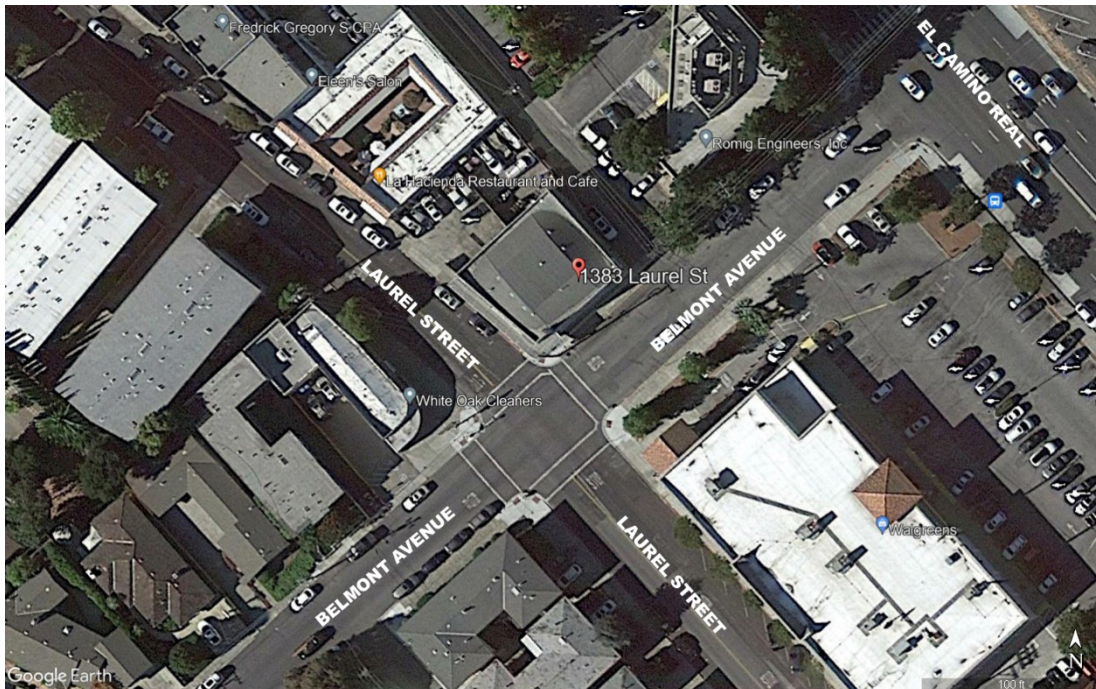


## ***Invitation: Neighborhood Input on Proposed Development Plan at 1383 Laurel Street, San Carlos***

You are invited to meet Grove Construction and RYS Architects for a discussion on a proposed mixed-use project at 1383 Laurel Street. Attached are the project description & drawings and surrounding property descriptions. Your feedback is appreciated. Any questions, please contact at [info@rysarchitects.com](mailto:info@rysarchitects.com)

**When: 3.30 pm to 5.30 pm. Monday, February 07, 2022**

**Where: 1383 Laurel Street, San Carlos, CA. at the corner of Laurel St. and Belmont Ave.**



### **Project Description:**

1383 Laurel Street is a 4-story mixed-use project consisting of ground-floor permitted commercial space in front of an enclosed parking garage, and three levels of residential condominium units above. The project is within the MU-SB (Mixed Use - South Boulevard) zone of City of San Carlos.

Residential unit breakdown: There are 13 Market-Rate units and two Below-Market-Rate units. The proposed project will have seven market rate one-bedroom units at second, third and fourth floor, five market rate two-bedroom units at second and third floor, one BMR two- bedroom unit at second floor, one BMR one-bedroom unit at third floor, and one market rate three-bedroom unit at the fourth floor.

### **Surrounding Properties:**

The project sits at the corner of Laurel Street and Belmont Avenue. The adjacent lot has a one-story commercial structure that houses several commercial services. Directly across Laurel Street, there is a one-story cleaning/dry cleaning services building. Across Belmont Avenue is a shopping center with a Trader Joes and a Walgreens; a Walgreens drive-thru faces Belmont Avenue. On the opposite corner of Laurel and Belmont, there are two-story apartment buildings. There is a 20' alley at the rear of the property and across the alley is a 3-story office building with surface parking.

**Building Perspective:**



View from Laurel Street and Belmont Avenue.

**Building Elevations**



West Elevation (Laurel Street)



South Elevation (Belmont Avenue)




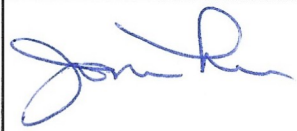


East Elevation (Alley)



North Elevation (Rear)



1383 LAUREL STREET NEIGHBORHOOD OUTREACH - MONDAY FEBRUARY 7, 2022 3:30-5:30 p.m.

NAME	ADDRESS	SIGNATURE	COMMENTS
Stephen Wals L	1268 Belmont Ave San Carlos CA 94070		Just Concerns about Parking & Traffic
JOHN LEE	1387 WALNUT SC		INADEQUATE PARKING, INCREASE TRAFFIC
John Stewart	1351 CAVERL ST. SAN CARLOS CA	J. Stewart	
Darla Linehan	1524 Howard Ave San Carlos		glad to see you updating this old building
Dylan Zagar tenant	1383 LAUREL ST. SC		site needs upgrades good design
Gleny Romig	1390 El Camino Real, SC	