



LETTER OF INTENT: AFFORDABLE HOUSING PLAN

DATE: June 13, 2022
JOB NO: 20111
PROJECT: 1383 Laurel Street
ADDRESS: 1383 Laurel Street, San Carlos, CA
PROJECT DESCRIPTION: A four story, mixed-use building with
15 for-sale condominium units and ground floor commercial
space
PERMIT NO.: RE2021-00002

TO: Rucha Dande
Planning and Building Department
City of San Carlos
600 Elm Street
San Carlos, CA 94070

FROM: Robert Sauvageau, AIA, RYS Architects, Inc.

The intent of this letter is to describe the Affordable Housing Plan as it pertains to the proposed residential development project at 1383 Laurel Street.

Affordable Housing Units Proposed:

Number of Units: 2

Income Level: Very Low Income

Type of Unit: One (1) 1 Bed / 1 Bath unit
One (1) 2 Bed / 2 Bath unit

Location of Unit: Unit No. 2 (2 bed / 2 Bath) on 2nd Floor facing Cowgill alley
Unit No. 11 (1 Bed / 1 Bath) on 3rd Floor facing Laurel St.

Size of Unit: Unit No. 2: 1,190 SF
Unit No. 11: 710 SF

The 1383 Laurel Street project is proposing the new construction of a four story, mixed-use building within the MU-SB (Mixed Use - South Boulevard) zone of City of San Carlos which consists 1,370 sf commercial space and a 16-car enclosed garage on ground floor and 15 for-sale condominium units on second, third, and fourth floor at 1383 Laurel Street, San Carlos, CA. The project is required to provide affordable housing units at least 15% of total dwelling units per SCMC 18.16.030 as a development with seven or more dwelling units. The project is proposing two (2) affordable housing units (20% of 10 dwelling units, excluding the bonus units pursuant to State Density Bonus Law).

The proposed affordable housing units are compatible in quality of construction, and number of bedrooms to the market-rate units per section SCMC 18.16.050 as they are identical in layout, size, location, finishes and amenities to the base market-rate units. The units shall be legally restricted to occupancy by households of very low-income levels dependent on the unit income designation for a period of at least forty-five years per SCMC 18.16.050-C.

The affordable housing units will be constructed and occupied concurrently with the market-rate units and overall project. The initial sales price setting for the affordable housing units and any adjustment will be compliant with the requirements per SCMC 18.16.090.

Sincerely,

Robert Sauvageau, AIA
RYS Architects, Inc.
(415) 841-9090