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To: Alix A. Bockelman, MTC Deputy Director, Policy
375 Beale Street, Suite 700
San Francisco, CA 94105

From: City of San Carlos, Community Development Department

Re: Comments on *Plan Bay Area 2040 Draft Preferred Land Use Scenario*

Ms. Bockelman:

Thank you for the opportunity to comment on the proposed *Plan Bay Area 2040 Draft Preferred Land Use Scenario*. The City of San Carlos has reviewed the draft land use scenario and accompanying household and employment forecasts released on September 2, 2016.

The following comments concern the household and employment forecast figures for the City of San Carlos:

1. Overall, the forecast for new household and job growth to the year 2040 is well below the figures contained in the San Carlos 2030 General Plan.

San Carlos' General Plan to the year 2030 results in approximately 1,436 additional residential units between 2009 and 2030. Although *Plan Bay Area 2040 Draft Preferred Land Use Scenario* uses "households" rather than "housing units", our assumption is that each new household equates to the need for a new housing unit. In addition, a total of 9,165 new jobs would be generated between 2009 and 2030 (see Attachment 1, San Carlos General Plan, pg. 52).

A total of 1,436 new units to the year 2030 equates to a 12% increase from 2009. The draft forecast shows only a 4% increase in households, or 500 new households established from 2010 to 2040.

A total of 9,165 new jobs to the year 2030 equates to a 48% increase from 2009. The draft forecast shows employment growth increasing by only 33%, or 5,400 new jobs from 2010 to 2040.

2. New development in San Carlos recently approved, or currently under construction, exceeds the figures listed in the draft forecast as well.

Project Name/Address	Units	Non-Residential Sq. Ft.	Description	Within PDA? (yes, no)
777 Walnut	20	632	20 new condos	Yes
934 Laurel	3	2,318	3 Apartments	Yes
Transit Village	202	25,800	Apartments	Yes
Wheeler Plaza	109	8,200	Condos	Yes
545 Walnut	9	1,000	Apartments	Yes
977 Laurel	8	960	Apartments	Yes
644-688 Laurel	0	7,029	New office	Yes
520 El Camino Real	9	1,730	Condos	Yes
Subtotal	360	47,669		
17 Cranfield	3	0	Single Family	No
2115 White Oak Way	1	0	Single Family	No
Meridian 25	0	528,520	New office	No
850 East San Carlos Ave	0	150,000	204 room hotel	No
775 Industrial	0	47,220	Honda	No
1336 Arroyo	3	6,491	Single-Family	No
2811 San Carlos Ave	11	0	Single-Family	No
1312 Laurel	2	2,424	Apartments	No
1501 San Carlos Ave	6	625	Condos	No
1525 San Carlos Ave	18	740	Condos	No
530 Walnut	9	0	Apartments	No
1673 Laurel	6	1,178	Apartments	No
436 Laurel	5	0	Condos	No
Cherry/Chestnut	34	0	condos	No
299 Club Drive	4	0	Single-Family/2 nd units	No
1985 Carmelita	1	0	Single-Family	No
Subtotal	103	467,198		
TOTAL	463	514,867		

The draft household forecast shows only 50 new households within the PDA to the year 2040. However, over the past 3 years San Carlos has permitted 360 new units within the PDA, and another 103 outside the PDA, some of which is under construction and nearing completion. Under the draft scenario, only 37 more units would be built in San Carlos to the year 2040. This is inconsistent with development activity in the City of San Carlos as more projects are currently under review and expected to be approved this year.

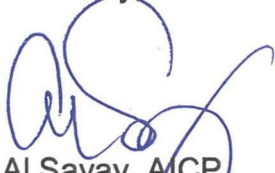
On the employment side, there is over half a million non-residential square feet approved and under construction. Approximately 48,000 square feet of new commercial space is approved within the PDA and another 467,198 square feet outside the PDA. Based on these figures we estimate a total of approximately 100 new jobs within the PDA and another 1,500 outside the PDA. While the *rate* of growth for new

jobs may be more aligned with the employment forecast of the draft scenario, the overall amount of new jobs in San Carlos surpasses the forecast by 3,765.

The City of San Carlos requests that adjustments are made to the forecast so it aligns with the San Carlos 2030 General Plan. At minimum, the forecast should reflect the amount of development currently approved and under construction within the city.

Thank you for providing the City of San Carlos with an opportunity to provide comments on the *Plan Bay Area 2040 Draft Preferred Land Use Scenario*. If you would like to discuss the City's comments further, please contact me at (650) 802-4209, or by email at asavay@cityofsancarlos.org.

Sincerely,



Al Savay, AICP
Community & Economic Development Director
City of San Carlos

Attachments

1. City of San Carlos General Plan 2030, page 52.

c: Ken Kirkey, Director of Planning, MTC
Miriam Chion, ABAG Planning and Research Director