San Carlos Five Year History of Approved Multi-Family and Mixed-Use Residential Projects from 2015-2019, Including Projects Currently Under Review
Summary

Total Units Approved from 2015—2019:
• 266 units

Total Units Currently for Projects Under Review:
• 183 units

Total Below Market Rate (BMR) Units from 2015—2019:
• 31 Units

Total Below Market Rate (BMR) Units for Projects Under Review:
• ~ 10 units
530 Walnut Street

Description: Four story building containing nine apartments and ten at-grade parking stalls.

Zoning District: Multi-Family, Medium Density (RM-59)

Lot size: 8,520 square feet

Unit Count: 9 units

Onsite parking: 10 spots

BMR Payment (Affordable Housing Impact Fee): $264,570.49

Approved in 2015

1312 Laurel Street

Description: Two ground floor commercial spaces and two apartments on the second floor.

Zoning District: Neighborhood Mixed Use (MU-N)

Lot size: 4,587 square feet

Commercial sq. ft.: 2,416 square feet

Unit Count: 2 units

Onsite parking: 4 spots

BMR Payment (Affordable Housing Impact Fee): $26,396.53

Approved in 2015

545 Walnut Street

Description: Four story building with nine apartments, one ground floor commercial space and below grade parking.

Zoning District: Mixed Use Downtown (MU-D)

Lot size: 7,533 square feet

Commercial sq. ft.: 975 square feet

Unit Count: 9 units

Onsite parking: 12 spots

BMR Payment (Affordable Housing Impact Fee): $311,090.76

Approved in 2015

1525 San Carlos Avenue

Description: Four story building with 18 condominium units, one commercial unit and below grade parking.

Zoning District: Mixed Use San Carlos Avenue (MU-SC)

Lot size: 13,000 square feet

Commercial sq. ft.: 740 square feet

Unit Count: 18 units

Onsite parking: 31 spots

BMR Units: 3 units

BMR Ranking: 1 Low and 2 Moderate

Approved in 2015
977 Laurel Street

**Approved in 2015**

**Description:** Eight apartment units with commercial space below.

**Zoning District:** Mixed Use (MU-D)

**Lot size:** 6,000 square feet

**Commercial sq. ft.:** 960 square feet

**Unit Count:** 8 units

**Onsite parking:** 10 spots

**BMR Units:** 1 unit

**BMR ranking:** Very low

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651 Walnut Street

Wheeler Plaza

**Approved in 2015**

**Description:** 109 condominiums with 192 below grade parking and 10,274 square feet of new commercial space.

**Zoning District:** Rezoned from Mixed Use – Downtown Core to Planned Development

**Lot size:** 2.9 acres

**Commercial sq. ft.:** 10,274 square feet

**Unit Count:** 109 units

**Onsite parking:** 191 spots

**BMR Units:** 1 unit

**BMR Payment (In-lieu Fees):** $3.4 million

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1501 San Carlos Ave

**Approved in 2015**

**Description:** Three story building with nine condominiums, two commercial spaces

**Zoning District:** Mixed Use Downtown (MU-DC)

**Lot size:** 8,390 square feet

**Commercial sq. ft.:** 1,730 square feet

**Unit Count:** 9 units

**Onsite parking:** 14 spots

**BMR Units:** 1 unit

**BMR ranking:** Moderate

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520 El Camino Real

**Approved in 2016**

**Description:** Four story building with six condominium units, one commercial unit and 10 at grade covered parking.

**Zoning District:** Mixed Use, San Carlos Ave (MU-SC)

**Lot size:** 7,150 square feet

**Commercial sq. ft.:** 625 square feet

**Unit Count:** 6 units

**Onsite parking:** 10 spots

**BMR Payment (Affordable Housing Impact Fees):** $52,889.25
1667 San Carlos Avenue

Approved in 2017

Description: Four story building with six condominiums and a unit for commercial space.

Zoning District: Mixed Use, San Carlos Ave. (MU-SC)

Lot size: 7,707 square feet

Commercial sq. ft.: 675 square feet

Unit Count: 6 units

Onsite parking: 9 spots

BMR payment (In-lieu fees): $130,747

500 Walnut Street

Approved in 2017

Description: A four-unit three-story condominium townhomes with an at grade covered parking.

Zoning District: Multi-Family, Medium Density (RM-59)

Lot size: 5,250 square feet

Unit Count: 4 units

Onsite parking: 8 spots

BMR Payment (Affordable Housing Impact Fee): $58,429.04

1257 Magnolia Avenue

Approved in 2018

Description: Four story apartment building hosting nine units with at grade covered parking.

Zoning District: Multi-Family, Medium Density (RM-59)

Lot size: 9,381 square feet

Unit Count: 9 units

Onsite parking: 15 spots

BMR Payment (Affordable Housing Impact Fee): $TBD

1040-1052 Laurel Street

Approved in 2018

Description: Two new buildings, both three stories and each have two-car garage per unit.

Zoning District: Neighborhood Mixed Use (MU-N)

Lot size: 12,000 square feet

Unit Count: 6 units

Onsite parking: 12 spots

BMR Payment (Affordable Housing Impact Fee): $249,486.10

500 Walnut Street

Approved in 2017

Description: A four-unit three-story condominium townhomes with an at grade covered parking.

Zoning District: Multi-Family, Medium Density (RM-59)

Lot size: 5,250 square feet

Unit Count: 4 units

Onsite parking: 8 spots

BMR Payment (Affordable Housing Impact Fee): $58,429.04

1257 Magnolia Avenue

Approved in 2018

Description: Four story apartment building hosting nine units with at grade covered parking.

Zoning District: Multi-Family, Medium Density (RM-59)

Lot size: 9,381 square feet

Unit Count: 9 units

Onsite parking: 15 spots

BMR Payment (Affordable Housing Impact Fee): $TBD

1040-1052 Laurel Street

Approved in 2018

Description: Two new buildings, both three stories and each have two-car garage per unit.

Zoning District: Neighborhood Mixed Use (MU-N)

Lot size: 12,000 square feet

Unit Count: 6 units

Onsite parking: 12 spots

BMR Payment (Affordable Housing Impact Fee): $249,486.10
549 Prospect Avenue

- **Approved in 2018**
- **Description:** Three story building hosting 4 townhouse units with at grade covered parking.
- **Zoning District:** Multi-Family, Medium Density (RM-59)
- **Lot size:** 6,493 square feet
- **Unit Count:** 4 units
- **Onsite parking:** 10 spots
- **BMR Payment (Affordable Housing Impact Fee):** $ TBD

575 Prospect Avenue

- **Approved in 2018**
- **Description:** Three story building hosting three townhouse units with at grade covered parking.
- **Zoning District:** Multi-Family, Medium Density (RM-59)
- **Lot size:** 5,460 square feet
- **Unit Count:** 3 units
- **Onsite parking:** 8 spots
- **BMR Payment (Affordable Housing Impact Fee):** $ TBD

782 Elm Street

- **Approved in 2018**
- **Description:** Four story building hosting four townhouse units with at grade covered parking.
- **Zoning District:** Multi-Family, Medium Density (RM-59)
- **Lot size:** 7,000 square feet
- **Unit Count:** 4 units
- **Onsite parking:** 8 spots
- **BMR Payment (Affordable Housing Impact Fee):** $ TBD

560 El Camino Real

- **Approved in 2019**
- **Description:** Four story building hosting 24 condominium units and two commercial units.
- **Zoning District:** Mixed Use, Downtown (MU-DC)
- **Lot size:** 18,850 square feet
- **Commercial sq. ft.:** 2,756 square feet
- **Unit Count:** 24 units
- **Onsite parking:** 35 spots
- **BMR Units:** 2 units
- **BMR ranking:** 1 Moderate & 1 Low
616 Cedar Street

Description: Three story building with four condominium units with at grade covered parking.

Zoning District: Multi-Family, Medium Density (RM-59)

Lot size: 7,743 square feet

Unit Count: 4 units

Onsite parking: 8 spots

BMR Payment (Affordable Housing Impact Fee): $ TBD

817 Walnut Street

Description: Four story building with 24 apartment units with at grade covered parking.

Zoning District: Mixed Use, Downtown Core (MU-DC)

Lot size: 10,544 square feet

Unit Count: 24 units

Onsite parking: 20 spots

BMR Units: 23 units

BMR ranking: Very Low

1240 El Camino Real

Description: Four story building hosting eight condominium units and one ground floor commercial unit with at grade covered parking.

Zoning District: Mixed Use, South Boulevard (MU-SB)

Lot size: 6,683 square feet

Commercial sq. ft.: 1,450 square feet

Unit Count: 8 units

Onsite parking: 12 spots

BMR Units: 1 unit

BMR ranking: Moderate

1360 Cherry Street

Under Review

Description: A new 21,167 square foot, four story mixed use building on a 7,697 square foot parcel with 6 residential condominium units, ground retail.

Zoning District: Mixed Use Downtown Core (MU-DC)

Lot size: 7,697 square feet

Commercial sq. ft.: 937 square feet

Unit Count: 6 units

Onsite parking: 9 Spots

BMR Payment (In-lieu Fees): $ TBD
806 Alameda De Las Pulgas

**Conceptual Plan**

**Description:** An application to develop 11.4 acres with 68 townhouse units.

**Zoning District:** Single Family (RS-6)

**Lot size:** 11.4 Acres

**Unit Count:** 68 units

**Onsite parking:** TBD

**BMR Units:** TBD

**BMR ranking:** TBD

**Public Hearing:** Summer 2020

Vista Del Grande

**Conceptual Plan**

**Description:** An conceptual plan to develop up to 75 town homes.

**Zoning District:** Single Family (RS-6)

**Lot size:** 12 Acres

**Unit Count:** 74 units

**Onsite parking:** TBD

**BMR Units:** TBD

**BMR ranking:** TBD

626 Walnut Street

**Under Review**

**Description:** A five-story building with 35 residential condominium units, and two commercial units.

**Zoning District:** Mixed Use Downtown Core (MU-DC)

**Lot size:** 10,968 square feet

**Commercial sq. ft.:** 1,450 square feet

**Unit Count:** 35 units

**Onsite parking:** 12 spots

**BMR Units:** 4 units

**BMR ranking:** 1 Moderate and 3 Low

**Public Hearing:** Winter 2020

1785 San Carlos Avenue

**Conceptual Plan**

**Description:** A five story building with 59 condominiums.

**Zoning District:** Multi-family, Medium Density (RM-59)

**Lot size:** 1.054 Acres

**Unit Count:** 59 units

**Onsite parking:** 87 spots

**BMR Units:** 6 units

**BMR ranking:** 4 Moderate and 2 Very Low