'Hood	Other		
2/28/2023	2072 Eucalyptus Ave	2,798	5,000	56%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2/28/2023	815 Sunset Drive	3,422	9,300	37%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/6/2023	30 Kenton Avenue	3,237	7,240	45%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/6/2023	3145 La Mesa Drive	3,385	9,118	37%	<input type="checkbox"/>	1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/20/2023	1403 St. Francis Way	3,222	6,050	53%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3/20/2023	2081 Greenwood Ave	3,075	5,643	54%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3/21/2023	1318 Pebble Drive	3,204	8,816	36%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/20/2023	183 Ruby Avenue	3,252	6,159	53%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3/21/2022	23 Tasker Lane	5,002	19,179	26%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4/3/2023	329 Elm Street	3,917	7,840	50%	<input type="checkbox"/>	2	<input checked="" type="checkbox"/>	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4/3/2023	50 Arundel Road	3,299	6,674	49%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4/18/2023	119 Brook Street	3,256	7,672	42%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4/18/2023	127 Wildwood Avenue	3,256	6,681	49%	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4/18/2023	2540 Howard Street	3,410	6,640	51%	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5/2/2023	97 Club Drive	2,538	5,144	49%	<input type="checkbox"/>	1	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6/5/2023	955 Buckland	3,225	8,287	39%	<input type="checkbox"/>	2	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Email Information and Addresses are redacted.

From: DENISE NEWMAN
Sent: Wednesday, July 12, 2023 6:12 PM
To: Planning <planning@cityofsancarlos.org>
Subject: Concerns with residential zoning

Please consider this Email an objection to the proposed residential zoning.

Denise Newman

From: Sara Timby
Sent: Friday, July 14, 2023 5:19 PM
To: Planning <planning@cityofsancarlos.org>
Subject: Report from Stanford Law School Policy Lab and Bezos Earth Fund Makes Recommen

<https://law.stanford.edu/press/report-from-stanford-law-school-policy-lab-and-bezos-earth-fund-makes-recommendations-to-advance-climate-smart-forestry-practices/>

https://law.stanford.edu/press/report-from-stanford-law-school-policy-lab-and-bezos-earth-fund-makes-recommendations-to-advance-climate-smart-forestry-practices/?utm_source=feedotter&utm_medium=email&utm_campaign=ext-07-13-2023&utm_content=httpslawstanfordedupressreportfromstanfordlawschoolpolicylabandbezosearthfundmakesrecommendationstoadvanceclimatesmartforestrypractices&mkt_tok=NjYwLVRKQy05ODQAAAGM83blervbPHFPglqpuC-mZFSVXjH5n2qz_6_fhkX7FRHPNmMMzsp6a3z0mqYOJgYEu5wrU9L2lCEnB_Bj5BkPBVVnvwZFsPQk5H2s9A

From: Susan Nunan
Sent: Saturday, July 15, 2023 11:40 AM
To: Planning <planning@cityofsancarlos.org>
Subject: Residential Zoning Standards

Planning Commission,

We are requesting that you keep the current RDRC process. It is even more important than in the past because you cannot possibly know all of the impacts of the changes you are making to the building codes.

We also are requesting that you implement additional standard to protect neighbors sunlight and privacy.

There are many more properties that are not owner occupied. We live between two properties that are not owner occupied - one of which has been vacant for almost a year. As property values increase, this

will increase and owners who do not occupy homes will push standards to the limit. That is why we need to keep these safeguards in place.

Let us know if you have any questions on our request.

Larry and Sue Nunan
Owners for over 30 years

From: Sally Quellos
Sent: Sunday, July 16, 2023 7:26 AM
To: Planning <planning@cityofsancarlos.org>
Cc: Christian Vescia
Subject: Concerns with Proposed Objective Design Standards

I am sending this e-mail to express my concern and opposition to the anticipated attempt at revising single family zoning standards.

This is a greedy money grab to get developers money for the city coffers and has NO regard for the single family home owner who make up the basis of the City of San Carlos.

The housing shortage has been addressed by that monstrosity built along El Camino Real (spanning 5 blocks and 3 stories high) and infringing on the privacy of home owners living on the East side of El Camino.

The traffic, the noise, the burden on our fire and police departments, not to mention the additional burden to our schools needs to be STOPPED. San Carlos is getting to look like New York City and no longer like "the city of good living"!

Think about your actions!!!!

Sally Quellos
San Carlos

From: Lucia Sanchez
Sent: Sunday, July 16, 2023 12:49 PM
To: Planning <planning@cityofsancarlos.org>
Subject: Concerned about the Proposed Objective Standards

Dear City Council members,
I was involved in the past trying to have San Carlos adopt more conservative design standards as I was upset with all the mega-mansions being built in our town. I was very disappointed with the decision the council took after so much effort on the part of many residents to rein in the building of oversized houses that had serious negative impacts on neighbors' light, privacy and just breathing space between the houses.

I was right to be disappointed: over the past 2-3 years we've had 5 either new or remolded houses go up in our immediate neighborhood. The new homes were, in my perception, way over-sized and (less importantly) unattractive . The noise and disruption have been really aggravating.

I support the notion of affordable housing being built in San Carlos (a very different issue from oversized houses) but I've learned that there's a push to eliminate the RDRC and that this would apply not only to multi unit housing but also to single homes.

San Carlos City council has already let many current residents down by not going far enough with modifying their design standards - was it 4 years ago ?

This is an opportunity to get it right!

Please keep the RDRC as an important protection for current residents and please modify the design standards further to protect current residents from having imposing housing that cuts off light, diminishes the sense of space and air and invades privacy!

Thank you,

Lucia Sanchez

22 year resident

From: Arsen Keosian

Sent: Sunday, July 16, 2023 1:31 PM

To: Planning <planning@cityofsancarlos.org>

Subject: Concerns with Proposed Objective Design Standards

Hello,

When making these decisions which will permanently change our City, please consider the quality of life for us San Carlans who are already living in our wonderful city, pay taxes and contribute to our communities.

Developers, who do not live or ever intend to live in the homes they develop, are destroying our unique neighborhoods when they tear down beautiful Tudor or Spanish small starter homes for young families to get their first home and build these monstrous homes that only wealthy people or corporations can afford to buy.

Please retain the RDRC, augment and increase the San Carlos residential building standards to protect residential neighborhoods uniquenesses, protect residents from loss of sunlight and enlarge set backs to protect residents privacy.

Now is the time to remove the power from the home builder, developers and corporate real estate investors before it's too late for our City of Good Living, San Carlos, California.

Thank you.

Laura Keosian

White Oaks Neighborhood

From: Ken Castle

Sent: Sunday, July 16, 2023 5:20 PM

To: Planning <planning@cityofsancarlos.org>

Subject: Comments on residential design standards

Regarding your consideration of revised residential design standards, I offer the following comments:

1. Please retain the Residential Design Committee to continue offering a platform for residents to comment.
2. Set standards for sunlight for neighboring homes that might be impacted by residential height expansions.
3. Ensure safeguards for privacy when new expansions are considered.

Do everything possible to retain local zoning control by speaking out against the invasive measures of SB9. You've got enough plans going for high rise affordable housing along El Camino without injecting apartments and condominiums into existing single family zoned neighborhoods.

Hopefully a voter measure to repeal those poorly executed legislative actions will be on a forthcoming ballot.

Regards,

Ken Castle

16-year San Carlos resident

From: Lucia Sanchez <luzsanchez@sbcglobal.net>

Sent: Sunday, July 16, 2023 12:29 PM

To: Planning <planning@cityofsancarlos.org>

Subject: Concerned

The proposed Objective Design Standards (ODS) the Planning Commission has sent to the City Council for approval fail to provide San Carlos residents with the same protections of good process and standards enjoyed by residents in our peer cities.

As a result, I am writing to urge the City Council to send the proposed standards back to the Planning Commission to make several essential changes required to address critical deficiencies in the current proposal.

To begin with, our standards should meet all the purposes of residential districts outlined in our municipal code:

Source: [San Carlos Municipal Code 18.04.010](#)

The specific purposes of the residential districts are to:

- A. Preserve, protect, and enhance the character of the City's different residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.
- D. Provide sites for public and semi-public land uses, such as parks and public safety facilities, that will serve City residents and will complement surrounding residential development.

This letter is informed by research into zoning standards, process, and outcomes in San Carlos and the Bay Area including:

- Review of zoning standards in **6 other Bay Area cities**:
 - Belmont
 - Burlingame
 - Menlo Park
 - Mountain View
 - Palo Alto
 - San Mateo
- Review of for **115** homes that went before the RDRC between June 2019 and June 2023

In the remainder of this letter, you will find descriptions of two specific problems and solutions we can implement to resolve each of them. Those problems are:

1. Elimination of a 3rd-party review process (currently provided by our RDRC)
2. Current (and proposed) standards don't solve problems associated with oversized homes

San Carlos residents deserve the same fair and balanced standards enjoyed by residents in other Bay Area cities!

Problem #1: Elimination of a 3rd Party Review Process (currently provided by our RDRC)

Today, when neighbors have a concern with a large development proposed in their neighborhood, they can raise those concerns with a disinterested 3rd-party who will review neighbor concerns and, where appropriate, facilitate a resolution. Currently, our RDRC plays this role.

The proposed standards eliminate the opportunity for San Carlos residents to receive a hearing of their concerns by a disinterested 3rd party. Other Bay Area cities have processes that allow residents to get a hearing of their concerns with a disinterested 3rd party (usually a Planning Commission). Why not San Carlos?

For example, here's a comparison of the proposed San Carlos process vs. the process provided in Palo Alto (Source: [Palo Alto Municipal Code](#) 18.76, 18.77, 18.78)

Process Step	Palo Alto (adopted)	San Carlos (proposed or existing)
Raise a concern	Any party can request a hearing with the Planning Commission decision by filing a written request.	No hearing available. Residents must submit their concerns to the property owner for consideration.
Obtain a decision	Planning Director sends the final written decision to owners and residents w/in 600 feet of property.	The property owner decides if and how to address concerns. No documentation or notice required.
Appeal a decision	Residents can file an appeal with the Planning Commission. Cost of appeal is \$0.	Residents can file an appeal with the Planning Commission. Cost of appeal is \$2,030.

Additionally, the proposal that neighbors must submit their concerns to the **owner** of the proposed property, who will decide *if* and *how* those concerns are resolved, presents a clear conflict of interest.

In the last four years, over one third of all homes going before the RDRC have been 'spec' (speculation) homes, owned by developers, not by San Carlos residents. Developer-owners have no incentive to address neighbors' concerns and every incentive to ignore concerns and maximize their return on investment.

Solutions #1

Adopt a process that allows residents to obtain a review and resolution of their concerns with a disinterested third party.

In Palo Alto, "Any party, including the applicant, may request a hearing of the planning and transportation commission on the proposed director's decision by filing a written request with the planning division."

Source: [Palo Alto Municipal Code 18.77.060 Standard Staff Review Process \(4\)](#)

Problem #2: Current (and proposed) standards don't solve residents' problems with oversized homes

The 2019 Zoning Standards Were Supposed to Mitigate Impact of Oversized Homes

In 2017 and 2018, the City and many San Carlos residents invested more than 12 months in researching and revising San Carlos residential zoning standards. These revisions were prompted by resident concerns about the impact of oversized homes on neighbors and neighborhoods. At the time, **San Carlos standards allowed homes that were roughly twice as large as most other cities on the peninsula.**

During this effort, the city received input in writing and at meetings from hundreds of San Carlos residents concerned with oversized homes. The city also received input from an organization of roughly 300 concerned residents, of which I am a co-founder: **Good Growth San Carlos**. I also served on a city committee with approximately 10 other residents and building professionals called the **Oversized Home Advisory Committee**. (This committee was later renamed to the Single Family Home Advisory Committee a.k. SHAC.)

To assess whether the new standards implemented in 2019 were successful in mitigating the negative impacts of oversized homes, **we have downloaded and analyzed 71 RDRC packets for the 115 homes reviewed by the RDRC in the last four years (June 2019 - June 2023).**

Our analysis indicates that the 2019 standards did not solve residents' problems with oversized homes.

Selected Findings from RDRC Packet Reviews

- **115 new / large homes were approved by the RDRC in the last 4 years**, an average of nearly 30 per year
- **34% of RDRC-reviewed homes were 'spec houses'** built by developers, not residents
- Overall, **residents raised concerns with 55% of all RDRC-reviewed homes**
- **Common resident concerns** included loss of:
 - Privacy
 - Light, air, and sky
 - Neighborhood cohesion
 - Views
 - Heritage trees

Impact of 'Spec' Homes

Of the 39 spec homes built in the last four years, many were designed and built by **Thomas James Homes**. Developers and corporations like TJ Homes seek to maximize the ROI of their investment so build to the limits of our zoning standards, **resulting in significant negative impacts on neighbors and neighborhoods.**

How San Carlos Home Size Limits Compare

San Carlos zoning standards allow owners to build larger homes on 5,000 sq. ft lots than all 6 cities examined:

- San Mateo 2,000 sq. ft.
- Mountain View 2,250 sq. ft
- Palo Alto 2,250 sq. ft.
- Belmont 2,667 sq. ft
- Burlingame 2,700 sq. ft
- Menlo Park 2,800 sq. ft (limit applies to lots up to 7,000k sq. ft)
- **San Carlos 2,850 sq. ft.**

Solutions #2

Other Bay Area cities have additional standards and/or more reasonable limits on house size that mitigate the significant, negative impacts associated with oversized homes.

The City Council can augment and revise San Carlos standards by adopting measures taken by other Bay Area cities to provide residents with reasonable protections in their homes and neighborhoods.

Steps other cities have taken to provide residents with reasonable protections from oversized homes include:

1. **Add a Daylight Plane Requirement** - Daylight plane uses property lines to define the buildable envelope for a home; the taller a structure is, the further from the property line the structure must be located. **Four Bay Area cities that employ daylight plane standards to manage building size are Menlo Park, Palo Alto, San Mateo, and San Leandro.** ([How the City of San Leandro explains daylight plane standards.](#))
2. **Reduce Allowable FAR for Smaller Lots** - Many Bay Area cities have more conservative FAR limits than San Carlos. (Six examples are listed above, at the bottom of page 3.) Why is San Carlos an outlier?
3. **Establish a ‘Contextual’ Setback** - Most privacy impacts occur when a new property owner builds a two-story structure further back on the lot than homes on adjacent lots. Some cities address the issue of neighborhood coherence by establishing ‘contextual’ setbacks.

A contextual setback takes the local ‘context’ into account. It is calculated by averaging the setbacks of nearby homes in the neighborhood. This setback could apply just to the second story, which causes the vast majority of privacy concerns. **Example of a contextual setback:** [City of Palo Alto 18.12.040 - Site Development Standards](#), then scroll down to section (e). See also the City of Burlingame.

On Objective Design Standards (ODS)

We understand that state housing laws require objective design standards and we believe that having clear, objective design standards is the best solution for all parties. **However, this approach (ODS) only works if those standards are good ones!**

Good zoning standards need to provide a fair balance of the rights of *all* San Carlos residents, both existing and new. **Today, existing standards favor home builders (who are often developers) over existing residents. With the proposed changes, this imbalance will become even worse.**

Conclusion

Please do not move forward without providing San Carlos residents **with the same protections of good standards and good process enjoyed by residents in our peer cities.**

To that end, I urge you not approve any new residential zoning standards that fail to provide our residents with:

1. Access to a reasonable 3rd-party process for the review and resolution of concerns
2. Enhanced zoning standards that successfully mitigate residents’ problems with oversized homes

Send the proposed residential zoning standards back to the Planning Commissions back to address these significant and impactful gaps!

From: Christian Vescia [REDACTED]
Date: August 19, 2023 at 11:17:08 AM PDT
To: *City Council <CityCouncil@cityofsancarlos.org>
Cc: Tom Hausken [REDACTED], Sandee Althouse
[REDACTED]
Subject: Has San Carlos solved the problem of oversized homes?

[**NOTICE:** This message originated outside of City of San Carlos --
DO NOT CLICK on **links** or open **attachments** unless you are sure the
content is safe.]

Dear City Council:

Tom, Sandra, and I have been meeting with each of you to urge the City Council to address the unresolved issue of oversized homes in San Carlos.

We are asking you to address this issue now, as part of the current effort to revise the standards to produce Objective Design Standards.

As most of you know by now, **we believe the standards adopted in 2018 did not resolve the negative impacts of oversized homes on our residents and neighborhoods.**

As a sanity check, we went back to see if standards adopted 5 years ago would have made any difference in the size of the house built in 2016 that catalyzed the formation of our residents' organization, Good Growth San Carlos.

The answer was 'No.' Please see the attached 3-pager for an image and details of this house as well as two other exemplary oversized homes built under the current zoning standards.

The information we have provided you so far includes:

- Highlighted comments from over 400 residents who responded to the City's own Objective Design Standards Community Survey
- Analysis of 115 homes approved by the RDRC in the last four years (June 2019 - June 2023)

- Data from other peninsula cities showing that San Carlos has a more permissive FAR than most cities and lacks common-sense measures, like a Daylight Plane standard

In addition the above information, we are providing you with three concrete examples of how the current standards are failing San Carlos residents and transforming our city.

We urge you to listen to the voices of literally hundreds of San Carlos residents, consider the extensive data we have provided, and take advantage of the current revision to residential zoning standards to get our limits and controls on house size right.

If we do, we believe San Carlos can retain its charm and residents can live in this town without the current fear of losing privacy, light, air, views, and neighborhood character to expensive, oversized homes.

Thank you.

- Christian Vescia, Tom Hausken, and Sandra Wallace

Have We Solved The Problem Of Oversized Homes in San Carlos?



Location: San Carlos, Cordes South

Built: 2016

History: This was the house that launched the initiation of Good Growth San Carlos. It was a 'spec' house, built by a developer. The developer scraped the lot and built a new large home to the limits of the standards in place in 2016. At the time, the proposed house was:

- 2.5x the size of the average home in the neighborhood
- 2.9x the density of the average home in the neighborhood

Despite this large difference of scale and significant neighbor objections, the home was approved by the City as 'compliant with all numeric zoning standards.' The resulting house was:

- 2,923 square feet
- On a 5,401 square foot lot
- Resulting FAR is 55%

In 2018, the City Council voted to put new zoning standards in place that were supposed to solve the problem of oversized homes. **Under the current and proposed standards, a developer could still build a home of this size on the property. (1,100 sq. ft + .35 x 5,401 = 2,990 sq. ft.)** So, how have we 'solved the problem?'



Location: San Carlos, White Oaks

Built: 2023

History: This home is going up now. It was approved under the current zoning standards that were supposed to solve the problems associated with oversized homes. Several neighbors raised concerns with the RDRC about the size of this home and its lack of fit with the neighborhood. However, because this house complies with all numeric zoning standards, it was approved by the RDRC without modifications.

It's worth noting that this house is on a relatively large lot and does not begin to approach the maximum house size allowed on this size lot. Here are the numbers:

- House size: 3,596 sq. ft.
- Lot size: 9,045 sq. ft.
- FAR: 40%

This is a good example of why we need a FAR in San Carlos that is in line with our peer cities and we need to add a [Daylight Plane standard](#)*, as 4 of 6 of our peer cities have done.

When you see a home like this, built under the current standards, so much larger than neighboring homes, so close to property lines, generating neighbor complaints, have we solved the problem?

A Daylight Plane is an angled building height limitation that regulates the massing and design of buildings and defines the building envelope within which all new structures must be contained. Daylight Planes are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties. The daylight plane is measured separately for each side of each building on a lot.



Location: San Carlos, Cordes South

Built: 2023

History: This is the third 'spec' house built on our block in the last 5 years. In each case, the developer scraped the lot and built an oversized home. In each case, neighbors lodged concerns about size with the RDRC, but no modifications were made to address them. In this case, the developer stated they were building the home for themselves and planned to live in it. The house sold this summer, so this turned out not to be true.

Here are the numbers:

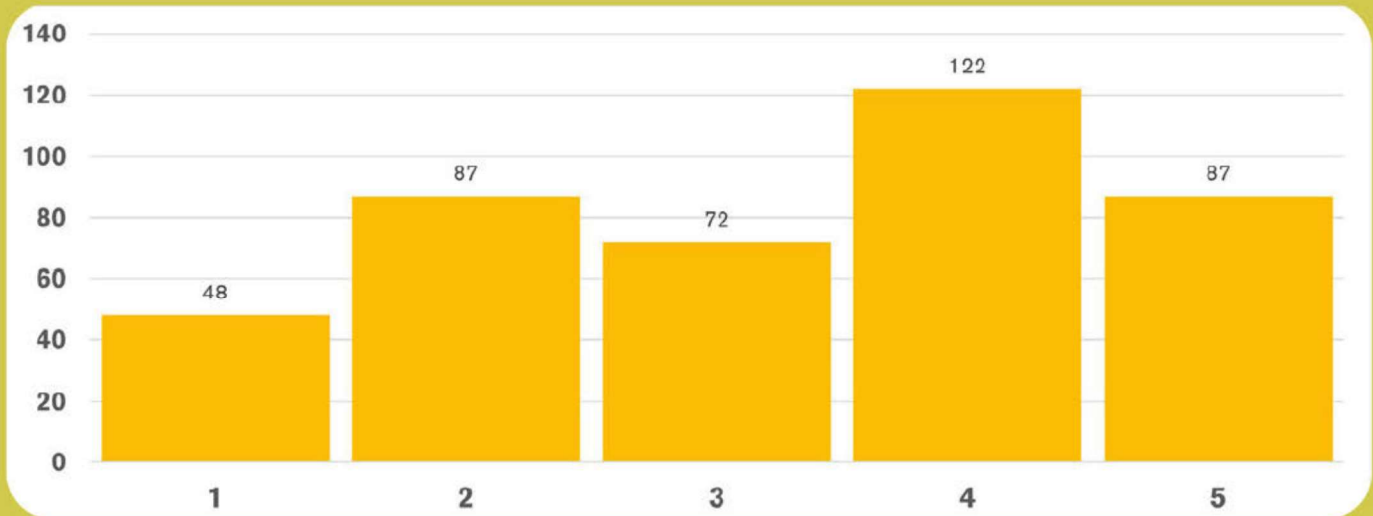
- House size: 3,426 sq. ft.
- Lot size: 6,646 sq. ft.
- FAR: 52%

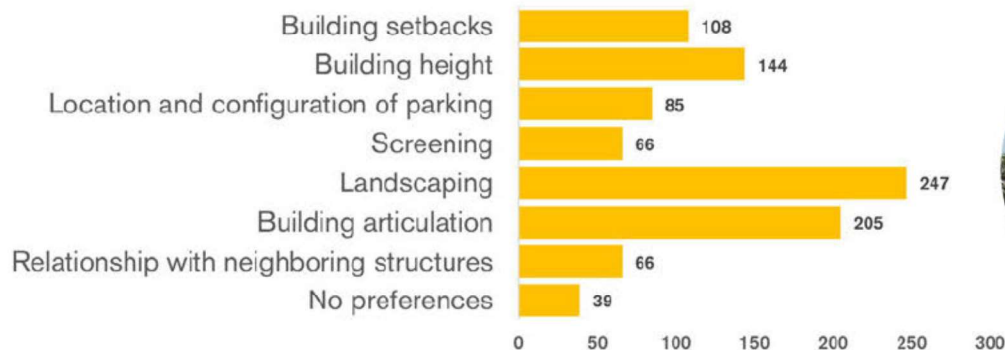
The pace at which homes like this are being built is dizzying. In the last four years, owners and developers have built nearly 120 new homes and remodels in excess of 3,000 sq. ft. Over $\frac{1}{3}$ (34%) are 'spec' houses built by developers. Fifty-five percent (55%) have generated formal concerns by neighboring residents.

These large homes are for wealthy families. They do not increase our housing stock or provide low-income housing. They do have a significant negative impact on the quality of life of many existing city residents and are rapidly changing the look - and many of us believe the charm - of our neighborhoods.

So, have we solved the problem?

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?





MOST APPEALING CHARACTERISTICS

Assume garage is detached in back of home.

Beautiful and new

Beautiful home, great attention to detail

Beautiful new construction

Big for the lot but nice design

Big, but not overpowering/overwhelming,...there is a house very similar to this on Hilltop near the watertank,...55 I think, strangely blocked on Google maps.

Can't tell about relationship with neighboring structures but this would seem to blend well with most San Carlos homes

Clean lines

Clean updated

covered entry

Design

House looks like it would fit into most neighborhoods, though large

I like the use of drought tolerant landscaping. The height and close proximity of the building makes this sidewalk feel safe.

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 was gritting my teeth waiting for this thing to show up. It's like watching a horror movie where you know the slashers going to come, and yet somehow you always jump when the slasher jumps out of the bushes. That was this thing. I knew it was lurking, and yet somehow it got me

I'm giving it the benefit of the doubt that there is on-site parking.

In context to neighborhood, freshness, creates interest. Landscape design appears harmonious and thought out. Somewhat traditional with some contemporary overtones.

It is a nice looking house, but the style is a bit odd for the Bay Area. Parking, , etc aren't visible to rate.

It is obviously new and more modern but still has a San Carlos feel to it based on certain areas of San Carlos.

It's a wide lot that can accomodate that size house

Landscaping, porch

Landscaping, This picture does not communicate relationship to surrounding structures such as height of this house compared to

neighboring houses. Parking situation is not clear. The actual setback is hard to gauge.

looks like a mcmansion

multiple designs on the stucture

Neighborly front gathering area

newer construction

Nice building form with breaks in mass throughout.

nicely designed front porch ; large house, but inviting color tones

No preferences, Horrible

None. Too big for San Carlos

once again, ypthe photos don't always provide a view of parking or neighboring homes

out of proportion; oversized porch entrance; too many "boxes " shaped components making up the 2nd story

overall appearance is too big for neighborhoods

Paint colors

pretty house for large lots not for smaller neighborhoods

SEE! A McMansion! You see, this is why statement homes are so awful. I'm going to guess this was built in the aughts, and now it looks stupid. It looks like it was designed either by Rodney Dangerfield or Homer simpson. Let's add something here. Earp! Let's add something here! Let's add a little stuff on the front!

sidewalks

Space

This is example of latest trend-get the most house on the lot

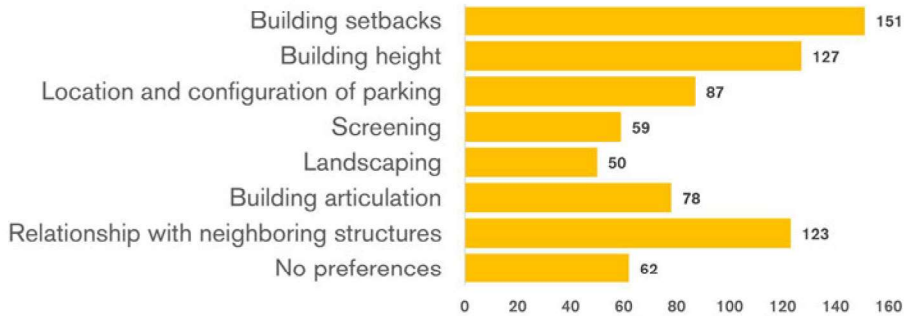
This looks very nice, fills in lot, but not too close to sidewalk. Nice decor, building materials etc. Looks inviting. Porch and seating looks nice . Not boxy. My favorite example.

This remodeled house maintains the style of the community

unappealing: woodburning fireplace?small setback with young trees. How will they fit when mature? Is there parking onsite? How much of the lot is covered by building? looks like it could be too much.

very symmetrical, will be softened by mature trees, clean and fresh, looks like a house, not a Lego block structure

Wire appear to be underground



SUGGESTED IMPROVEMENTS

add garage

Again, 1) Needs to accommodate all vehicles on private property, and 2) Homes this large need to be built flexibly so that they should accommodate more than one household, whether for again parents, in home child care providers, in case of divorce (which lets be real, is a 50/50 likelihood), etc.

appears to be way too big for the lot size

Bulldoze this mcmansion and all of its gables

Can't tell from the photo

concern for size of building relative to lot size

Dislike the materials and all gray palette.

dont see any off street parking for this house

Far too gigantic and close to the street. I bet their neighbors hate it. I would.

For God's sake, give testosterone balancing drugs to all the guys who want to build houses like this. Maybe tear it down and build something even better like a Google home

FRONT OF THE HOME IS TOO BUSY

I would do something else instead of the stone cladding for the fireplace chimney

I would force them to take all of the neon lights inside their home and smash them up, remove that unusually ornate pool table and make them take down all those stupid Harley-Davidson pictures and tacky metal reproduction signs

if this wasn't a corner lot, I would strongly disagree with design

Is there a garage?

It appears that unless residents park on the street, they'll enter through a different door. Probably will never see their neighbors.

It has too many planes/facets on the face and roof + mismatching window styles

It looks intrusive to the neighbors privacy .

it looks too big. who needs a house that large?

It's just too massive

It's massive!! It is overbearing to near structures

larger ratio of lot size to house footprint (i.e. more yard)

Looks rather imposing

Might need additional parking. May need to be on a larger lot

new upscale mall kind of architecture doesn't appeal to me

No apparent off street parking or garage

Not allow this building size on a 5000 sq ft lot

Obligatory gigantic SUV and old 911 in the driveway

Remove chimney/fireplace (no longer viable in Bay Area and thus a waste of materials and space)

Repetition of Similar Non-Regional Characteristics

Size and height could be an issue depending upon neighboring structures

Solar

Some of these houses feel too big for the setting

Such a big house! Do we need such a big place? Let's not have a wood burning fireplace, we can do well with gas, yes?

The extra tall chimney is strange compared to the design of the house. I would reduce the focus on that facade. The roof is also unnecessarily ornate with the extra section over the round window - that could be merged with the other side.

The fireplace in front ruins the street appeal.

this home is too "busy"...

This is a McMansion and is very unappealing

This structure is too big for San Carlos lots and dwarfs the surrounding homes. It's beautiful, but just too big.

To large in proportion to lot.

Too big and too close to the street.

too big for lot

Too big, hard to judge these without neighboring homes.

Too big, it's waste of energy, heating, air, lighting, we need to cut back on homes instead making them bigger

Too busy!

Too cookie cutter look; lacks character

Too Large a structure . Overpowering

Too large for the lot.

Too many cliché design features. Looks like a spec house.

Too massive

too much going on. articulation up the wazoo

Unclear from photo if there is off street parking to right of house

Very large, very close to the street, and doesn't look like there's adequate parking unless it's behind or around the side of the property

Where is the parking?

Where is the solar?! Where is the off street parking?!

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?

A big plus is that there isn't a garage door looming at the front of the building like most SC homes on narrow lots

Adequate underground rainwater removal system, underground utilities

Again it's a nice look but what happens to the small 2-1 home nextdoor?

Another classic design that fits well and is flexible.

Appreciate the variety but harmony of the materials. But a structure of that size seems too close to the street.

are all the buildings this large in the neighborhood? why was it built so close to the property lines?

avoid windows overlooking neighbors house and encroaching into their privacy

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.

Beautiful design

Beautiful design but it appears to be huge, but hard to tell for sure

Beautiful traditional, timeless design that meshes well with the homes in our community.

Building is too big, unbalanced-looking, and the tall chimney is intrusive.

Building is too high given how close it is to the road. The chimney is particularly an eyesore.

Cannot see from the photo the relationship to neighboring properties or the relative size of the home on the lot. Seems close to the street a bit for the size of the home.

Can't tell about parking. High structure + shallow setback makes quite imposing.

Difficult to see the neighboring houses, but it looks like this might be a McMansion next to older single story houses. While the house itself looks very nice, the fit to the neighborhood may be questionable.

Do not allow these 2 story beasts in the neighborhoods, up in the hills maybe on bigger lots.

Do we need another house for rich people?

Ensure windows on sides of upper story maintain privacy of neighbors to left and right

Excessive unnecessary house features. No parking. Too tall and reduces natural light

Generic "McMansion". Footprint and height too larger for lot. Needs more set-back, smaller profile, more on property parking.

Great design. Good varied setbacks and articulation of both first and second stories with main entry most prominent.

"grey color is meh

looks like designed in CAD - balky, not elegant in any way sharp edges

I don't see parking on the picture, nor surrounding structures screening with planks (next to roof) looks as good as an unfinished building would look"

Home is way busy. All the parts sticking out. Too many gables.

Think the oval window and roofline over particularly egregious

House design looks like it appeals to those who prefer traditional esthetic. Can't visibly see the garage or driveway. House doesn't appear set back in lot far enough?

House has too many angles and is very large. Too large and too close to the street

House is too big unless you have at least 6 people living there. Split the lot and build 2 houses.

House is too large

house too large for size of front yard

"I am not sure where the off street parking is but it should have some

"

I believe that that building these "McMansions" on the small San Carlos lots detracts from the traditional style of the neighborhood. In addition the high, full footprint second story blocks sunlight and view from the neighbors and reduces privacy.

I can't tell from the photos, but either there is no garage or the garage is to the side/back of the property

I do not see a garage here. The streets of San Carlos are already too narrow. Street parking regulations that allow for safe bicycle commuting and freeing up a side of the street from parked cars would be a requirement. Why not rent spaces in the unused Cal-Train parking lots and easements for extra cars?

I don't mind larger houses as long as it makes sense based on neighbor distance. Cramped lots with oversized houses is a huge no. A house if this size also should require a minimum of two parking spaces and proper setbacks.

I hate when the house looks out of proportion to the lot and when it towers over the neighbors

I like the entrance and porch. It's closer to the street, but not too close. The variety of shapes and materials is interesting and appealing. It's a bit too big (massive), for my taste.

I like the lack of huge garage

I like the landscaping. There's no lawn, and the trees and shrubs will provide shade when mature.

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.

I like the overall design of the home and it appears to have some space between it and neighboring houses.

I like the porch. Roof variation is nice.

I like the style of the house, but it is a McMansion and may really stand out compared to others in the neighborhood.

I love this house, its one of my favorites. But I also love how diverse all the houses in San Carlos are -- different styles, sizes, etc. It makes neighborhood walks fascinating. I hope the objective design standards don't result in a bunch of cookie cutter houses of all the same style and shape.



ADDITIONAL DESIGN COMMENTS

ADDITIONAL DESIGN COMMENTS



I understand that some families can afford and do want this kind of thing, but I'd like to see less of this sort of big, luxury home.

I would add some warm wood in some places, so that it wasn't as cold a mix of gray, white, and stone.

I would love to see 4 story townhouses there.

I would make it about 2/3 the size that it is.

Interesting to look at, not boring

It doesn't seem to have adequate off-street parking. The new landscaping should have included evergreen trees which would at least reach house rooftop.

It is big and ugly. Nothing else to say. Do big build something like this.

It looks very close to the street

It seems a bit large for the lot size

It's a little too close to the street and could use more old growth trees for landscape screening. But I'm glad they have a few planted out front. It's just going to take a few decades for them to mature.

It's a big house but that's fine. I like that the parking is hidden.

It's a nice house, but too big for the space, seems imposing and too close to the street. Should have off street parking for 2+ cars.

It's massive and dominates the block. But I like the downsizing of top floor. Not sure what the yard to house ratio is.

It's too close to the street

landscaping looks fine - but building is overdone.

Lately, there has been allowance for people to build much larger houses on their lots that crowd the lot and overpower the neighboring structures. It's really detracting from the neighborhood I live in and is very sad to see.

less lot coverage please

Looks a little out of place with its size. Tall and stretched. Too close to the street for a single family. All that means there's likely a lack of privacy.

Looks like a mega McMansion.

Looks massive, but has no garage.

Love the porch swing and the entryway. Feels like a home.

Lovely design and landscaping. Nice use of lot space.

Lovely house, looks well cared for. Would enhance the neighborhood feel.

Make it one story or smaller for the environment, we already are short of electricity, gas, water, I don't understand why we have to cut back on those things and then you approve new large homes that do not follow your guidelines smh

Make the other house in the vicinity meld with this one

Massive McMansions that fill lots and dwarf other home should not be approved. See new build 1063 Orange for example. The mix of architectural styles is also poor.

Monster house are an inevitable result of the exaggerated lot values in San Carlos, but there are too many that use every square inch of the property, dwarfing the homes around them.

More natural landscape

more setback would be nice. unclear where the parking is, so i can't make a judgment

Much depends on the neighborhood setting that is not revealed in any of these examples.

My main concern would be the size and height relative to the other neighboring structures (it's difficult to tell from the photo); this could work well in a neighborhood with similar sized homes, but could be quite objectionable in a neighborhood where the homes are generally smaller or all single-story.

Need bigger setbacks - it is right up in your face. I like the more current/transitional design.

Need parking spaces for owners and guests, so that not to use the street for parking.

needs a little something to break up all the symmetry

Needs an attached garage

Needs off-street parking

Needs to be farther from the street.

New England style and prominent chimney is odd. Should be solar panels on that roof.

Nice look, but too big for the space

No

No changes. It's a big house (that I walk by frequently) but well designed.

No wood burning fireplace; too close to the street; and too large for that location. Not a fan of that siding.

None

Not clear if house blends with neighboring structures or if it is too prominent with poor landscaping to blend. Little screening is present to soften the contrasts from articulation and ground floor windows.

Not quite sure where the parking is! I think the bulk is just about right.

Not sure this is a good selection for this survey as this is a corner lot so it can appear larger without impeding neighbors; however, if you put this house on a typical 100x50 middle lot then it would be a monster compared to neighboring structures. There are many features that I appreciate about this house: the craftsman style, building material selections, shingles, landscaping with additional trees, front porch swing, details to architectural style and most importantly that this house looks unique and fits with the White Oaks neighborhood (not generic mass produced Thomas James).

Obnoxious. Pushing the limits of its lot lines and encroaching severely on neighbor privacy and likely access to sunlight throughout the day. Can't tell if there's any parking from the photo. House is on top of the sidewalk. While there is some charm, it looks like a track home. Likely the work of the Thomas James builders.

Once the trees mature, house will be appropriately screened from street. I am assuming off street parking to the right of home; if not, it is needed.

Only concern here is what happened in my neighborhood with a few homes couple years back, (White Oaks), before updated laws in town,...merging lots,...if this was two lots and then merged into one = bummer,...one less family and one more totally unaffordable home in San Carlos. One reason we moved to San Carlos was the mostly smaller homes which keep out the McMansion crowd that took over

ADDITIONAL DESIGN COMMENTS

Palo Alto and Menlo Park. Know RC is struggling with this as well. (I grew up in Palo Alto,...moved to San Carlos in part as it reminded me of Palo Alto growing up,...pre McMansion, mostly ranchers and older 20's/30's big homes)

Overly complex design. Front porch is nice.

Pretty dense for the lot but the design elements are appropriate

Prime example of aggressively stretching lot lines. I'd hate to be their neighbor. The design is nice with the windows and dynamic setbacks, but it's much too big for the land it's on. Screening will improve as the trees grow. Smaller scale and it's a newer style that still works.

R1 buildings should be limited based on parcel size, slope, and existing neighborhood house sizes

Remember all that stuff about tacky neon and tacky pressed metal reproduction signs? Remember all this stuff about stupid pool tables? That.

See above response

Seems a little close to the street, but that may be a function of the lot's geometry. The chimney straight up the front facade is an odd design choice. The landscaping looks like it will mature to provide a lot of nice screening. No grass (yay!). Great historic color scheme. Inviting front entry. I wish there had been more thought on the geometry of those second floor windows. There should be rhyme and reason to window geometry... And, that square-ish window plus the round window is a little off-putting. The rounded roof dormer so close to the stacked gables seems a little busy and indecisive.

seems like it covers most of the lot unnecessarily, which is unappealing

seems too big

Seems too big for the surrounding area. Not sure where the garage is. Curb appeal is lovely but house is enormous and oversized compared with others

Setback of this seems healthy. Would again like dedicated bicycle garage and bicycle lane in front of the house.

simply too big, too tall, consumes the entire lot, overlooks neighbors

Smaller footprint relative to lot size

Solar

Structure is too big - almost overwhelming

Structure is too large for lot. Crowding neighboring houses.

Subjectively I find it appealing. Visually interesting.

that house is way too large to be on a typical neighborhood street. I know because I am surrounded by these monsters on my street! They block my view and make driving down the street a nightmare

The facade is a hot mess. There are 4 peaks in this view and only 3 are aligned. At least the roof slopes are all the same. There is no central axis on this design that draws in the viewer's gaze. The window shapes may be out of proportion with the structure. The color of the stone on the chimney does not match the color of the house. The gray and white color scheme is passe.

The facade is so tall and busy—the chimney towers over the whole neighborhood. Try harder to achieve symmetry in the roofline and unity in window sizes. And ditch the large yet pointless entry in favor of a deeper setback.

The higher the structure- the more there should be a setback. It

should also have enough parking.

The home is too big given the lot size

The house is large and takes up most of the lot as shown in the picture. It is too close to the sidewalk also

The house is overbuilt for the lot and looks like a TJ home or strip developer put it up. It appears there is no solar on the roof which should be a requirement in any new construction. When an entire house is demolished all of that material goes where? Landfill? What CO2 emissions are generated to demolish and erect a large scale home vs. making improvements to an existing structure?

the house is too big. You could probably fit 2 small 2 - 3 storey family homes instead of that monstrosity

The house is way too big for the lot given that it's a single family home. If it was a duplex at least it would be accomplishing increased density.

The house looks too large for the lot it's on.

The materials and colours are nice, but the articulation is giving McMansion; not my favourite. The porch is nice, the small setback is great. I like that there's no visible garage or cars.

The newer homes are gigantic and almost look like they are on two lots with no backyard. In San Carlos, the weather is great year-round so it's nice to have a patio but even during COVID you rarely see anyone sitting on the front porch. I would much rather have a great backyard and two car garage.

The structure is too huge for the site. It needs to have more setbacks

The two stories and a larger home are fine, but the business of the design - the entry, stone fireplace and oddly conformed second story are too much

There doesn't appear to be any off street parking. This will be a problem near downtown, especially during business hours. The structure is too massive and imposing.

There's nothing wrong with this house except most such houses in San Carlos are squeezed into tiny lots. The short setbacks in this one suggests to me that it's on a smaller lot. Looks like the garage may be around the corner, which is aesthetically nice. The traditional styling is boring.

This home has eye appeal, a variety of faces at different depths, textures, and window placement and sizes. All the design elements make it visually interesting and the interior is probably well lit with natural light.

This home is very nice.

This home is way too big and does not fit within San Carlos. Maybe for Hillsborough or Portola Valley where they have expansive lots, but that is not the case here. The landscaping is great and this is exactly what I meant as far as "drought-tolerant" landscaping to be used in the example above. But, other than that, the house is way too big for the lot. Period. There should not be a 2-story house that takes up so much of this lot and has "massing" putting it so visible to the street. Sure, it is definitely too close to the street...but even setting it back a few extra feet would not help for the small lot size. It is also not clear where the parking would be, so hard to comment on the location/configuration of parking. In addition to height and setback, the design of this house is also a bit too modern and



"showy" to fit within San Carlos.

This home—both its style and size—seem fairly typical of the rebuilt structures in our older neighborhoods. The architectural style is bland and the home, especially if it is built on a smaller lot in SC, is completely out of scale with the rest of the neighborhood homes.

This house feels like a giant mansion, at least for the lower, downtown parts of San Carlos.

This house gives me the same claustrophobic feeling as the previous smaller home. It is crowding the street with its presence. The height and overall architectural expression (multiple roof planes and levels, a variety of window types including oval, etc.) is in the McMansion style which is sort-of a blah place to be, but at least the developer took efforts to make articulation in general. The front landscape could be activated but the patio offers some of those features. I'd like to see on-lot parking instead of street parking.

This house is beautiful but in my opinion is too big for the lot and is likely too big in comparison to neighboring homes; this incongruity creates an overall unattractive aesthetic.

This house is exactly why I am responding to this survey. I find it too big. It consumes the lot, it potentially overshadows neighboring buildings. It's visually interesting due to its dimensional aspects but it's a "McMansion." I have concerns about the total resources used in building this thing as well as energy consumption, etc. I'm sure it's built to be super energy efficient (well beyond what how our 1933 built house consumes energy) but it seems gratuitous and like conspicuous consumption.

This house is overbuilt on the lot.

This house is too big for the lot. It should either be smaller or be turned into a multi unit building.

This is a an example of overbuilding on a lot. The house is massive and out of character with the community. It is a large house that will at one time or another have several automobile parking around it. The existing driveway and garage should have been required to be enlarged.

This is a beautiful house but won't fit in all neighborhoods.

This is a big home on a big lot but appears to have not been over-developed/looming on neighboring homes as some of the newer homes in San Carlos are.

This is a nice looking house with nice looking detail but it's much, much too large for the site and much too close to the street. It feels like it's choking the surroundings.

This is a very large house. Nice but if not in scale w/neighbors could look out of place.

This is egregious, don't know where to start

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.

This looks like a corner lot, and possibly a double lot? -- so they were able to put the garage around the corner and make the front more appealing. These larger homes would be OK on a larger lot with bigger setbacks. They do not fit as well when squeezed onto the smaller lots/setbacks in San Carlos.

This looks like baby'd first McMansion. Non-matching exterior materials, pointless articulation. Utter misunderstanding of geometry. Sigh...

ADDITIONAL DESIGN COMMENTS



This McMansion occupies the entire lot with its size. The neo-farmhouse look is terrible in a suburban environment. The second floor is an eyesore with its 3 types of windows, the massive faux-masonry chimney and "dramatic" gables and roofline.

This property should meet all standards. It appears the parking is on the side. The height can be obtrusive when placed between two older single story houses, but with smaller lots the only option is to build a full two stories. At least this house has plenty of articulation and a well thought design.

Too

Too big

Too big annoying

too big; too many mini mansions in this town

too close to the street and I don't see parking at all. Large house may be out of proportion with the area but can't tell from this picture.

Too huge and imposing. Too close to the street and I would bet money it is totally overlooking their neighborhoods yards. I hate it. Looks like a nice tract home.

Too large for the space

Too large. Needs to compliment neighborhood

Too massive in most of San Carlos neighborhoods, but the most common, it seems.

Too much going on. There are other new modern farmhouse buildings in town that do a better job

too much house for the lot making it too close to the street and neighboring structures. Lacks originality and character...looks like every McMansion in California

Tress planted in front will grow to become problems.

Typical San Carlos McMansion. Multistory is a better use of available space. Image is too narrowly cropped to get full context of setbacks and relationship to adjacent buildings.

Use of texture & building articulation is most appealing. Could benefit from more color contrast

very big

Very pretty, but way too big.

Way to big a structure for the lot size. Negative impact on neighbors. where is parking? should have 2 car garage

Wide lot makes second story look larger and looms over neighborhood

Would not want too much of this design in San Carlos. It's becoming cookie-cutter

Yes, stop building ones like these two. And just to be fair, my house sucks too. If I wasn't the second or third resident, I would never have bought this.

From: Christian Vescia [REDACTED]
Date: August 19, 2023 at 11:17:08 AM PDT
To: *City Council <CityCouncil@cityofsancarlos.org>
Cc: Tom Hausken [REDACTED], Sandee Althouse
[REDACTED]
Subject: Has San Carlos solved the problem of oversized homes?

[**NOTICE:** This message originated outside of City of San Carlos -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear City Council:

Tom, Sandra, and I have been meeting with each of you to urge the City Council to address the unresolved issue of oversized homes in San Carlos.

We are asking you to address this issue now, as part of the current effort to revise the standards to produce Objective Design Standards.

As most of you know by now, **we believe the standards adopted in 2018 did not resolve the negative impacts of oversized homes on our residents and neighborhoods.**

As a sanity check, we went back to see if standards adopted 5 years ago would have made any difference in the size of the house built in 2016 that catalyzed the formation of our residents' organization, Good Growth San Carlos.

The answer was 'No.' Please see the attached 3-pager for an image and details of this house as well as two other exemplary oversized homes built under the current zoning standards.

The information we have provided you so far includes:

- Highlighted comments from over 400 residents who responded to the City's own Objective Design Standards Community Survey
- Analysis of 115 homes approved by the RDRC in the last four years (June 2019 - June 2023)
- Data from other peninsula cities showing that San Carlos has a more permissive FAR than most cities and lacks common-sense measures, like a Daylight Plane standard

In addition the above information, we are providing you with three concrete examples of how the current standards are failing San Carlos residents and transforming our city.

We urge you to listen to the voices of literally hundreds of San Carlos residents, consider the extensive data we have provided, and take advantage of the current revision to residential zoning standards to get our limits and controls on house size right.

If we do, we believe San Carlos can retain its charm and residents can live in this town without the current fear of losing privacy, light, air, views, and neighborhood character to expensive, oversized homes.

Thank you.

- Christian Vescia, Tom Hausken, and Sandra Wallace



Have We Solved The Problem Of Oversized Homes in San Carlos?



Location: San Carlos, Cordes South

Built: 2016

History: This was the house that launched the initiation of Good Growth San Carlos. It was a 'spec' house, built by a developer. The developer scraped the lot and built a new large home to the limits of the standards in place in 2016. At the time, the proposed house was:

- 2.5x the size of the average home in the neighborhood
- 2.9x the density of the average home in the neighborhood

Despite this large difference of scale and significant neighbor objections, the home was approved by the City as 'compliant with all numeric zoning standards.' The resulting house was:

- 2,923 square feet
- On a 5,401 square foot lot
- Resulting FAR is 55%

In 2018, the City Council voted to put new zoning standards in place that were supposed to solve the problem of oversized homes. **Under the current and proposed standards, a developer could still build a home of this size on the property. (1,100 sq. ft + .35 x 5,401 = 2,990 sq. ft.)** So, how have we 'solved the problem?'



Location: San Carlos, White Oaks

Built: 2023

History: This home is going up now. It was approved under the current zoning standards that were supposed to solve the problems associated with oversized homes. Several neighbors raised concerns with the RDRC about the size of this home and its lack of fit with the neighborhood. However, because this house complies with all numeric zoning standards, it was approved by the RDRC without modifications.

It's worth noting that this house is on a relatively large lot and does not begin to approach the maximum house size allowed on this size lot. Here are the numbers:

- House size: 3,596 sq. ft.
- Lot size: 9,045 sq. ft.
- FAR: 40%

This is a good example of why we need a FAR in San Carlos that is in line with our peer cities and we need to add a [Daylight Plane standard](#)*, as 4 of 6 of our peer cities have done.

When you see a home like this, built under the current standards, so much larger than neighboring homes, so close to property lines, generating neighbor complaints, have we solved the problem?

A Daylight Plane is an angled building height limitation that regulates the massing and design of buildings and defines the building envelope within which all new structures must be contained. Daylight Planes are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties. The daylight plane is measured separately for each side of each building on a lot.



Location: San Carlos, Cordes South

Built: 2023

History: This is the third 'spec' house built on our block in the last 5 years. In each case, the developer scraped the lot and built an oversized home. In each case, neighbors lodged concerns about size with the RDRC, but no modifications were made to address them. In this case, the developer stated they were building the home for themselves and planned to live in it. The house sold this summer, so this turned out not to be true.

Here are the numbers:

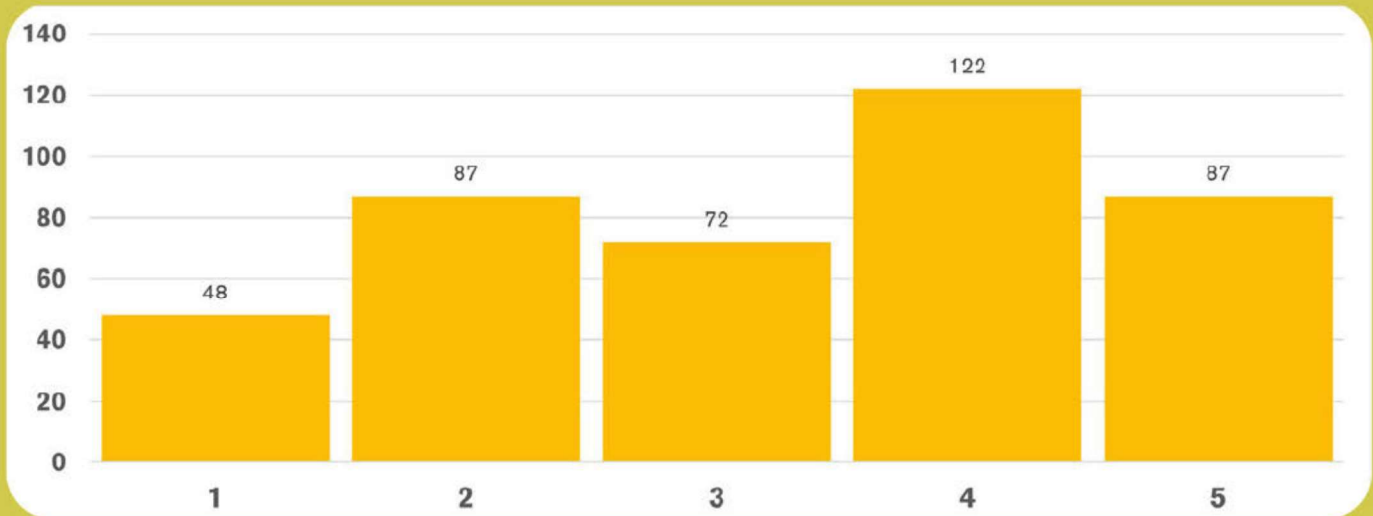
- House size: 3,426 sq. ft.
- Lot size: 6,646 sq. ft.
- FAR: 52%

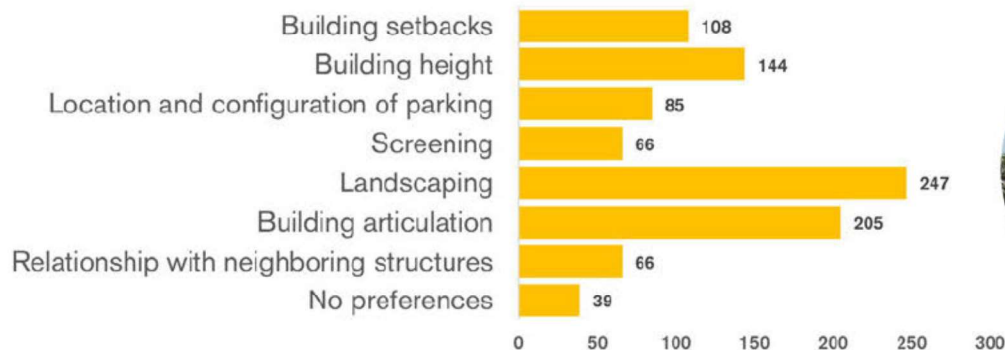
The pace at which homes like this are being built is dizzying. In the last four years, owners and developers have built nearly 120 new homes and remodels in excess of 3,000 sq. ft. Over $\frac{1}{3}$ (34%) are 'spec' houses built by developers. Fifty-five percent (55%) have generated formal concerns by neighboring residents.

These large homes are for wealthy families. They do not increase our housing stock or provide low-income housing. They do have a significant negative impact on the quality of life of many existing city residents and are rapidly changing the look - and many of us believe the charm - of our neighborhoods.

So, have we solved the problem?

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?





MOST APPEALING CHARACTERISTICS

Assume garage is detached in back of home.

Beautiful and new

Beautiful home, great attention to detail

Beautiful new construction

Big for the lot but nice design

Big, but not overpowering/overwhelming,...there is a house very similar to this on Hilltop near the watertank,...55 I think, strangely blocked on Google maps.

Can't tell about relationship with neighboring structures but this would seem to blend well with most San Carlos homes

Clean lines

Clean updated

covered entry

Design

House looks like it would fit into most neighborhoods, though large

I like the use of drought tolerant landscaping. The height and close proximity of the building makes this sidewalk feel safe.

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 was gritting my teeth waiting for this thing to show up. It's like watching a horror movie where you know the slashers going to come, and yet somehow you always jump when the slasher jumps out of the bushes. That was this thing. I knew it was lurking, and yet somehow it got me

I'm giving it the benefit of the doubt that there is on-site parking.

In context to neighborhood, freshness, creates interest. Landscape design appears harmonious and thought out. Somewhat traditional with some contemporary overtones.

It is a nice looking house, but the style is a bit odd for the Bay Area. Parking, , etc aren't visible to rate.

It is obviously new and more modern but still has a San Carlos feel to it based on certain areas of San Carlos.

It's a wide lot that can accomodate that size house

Landscaping, porch

Landscaping, This picture does not communicate relationship to surrounding structures such as height of this house compared to

neighboring houses. Parking situation is not clear. The actual setback is hard to gauge.

looks like a mcmansion

multiple designs on the stucture

Neighborly front gathering area

newer construction

Nice building form with breaks in mass throughout.

nicely designed front porch ; large house, but inviting color tones

No preferences, Horrible

None. Too big for San Carlos

once again, ypthe photos don't always provide a view of parking or neighboring homes

out of proportion; oversized porch entrance; too many "boxes " shaped components making up the 2nd story

overall appearance is too big for neighborhoods

Paint colors

pretty house for large lots not for smaller neighborhoods

SEE! A McMansion! You see, this is why statement homes are so awful. I'm going to guess this was built in the aughts, and now it looks stupid. It looks like it was designed either by Rodney Dangerfield or Homer simpson. Let's add something here. Earp! Let's add something here! Let's add a little stuff on the front!

sidewalks

Space

This is example of latest trend-get the most house on the lot

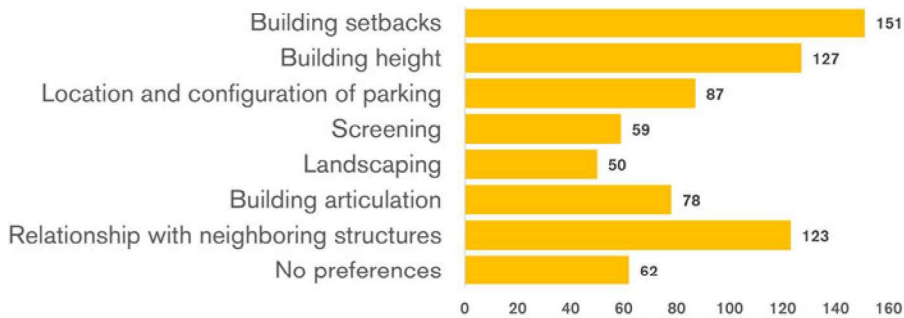
This looks very nice, fills in lot, but not too close to sidewalk. Nice decor, building materials etc. Looks inviting. Porch and seating looks nice . Not boxy. My favorite example.

This remodeled house maintains the style of the community

unappealing: woodburning fireplace?small setback with young trees. How will they fit when mature? Is there parking onsite? How much of the lot is covered by building? looks like it could be too much.

very symmetrical, will be softened by mature trees, clean and fresh, looks like a house, not a Lego block structure

Wire appear to be underground



SUGGESTED IMPROVEMENTS

add garage

Again, 1) Needs to accommodate all vehicles on private property, and 2) Homes this large need to be built flexibly so that they should accommodate more than one household, whether for again parents, in home child care providers, in case of divorce (which lets be real, is a 50/50 likelihood), etc.

appears to be way too big for the lot size

Bulldoze this mcmansion and all of its gables

Can't tell from the photo

concern for size of building relative to lot size

Dislike the materials and all gray palette.

dont see any off street parking for this house

Far too gigantic and close to the street. I bet their neighbors hate it. I would.

For God's sake, give testosterone balancing drugs to all the guys who want to build houses like this. Maybe tear it down and build something even better like a Google home

FRONT OF THE HOME IS TOO BUSY

I would do something else instead of the stone cladding for the fireplace chimney

I would force them to take all of the neon lights inside their home and smash them up, remove that unusually ornate pool table and make them take down all those stupid Harley-Davidson pictures and tacky metal reproduction signs

if this wasn't a corner lot, I would strongly disagree with design

Is there a garage?

It appears that unless residents park on the street, they'll enter through a different door. Probably will never see their neighbors.

It has too many planes/facets on the face and roof + mismatching window styles

It looks intrusive to the neighbors privacy .

it looks too big. who needs a house that large?

It's just too massive

It's massive!! It is overbearing to near structures

larger ratio of lot size to house footprint (i.e. more yard)

Looks rather imposing

Might need additional parking. May need to be on a larger lot

new upscale mall kind of architecture doesn't appeal to me

No apparent off street parking or garage

Not allow this building size on a 5000 sq ft lot

Obligatory gigantic SUV and old 911 in the driveway

Remove chimney/fireplace (no longer viable in Bay Area and thus a waste of materials and space)

Repetition of Similar Non-Regional Characteristics

Size and height could be an issue depending upon neighboring structures

Solar

Some of these houses feel too big for the setting

Such a big house! Do we need such a big place? Let's not have a wood burning fireplace, we can do well with gas, yes?

The extra tall chimney is strange compared to the design of the house. I would reduce the focus on that facade. The roof is also unnecessarily ornate with the extra section over the round window - that could be merged with the other side.

The fireplace in front ruins the street appeal.

this home is too "busy"...

This is a McMansion and is very unappealing

This structure is too big for San Carlos lots and dwarfs the surrounding homes. It's beautiful, but just too big.

To large in proportion to lot.

Too big and too close to the street.

too big for lot

Too big, hard to judge these without neighboring homes.

Too big, it's waste of energy, heating, air, lighting, we need to cut back on homes instead making them bigger

Too busy!

Too cookie cutter look; lacks character

Too Large a structure . Overpowering

Too large for the lot.

Too many cliché design features. Looks like a spec house.

Too massive

too much going on. articulation up the wazoo

Unclear from photo if there is off street parking to right of house

Very large, very close to the street, and doesn't look like there's adequate parking unless it's behind or around the side of the property

Where is the parking?

Where is the solar?! Where is the off street parking?!

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?

A big plus is that there isn't a garage door looming at the front of the building like most SC homes on narrow lots

Adequate underground rainwater removal system, underground utilities

Again it's a nice look but what happens to the small 2-1 home nextdoor?

Another classic design that fits well and is flexible.

Appreciate the variety but harmony of the materials. But a structure of that size seems too close to the street.

are all the buildings this large in the neighborhood? why was it built so close to the property lines?

avoid windows overlooking neighbors house and encroaching into their privacy

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.

Beautiful design

Beautiful design but it appears to be huge, but hard to tell for sure

Beautiful traditional, timeless design that meshes well with the homes in our community.

Building is too big, unbalanced-looking, and the tall chimney is intrusive.

Building is too high given how close it is to the road. The chimney is particularly an eyesore.

Cannot see from the photo the relationship to neighboring properties or the relative size of the home on the lot. Seems close to the street a bit for the size of the home.

Can't tell about parking. High structure + shallow setback makes quite imposing.

Difficult to see the neighboring houses, but it looks like this might be a McMansion next to older single story houses. While the house itself looks very nice, the fit to the neighborhood may be questionable.

Do not allow these 2 story beasts in the neighborhoods, up in the hills maybe on bigger lots.

Do we need another house for rich people?

Ensure windows on sides of upper story maintain privacy of neighbors to left and right

Excessive unnecessary house features. No parking. Too tall and reduces natural light

Generic "McMansion". Footprint and height too larger for lot. Needs more set-back, smaller profile, more on property parking.

Great design. Good varied setbacks and articulation of both first and second stories with main entry most prominent.

"grey color is meh

looks like designed in CAD - balky, not elegant in any way sharp edges

I don't see parking on the picture, nor surrounding structures screening with planks (next to roof) looks as good as an unfinished building would look"

Home is way busy. All the parts sticking out. Too many gables.

Think the oval window and roofline over particularly egregious

House design looks like it appeals to those who prefer traditional esthetic. Can't visibly see the garage or driveway. House doesn't appear set back in lot far enough?

House has too many angles and is very large. Too large and too close to the street

House is too big unless you have at least 6 people living there. Split the lot and build 2 houses.

House is too large

house too large for size of front yard

"I am not sure where the off street parking is but it should have some

"

I believe that that building these "McMansions" on the small San Carlos lots detracts from the traditional style of the neighborhood. In addition the high, full footprint second story blocks sunlight and view from the neighbors and reduces privacy.

I can't tell from the photos, but either there is no garage or the garage is to the side/back of the property

I do not see a garage here. The streets of San Carlos are already too narrow. Street parking regulations that allow for safe bicycle commuting and freeing up a side of the street from parked cars would be a requirement. Why not rent spaces in the unused Cal-Train parking lots and easements for extra cars?

I don't mind larger houses as long as it makes sense based on neighbor distance. Cramped lots with oversized houses is a huge no. A house if this size also should require a minimum of two parking spaces and proper setbacks.

I hate when the house looks out of proportion to the lot and when it towers over the neighbors

I like the entrance and porch. It's closer to the street, but not too close. The variety of shapes and materials is interesting and appealing. It's a bit too big (massive), for my taste.

I like the lack of huge garage

I like the landscaping. There's no lawn, and the trees and shrubs will provide shade when mature.

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.

I like the overall design of the home and it appears to have some space between it and neighboring houses.

I like the porch. Roof variation is nice.

I like the style of the house, but it is a McMansion and may really stand out compared to others in the neighborhood.

I love this house, its one of my favorites. But I also love how diverse all the houses in San Carlos are -- different styles, sizes, etc. It makes neighborhood walks fascinating. I hope the objective design standards don't result in a bunch of cookie cutter houses of all the same style and shape.



ADDITIONAL DESIGN COMMENTS

ADDITIONAL DESIGN COMMENTS



I understand that some families can afford and do want this kind of thing, but I'd like to see less of this sort of big, luxury home.

I would add some warm wood in some places, so that it wasn't as cold a mix of gray, white, and stone.

I would love to see 4 story townhouses there.

I would make it about 2/3 the size that it is.

Interesting to look at, not boring

It doesn't seem to have adequate off-street parking. The new landscaping should have included evergreen trees which would at least reach house rooftop.

It is big and ugly. Nothing else to say. Do big build something like this.

It looks very close to the street

It seems a bit large for the lot size

It's a little too close to the street and could use more old growth trees for landscape screening. But I'm glad they have a few planted out front. It's just going to take a few decades for them to mature.

It's a big house but that's fine. I like that the parking is hidden.

It's a nice house, but too big for the space, seems imposing and too close to the street. Should have off street parking for 2+ cars.

It's massive and dominates the block. But I like the downsizing of top floor. Not sure what the yard to house ratio is.

It's too close to the street

landscaping looks fine - but building is overdone.

Lately, there has been allowance for people to build much larger houses on their lots that crowd the lot and overpower the neighboring structures. It's really detracting from the neighborhood I live in and is very sad to see.

less lot coverage please

Looks a little out of place with its size. Tall and stretched. Too close to the street for a single family. All that means there's likely a lack of privacy.

Looks like a mega McMansion.

Looks massive, but has no garage.

Love the porch swing and the entryway. Feels like a home.

Lovely design and landscaping. Nice use of lot space.

Lovely house, looks well cared for. Would enhance the neighborhood feel.

Make it one story or smaller for the environment, we already are short of electricity, gas, water, I don't understand why we have to cut back on those things and then you approve new large homes that do not follow your guidelines smh

Make the other house in the vicinity meld with this one

Massive McMansions that fill lots and dwarf other home should not be approved. See new build 1063 Orange for example. The mix of architectural styles is also poor.

Monster house are an inevitable result of the exaggerated lot values in San Carlos, but there are too many that use every square inch of the property, dwarfing the homes around them.

More natural landscape

more setback would be nice. unclear where the parking is, so i can't make a judgment

Much depends on the neighborhood setting that is not revealed in any of these examples.

My main concern would be the size and height relative to the other neighboring structures (it's difficult to tell from the photo); this could work well in a neighborhood with similar sized homes, but could be quite objectionable in a neighborhood where the homes are generally smaller or all single-story.

Need bigger setbacks - it is right up in your face. I like the more current/transitional design.

Need parking spaces for owners and guests, so that not to use the street for parking.

needs a little something to break up all the symmetry

Needs an attached garage

Needs off-street parking

Needs to be farther from the street.

New England style and prominent chimney is odd. Should be solar panels on that roof.

Nice look, but too big for the space

No

No changes. It's a big house (that I walk by frequently) but well designed.

No wood burning fireplace; too close to the street; and too large for that location. Not a fan of that siding.

None

Not clear if house blends with neighboring structures or if it is too prominent with poor landscaping to blend. Little screening is present to soften the contrasts from articulation and ground floor windows.

Not quite sure where the parking is! I think the bulk is just about right.

Not sure this is a good selection for this survey as this is a corner lot so it can appear larger without impeding neighbors; however, if you put this house on a typical 100x50 middle lot then it would be a monster compared to neighboring structures. There are many features that I appreciate about this house: the craftsman style, building material selections, shingles, landscaping with additional trees, front porch swing, details to architectural style and most importantly that this house looks unique and fits with the White Oaks neighborhood (not generic mass produced Thomas James).

Obnoxious. Pushing the limits of its lot lines and encroaching severely on neighbor privacy and likely access to sunlight throughout the day. Can't tell if there's any parking from the photo. House is on top of the sidewalk. While there is some charm, it looks like a track home. Likely the work of the Thomas James builders.

Once the trees mature, house will be appropriately screened from street. I am assuming off street parking to the right of home; if not, it is needed.

Only concern here is what happened in my neighborhood with a few homes couple years back, (White Oaks), before updated laws in town,...merging lots,...if this was two lots and then merged into one = bummer,...one less family and one more totally unaffordable home in San Carlos. One reason we moved to San Carlos was the mostly smaller homes which keep out the McMansion crowd that took over

ADDITIONAL DESIGN COMMENTS

Palo Alto and Menlo Park. Know RC is struggling with this as well. (I grew up in Palo Alto,...moved to San Carlos in part as it reminded me of Palo Alto growing up,...pre McMansion, mostly ranchers and older 20's/30's big homes)

Overly complex design. Front porch is nice.

Pretty dense for the lot but the design elements are appropriate

Prime example of aggressively stretching lot lines. I'd hate to be their neighbor. The design is nice with the windows and dynamic setbacks, but it's much too big for the land it's on. Screening will improve as the trees grow. Smaller scale and it's a newer style that still works.

R1 buildings should be limited based on parcel size, slope, and existing neighborhood house sizes

Remember all that stuff about tacky neon and tacky pressed metal reproduction signs? Remember all this stuff about stupid pool tables? That.

See above response

Seems a little close to the street, but that may be a function of the lot's geometry. The chimney straight up the front facade is an odd design choice. The landscaping looks like it will mature to provide a lot of nice screening. No grass (yay!). Great historic color scheme. Inviting front entry. I wish there had been more thought on the geometry of those second floor windows. There should be rhyme and reason to window geometry... And, that square-ish window plus the round window is a little off-putting. The rounded roof dormer so close to the stacked gables seems a little busy and indecisive.

seems like it covers most of the lot unnecessarily, which is unappealing

seems too big

Seems too big for the surrounding area. Not sure where the garage is. Curb appeal is lovely but house is enormous and oversized compared with others

Setback of this seems healthy. Would again like dedicated bicycle garage and bicycle lane in front of the house.

simply too big, too tall, consumes the entire lot, overlooks neighbors

Smaller footprint relative to lot size

Solar

Structure is too big - almost overwhelming

Structure is too large for lot. Crowding neighboring houses.

Subjectively I find it appealing. Visually interesting.

that house is way too large to be on a typical neighborhood street. I know because I am surrounded by these monsters on my street! They block my view and make driving down the street a nightmare

The facade is a hot mess. There are 4 peaks in this view and only 3 are aligned. At least the roof slopes are all the same. There is no central axis on this design that draws in the viewer's gaze. The window shapes may be out of proportion with the structure. The color of the stone on the chimney does not match the color of the house. The gray and white color scheme is passe.

The facade is so tall and busy—the chimney towers over the whole neighborhood. Try harder to achieve symmetry in the roofline and unity in window sizes. And ditch the large yet pointless entry in favor of a deeper setback.

The higher the structure- the more there should be a setback. It

should also have enough parking.

The home is too big given the lot size

The house is large and takes up most of the lot as shown in the picture. It is too close to the sidewalk also

The house is overbuilt for the lot and looks like a TJ home or strip developer put it up. It appears there is no solar on the roof which should be a requirement in any new construction. When an entire house is demolished all of that material goes where? Landfill? What CO2 emissions are generated to demolish and erect a large scale home vs. making improvements to an existing structure?

the house is too big. You could probably fit 2 small 2 - 3 storey family homes instead of that monstrosity

The house is way too big for the lot given that it's a single family home. If it was a duplex at least it would be accomplishing increased density.

The house looks too large for the lot it's on.

The materials and colours are nice, but the articulation is giving McMansion; not my favourite. The porch is nice, the small setback is great. I like that there's no visible garage or cars.

The newer homes are gigantic and almost look like they are on two lots with no backyard. In San Carlos, the weather is great year-round so it's nice to have a patio but even during COVID you rarely see anyone sitting on the front porch. I would much rather have a great backyard and two car garage.

The structure is too huge for the site. It needs to have more setbacks

The two stories and a larger home are fine, but the business of the design - the entry, stone fireplace and oddly conformed second story are too much

There doesn't appear to be any off street parking. This will be a problem near downtown, especially during business hours. The structure is too massive and imposing.

There's nothing wrong with this house except most such houses in San Carlos are squeezed into tiny lots. The short setbacks in this one suggests to me that it's on a smaller lot. Looks like the garage may be around the corner, which is aesthetically nice. The traditional styling is boring.

This home has eye appeal, a variety of faces at different depths, textures, and window placement and sizes. All the design elements make it visually interesting and the interior is probably well lit with natural light.

This home is very nice.

This home is way too big and does not fit within San Carlos. Maybe for Hillsborough or Portola Valley where they have expansive lots, but that is not the case here. The landscaping is great and this is exactly what I meant as far as "drought-tolerant" landscaping to be used in the example above. But, other than that, the house is way too big for the lot. Period. There should not be a 2-story house that takes up so much of this lot and has "massing" putting it so visible to the street. Sure, it is definitely too close to the street...but even setting it back a few extra feet would not help for the small lot size. It is also not clear where the parking would be, so hard to comment on the location/configuration of parking. In addition to height and setback, the design of this house is also a bit too modern and



"showy" to fit within San Carlos.

This home—both its style and size—seem fairly typical of the rebuilt structures in our older neighborhoods. The architectural style is bland and the home, especially if it is built on a smaller lot in SC, is completely out of scale with the rest of the neighborhood homes.

This house feels like a giant mansion, at least for the lower, downtown parts of San Carlos.

This house gives me the same claustrophobic feeling as the previous smaller home. It is crowding the street with its presence. The height and overall architectural expression (multiple roof planes and levels, a variety of window types including oval, etc.) is in the McMansion style which is sort-of a blah place to be, but at least the developer took efforts to make articulation in general. The front landscape could be activated but the patio offers some of those features. I'd like to see on-lot parking instead of street parking.

This house is beautiful but in my opinion is too big for the lot and is likely too big in comparison to neighboring homes; this incongruity creates an overall unattractive aesthetic.

This house is exactly why I am responding to this survey. I find it too big. It consumes the lot, it potentially overshadows neighboring buildings. It's visually interesting due to its dimensional aspects but it's a "McMansion." I have concerns about the total resources used in building this thing as well as energy consumption, etc. I'm sure it's built to be super energy efficient (well beyond what how our 1933 built house consumes energy) but it seems gratuitous and like conspicuous consumption.

This house is overbuilt on the lot.

This house is too big for the lot. It should either be smaller or be turned into a multi unit building.

This is a an example of overbuilding on a lot. The house is massive and out of character with the community. It is a large house that will at one time or another have several automobile parking around it. The existing driveway and garage should have been required to be enlarged.

This is a beautiful house but won't fit in all neighborhoods.

This is a big home on a big lot but appears to have not been over-developed/looming on neighboring homes as some of the newer homes in San Carlos are.

This is a nice looking house with nice looking detail but it's much, much too large for the site and much too close to the street. It feels like it's choking the surroundings.

This is a very large house. Nice but if not in scale w/neighbors could look out of place.

This is egregious, don't know where to start

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.

This looks like a corner lot, and possibly a double lot? -- so they were able to put the garage around the corner and make the front more appealing. These larger homes would be OK on a larger lot with bigger setbacks. They do not fit as well when squeezed onto the smaller lots/setbacks in San Carlos.

This looks like baby'd first McMansion. Non-matching exterior materials, pointless articulation. Utter misunderstanding of geometry. Sigh...

ADDITIONAL DESIGN COMMENTS



This McMansion occupies the entire lot with its size. The neo-farmhouse look is terrible in a suburban environment. The second floor is an eyesore with its 3 types of windows, the massive faux-masonry chimney and "dramatic" gables and roofline.

This property should meet all standards. It appears the parking is on the side. The height can be obtrusive when placed between two older single story houses, but with smaller lots the only option is to build a full two stories. At least this house has plenty of articulation and a well thought design.

Too

Too big

Too big annoying

too big; too many mini mansions in this town

too close to the street and I don't see parking at all. Large house may be out of proportion with the area but can't tell from this picture.

Too huge and imposing. Too close to the street and I would bet money it is totally overlooking their neighborhoods yards. I hate it. Looks like a nice tract home.

Too large for the space

Too large. Needs to compliment neighborhood

Too massive in most of San Carlos neighborhoods, but the most common, it seems.

Too much going on. There are other new modern farmhouse buildings in town that do a better job

too much house for the lot making it too close to the street and neighboring structures. Lacks originality and character...looks like every McMansion in California

Tress planted in front will grow to become problems.

Typical San Carlos McMansion. Multistory is a better use of available space. Image is too narrowly cropped to get full context of setbacks and relationship to adjacent buildings.

Use of texture & building articulation is most appealing. Could benefit from more color contrast

very big

Very pretty, but way too big.

Way to big a structure for the lot size. Negative impact on neighbors. where is parking? should have 2 car garage

Wide lot makes second story look larger and looms over neighborhood

Would not want too much of this design in San Carlos. It's becoming cookie-cutter

Yes, stop building ones like these two. And just to be fair, my house sucks too. If I wasn't the second or third resident, I would never have bought this.