

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Millbrae • Pacifica • Portola Valley • Redwood City • San Bruno • San Carlos • San Mateo • San Mateo County • South San Francisco • Woodside

AIRPORT LAND USE COMMITTEE (ALUC)

AGENDA

Date: January 24, 2019
Time: 4:00 p.m.
Place: Burlingame City Hall - Council Chambers
501 Primrose Road
Burlingame, California

- | | | |
|---|--|---------|
| 1. Call to Order/Roll Call | Action
(Ortiz) | |
| 2. Public Comment on Items not on the Agenda | Limited to 2
minutes per
speaker | |
| 3. Approval of Minutes – October 25, 2018 | Action
(Ortiz) | Page 1 |
| 4. San Francisco International Airport Land Use
Compatibility Plan Consistency Review – City of San
Bruno, 500 Sylvan Avenue Residential Development,
including related Rezoning and Planned Development
Permit | Action
(Kalkin) | Page 5 |
| 5. Election of Officers for Calendar Year 2019 | Action
(Kalkin) | Page 17 |
| 6. Member Comments/Announcements | Information | |
| 7. Items from Staff | Information | |
| 8. Adjournment – <i>Next regular meeting – February 28,
2019</i> | | |

**NOTE: All items appearing on the agenda are subject to action by the Committee.
Actions recommended by staff are subject to change by the Committee.**

If you have any questions regarding the C/CAG Airport Land Use Committee Meeting Agenda, please contact Susy Kalkin at 650-599-1467 or Sandy Wong at 650-599-1409.

PUBLIC NOTICING: All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Transit District Office, 1250 San Carlos Ave., San Carlos, CA, and on C/CAG's website at: <http://www.ccag.ca.gov>.

PUBLIC RECORDS: Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG's website at: <http://www.ccag.ca.gov>.

PUBLIC PARTICIPATION: Public comment is limited to two minutes per speaker. Persons with disabilities who require auxiliary aids or services in attending and participating in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

**Airport Land Use Committee (ALUC)
Meeting Minutes
October 25, 2018**

1. Call to Order/Roll Call

Chair Ortiz called the Airport Land Use Committee (ALUC) Meeting to order at 4:05 pm. Attendance sheet is attached.

2. Public Comment On Items Not On The Agenda

None

3. Minutes of the May 24, 2018 Meeting

Motion: Member O’Connell moved, and member Collins seconded, approval of the May 24, 2018 minutes. Motion carried unanimously (8-0).

4. San Francisco International Airport Land Use Compatibility Plan Consistency Review – City of Burlingame General Plan Update.

Susy Kalkin, C/CAG staff, presented the staff report, noting one additional condition was being recommended that was not included in the staff report, a general policy to commit to compliance with all noise, safety and airspace protection policies in the most current ALUCP for SFO. With that addition, she requested the ALUC recommend that the C/CAG Board, acting as the Airport Land Use Commission, determine that the draft Burlingame General Plan Update is consistent with the SFO ALUCP, subject to the conditions identified in the staff report and supplemented with the additional policy identified above.

Committee members discussed the issue of introducing residential use into the 65 dB CNEL noise area, noting that is very loud, and supporting the additional policy language regarding aviation easements. Further discussion ensued regarding the airport disclosure requirements/applicability, with clarification provided that this is a disclosure that is required by law, and is routinely included in real estate transactions.

Committee members also discussed Burlingame’s policy supporting creation of a wetland buffer along the Bayfront, and staff’s recommendation to amend the policy to acknowledge the need to not create wildlife attractants near the airport that could present hazards to aircraft taking off or landing, as specified in SFO ALUCP Policy AP-4 Other Flight Hazards. While noting general support, there was concern that the specific language was not provided. Staff noted that the recommendation, while not detailing the specific language, was clear in its direction that Burlingame’s policy be amended to reflect compliance with the requirements of Policy AP-4.

Committee member Masur made a motion to approve staff’s recommendation, including the additional condition discussed. The motion was seconded by Committee member Normandy, and carried unanimously (9-0).

5. 2019 ALUC Meeting Calendar

Susy Kalkin, C/CAG staff, outlined the proposed meeting schedule for 2019, noting that the meetings are set on the fourth Thursday of the month, January – October, and that the Burlingame City Council Chambers had been secured once again as the meeting location.

Committee member O’Connell made a motion to approve the meeting calendar for 2019. The motion was seconded by Chair Ortiz, and carried unanimously (9-0).

6. Member Comments/Announcement

None

7. Items from Staff

None

8. Adjournment

Committee member O’Connell made a motion to adjourn at 4:28 pm. The motion was seconded by Committee member Williams, and carried unanimously (9-0).

DRAFT

2018 C/CAG Airport Land Use Committee Attendance Report

Name	Agency	Feb 2018	April 2018	May 2018	Oct 2018	
Terry O'Connell	City of Brisbane	X	X	X	X	
Ricardo Ortiz	City of Burlingame	X	X	X	X	
Glenn Sylvester	City of Daly City					
Herb Perez	City of Foster City					
Harvey Rarback	City of Half Moon Bay		X			
Ann Oliva	City of Millbrae	X	X	X	X	
Shelly Masur	City of Redwood City	X		X	X (arrived 4:09 pm)	
Laura Davis	City of San Bruno	X	X	X		
Ron Collins	City of San Carlos	X	X	X	X	
Warren Slocum	County of San Mateo and Aviation Representative				X	
Liza Normandy	City of South San Francisco		X		X	
Carol Ford	Aviation Representative	Y	X		X	
Dave Williams	Half Moon Bay Airport Pilots Association	X	X	X	X	

X - Committee Member Attended
 Y – Designated Alternate Attended

Staff and guests in attendance for the Oct 25, 2018 meeting: Susy Kalkin, Sara Muse, Richard Newman, John Bergener – SFO Planning.

C/CAG AGENDA REPORT

Date: January 24, 2019

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Francisco International Airport Land Use Compatibility Plan Consistency Review – City of San Bruno, 500 Sylvan Avenue Residential Development, including related Rezoning and Planned Development Permit

(For further information or response to questions, contact Susy Kalkin at 650-599-1467 or kkalkin@smc.gov)

RECOMMENDATION

That the C/CAG Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the 500 Sylvan Avenue Residential project, including related Rezoning and Planned Development Permit (Project), is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP), subject to the following conditions:

1. Prior to issuance of a building permit, the City of San Bruno shall require the developer/owner of the subject property to file a Form 7460-1 with the FAA, and shall provide the City of San Bruno an FAA determination of no hazard to air navigation.
2. The City of San Bruno shall notify the project sponsor of his/her responsibility to comply with the real estate disclosure requirements of Section 11010 of the California Business and Professions Code which requires that if a subdivided property for sale or lease is within and “airport influence area” designated by the Airport Land Use Commission, a statement must be included in the notice of intention to offer the property for sale stating the vicinity of an airport to the property, and it may be subjected to annoyances associated with proximity to airport operations such as noise, vibrations, or odors.

BACKGROUND

California Government Code Section 65302.3 states that a local agency General Plan, Zoning Ordinance and/or any affected specific plan must be consistent with the applicable airport/land use criteria in the relevant adopted Airport Land Use Compatibility Plan (ALUCP), and requires all land use policy amendments that affect property within Area B of an Airport Influence Area (AIA) be submitted for a determination of compatibility with the ALUCP. In addition, for cities that have not yet updated their local plans to be compatible with the latest ALUCP, individual development plans within Area B of the AIA must also be submitted for a consistency determination.

Accordingly, the City of San Bruno has referred the subject Project, which is located within AIA B for SFO, for a determination of consistency with the SFO ALUCP.

Project Description

The proposal involves demolition of an existing vacant dental building and construction of a three-story (38'-4" high), nine-unit residential building on a 7,364 sq ft parcel at 500 Sylvan Avenue.

The project requires for the following entitlements:

Zoning Amendment to rezone the site from the current Low-Density Residential (R-2) zoning classification to a Planned Development District (P-D), and to adopt a related District Development Plan to establish use and development standards.

Planned Development Permit: All development in the P-D District must be developed and utilized in accordance with an approved P-D Development Plan. Accordingly, a Planned Development Permit would be required to ensure the proposed development conforms to the provision of that Development Plan.

I. Airport/Land Use Compatibility Issues

Each airport/land use compatibility plan (ALUCP) is required to contain policies and criteria to address three key issues: (a) aircraft noise impacts; (b) safety compatibility criteria; and (c) height of structures/airspace protection.

(a) Aircraft Noise Impacts

The 65 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the SFO ALUCP. As shown on Attachment 2, the subject property does not lie within the 65+dB, and is therefore compatible with the SFO ALUCP noise policies and criteria.

(b) Safety Compatibility

The SFO ALUCP includes five safety zones and related land use compatibility policies and criteria. As shown on the Attachment 3, the Project is not located within a Safety Compatibility Zone, and therefore the Project is consistent with the safety zone policies of the SFO ALUCP.

(c) Height of Structures/Airspace Protection

To be deemed consistent with the SFO ALUCP, the maximum height of a new building must be the lower of (1) the height shown on the airspace protection surfaces map or (2) the maximum height determined not to be a "hazard to air navigation" by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1. The proposed structure is only 38'-4" tall, but and, as shown on the Attachment 4, is located in an area that requires FAA notification. Accordingly, the following condition of approval is included:

- Prior to issuance of a building permit, the applicant shall file Form 7460-1 with the FAA, and shall provide the City of San Bruno an FAA determination of no hazard to air navigation.

Subject to this condition, the Project is found to be consistent with the airspace protection policies of the SFO ALUCP.

II. Airport Influence Area A – Real Estate Disclosure Area

The Project is located within both the Airport Influence Area (AIA) A & B boundaries for San Francisco International Airport. Within Area A, which includes all of San Mateo County, the real estate disclosure requirements of state law apply (Section 11010 of the Business and Professions Code). The law requires a statement to be included in the property transfer documents that (1) indicates the subject property is located within an airport influence area (AIA) boundary and (2) that the property may be subject to certain impacts from airport/aircraft operations. The statement reads as follows:

“Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine if they are acceptable to you.”

ALUC staff recommends the following condition to ensure compliance with this requirement:

- The City of San Bruno shall notify the project sponsor of his/her responsibility to comply with the real estate disclosure requirements of Section 11010 of the California Business and Professions Code which requires that if a subdivided property for sale or lease is within and “airport influence area” designated by the Airport Land Use Commission, a statement must be included in the notice of intention to offer the property for sale stating the vicinity of an airport to the property, and it may be subjected to annoyances associated with proximity to airport operations such as noise, vibrations, or odors.

ATTACHMENTS

1. Application and Project Plan Excerpts
2. Exhibit IV-6 Noise Compatibility Zones
3. Exhibit IV-8 Safety Compatibility Zones
4. Exhibit IV-11 FAA Notification Requirements



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
 San Mateo County Airport Land Use Commission
 C/CAG ALUC

APPLICANT INFORMATION			
Agency: <i>City of San Bruno</i>			
Project Name:			
Address: <i>500 Sylvan Avenue</i>		APN: <i>020-145-480</i>	
City: <i>San Bruno</i>	State: <i>CA</i>	ZIP Code: <i>94066</i>	
Staff Contact: <i>Matt Neubaumer</i>	Phone: <i>(650) 616-7042</i>	Email: <i>mneubaumer@sanbrunocal.gov</i>	
PROJECT DESCRIPTION			
<i>See Attached Project Description.</i>			
REQUIRED PROJECT INFORMATION			

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
4. Other documentation as may be required (ex. related staff reports, etc.)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

For C/CAG Staff Use Only
Date Application Received
Date Application Deemed Complete
Tentative Hearing Dates:
- Airport Land Use Committee
- C/CAG ALUC

500 Sylvan Avenue – C/CAG Application For Land Use Consistency Determination

Project Description: The subject property is 7,364 square feet in area and is located on the northwest corner of Sylvan Avenue and Green Avenue. The site is currently developed with a vacant building that was previously used as a dental office for many years. The applicant proposes to demolish the existing vacant structure, and construct in its place a new three story multi-family building consisting of nine residential units and a total of 13 parking spaces. The nine residential units would include the following mix of unit types:

Unit Type	Typical Size	Number of Units
Studio	403 s.f.	1
1-Bedroom	824 - 846 s.f.	2
2-Bedroom	984 – 1,077 s.f.	6

The studio unit would be located on the ground floor level, and the 1-bedroom and 2-bedroom units would be located on second and third floor levels. Open patios are proposed at the front entrance of all residential units that are located on the second and third floor levels. Additionally, two residential balconies are proposed along the north side elevation. Additional outdoor open space is provided in a courtyard area located towards the northern portion of the property. The courtyard area would measure approximately 650 square feet in total area (10'-0" wide by 65'-0" deep).

Pedestrian access to the building is provided through four separate entrances. The main entrance and lobby would front onto Sylvan Avenue. Access to the lobby area is also achieved via a secondary entrance located within the parking area on the ground floor level. Lastly, two external stairways would provide direct access to the residential units located on the second and third floor levels.

Two residential driveways would provide vehicular access to the ground floor parking area. Specifically, the Sylvan Avenue driveway provides access to 10 of the 13 proposed on-site parking spaces, while the Green Avenue driveway provides access to the three additional on-site parking spaces.

The project would be built at a 1.72 FAR, which meets the Central Business District Character Area development standards outlined within the Transit Corridors Plan (TCP). The building would incorporate varying setbacks along all portions of the site, which also comply with standards outlined within the TCP. Landscaping treatments are proposed throughout the majority of the Sylvan Avenue and Green Avenue frontage, with additional landscaping proposed along the northern (rear) property line. Additionally, the applicant is proposing to install three individual landscaped lattices with vines along the western elevation.

Additional Application Information:

- 1a) The subject site is located in the 60 -65 dB noise exposure area.
- 1b) The proposed project is not located within any Safety Zones.

1c) The project site is located within the Transit Corridors Plan Area. There are five character areas located throughout the TCP area. The subject site is located in the Central Business District (C-B-D) Character Area. Within the Central Business District Character Area, a maximum building height of 55'-0"/4 stories is permitted. The proposed project is a three story building measuring 38'-4" in total height.

3) The project is located within the Transit Corridors Plan (TCP) Specific Plan area. A Program Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program was prepared for the TCP and was adopted by the City Council on February 12, 2013. Therefore, site specific, individual projects, such as the proposed project, can be evaluated using the Program EIR to decide if all potentially significant environmental impacts of the individual project:

- Have been previously identified (are not new) and are not substantially more severe than those identified in the Program EIR;
- Will be avoided or mitigated to the extent feasible as a result of the EIR; and
- Have been examined in the EIR, site-specific project revisions, or the implementation of standards development standard regulations.

To determine if the above conditions are met, an Initial Study/Environmental Checklist must be prepared for the proposed project. The analysis will determine whether the proposed project is within the scope of the previous EIR, or whether an additional environmental document is required, in accordance with the California Environmental Quality Act (CEQA) Guidelines. The Initial Study/Environmental Checklist for the project will be included with the Planning Commission staff report, which is the next step in the entitlement process for this proposed project.

- An Electronic Copy of the Plans was uploaded to the City's Box Account.
- Latitude: 37-37'-27.1376", Longitude: -122-24'-44.6369"
- Building Height: 38'-4"
- Site Elevation: 30'-0"
- Overall Height Above Mean Sea Level: 68'-4"

Alan William Coon
Architect

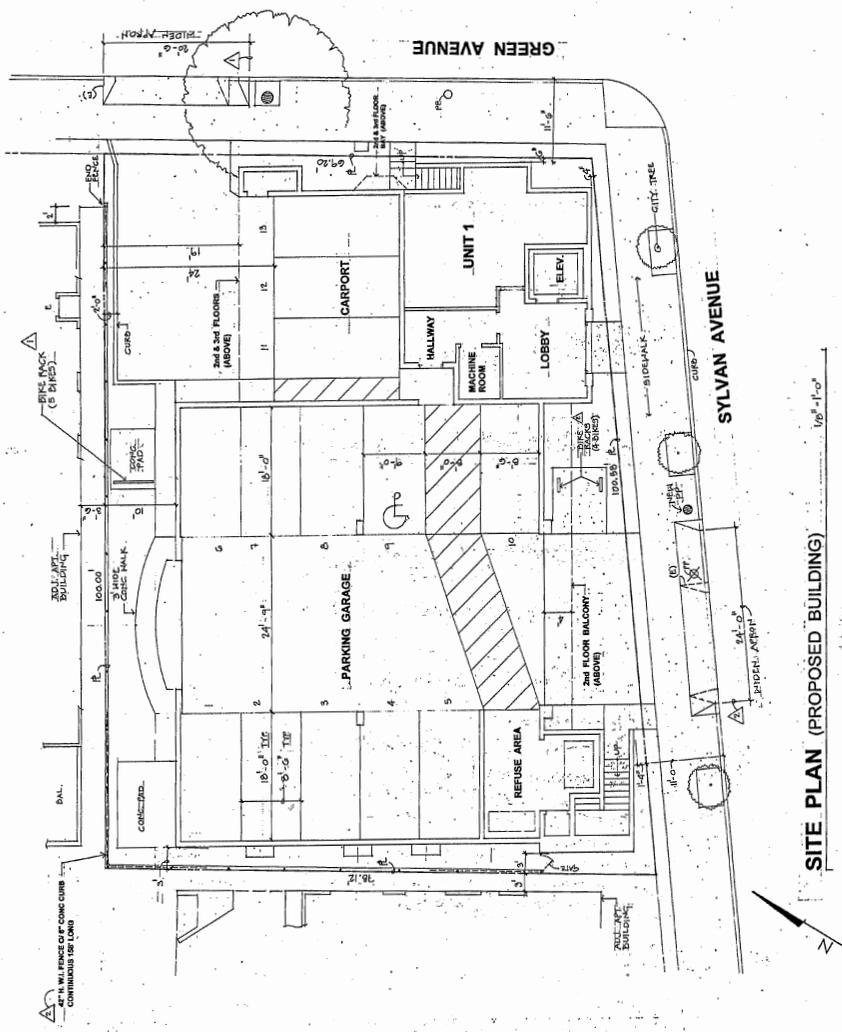
535 Sylvan Avenue
San Bruno, California 94066
Phone: (650) 215-7717

Project:
9 UNIT APARTMENT
500 Sylvan Avenue
San Bruno, California

Revisions:
CITY COMMENTS/REVISED
9-10-17
5-1-18 PL-QC DEPT/BLDG DEPT

SITE PLAN

Date: 1-22-17
Scale: 1/8" = 1'-0"
Sheet Number:



DRAWING INDEX

- ARCHITECTURAL
 - A-1 SITE PLAN (PROPOSED)
 - A-2 SITE PLAN (EXISTING)
 - A-3 GROUND FLOOR
 - A-4 2ND FLOOR
 - A-5 3RD FLOOR
 - A-6 SOUTH ELEVATION, EAST ELEVATION
 - A-7 WEST ELEVATION, NORTH ELEVATION
 - A-8 CROSS SECTIONS, AA-B-B
 - A-9 BOTT ANALYSIS
- LANDSCAPE ARCHITECT
 - L-10 LANDSCAPE PLANTING PLAN
 - L-11 TREE REMOVAL PLAN
 - L-12 LANDSCAPE IRRIGATION PLAN
 - L-13 LANDSCAPE DRAINAGE PLAN
 - L-14 LANDSCAPE EROSION CONTROL PLAN
- CIVIL ENGINEERING
 - C-15 GRADING & DRAINAGE PLAN
 - C-16 EROSION CONTROL PLAN
 - C-17 POLLUTION PREVENTION PLAN
 - C-18 PROJECT NOTES & DETAILS

PROJECT DESCRIPTION

THIS PROJECT (AN INFILL PROJECT) PROPOSES THE CONSTRUCTION OF A NINE (9) UNIT APARTMENT BUILDING. GENERALLY, THE BUILDING IS A THREE-STORY STRUCTURE WITH A GROUND FLOOR AND TWO UPPER FLOORS. THE PROPOSED CONSTRUCTION INCLUDES THE DEMOLITION OF AN EXISTING SINGLE-STORY BUILDING ON THE SITE.

THE ARCHITECT PROMOTES A DESIGN THAT MAXIMIZES TRANSIT-SUPPORT DEVELOPMENT. AS SUCH, THE BUILDING DESIGN BLENDS WITH AND ENHANCES THE RESIDENTIAL AND COMMERCIAL CHARACTER OF THE NEIGHBORHOOD. THE ARCHITECT HAS USED THE FOLLOWING ACCOMMODATION OF FACTORS: (1) MAXIMIZE THE BUILDING'S MASS AND STAY AS NEAR AS POSSIBLE TO THE STREET CORNER; (2) INCLUDE ROOMS HAVING SHALLOW AND DEEP CORNERS THAT CREATE SHADOWS AND ADD DEPTH TO THE FACADE; (3) ARTICULATED STEP-BACK FLOOR ENCLOSURE AREA CONCEALED WITHIN THE PARKING GARAGE; (4) ARTICULATED FORMS, ARCHITECTURAL DETAILS, CHANGES OF MATERIALS, PROJECTIONS AND RECESSES, AND VARIATIONS IN WINDOW PLACEMENTS TO ADD VISUAL INTEREST AND INTEREST FOR RESIDENTS; (5) ACCENT INDIRECT DOWNLIGHTING AT BALCONY PROJECTIONS AND STAIRWELLS; (6) A SOUTH-FACING FACADE THAT MAXIMIZES HEAT GAIN AND NATURAL LIGHTING; (7) A SOUTH-FACING FACADE THAT MAXIMIZES SHIP PROTECTION, PERVIOUS HARDSCAPE PAVERS, AND PERVIOUS SYNTHETIC TURF.

SITE PLAN (PROPOSED BUILDING)

PROJECT DATA

PROJECT ADDRESS: 500 SYLVAN AVENUE
SAN BRUNO, CA 94066
APN: 030-146-480
ZONING: R2
LOT SIZE: 7,294 SF (SLOPE = 2%)
LOT COVERAGE: 47% (1,446 SF / 7,294 - 67%)
INCLUDES OPEN STAIRWAYS
MAX FAS PER TOP: 2.0 (7,294 SF X 2.0 = 14,588 SF)
PROPOSED FAR: 1.7 (15,877 SF / 7,294 = 1.72)
FLOOR AREAS:
RESIDENTIAL FLOOR AREA (DWELLING UNITS): 6,236 SF
RESIDENTIAL COMMON AREAS (LOBBY, HALLWAY, ELEVATOR, MACHINE ROOM): 502 SF
SUBTOTAL: 6,738 SF
PARKING GARAGE AND CARPORT: 3,670 SF
MISC STORAGE: 342 SF
REFUSE AREA, STORAGE CLOSET: 14,877 SF
TOTAL: 18,977 SF
AREA PER FLOOR:
GROUND FLOOR: 4,822 SF (26%)
2ND FLOOR: 3,670 SF (19%)
3RD FLOOR: 10,485 SF (55%)
TOTAL: 19,977 SF
PARKING:
STANDARD: 10 CARS
HC: 1 CAR
TOTAL: 13 CAR CARS
LANDSCAPE AREAS (MISC HARDSCAPE AREAS): 723 SF
PROPOSED WITHIN SUBJECT PRIVATE SITE (MISC HARDSCAPE AREAS): 253 SF
TOTAL LANDSCAPE AREAS: 976 SF
IMPERVIOUS AREAS:
PROPOSED IMPERVIOUS SURFACES: 5,746 SF (29%)
EXISTING IMPERVIOUS SURFACES: 6,007 SF (30%)
NUMBER OF UNITS BY TYPE:
1 BEDROOM: 2
2 BEDROOMS: 3
3 BEDROOMS: 4
TOTAL: 9 UNITS

2016 CBC Sections 503.504 and 506 CONFORMANCE WITH REGARD TO ALLOWABLE BUILDING AREA AND ALLOWABLE BUILDING HEIGHT:

PROJECT OCCUPANCY CLASSIFICATION IS THIS: R-2, TYPE-M CONSTRUCTION
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE, (PER TABLE 504.4) IS THIS: 3
PROPOSED PROJECT: 3 STORIES (COMPLIES)
ALLOWABLE AREA (PER TABLE 506.2) IS THIS: 36,000 SF PER FLOOR
PROPOSED PROJECT AREA IS THIS: 11,477 SF TOTAL (COMPLIES)

EXHIBIT C

Attachment 2

Exhibit IV-6
NOISE COMPATIBILITY ZONES --
DETAIL
 Comprehensive Airport Land Use Plan
 for the Environs of San Francisco International Airport
CICAG
 City/County Association of Governments
 of San Mateo County, California

LEGEND

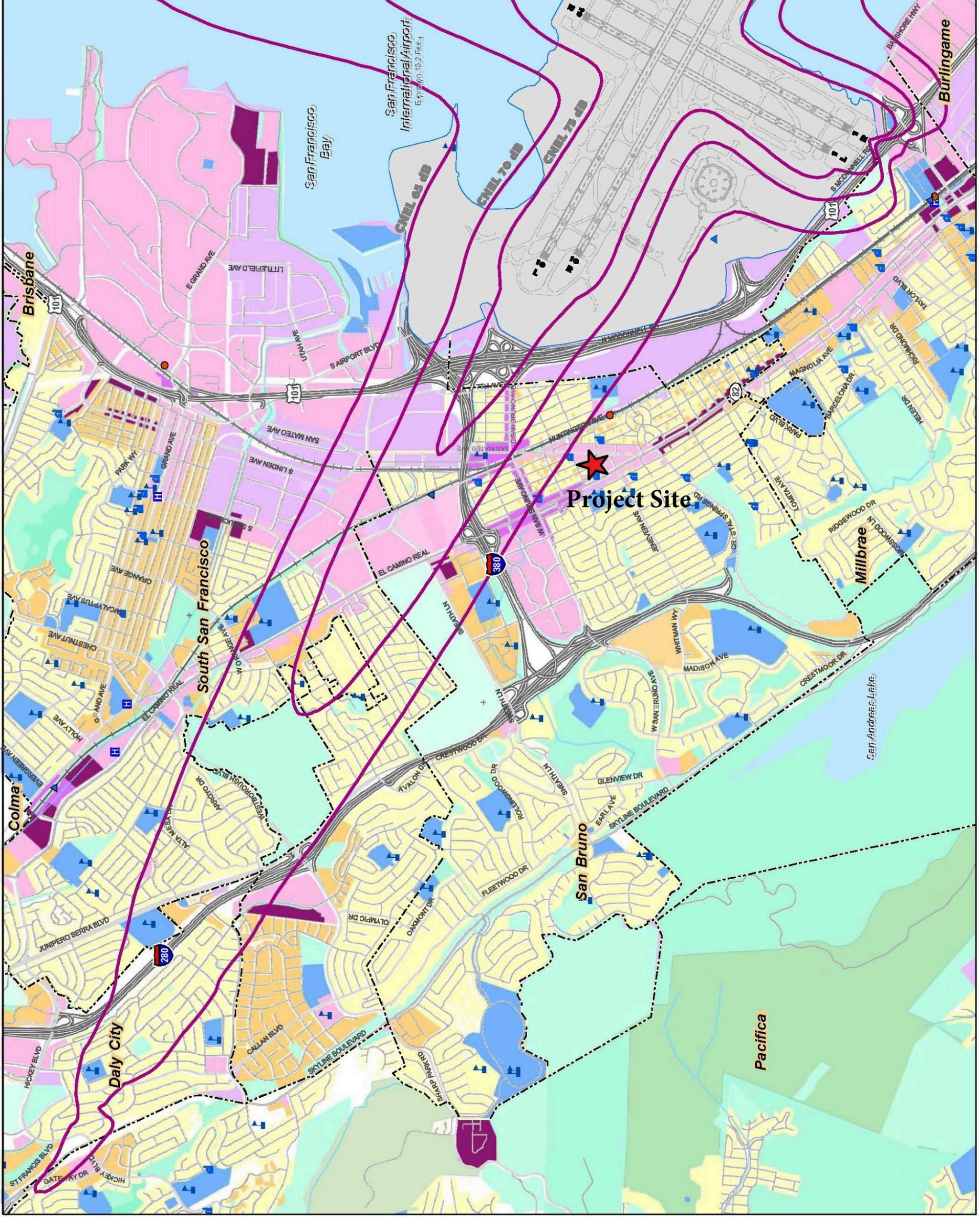
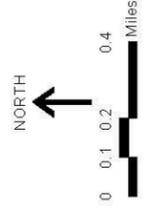
- CNEL Contour, 2020 Forecast
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Road

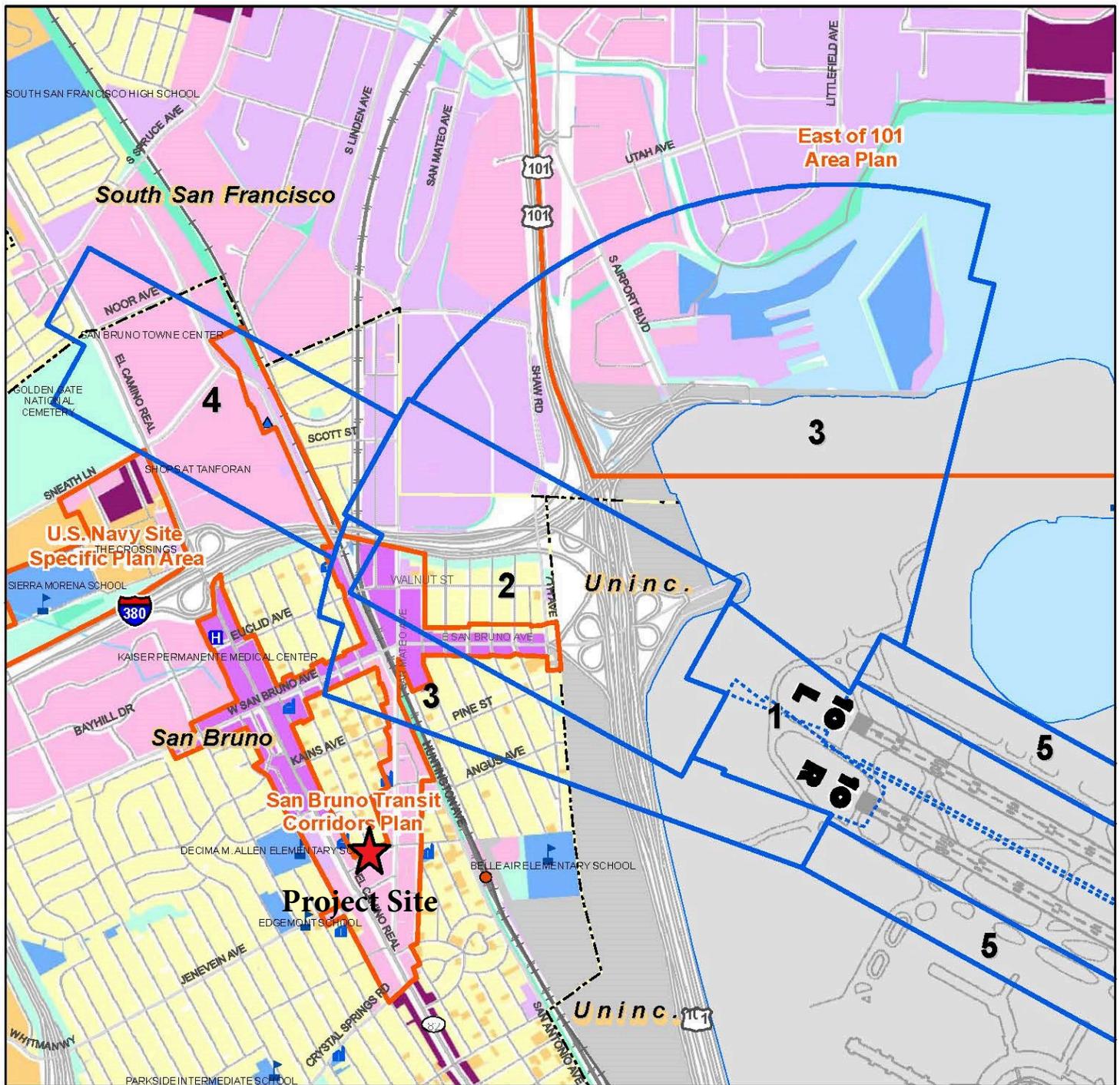
Planned Land Use Per General Plans:

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space
- Planned use not mapped

Sources:

- Noise Contour Data:**
- Draft Environmental Assessment, Proposed Runway Safety Area Program, San Francisco International Airport, URS Corporation and BridgeNet International, June 2011
- County Base Maps:**
- San Mateo County Planning & Building Department, 2007
- Local Plans:**
- Burlingame Bayfront Specific Area Plan, August 2006
 - Burlingame Downtown Specific Plan, January 2009
 - Burlingame General Map, September 1984
 - North Burlingame/Rollins Road Specific Plan, February 2007
 - Colma Municipal Code Zoning Maps, December 2003
 - Daly City General Plan Land Use Map, 1987
 - Hillsborough General Plan, March 2005
 - Millbrae Land Use Plan, November 1998
 - Pacifica General Plan, August 1996
 - San Bruno General Plan, December 2008
 - San Mateo City Land Use Plan, March 2007
 - San Mateo County Zoning Map, 1992
 - South San Francisco General Plan, 1998





LEGEND

Safety Compatibility Zones

- 1 - Runway Protection Zone-Object Free Area
- 2 - Inner Approach/Departure Zone
- 3 - Inner Turning Zone
- 4 - Outer Approach/Departure Zone
- 5 - Sideline Zones
- Internal boundaries of ALP-defined areas
- Specific Plan Area
- Airport Property
- ▲ BART Station
- CALTRAIN Station
- ✈ School
- ⛪ Place of Worship
- H Hospital
- Municipal Boundary
- Railroad
- Freeway
- Major Road
- Road

Planned Land Use Per General Plans

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

Sources:

- Local Plans:**
- San Bruno General Plan, December 2008
 - South San Francisco General Plan, 1998

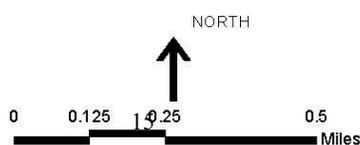


Exhibit IV-8
**SAFETY COMPATIBILITY ZONES
 IN THE CITIES OF SOUTH SAN FRANCISCO
 AND SAN BRUNO**
 Comprehensive Airport Land Use Plan
 for the Environs of San Francisco International Airport
C/CAG
 City/County Association of Governments
 of San Mateo County, California

FAA NOTIFICATION REQUIREMENTS

A structure proponent must file FAA Form 7460-1, Notice of Proposed Construction or Alteration, for any proposed construction or alteration that meets any of the following Notification Criteria described in 14 CFR part 77.9:

\$77.9(a) - A height more than 200 feet above ground level (AGL) at its site;

\$77.9(b) - within 20,000 feet of a runway more than 3,200 feet in length, and exceeding a 100:1 slope imaginary surface (i.e., a surface rising 1 foot vertically for every 100 feet horizontally) from the nearest point of the nearest runway. The 100:1 surface is shown as follows:

— 20,000 Feet Limit From Nearest Runway
 — Elevation Above Mean Sea Level

Heights of 100:1 Surface Above Ground (AGL)

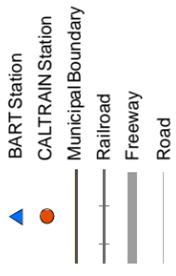


\$77.9(c) - Roadways, railroads, and waterways are evaluated based on heights above surface providing for vehicles; by specified amounts or by the height of the highest mobile object normally traversing the transportation corridor;

\$77.9(d) - Any construction or alteration on any public-use or military airport (or heliport).

Structure proponents or their representatives may file via traditional paper forms via US mail, or online at the FAA's eE/AAA website, <http://oeaaa.faa.gov>

LEGEND



Note:

per 14 CFR part 77, developers proposing structures taller than the indicated elevations must file Form 7460-1 with the FAA at least 30 days before the proposed construction. However, due to local requirements for a favorable FAA determination as a contingency for project approval, it is advisable to file the Form 7460-1 as soon as possible because the FAA can take several months to undertake aeronautical reviews.

Source:

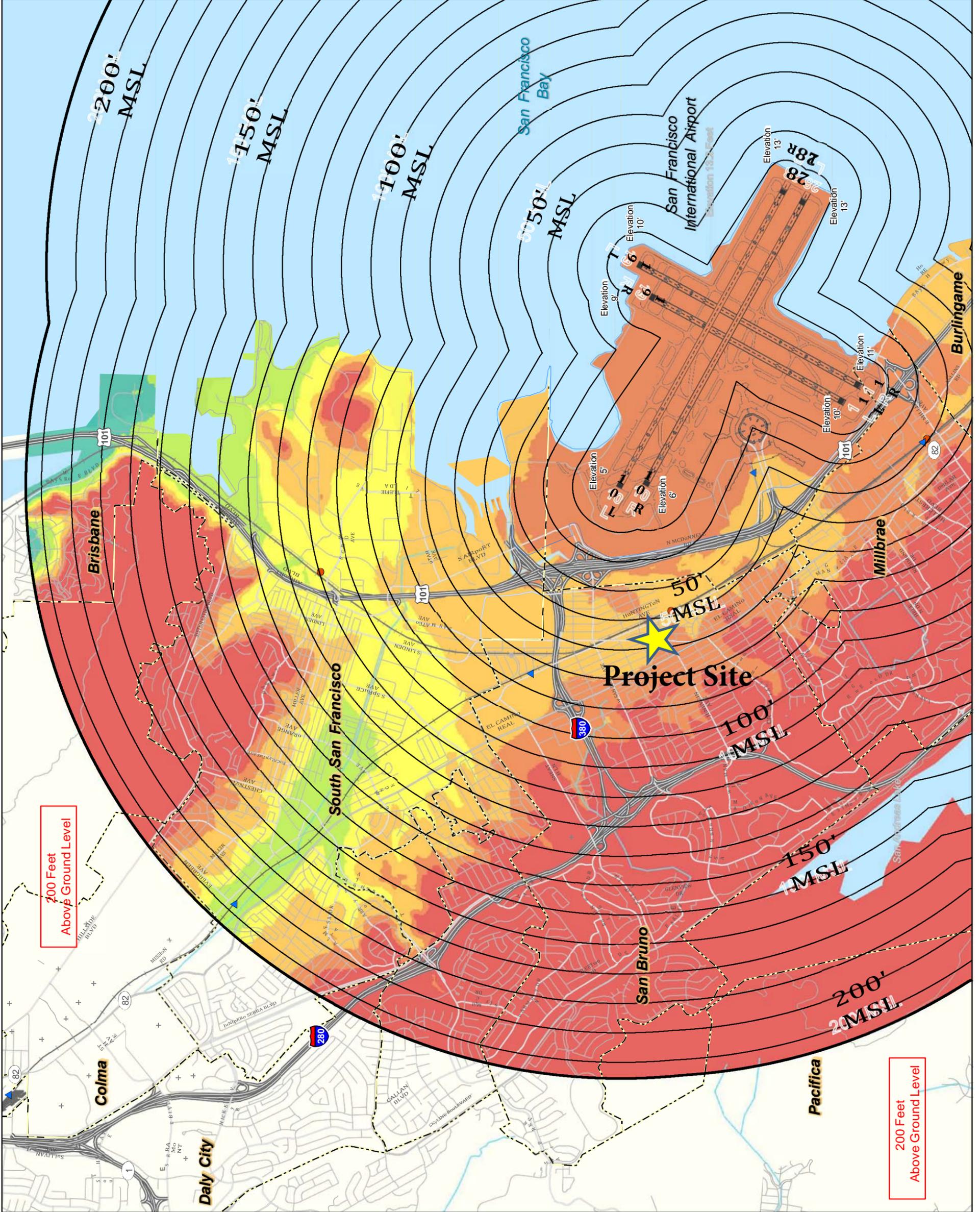
Ricondo & Associates, Inc. and Jacobs Consultancy, based on 14 CFR part 77, Subpart B, Section 77.9.

Attachment 4

Exhibit IV-11
FAA NOTIFICATION FORM 7460-1
FILING REQUIREMENTS -- NORTH SIDE
 Comprehensive Airport Land use plan
 for the Environs of San Francisco International Airport

CICAG
 City/County Association of Governments
 of San Mateo County, California

NoRTH



C/CAG AGENDA REPORT

DATE: January 24, 2019
TO: Airport Land Use Committee
FROM: Susy Kalkin
SUBJECT: Election of ALUC Officers for Calendar Year 2019

RECOMMENDATION

Staff recommends that the C/CAG Airport Land Use Committee (ALUC) hold an election at this meeting to elect an ALUC Chairperson and an ALUC Vice-Chairperson for the 2019 calendar year.

BACKGROUND/ DISCUSSION

The C/CAG Airport Land Use Committee (ALUC) holds an election each calendar year to elect a Chairperson and a Vice-Chairperson. The sitting Chairperson conducts both elections. Nominations are made from the floor and must receive a second prior to a vote. Each officer is elected, via a majority of the Committee members present, to serve a one-year term on a calendar year basis (January 1-December 31). Both officers remain in office beyond January 1 until the next ALUC election is held. Those members who are in office prior to each election may be elected again by the Committee to serve in either office. There are no term limits and there is no compensation for either office.

The Chairperson presides at each ALUC Regular Meeting and Special Meeting. The ALUC Vice-Chairperson presides as the Chairperson if the Chairperson cannot attend a Regular or Special Meeting. If neither officer is available to attend a scheduled meeting, the meeting may be canceled or rescheduled.