

Airport Land Use Committee (ALUC)

Meeting Minutes

September 24, 2015

1. Call to Order

Chair Ortiz called the Airport Land Use Committee (ALUC) Meeting to order at 4:10 pm.

Members Present:

Terry O’Connell, Steve Okamoto, John Seybert, Robert Gottschalk, Ron Collins, Ken Ibarra, Liza Normandy, Adam Kelly

Staff/Guests Attending:

Sandy Wong, Tom Madalena, John Bergener, Adrian Jones, Gretchen Kelly, Nile Ledbetter, Chris DiPrima, Carol Ford, Christine diIorio, Michael Conneron, Richard Newman, John Bergener, Kelly Erardi, Sigrid Waggener

2. Public Comment On Items Not On The Agenda

None

3. Minutes of the June 25, 2015 Meeting

Motion: Member Okamoto motioned and member Normandy seconded the motion for the approval of the June 25, 2015 minutes. Motion carried unanimously.

4. SFO Comprehensive Airport Land Use Compatibility Plan Consistency Review – City of Millbrae, Millbrae Station Area Specific Plan (Public Review Draft, June 2015)

Tom Madalena, C/CAG staff, presented the consistency determination on the Millbrae Station Area Specific Plan (MSASP). Staff provided a revised staff report at the meeting that provided additional language to be incorporated into the MSASP as described below:

- On page 5.9, Figure 5-2, Height limits for the blocks in purple to be limited to 90’-100’
- On page 5.6, in the “Notes” section of the table, delete the 3rd and 4th sentences (beginning, “Within SFO Safety Compatibility Zones...”) and replace with the following:

“Within SFO Safety Compatibility Zones 1,2 and 3, uses must comply with the ALUCP policies and criteria described in Policy SP-2, Safety Compatibility Land Use Criteria; Table IV-2, Safety Compatibility Criteria; and Policy SP-3, Hazardous Uses. (See pages IV-27 through IV-34 of the SFO ALUCP, November 2012.)”
- On page 5.7, Section 5.3, Height: Add the following language after the 2nd paragraph:

“Insert ALUCP sections 4.5.4 and 4.5.5”

Additionally, new language for the definition of height was provided by Millbrae staff at the meeting as detailed below:

- On page 5.7, Section 5.3, Height: Add the following language after the 2nd paragraph:
“SFO ALUCP describes critical airspace surfaces in terms of height above Mean Sea Level (MSL). In order to be consistent with the SFO ALUCP, specific development projects must adhere to the maximum allowable heights in the ALUCP, as stated in MSL. Developers of proposed projects must take into consideration the current grade of the site in relation to MSL in addition to the Above Ground Level (AGL) heights of proposed structures to determine compliance with the ALUCP height limits. “Height” is measured using the height above ground level, per the definition on page 5.7. In addition, structures must be compatible with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP), which measures height based on Mean Sea Level (not based on the distance above ground level). The lower of the two standards shall apply.”

Member Gottschalk motioned and member Okamoto seconded to recommend to the C/CAG Board to find the MSASP conditionally consistent with the SFO ALUCP. The MSASP would become fully consistent with the SFO ALUCP once all of the recommended revisions as described in the staff report, revised staff report and by Millbrae staff at the September 24, 2016 ALUC meeting were incorporated into the MSASP. Motion carried unanimously.

5. San Carlos Airport Comprehensive Airport Land Use Plan Consistency Review – City of Belmont, Marriot Springhill Suites Hotel Project

Tom Madalena, C/CAG staff, presented this item on the consistency determination for the City of Belmont, Marriot Springhill Suites Hotel Project. Staff recommended that the ALUC recommend that the C/CAG Board determine that the project is consistent with the 1996 Comprehensive Airport Land Use Compatibility Plan (CLUP). The ALUC unanimously approved the motion by member Seybert and seconded by member Collins to recommend that it be found consistent with the CLUP. Additionally the ALUC wanted staff to convey to City of Belmont staff that they were concerned with the height and location of the hotel based on comments from the member Kelly, Gretchen Kelly (San Carlos Airport Manager) and Carol Ford, (representative from the San Carlos Pilots Association).

6. Review and approval of a recommendation to the C/CAG Board (Airport Land Use Commission) for adoption of the Initial Study and Negative Declaration for the ALUCP for the Environs of San Carlos Airport

Adrian Jones, ESA Airports staff, presented the initial study and proposed negative declaration for the ALUCP for the Environs of San Carlos Airport. Chair Ortiz opened and closed the public hearing at 5:07 p.m. as there were no public comments. Member Seybert motioned and member Normandy seconded the motion to recommend adoption of the Initial Study and Negative Declaration for the ALUCP for the Environs of San Carlos Airport to the C/CAG Board of Directors. Motion carried unanimously.

7. Review and approval of a recommendation to the C/CAG Board (Airport Land Use Commission) for adoption of the ALUCP for the Environs of San Carlos Airport

Adrian Jones, ESA Airports staff, presented the ALUCP for the Environs of San Carlos Airport. Chair Ortiz opened and closed the public hearing at 5:10 p.m. as there were no public comments. Member Seybert motioned and member Collins seconded the motion to recommend adoption of the ALUCP for the Environs of San Carlos Airport to the C/CAG Board of Directors. Motion carried unanimously.

8. Member Communications

Member Okamoto was thanked by the committee members for his contributions to the ALUC as this was his last meeting as a member of the ALUC.

9. Adjournment

The meeting was adjourned at 5:17 pm.