

*SFO ALUCP  
Consistency  
Review*

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JESD Faculty & Staff Housing Project

304 Eastmoor Ave, Daly City

# Project Description

- General Plan Amendment, rezoning and related entitlements to construct 56 apartments on an elementary school campus at 304 Eastmoor Ave.
- 2 & 3 story buildings on 2.4 acre site
- 37'7" max height



Aerial Render



Fog Render



Courtyard



Building Detail

# ALUCP Consistency



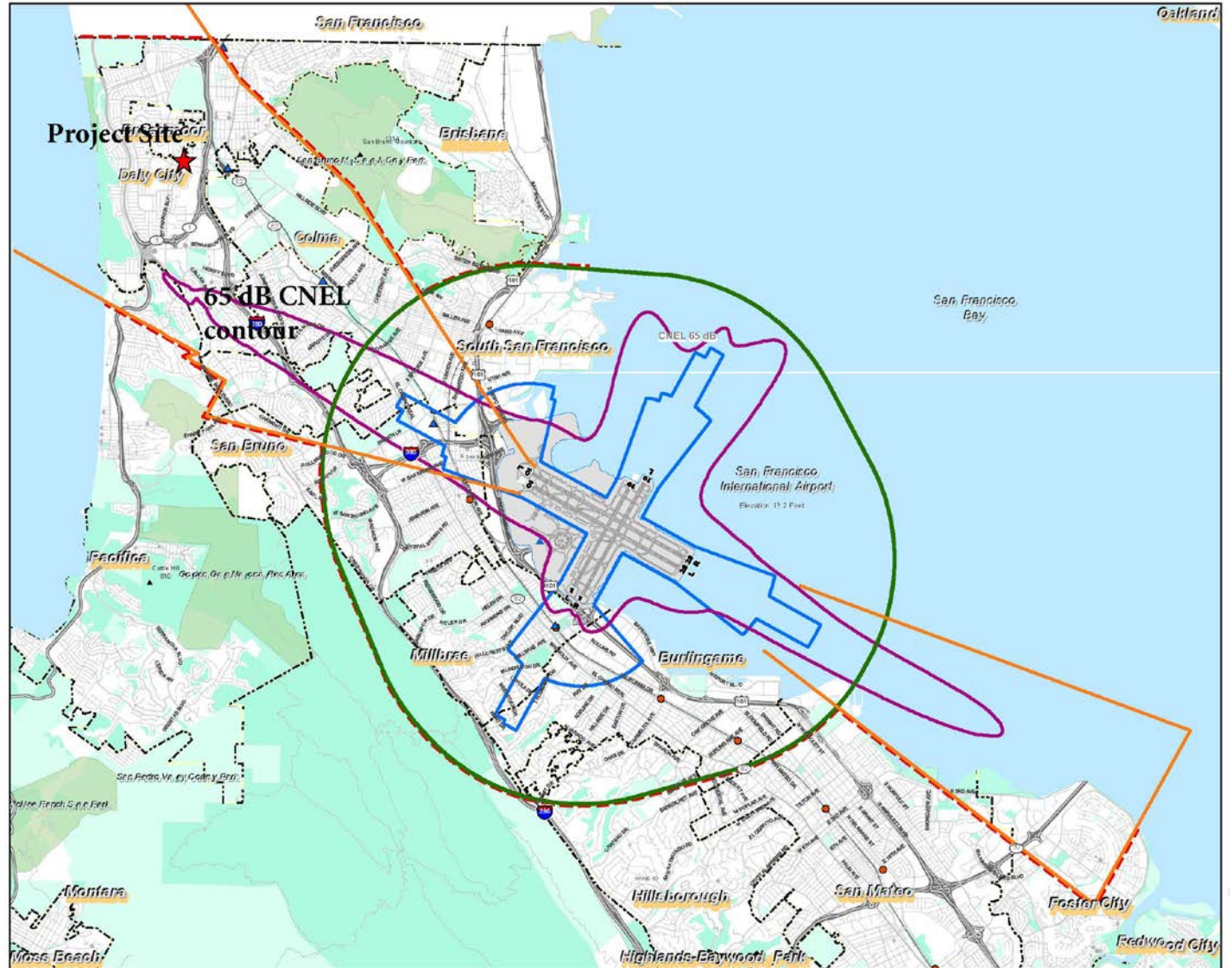
# Noise Compatibility

65 dB CNEL Contour (purple) defines the noise impact area in the SFO ALUCP

Project site located well outside noise contour

# Safety Compatibility

The SFO ALUCP includes five safety zones (blue), none of which extends into Daly City



# Airspace Protection

- Project is not located within the FAR Part 77 Imaginary Surfaces area
- Proposed bldg. height of ~38 feet, with ground height of approx. 300 feet above msl, is more than 170 feet below critical airspace surface

# Overflight Notification

- Project is located in AIA A for SFO, the real estate disclosure area
- Daly City's existing ordinances do not reference these requirements
- Condition recommended to address real estate disclosure reqs

# Recommendation

- That the ALUC recommend the C/CAG Board determine the Project consistent with the SFO ALUCP subject to the following condition:
  - *The City of Daly City shall require that the project sponsor comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP*