APPENDIX Q

UPDATED PROJECT NARRATIVE

Project Description – 808 Alameda de las Pulgas

Existing Site
The Project Site consists of four parcels totaling 11.427 acres and commonly known as 800, 804, 806 and 808 Alameda de las Pulgas (APNs 049-360-060, 050-220-020, 050-220-170, and 050-220-160 respectively), San Carlos, California ("Site").

The Project Site is zoned RS-6 "Residential District" and is within a Hillside Overlay District. The Project is designed per the City's Hillside Overlay District requirements as described in SCMC Chapter 18.12, which applies to parcels that have a footprint slope of at least 19.9%.

The Site is adjacent to the existing Beverly Terrace residential neighborhood and fronts Alameda de las Pulgas between Brittan and San Carlos Avenues. The Site is bordered to the south by an open space lot (owned/managed by Heather HOA) and existing residential land uses, to the west by existing residential land uses, to the north by an undeveloped approximately 12-acre property (aka "Vista del Grande Property") and existing residential land uses, and to the east by Alameda de las Pulgas and existing institutional and residential land uses.

The Site is currently improved with three single-family residences (804, 806 and 808 Alameda de las Pulgas) and associated access road and driveways. 800 Alameda de las Pulgas is currently undeveloped. The Site is the former location of the Black Mountain Spring Water Company and associated commercial development.

Proposed Project
The Project combines the existing four parcels into a single parcel of 11.427 acres, which allows up to 68 units under R-6 zoning. The Project utilizes the State Density Bonus Law for an additional 27.5% density bonus for a total of 87 units, as required based on the base Project's inclusion of 15% of units (10) affordable to low-income households (defined as earning 80% of the area median income). The completed townhouses will be available for separate ownership as condominiums, through a Common Interest Subdivision, with a single Homeowners Association responsible for the maintenance of the Project's private shared features.

The existing buildings will be demolished and site improvements made to allow for construction of 87 new townhouses of three distinct unit types in clusters throughout the Site. All dwelling units are accessed from privately maintained roads and alleys for vehicular and bike access, as well as sidewalks and trails for pedestrian access. A portion of the trail system and the road and related infrastructure is expected to be publicly dedicated.

The townhouses offer three- and four-bedroom options of between approximately 2,525-2,950 square feet of floor area per unit. Each townhouse includes a two-car garage for a total of 174 covered parking spaces, as well as a roof deck and balconies. At least 26 private long-term bike parking spaces will be provided in garages. Additionally, there are 32 on-site, on-street townhouse guest parking spaces.

The entrance to the Project includes the addition of a bus shelter with pullout (southbound), 18 short-term public bike parking spaces, bus stop (northbound), crosswalks both north-south bound across the entrance road, as well as east-west across Alameda de las Pulgas to include a rapid rectangular flashing beacon (or similar improvement), as well as an accessible parking space for access to the public trailhead and sidewalk improvements along the project frontage on Alameda de las Pulgas.

The Project meets the Hillside Overlay requirements by making extensive use of multi-level foundations that reduce the quantity of excavation and grading while providing the required stepping back of each level through a terracing approach. The dwelling unit location and private road have been designed to maintain a slope averaging 12% and to retain heritage trees within the Site constraints. The road branches off in several locations to provide access to individual townhouse clusters.

Project Goals

The primary Project goal is to deliver a significant supply of high-performance homes that increase the diversity and availability of housing in San Carlos including 10 new family-sized below market rate units affordable to low income (80% AMI) residents. The application of the State Density Bonus Law helps to fully utilize this land zoned for residential housing, a scarce resource in San Carlos.

The Project is designed to complement and benefit from the unique Site setting, and offers more open space, trees and natural vegetation per home than is typical in the surrounding single-family residence neighborhoods. Each townhouse and townhouse cluster will be “knitted” into the physical characteristics of its placement with respect to trees and contours, emphasizing indoor-outdoor connections. Balconies, rooftop decks and rear yards (unit Type C) offer private outdoor space for each townhouse. Fire-resistant landscaping will further reduce the visible footprint of the project, helping it to better blend into the environment.

The Project is designed to foster community building and engagement, and to provide a sense of place, promote casual interaction and enhance overall wellbeing. The townhouses are placed around meaningful open spaces connected by trails and sidewalks that promote interaction between residents and nature, which are designed to create a small neighborhood dynamic.

The Project offers a diversity of land uses including passive recreation and physical activity with trails, views and natural vegetation. The transportation-related elements are designed to encourage direct connections between the new townhouses and surrounding public amenities, including parks, schools and multiple modes of transport that reduce the need for car trips.

The Project design and construction plan aim to minimize impact on the environment and community both during and after construction. Traffic, noise and duration of construction will be minimized through cut-and-fill mitigation, and a combination of on-site demolition, grading, and construction and off-site fabrication of building components. Long-term impacts are mitigated through preservation of open spaces, trees, views and an overall verdant setting; energy-, water- and waste-saving solutions; promotion of alternative modes of transport; and use of durable and healthy materials.

As such, the Project is designed to align closely to multiple elements of the City of San Carlos General Plan and Climate Action Plan.