

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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AIRPORT LAND USE COMMITTEE (ALUC)

AGENDA

Date: January 23, 2020
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 – August 22, 2019 | Action
(Ortiz) | Page 1 |
| 4. San Carlos Airport Land Use Compatibility Plan
Consistency Review – Skyway Center, San Carlos –
Proposed development of a new office and aviation facility
at 655 Skyway Road, including related Zoning
Amendment and Planned Development Permit. | Action
(Kalkin) | Page 3 |
| 5. Request for appointment of three ALUC members to a
working group related to San Carlos ALUCP Overflight
Policy 2 | Action
(Kalkin) | Page 18 |
| 6. Election of Officers for Calendar Year 2020 | Action
(Kalkin) | Page 19 |
| 7. 2020 ALUC Meeting Calendar | Action
(Kalkin) | Page 20 |
| 8. Member Comments/Announcements | | |
| 9. Items from Staff | | |
| 10. Adjournment – <i>Next regular meeting – Feb. 27, 2020</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
August 22, 2019

1. Call to Order/Roll Call

Chair Ortiz called the meeting to order at 4:02 pm. The attendance sheet is attached.

2. Public Comment On Items Not On The Agenda

None

3. Minutes of the April 25, 2019 Meeting

Motion: Member O'Connell moved, and Member Nagales seconded, approval of the April 25, 2019 minutes. Motion carried unanimously (8-0).

4. San Francisco International Airport Land Use Compatibility Plan Consistency Review – Jefferson Unified High School District (JUHS) Faculty and Staff Housing Project, including General Plan and Zoning Amendments and related entitlements to allow construction of a four-story, 122-unit residential building on a 3.3 acre site at 699 Serramonte Boulevard, Daly City.

Susy Kalkin, C/CAG staff, presented the staff report, noting Daly City had amended its request (after the staff report was published) from a maximum height of 48 feet to 55 feet maximum.

Committee member Nagales, noting the strong need for such a development, commended Daly City on the project.

Motion: Member Nagales moved, and Vice-Chair Oliva seconded approval of the item. Motion carried unanimously (8-0).

5. Member Comments/Announcement

None

6. Items from Staff

Staff advised that, as a result of an issue that arose at the last ALUC meeting regarding application of Overflight Policy 2 of the San Carlos Airport ALUCP, a consultant has been retained to provide additional clarity and to potentially propose amendments to the Policy. Chair Ortiz noted his appreciation for this approach.

7. Adjournment

The meeting was adjourned at 4:10 pm.

2019 C/CAG Airport Land Use Committee Attendance Report

Name	Agency	Jan 2019	April 2019	August 2019		
Terry O'Connell	City of Brisbane	X	X	X		
Ricardo Ortiz	City of Burlingame	X (arrived 4:07)	X	X		
Roderick Daus-Magbual	City of Daly City					
Sanjay Gehani	City of Foster City			X		
Adam Eisen	City of Half Moon Bay					
Ann Oliva	City of Millbrae	X	X	X		
Shelly Masur	City of Redwood City	X	X			
Laura Davis	City of San Bruno	X	X	Y		
Adam Rak	City of San Carlos	Y		X		
Warren Slocum	County of San Mateo and Aviation Representative					
Mark Nagales	City of South San Francisco	X	X	X		
Carol Ford	Aviation Representative	X	X			
Dave Williams	Half Moon Bay Airport Pilots Association	X	X (arrived 4:05)	X		

X - Committee Member Attended
 Y – Designated Alternate Attended

Staff and guests in attendance for the August 22, 2019 meeting: Susy Kalkin, Brian Branscomb, Nile Ledbetter (SFO), Kenneth Klebanoff (Brookwood Advisors, Project App)

C/CAG AGENDA REPORT

Date: January 23, 2020

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – Skyway Center, San Carlos - Proposed development of a new office and aviation facility at 655 Skyway Road, including Zoning Ordinance Amendment and Planned Development Permit.

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

RECOMMENDATION

That the 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 proposed Skyway Center project, comprised of zoning amendments and various related project entitlements, 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 Carlos Airport (San Carlos ALUCP), subject to the following conditions:

1. Prior to issuance of a building permit, the project sponsor shall provide documentation to the City of San Carlos to substantiate that the project has been designed to achieve an interior noise level within the offices of 50 dB or lower.
2. The City of San Carlos shall include language in its Zoning Ordinance Amendment to prohibit aboveground fuel storage of more than 10,000 gallons on property located within Safety Zone 5.
3. Prior to issuance of a building permit, the project sponsor shall file Form 7460-1, *Notice of Proposed Construction or Alteration*, with the FAA, and provide to the City of San Carlos an FAA determination of no hazard to air navigation.
4. The City of San Carlos shall require that the project sponsor comply with the real estate disclosure requirements outlined in Airport Influence Area Policy 1 of the San Carlos ALUCP.

BACKGROUND

The City of San Carlos is processing an application for a project at 655 Skyway Road, directly adjacent to the San Carlos Airport, which entails demolition of the existing flight center and construction of two 2-story office buildings with an adjoining lobby area (22,710 sq. ft total) along the frontage of the site, and attached hangars extending along both side property lines to the rear of the site abutting the airport. Maximum building heights would be 34'-4". Entitlements include, among others, a zoning amendment to allow hangars as a conditionally permissible use in the zone, and a Planned Development Permit, which is also a Zoning Ordinance Amendment. The project falls within Airport Influence Area (AIA) B, the Project referral area.

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). Accordingly, the City of San Carlos has referred the subject amendments to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the San Carlos ALUCP.

DISCUSSION

I. ALUCP Consistency Evaluation

Three sets of airport/land use compatibility policies in the San Carlos ALUCP relate to the proposed Zoning and General Plan Amendment: (a) noise compatibility policies and criteria, (b) safety policies and criteria, and (c) airspace protection policies. The following sections address each issue.

(a) Noise Policy Consistency Analysis

Pursuant to Noise Policy 1 of the San Carlos ALUCP, the projected 60dB CNEL contour defines the noise impact area for the San Carlos Airport. As shown on Attachment 2, the office portion of the Project Area is located within the 65dB CNEL noise contour and the hangars extend into the 70 dB CNEL contour. In accordance with the Noise Compatibility Criteria contained in Table 4-3 of the ALUCP, office use is considered to be compatible within this area subject to a requirement that the building be designed to achieve an interior noise level of 50 dB or lower, which has been included as a condition of approval as follows:

- Prior to issuance of a building permit, the project sponsor shall provide documentation to the City of San Carlos to substantiate that the project has been designed to achieve an interior noise level within the offices of 50 dB or lower.

(b) Safety Policy Consistency Analysis

Runway Safety Zones - The San Carlos ALUCP includes six sets of safety zones and related land use compatibility policies and criteria. As shown on Attachment 3, the office portion of the project lies within Safety Zone 6, the Traffic Pattern Zone, and the hangar portion lies within Safety Zone 5, the Sideline Zone.

Zone 6 – Office Use. In accordance with Safety Compatibility Criteria Table 4-4 and Policy 3e of the San Carlos Airport ALUCP, new office development is compatible and is not restricted for safety reasons in Zone 6.

Zone 5 – Hangar Use. While hangars are not specifically included in the Safety Compatibility Criteria Table, the ALUCP states that land uses that are not listed should be evaluated using criteria for similar listed uses. Both warehouses and parking garages, which are considered similar to the hangar use, are listed as uses that are compatible within Zone 5. However, there is an additional restriction in Safety Zone 5 for aboveground fuel storage. Therefore, the following condition is recommended:

- The City of San Carlos shall include language in its Zoning Ordinance Amendment to prohibit aboveground fuel storage of more than 10,000 gallons on property located within Safety Zone 5.

(c) Airspace Protection Policy Consistency Analysis

The San Carlos ALUCP incorporates the provisions in Title 14 of the Code of Federal Regulations Part 77 (14 CFR Part 77), “Objects Affecting Navigable Airspace,” as amended, to establish height restrictions and federal notification requirements related to proposed development within the 14 CFR Part 77 airspace boundaries for San Carlos Airport. The regulations contain three key elements: (1) standards for determining obstructions in the navigable airspace and designation of imaginary surfaces for airspace protection, (2) requirements for project sponsors to provide notice to the Federal Aviation Administration (FAA) of certain proposed construction or alteration of structures that may affect the navigable airspace, and (3) the initiation of aeronautical studies, by the FAA, to determine the potential effect(s), if any, of the proposed construction or alteration of structures on the subject airspace.

As shown on Attachment 4, the Project Area is located directly adjacent to the airport in an area where all projects are subject to FAA notification requirements. Accordingly, the following condition of approval is included:

- Prior to issuance of a building permit, the project sponsor shall file Form 7460-1, *Notice of Proposed Construction or Alteration*, with the FAA, and provide to the City of San Carlos an FAA determination of no hazard to air navigation.

II. Airport Influence Area A – Real Estate Disclosure Area

The Project Area is located within both the Airport Influence Area (AIA) A & B boundaries for San Carlos Airport. Within an AIA, the real estate disclosure requirements of state law apply. 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.

As this disclosure requirement is not included in the application materials, the following condition is proposed:

- The City of San Carlos shall require that the project sponsor comply with the real estate disclosure requirements outlined in Airport Influence Area Policy 1 of the San Carlos ALUCP.

ATTACHMENTS

1. ALUCP application, together with related project description and exhibits.
2. Exh. 4-2 - San Carlos Airport ALUCP - Future Conditions (2035) Aircraft Noise Contours
3. Exh. 4-3 San Carlos Airport Safety Zones.
4. Exh 4-4a – FAA Notification Form 7460-1 Filing Requirements



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

APPLICANT INFORMATION

Agency:	City of San Carlos		
Project Name:	655 Skyway		
Address:	655 Skyway	APN:	046-081-550
City:	San Carlos	State:	CA
		ZIP Code:	94070
Staff Contact:	Andrea Mardesich	Phone:	(650) 802-4258
		Email:	amardesich@cityofsanCarlos.org
PROJECT DESCRIPTION	Senior planner		

Demolition of Existing Building: Hangars
Construction of 2 story office (22,710 s.f.)
new General services building (792 s.f.)
Two New Hangars (47,540 s.f.)
associated site improvements

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.

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



30 October 2019

Project Summary

Proposed Office Building, Hangar, and Tenant Lounge

Skyway Center

San Carlos Airport
655 Skyway Road
San Carlos, CA

The Skyway Center at San Carlos Airport is a new Office Building and Aviation Facility to replace the existing 1960's era San Carlos Flight Center, which is 10 years beyond the end of its service life. The new facility is designed to replace the existing office building with a more modern, environmentally sustainable building to better meet the need of the current business environment and zoning intent. The aviation component of the project also replaces the existing facility with a structure and layout to accommodate a wider, significantly more valuable, quieter and fuel efficient range of aircraft as well as an increased flexibility in hangar sizes. The layout of the facility will improve onsite circulation and safety for both vehicles and aircraft as well as provide for a Tenant Lounge for the hangar tenants. Aside from the improved operational aspects of the facility, a primary goal of the design is to create a progressive facility that sets the tone for future development while also providing a positive asset to the community and the City of San Carlos.

Improvement Summary

Building Improvements

The Skyway Center site is located just south of the Hiller Aviation Museum on Skyway Road. The existing facility includes a C-shaped two-story Office, two t-hangar buildings and associated parking and airside improvements, which were constructed in 1969. All existing buildings and site improvements on the 3.49-acre property will be removed to accommodate the new facility. The new facility will include the following building improvements with net increase of 22,152 SF.

Demolition

Office (two-story)	25,740 SF
Hangar 1	11,600 SF
<u>Hangar 2</u>	<u>11,550 SF</u>
TOTAL	48,890 SF

Proposed

North Office (two-story)	8,000 SF
Lounge/Lobby (two-story)	3,710 SF
<u>South Office (two-story)</u>	<u>11,000 SF</u>
SUB-TOTAL OFFICE:	22,710 SF



North Hangar	16,630 SF
South Hangar	30,910 SF
<u>GSE Building</u>	<u>792 SF</u>
SUB-TOTAL HANGAR	48,332 SF

PROJECT TOTAL 71,042 SF

Parking

The site will maintain vehicular access from Skyway Road with landscaping and vehicle parking placed within the on-site public utility easements that parallel the roadway. 46 parking spaces are planned for this parking area with another 32 spaces located adjacent to the North Hangar along the north end of the site. These parking areas will be located on the landside of the project. Airside access is being provided via an Aircraft Operations Area (AOA) gate located on the northeast corner of the site. An additional 14 parking spaces are provided airside and are located on the east side of the South Hangar. Total onsite parking will be 88 standard spaces and 2 ADA spaces. Total required parking is 89 spaces. This is based upon using the city standard parking ratio office use and “warehouse” parking requirements for the hangar areas as no “hangar” ratio is provided for in the City requirements. This ratio is in line with a reasonable staff count and what JRMA has seen used in other jurisdictions.

Aircraft Access Ramp and Taxilane

The aircraft access will be via the taxiway at the east to an east-west on-site 70’ wide internal taxilane between North Hangar and South Hangar. The south side of South Hangar will also have access to an offsite taxilane via an in-place 50-year agreement with the County of San Mateo, which owns the adjacent land to the south. These hangars are also designed to eliminate the southern access if required and provide all access via the north hangar doors upon conclusion of the 50-year access agreement. An additional aircraft ramp area will be placed at the east side of the North Hangar to allow for aircraft staging. A total of 34,658 SF of the site (22.8%) will be used for aircraft circulation.

Landscaping

Although landscaping is typically minimized at aviation facilities to reduce the potential damage to aircraft by FOD (foreign object debris) and bird habitats, it is recognized that landscaping should be integrated into the project. To reduce the impact on aircraft operations, and maximize the effect of the landscaping, it has been placed at the west side of the site adjacent to Skyway Road and within the on-site parking at this area. A total of 5,745 SF of the landscaping (3.8% of the site) is placed at this location. It is anticipated that native landscaping will be used to reduce the need for water and maintenance.

Exterior Design

The exterior design of the facility will be modern with the use of architectural metal wall panels, translucent light panels and accent wall materials. A shed roof type massing is proposed for the project to mimic a progressive look similar to a Research and Development “loft-style” setting. The building massing and heights are carefully designed to ensure that conformance to FAA FAR Part 77 airspace requirements are adhered to. Once the project design commences, a 7460 application will be filed with



the FAA to verify that relevant point data is within envelope requirements. This will also be coordinated with the County.

Community Benefits

The project will provide benefits to the City of San Carlos and the local community in the form an environmentally-conscious facility that will reduce the amount of local resources used by the current inefficient buildings, as well as providing a modern facility to further enhance the current GCI zone. Some of the site design benefits included in the project are multiple vehicle changing stations to promote low-emissions forms of transportation and native landscaping to reduce irrigation demand. The building, both office and hangars, are designed to promote significant natural lighting for a healthier interior environment. Also, all building roofs will be a “cool roof” color to reduce the heat island effect and will be solar ready. The office building will also have a Lounge space that will be available for special events. An additional community benefit is the exclusion of helicopter and charter aircraft operations for the site. A unique aspect to the project is that each hangar will be named after historic female aviators. We feel this will not only honor these aviators but also provide an education opportunity for the community.

Summary

The Skyway Center provides an excellent path forward to benefit the City of San Carlos, its residents and the aviation community. Its development will ensure a new home for business as well as a wider range and quantity of aircraft and enhance the character of the area through a thoughtful and progressive design. The Planned Development approach is reasonable given the unique location of the site while maintaining its current use. The economic benefit to the City is best realized through the continuation of this aviation use and the transition of the existing facility into one that will serve the community for decades to come.

Summary Prepared by
JRMA Architects and Engineers

A handwritten signature in blue ink, appearing to read 'Dan Bianco'.

Dan Bianco, AIA
President
CA Architect C25349

PROJECT INFORMATION

PROJECT DESCRIPTION:
NEW MULTIHANGAR AVIATION FACILITY AND SITE IMPROVEMENTS
TO REPLACE EXISTING AVIATION FACILITY

SITE INFORMATION:

LOCATION:
655 SKYWAY ROAD
SAN CARLOS, CA

ZONING: GCI
APN: 046-081-550
JPN: 046-008-081-55A

HANGAR OCCUPANCY: S-1

TENANT LOUNGE/OFFICE OCCUPANCY: B

GSE BUILDING OCCUPANCY: S-1

CONSTRUCTION TYPE (ALL BUILDINGS): II-B

NFPA 409 CLASSIFICATION: GROUP II HANGARS

MAXIMUM FIRE AREA: NORTH HANGAR: 16,630 S.F.
SOUTH HANGAR: 30,910 S.F.

FIRE SUPPRESSION: FULLY SPRINKLERED

FOAM SUPPRESSION: NOT REQUIRED PER
CRC SECTION
412.4.6 EXCEPTION

SITE SUMMARY

BUILDING FOOTPRINT:	71,042 S.F.	46.7%
LANDSCAPE:	5,745 S.F.	3.8%
PARKING/DRIVE:	31,108 S.F.	20.5%
RAMP:	34,658 S.F.	22.8%
SIDEWALK:	6,109 S.F.	4.0%
OTHER PAVED AREA:	3,310 S.F.	2.2%
TOTAL:	(3.49 ACRES) 151,972 S.F.	100.0%

BUILDING SUMMARY

PROPOSED

NORTH HANGAR:	16,630 S.F.
SOUTH HANGAR:	30,910 S.F.
GSE BUILDING (2-STORY):	8,000 S.F.
LOUNGE LOBBY (2-STORY):	3,710 S.F.
SOUTH OFFICE (2-STORY):	11,000 S.F.
TOTAL:	71,042 S.F.

EXISTING BUILDING AREA TO BE REMOVED

TOTAL:	48,890 S.F.
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PARKING SUMMARY

PARKING REQUIRED:

OFFICE:	1 SPACE PER 300 S.F.
WAREHOUSE (HANGAR):	(FIRST 10,000 S.F.) 1 SPACE PER 2,000 S.F. (ABOVE 10,000 S.F.) 1 SPACE PER 5,000 S.F.
OFFICE:	22,710 S.F. / 300 X 1.0 = 75.70 STALLS
WAREHOUSE (HANGAR & GSE):	10,000 S.F. / 2,000 X 1.0 = 5.00 STALLS 38,332 S.F. / 5,000 X 1.0 = 7.67 STALLS
TOTAL:	71,042 S.F. (88.37) 89 STALLS

NOTE: PARKING RATIO SHOWN FOR HANGAR IS ASSUMED. NO HANGAR PARKING REQUIREMENTS ARE PROVIDED IN ZONING CODE

PARKING PROVIDED:

STANDARD PARKING SPACES:	88
ADA PARKING SPACES:	2
TOTAL:	90

PROJECT TEAM

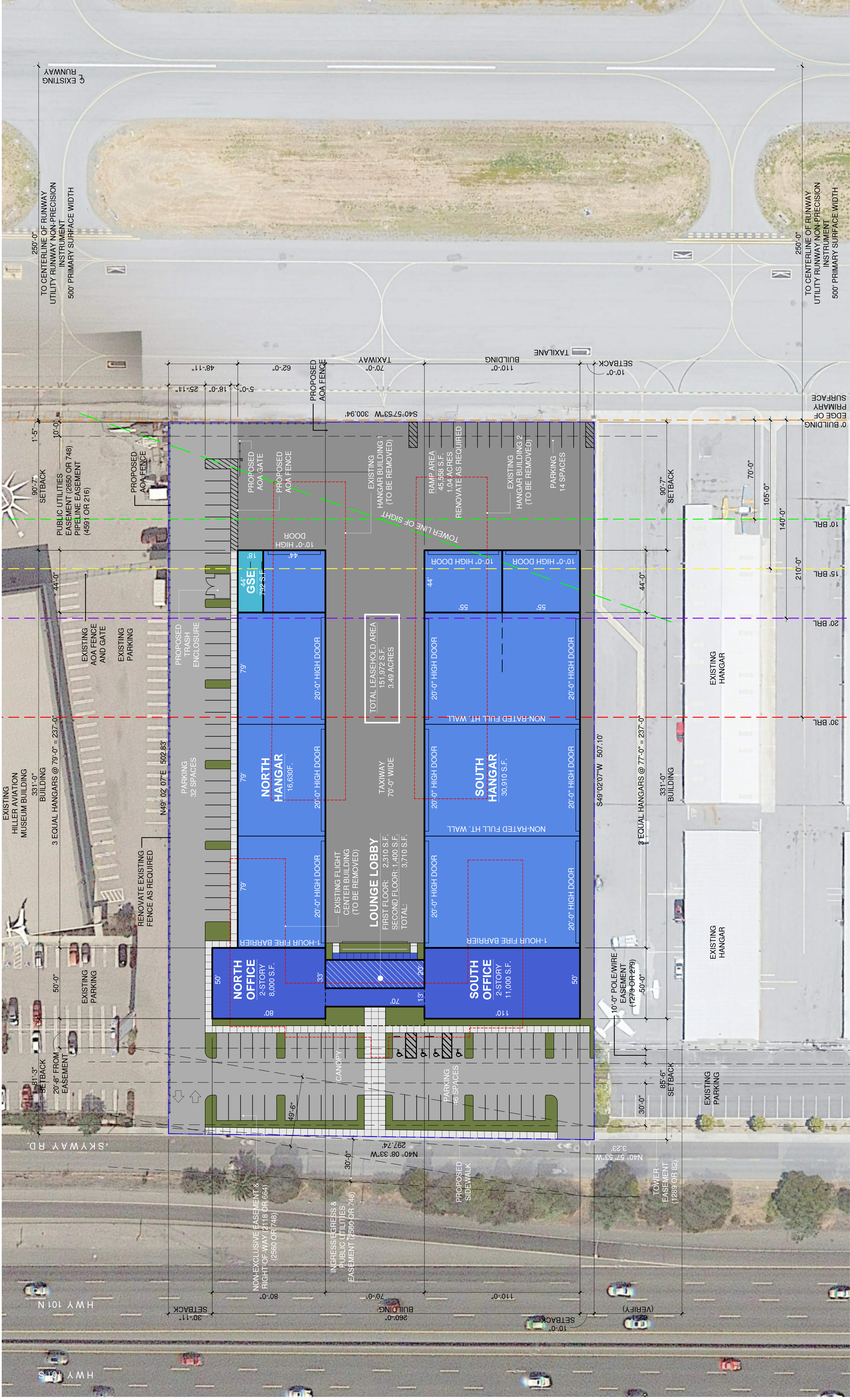
OWNER:
SKYWAY CENTER
177 BOYET ROAD, SUITE 600
SAN MATEO, CA 94402
CONTACT: MARTIN EISENBERG
TEL: 650.638.2373
EMAIL: martineisenberg@gmail.com

CONTRACTOR/APPLICANT:

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TIGARD, OR 97223
CONTACT: TOM LARSON
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ARCHITECT:

JRMA
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BREA, CA 92821
CONTACT: DAN BIANCO, AIA
TEL: 714.524.1870
EMAIL: danb@jrma.com



VICINITY MAP

NOT TO SCALE

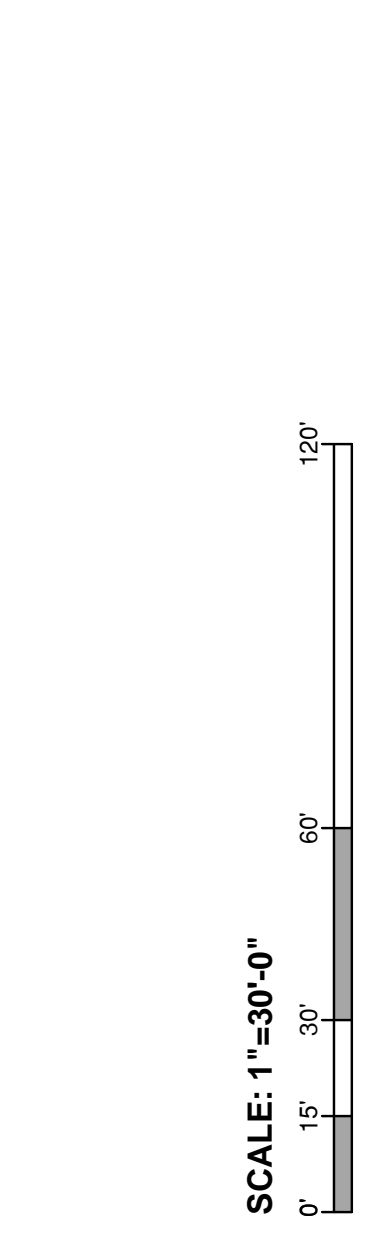
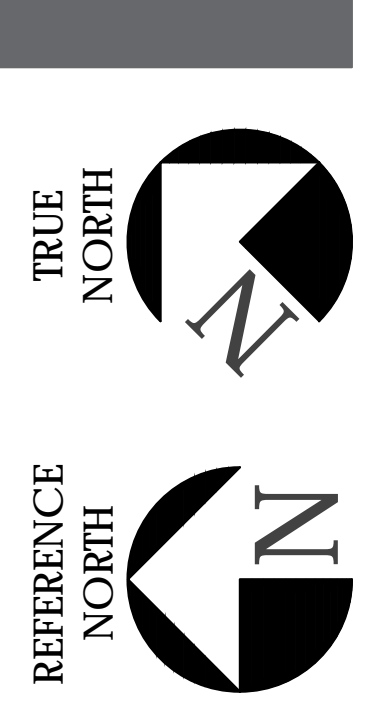


LEGEND

	PROPOSED HANGAR		PROPERTY LINE
	PROPOSED OFFICE/LOUNGE		EXISTING CHAIN LINK FENCE
	PROPOSED OFFICE SECOND FLOOR		PROPOSED AOA FENCE
	PROPOSED GSE BUILDING		EASEMENT LINE
	PROPOSED LANDSCAPING		ADA ACCESSIBLE SPACES
	AC PAVING		(E) BUILDING AREA TO BE REMOVED
	RAMP PAVING		
	STRIPING		
	CONCRETE WALKWAY		
	EXISTING HANGAR		
	EXISTING HANGAR		
	EXISTING HANGAR		

PROPOSED MASTER SITE PLAN - SCHEME 8

Skyway Center
Proposed Hangars, Tenant Lounge, and GSE Building
655 Skyway Road, San Carlos Airport, San Carlos, CA



A1.1

Job No. 5396
10.29.2019
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Sunset View of North Office and South Office from Skyway Road



Aerial Evening View Looking Northeast



Sunrise Airside View of North Hangar



View of North Office and Lounge Lobby from Parking Area



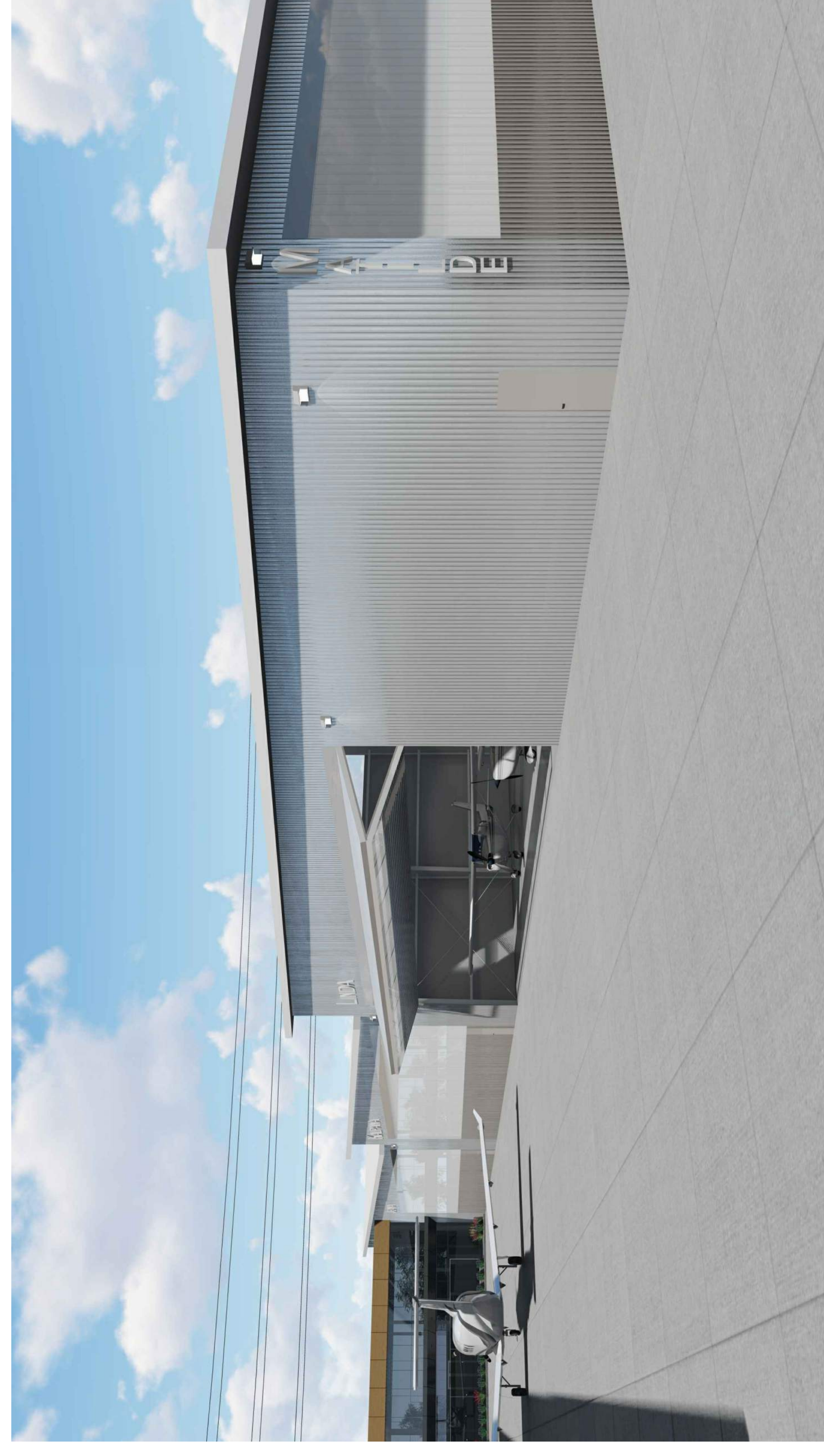
Aerial View Looking West



Aerial View Looking Northeast



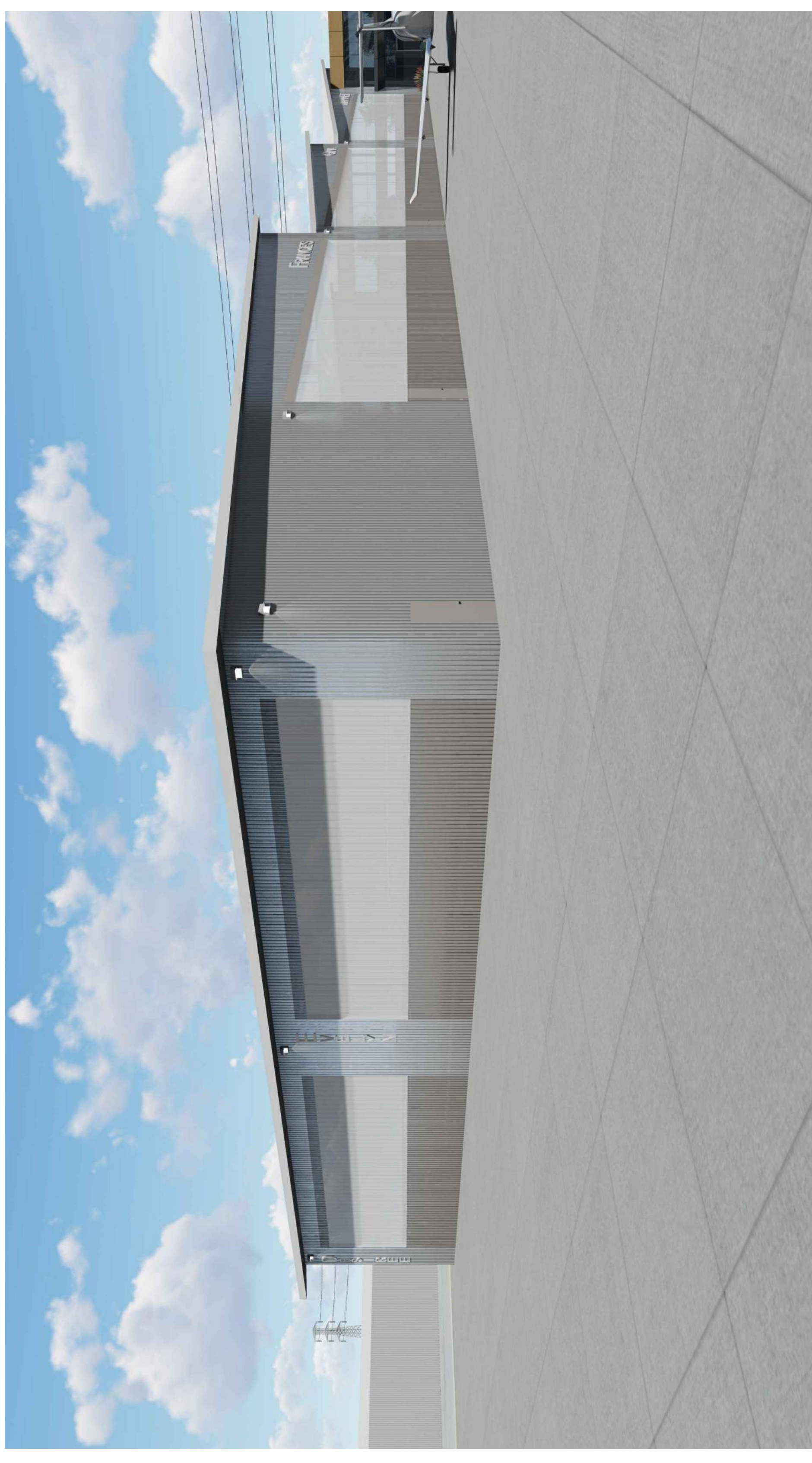
Airside View of GSE and North Hangar



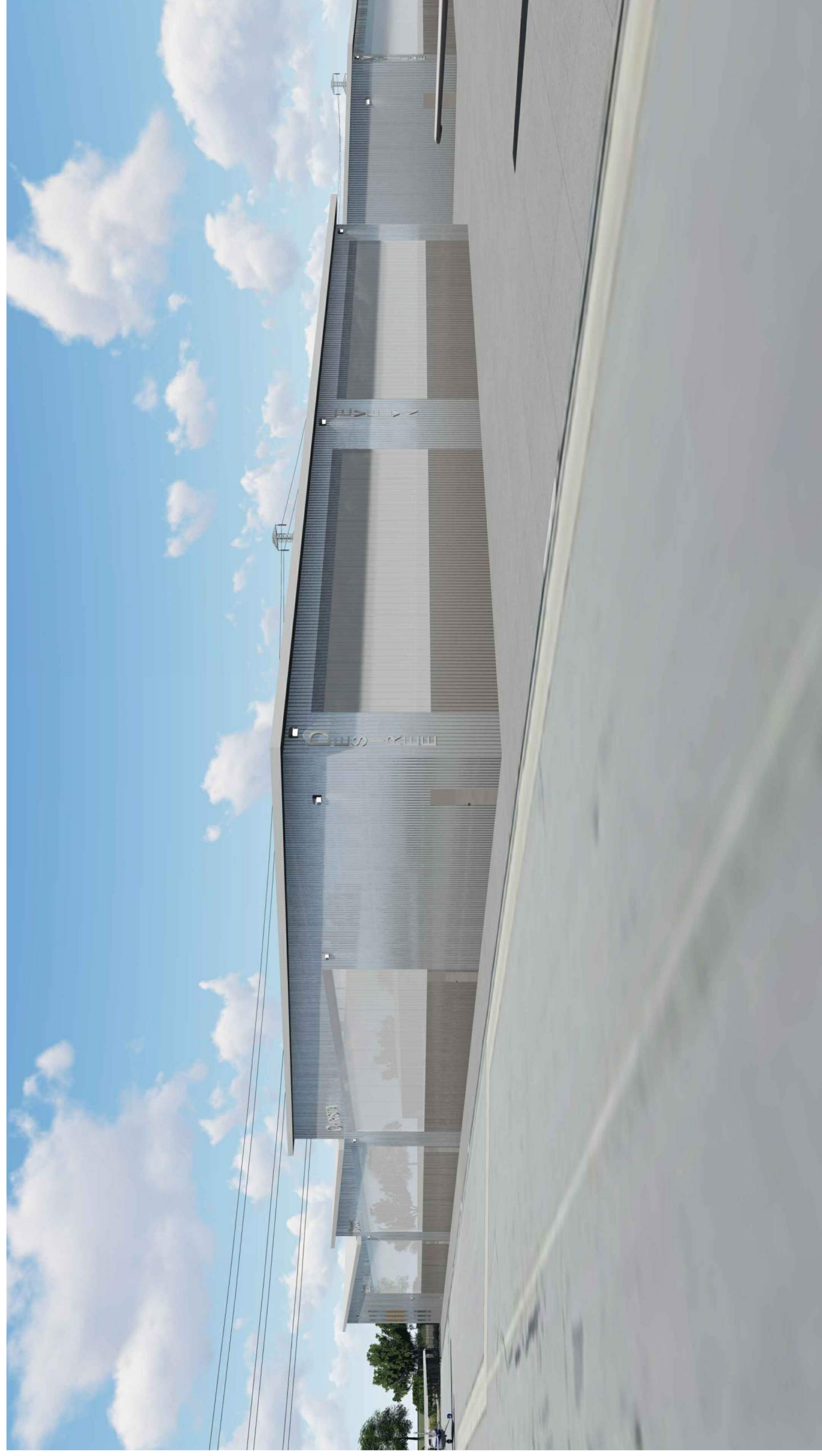
Airside View of Lounge Lobby and North Hangar



Airside View of GSE and North Hangar



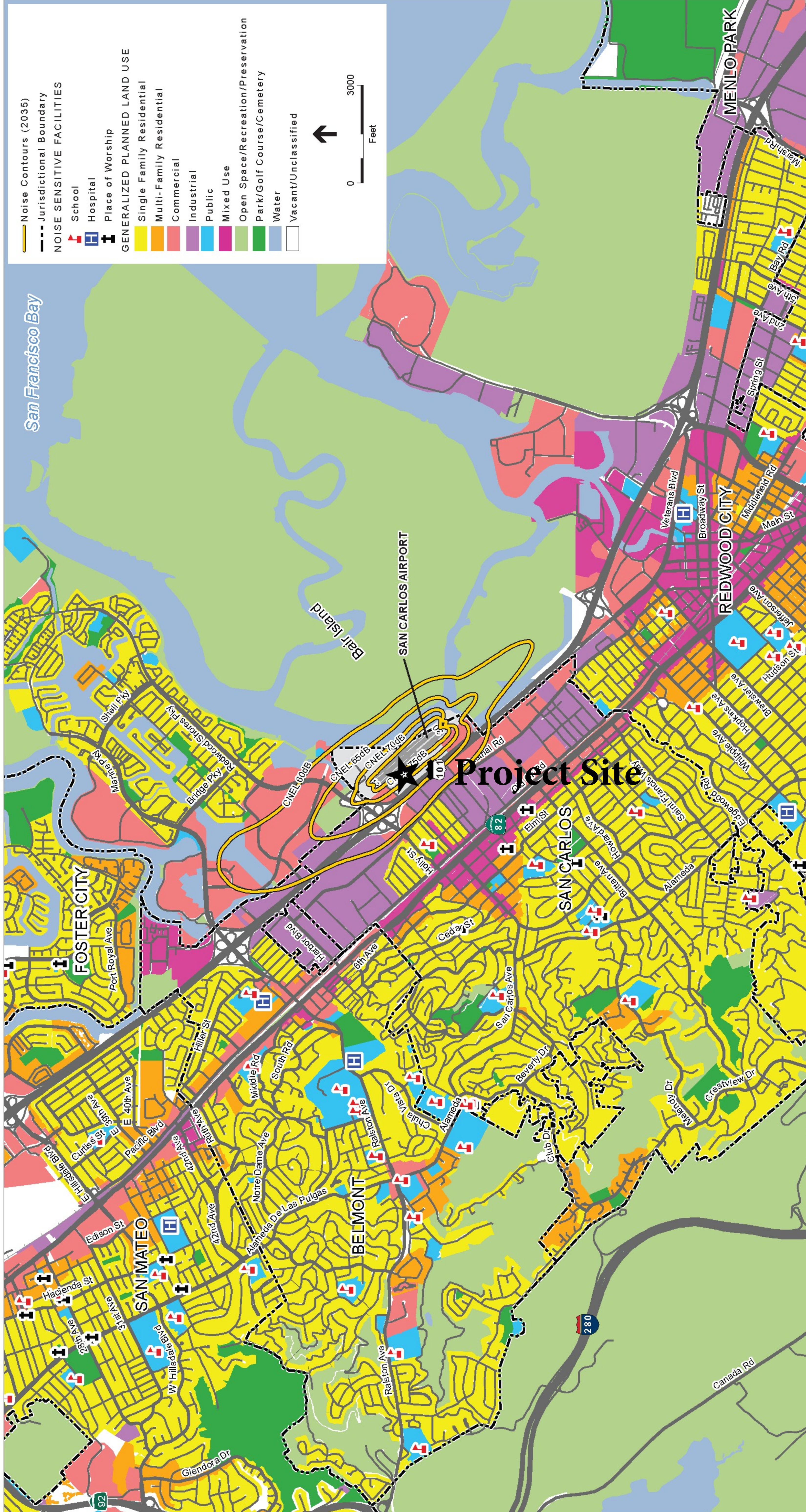
Airside View of South Hangar



Airside View of South Hangar Looking West



View of North Office, Lounge Lobby and South Office from Skyway Road

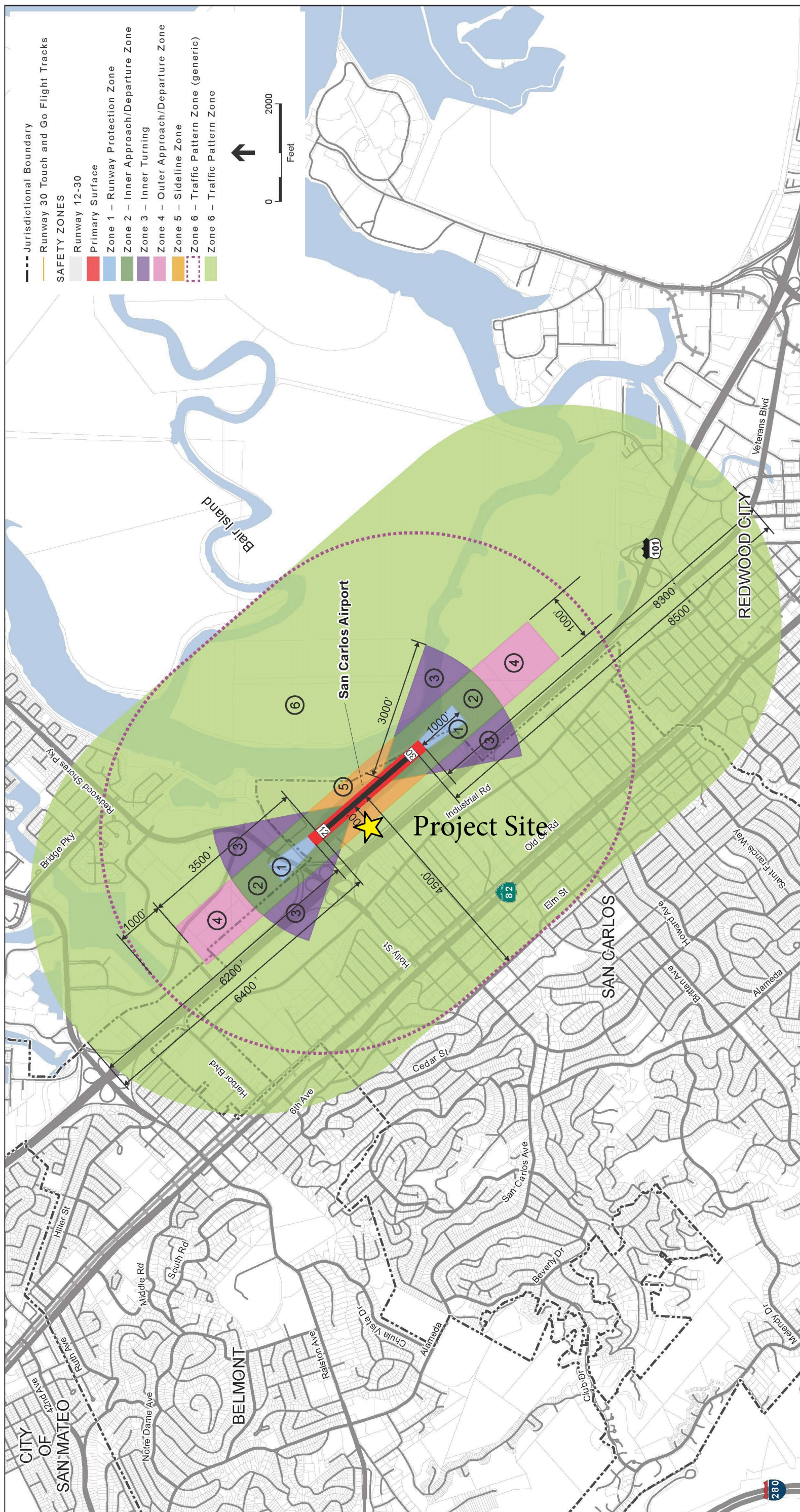


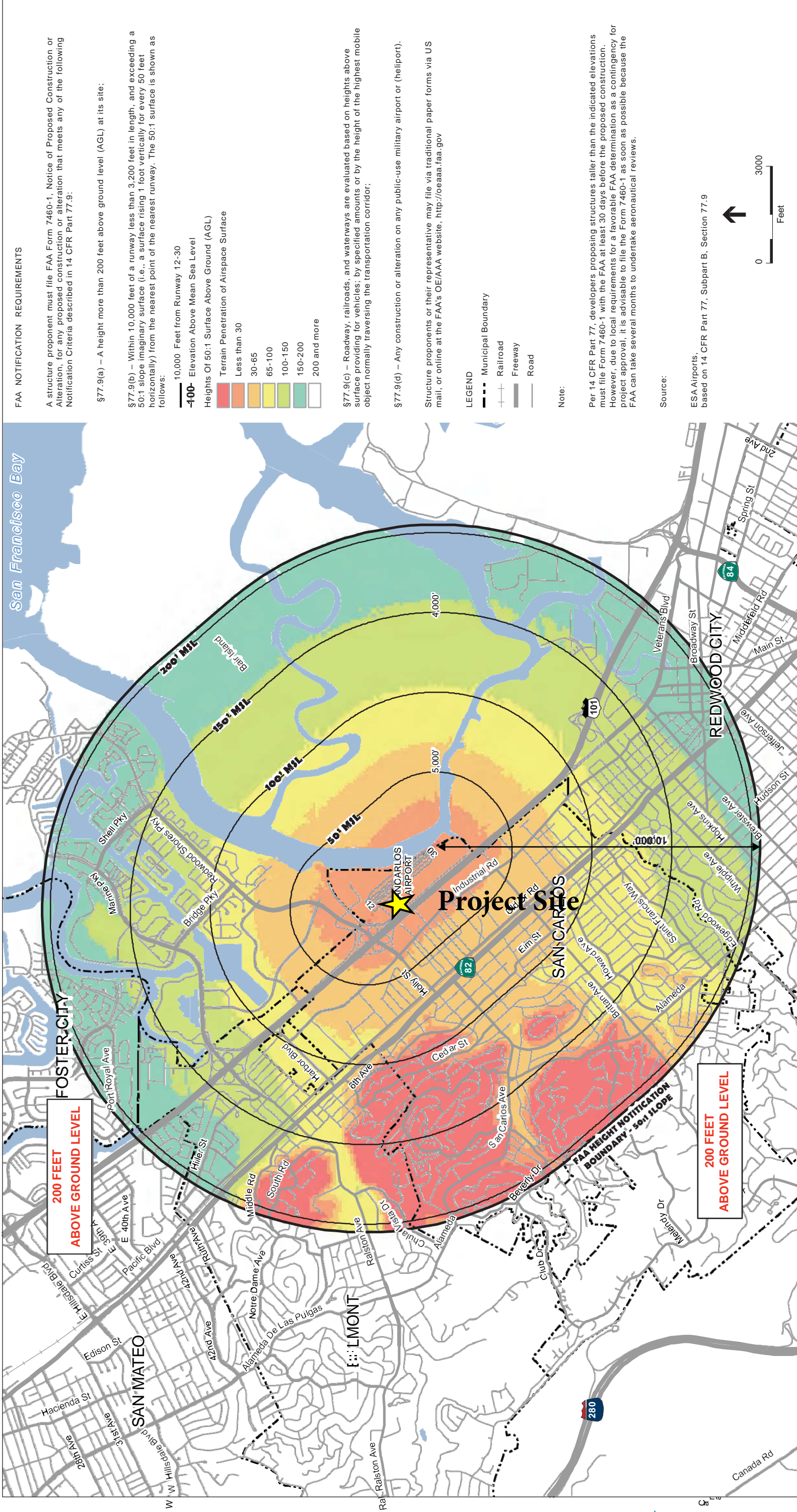
SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours





SOURCE: USGS, 1999-2013; ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014

San Carlos Airport ALUCP - 130753
Exhibit 4-4a
 FAA Notification Form 7460-1 Filing Requirements

C/CAG AGENDA REPORT

Date: January 23, 2020
To: Airport Land Use Committee
From: Susy Kalkin
Subject: Request for appointment of three ALUC members to a working group related to San Carlos ALUCP Overflight Policy 2.

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

RECOMMENDATION

It is recommended that the Chair appoint three ALUC members to a working group related to San Carlos ALUCP Overflight Policy 2.

BACKGROUND

An issue arose at the ALUC last Spring regarding interpretation and application of the San Carlos Airport ALUCP Overflight Policy 2 – Overflight Easement Review Area. To assist in providing clarity, C/CAG has retained a consultant, ESA Airports, to provide additional background and options, and to potentially propose amendments to the Policy.

Overflight compatibility policies are typically focused on informing prospective property owners of the presence of an airport and making them aware of the potential for noise impacts associated with overflying aircraft. However, there is uncertainty concerning the best and most appropriate methods of providing notice to buyers of residential property. Specific policy instruments to address public notice include avigation easements, real estate disclosure notices, and recorded deed notices.

The ALUC has heard arguments advocating for avigation easements as the best method of achieving overflight notification, while the California Airport Land Use Planning Handbook published by Caltrans seems to favor recorded deed notices. Due to this uncertainty regarding overflight notification best practices, staff is seeking additional guidance about the various options available (real estate disclosure, recorded deed notice, avigation easement, etc.) and when each would be most appropriate from a legal nexus perspective.

Because of the complexity of the issue and the variety of stakeholders involved, it is recommended that a working group be formed, consisting of ALUC members, city staff members from adjacent communities, San Carlos Airport staff and ALUC staff. This will allow for input from these stakeholders to be considered and incorporated into recommendations that would then be considered by the Committee as a whole.

ATTACHMENTS

None

C/CAG AGENDA REPORT

DATE: January 23, 2020
TO: Airport Land Use Committee
FROM: Susy Kalkin
SUBJECT: Election of ALUC Officers for Calendar Year 2020

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, a quorum may elect a Chairperson pro tem or the meeting may be canceled or rescheduled.

C/CAG AGENDA REPORT

DATE: January 23, 2020
TO: Airport Land Use Committee
FROM: Susy Kalkin
SUBJECT: Review and Approval of ALUC Meeting Calendar - 2020

RECOMMENDATION

Staff recommends that the C/CAG Airport Land Use Committee (ALUC) review and approve the meeting calendar for 2020.

BACKGROUND/ DISCUSSION

The C/CAG Airport Land Use Committee (ALUC) annually considers and approves a meeting schedule for the year. Regular ALUC meetings are held on the fourth Thursday of the month, beginning at 4PM, in the Burlingame Council Chambers. Below is a tentative schedule for the Committee's consideration.

January 23, 2020
February 27, 2020
March 26, 2020
April 23, 2020
May 28, 2020
June 25, 2020
July 23, 2020
August 27, 2020
September 24, 2020
October 22, 2020
November – no mtg
December – no mtg

If needed, special meetings and workshops can be scheduled with appropriate special noticing.