



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: 405 INDUSTRIAL ROAD LIFE SCIENCE DEVELOPMENT

Address: 405 INDUSTRIAL RD

APN: 046-051-080

City: SAN CARLOS

State: CA

ZIP Code: 94070

Staff Contact: Lisa Costa Sanders, Principal
Planner

Phone: 650-333-0248

Email: lcostasanders@cityofsancarlos.org

PROJECT DESCRIPTION

The project is a proposed new life science/research & development building located at 405 Industrial Road at the northeast corner of Industrial Road and Holly Street in the City of San Carlos. The project is proposed as a six-story building, with two floors of parking. The total building square footage is 411,673 square feet with 206,706 square feet of laboratory and office space and 206,402 square feet of garage area. The building is proposed at a height of 99'-10" to the roof penthouse.

The site is 2.41 acres in area, currently improved with 55,000 square feet of mini storage buildings surrounded by pavement. The property is a flag lot with one drive aisle access off Industrial Road. The site is located behind an In-N-Out Burger facility, adjacent to the Palo Alto Medical Facility and Caltrans property (Highway 101/Holly Street off-ramp).

REQUIRED PROJECT INFORMATION **PLEASE SEE ENCLOSED SUPPLEMENTAL MATERIALS AND ATTACHMENTS**

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.

C/CAG Application for Land Use Consistency Determination:

C/CAG Application for Land Use Consistency Determination: Supplemental Information

Agency Name: City of San Carlos

Project Name: 405 Industrial Road Life Science Development

PRROPERTY AND PROJECT DESCRIPTION

Menlo Equities submitted an application to the City of San Carlos for a new life science/research & development building at 405 Industrial Road. The subject site is a 2.41 acre flag lot, at the northeast corner of Industrial Road and Holly Street. The site is bound by Industrial Road to the west and the Highway 101/Holly Street off ramp to the east and south. The site is located behind an In-N-Out Burger facility and adjacent to the Palo Alto Medical Facility. The site is currently improved with approximately 55,000 square feet of mini storage buildings and pavement. A single family residential neighborhood is located to the west of the site.

The project would consist of the demolition of the existing on-site buildings and construction of a new six-story building, with two floors of parking. The total building square footage is 411,673 square feet with 206,706 square feet of laboratory and office space and 206,402 square feet of garage area. The building is proposed at a height of 99'-10" to the roof penthouse.

The site is located within the 60-64dB noise contour, and safety zone 3 within the Airport Land Use Compatibility Plan for the San Carlos Airport.

The proposed project would require approval of rezoning the site to Planned Development, a Planned Development Permit, Design Review, Transportation Demand Management Plan and California Environmental Quality Act (CEQA) clearance. An Initial Study/Mitigated Negative Declaration has been prepared.

See enclosed **Attachment 1** for project description, project plans and renderings.

As discussed below, the project is **consistent** with the noise, safety and airspace protection policies of the Airport Land Use Compatibility Plan (ALUCP) for the San Carlos Airport.

The project is located in the General Commercial/Industrial Zoning District (GCI) and complies with the underlying zoning regulations with the exception of height and floor area and as such, requests a zoning map amendment to designate Planned Development to provide for site specific development standards. The project is consistent with the General Plan land use designation of General Commercial/Industrial and meets the objectives outlined in the East Side Innovation District Vision Study.

DISCUSSION OF RELATIONSHIP TO AIRPORT LAND USE COMPATIBILITY

Noise

The 405 Industrial Road project site is located within the airport's 65dB CNEL noise contour (ALUCP Exhibit 4-2 "Future Conditions (2035) Aircraft Noise Contours map). The proposed land use and related structures are considered compatible without restrictions with the 60-64dB noise contour, which prohibits rezoning to residential use due to noise concerns. As such, the proposed project is consistent with the noise policy.

Existing Noise Levels

The project setting is composed of industrial, life science, flex commercial industrial and office use with regular traffic. The primary noise surface in the vicinity is from overhead aircraft, surface transportation and industrial uses (City of San Carlos General Plan 2009). Existing Noise level will not be problematic in this proposed project.

Safety

The California Airport Land Use Planning Handbook requires ALUCPs to include safety zones for each runway end. The San Carlos Airport ALUCP includes six safety zones and related land use compatibility criteria. The proposed project site is located inside Safety Zone 6 which allows *max residential densities* (no limit), max nonresidential intensities (no limit) and max single acre (no limit) (Safety Compatibility Criteria for San Carlos Airport are listed on Table 4-4 of the San Carlos ALUCP). Safety Zone 6 does not have limits or restrictions for medical/biological research facilities handling highly toxic or infectious agents.

Airspace Protection

The proposed building height to the top of the roof penthouse screen of 99'-10" is less than the 152' maximum allowable height set by the Airport Land Use Commission for the San Carlos Airport. The building roof height is proposed at 83'-10". Reviewing Table 4-4 Safety Compatibility Criteria, Zone 6 the project will not create height hazard obstruction, smoke, glare, electronic, wildlife attractants, or other airspace hazards. Therefore, the proposed project would be consistent with the airspace policies as established in the adopted 2016 San Carlos ALUCP.

Attachments:

- 405 Industrial Road Life Science Development Project Plans
- Initial Study/Mitigated Negative Declaration available on the City's website:
<https://www.cityofsancarlos.org/Home/Components/FlexPlanningZoningProjects/PlanningZoningProjects/1266165/407>



SHEET NOTES:

APPROXIMATE TRUCK OFFHAUL ROUTE OF ALL TRUCK OFFHAULS
APPROXIMATE TRUCK OFFHAUL ROUTE
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EXTERIOR MATERIAL LEGEND:

EXTERIOR METAL PANEL SYSTEM

MTL-1 METAL ROOF PANEL SYSTEM
ALUMINUM SYSTEM WITH GALVALUM FACTORY
PAINT FINISH - FLUOROPOLYMER PVDF FINISH
COLOR: DRAGONFLY GRAY

MTL-2 PAINTED METAL CLATE
COLOR: GRAY
SEE EXTERIOR MATERIAL NOTES

MTL-3 ALUMINUM COMPOSITE METAL PANEL SYSTEM
REYNOLDS "COLOR BELLY" 500
COLOR: COOL GRAY
SEE EXTERIOR MATERIAL NOTES

GLASS

GL-1 1" INSULATED VISION GLASS
GLASS TYPE: QUADRAM SUNGUARD SWS 5123 ON CLEAR
APPROVED EQUAL

GL-2 1" INSULATED SPANDREL GLASS
GLASS TYPE: QUADRAM SUNGUARD SWS 5123 ON CLEAR
APPROVED EQUAL
COATING COLOR: T80

EXTERIOR ALUMINUM BATTEN SYSTEM

WB-1 LONGBOARD POWDER COATED
ALUMINUM SYSTEM WITH CONCEALED FASTENERS
COLOR: BIRCHWOOD

WB-2 LONGBOARD POWDER COATED
WOODGRAIN ALUMINUM BATTEN SYSTEM
COLOR: BIRCHWOOD

CM-1 CONCRETE MASONRY UNIT - EQUIPMENT YARD
MPR: -
COLOR: -
SIZE: 12" X 8" X 16" NOMINAL
PATTERN: RUNNING BOND
MORTAR: MATCH UNIT COLOR

CM-2 CONCRETE MASONRY UNIT - BSH
MPR: -
COLOR: -
SIZE: 8" X 8" X 16" NOMINAL
PATTERN: RUNNING BOND
MORTAR: MATCH UNIT COLOR

SIGNAGE INFORMATION:

SIGNAGE CALCULATIONS

MONUMENT SIGN AT GRADE	PROPOSED
MOMENT SIGN FACE 1	436 - 24 SF
MOMENT SIGN FACE 2	436 - 24 SF
TOTAL MONUMENT SIGNAGE SF	872 SF

SINGLE TENANT BUILDING SIGNAGE	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
MAXIMUM NUMBER OF BUILDING SIGNS, S. INCL. BLDG ENTRY SIGN	100 SF MAX	43602 - 80 SF	1

PRIMARY BUSINESS FRONTAGE	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
(01 - EAST - PRIMARY FRONTAGE)	50 SF MAX	436 - 44 SF	1
(02 - WEST - SECONDARY FRONTAGE)	50 SF MAX	436 - 44 SF	1
(03 - NORTH - SECONDARY FRONTAGE)	50 SF MAX	1.0 - 9.9 SF	1
(04 - SOUTH - SECONDARY FRONTAGE)	50 SF MAX	30.0 SF	4

TOTAL BUILDING SIGNAGE SF TO BE DISTRIBUTED AMONG SIGNS:	ALLOWABLE	PROPOSED
(INCLUDES MONUMENT SIGNAGE 48 SF)	250 SF MAX	250 SF

MULTI-TENANT BUILDING SIGNAGE - 1 TENANT/FLOOR	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
MAXIMUM NUMBER OF BLDG SIGNS, ONE SIGN PER TENANT PLUS BLDG ENTRY SIGN	100 SF SIGN		

PRIMARY BUSINESS FRONTAGE	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
(01 - EAST - PRIMARY FRONTAGE)	200 SF MAX	43602 - 80 SF	2
(02 - WEST - SECONDARY FRONTAGE)	80 SF		

SECONDARY BUSINESS FRONTAGE	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
(03 - NORTH - SECONDARY FRONTAGE)	50 SF MAX	436 - 44 SF	1
(04 - SOUTH - SECONDARY FRONTAGE)	50 SF MAX	436 - 44 SF	1
(05 - WEST - SECONDARY FRONTAGE)	50 SF MAX	2.0 - 9.9 SF	1

TOTAL BUILDING SIGNAGE SF TO BE DISTRIBUTED AMONG SIGNS:	ALLOWABLE	PROPOSED
(INCLUDES MONUMENT SIGNAGE 48 SF)	300 SF MAX	330 SF

18.22.090 Maximum number and size of signs.
A. Individual Tenant Occupying Signs.

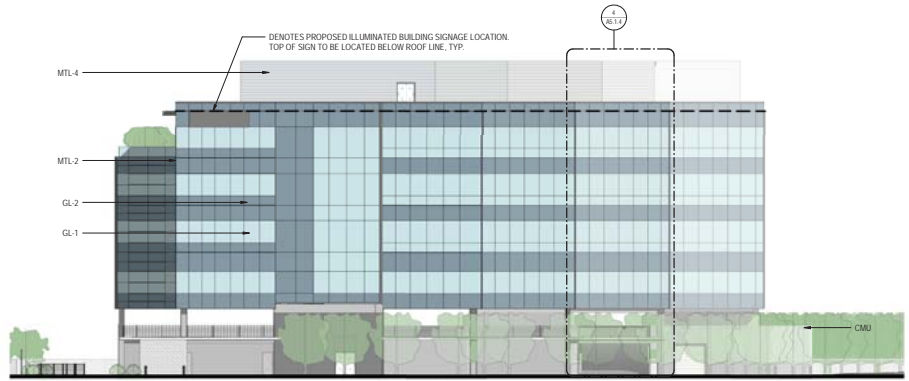
- Maximum number per building or control face total allowable area is calculated at 1.6 square foot of signage for every linear foot of primary business frontage, but not exceeding one hundred square foot.
- If a building's frontage includes a secondary frontage (or frontages), the secondary business frontage are allowed 0.6 square foot of signage for each linear foot of secondary business frontage the business occupies, not to exceed a total of 100 square foot.
- The applicant shall distribute the square footage permitted among proposed signs.

- One sign per tenant, plus one additional sign on the site to identify the project.
- Total sign area for each tenant or occupant shall not exceed one and one-half square foot per linear foot of primary business frontage of the occupancy.
- As to secondary frontage, total sign area for each tenant or occupancy shall not exceed one-half square foot per linear foot of frontage.
- Maximum cumulative sign area per tenant or occupancy shall not exceed one hundred square foot.
- Signage for new multi-story buildings and sign programs require design review.

18.22.080 Permanent signs on nonresidential properties.
The signs described in this section may be displayed on all nonresidential properties, subject to the rules stated in this section, as well as all other applicable laws, rules and policies. Unless otherwise stated, all signs described in this section are subject to design review.

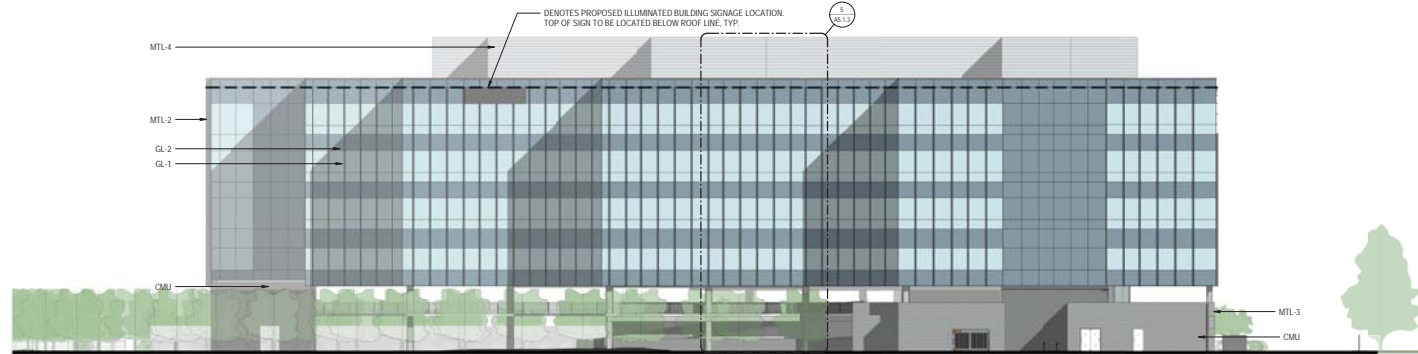
C. Monument signs may be placed within required setback or yard areas, in which case they may be either parallel or substantially at right angles to such right-of-way.

- Maximum height: eight feet above finished grade, but no higher than one and one-half times the length of the base.
- If placed on a foundation or planter, the total height includes the height of the planter or foundation.
- Monument signs shall be placed at least six feet away from any public or private driveway.
- In areas with sidewalks, monument signs shall be placed at least twelve feet from public roadway.
- Signage for monument signs shall be calculated from overall permitted sign area, with each side of the sign calculated as signage if the sign is intended to be read from two or more directions.
- Monuments are subject to design review.



ELEVATION SOUTH
1/16" = 1'-0"

1

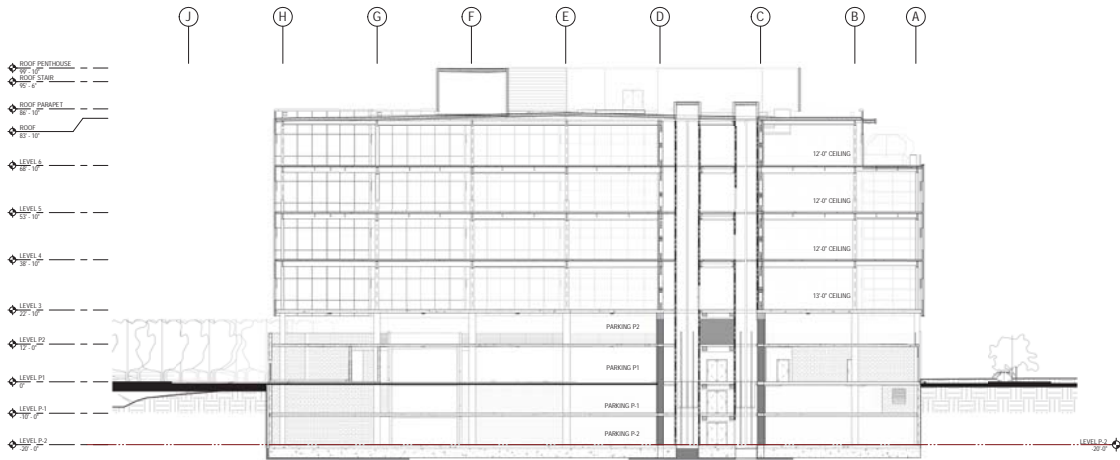


ELEVATION EAST
1/16" = 1'-0"

2

BUILDING SECTION NOTES:

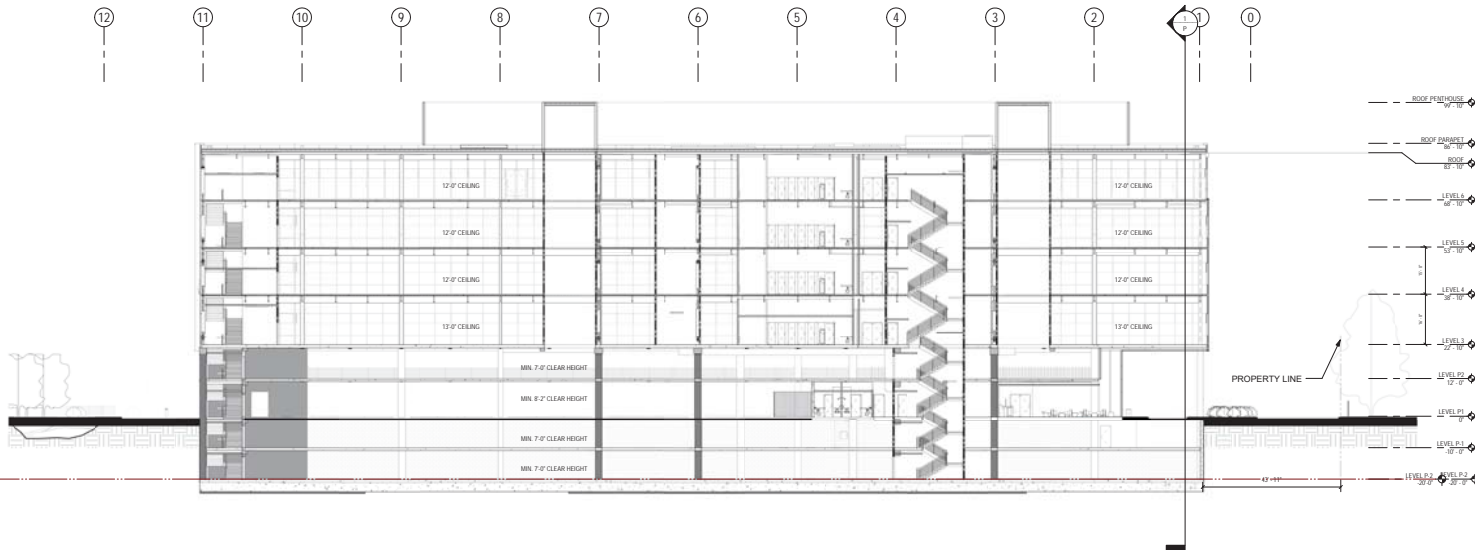
CEILING HEIGHTS AT LEVEL 3 AND ABOVE ARE ANTICIPATED TO BE 9'-0" TO 10'-0"



BUILDING SECTION - SHORT - Planning

1/8" = 1'-0"

1



BUILDING SECTION LONG - Planning

1/8" = 1'-0"

2





RAW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

RENDERINGS

PROJECT #202032.00
SCALE: 1 : 1500
DATE: 06/02/21

G3.2.0



ST. VIEW 1

VIEW LOOKING EAST FROM INDUSTRIAL RD. AND HOLLY ST.

RAW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

STREET VIEW

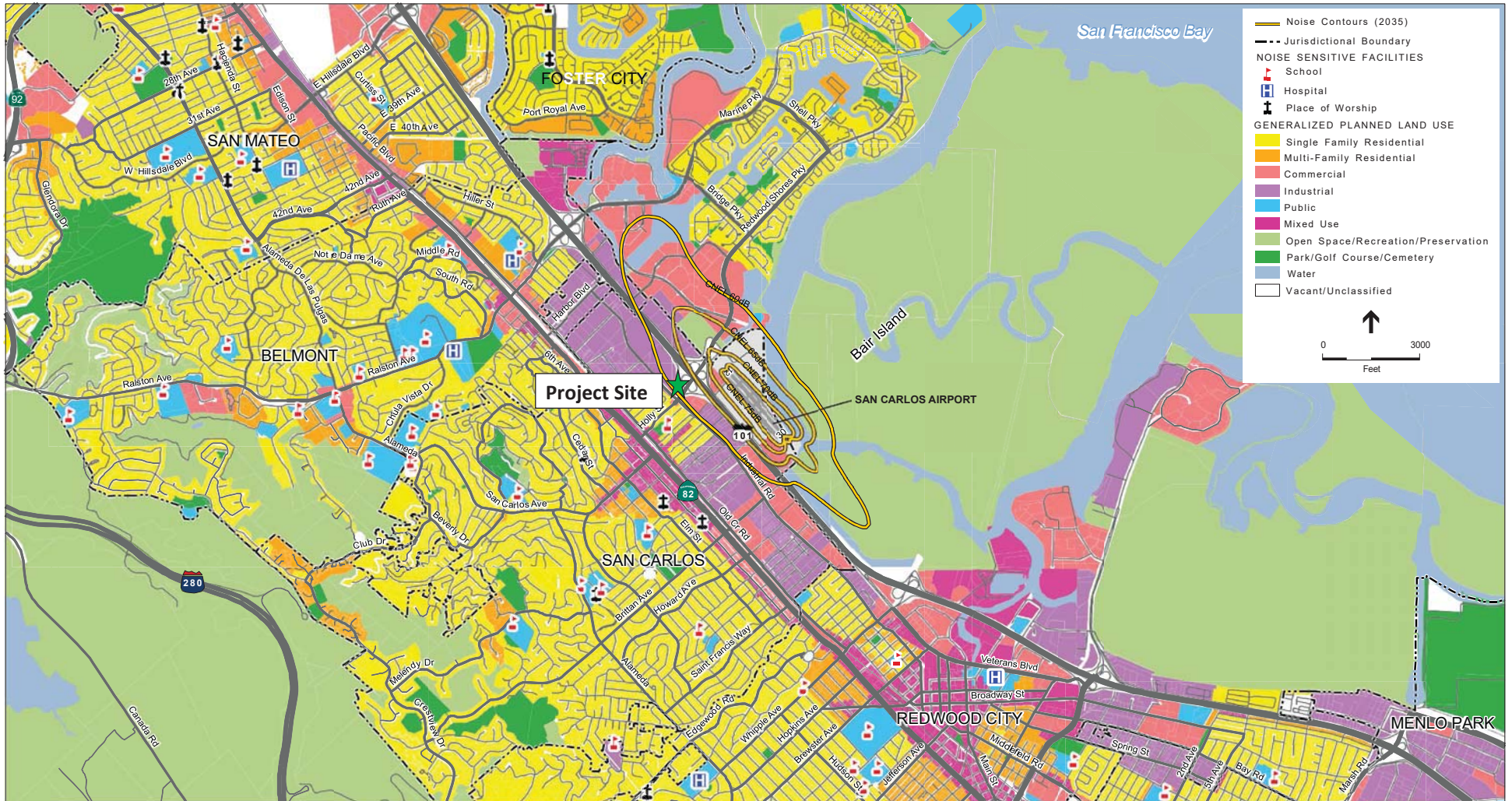
PROJECT #2202032.00
SCALE:
DATE: 04/15/22

G2.0.3.



ST. VIEW 10

BIRDSEYE VIEW FROM HIGHWAY 101

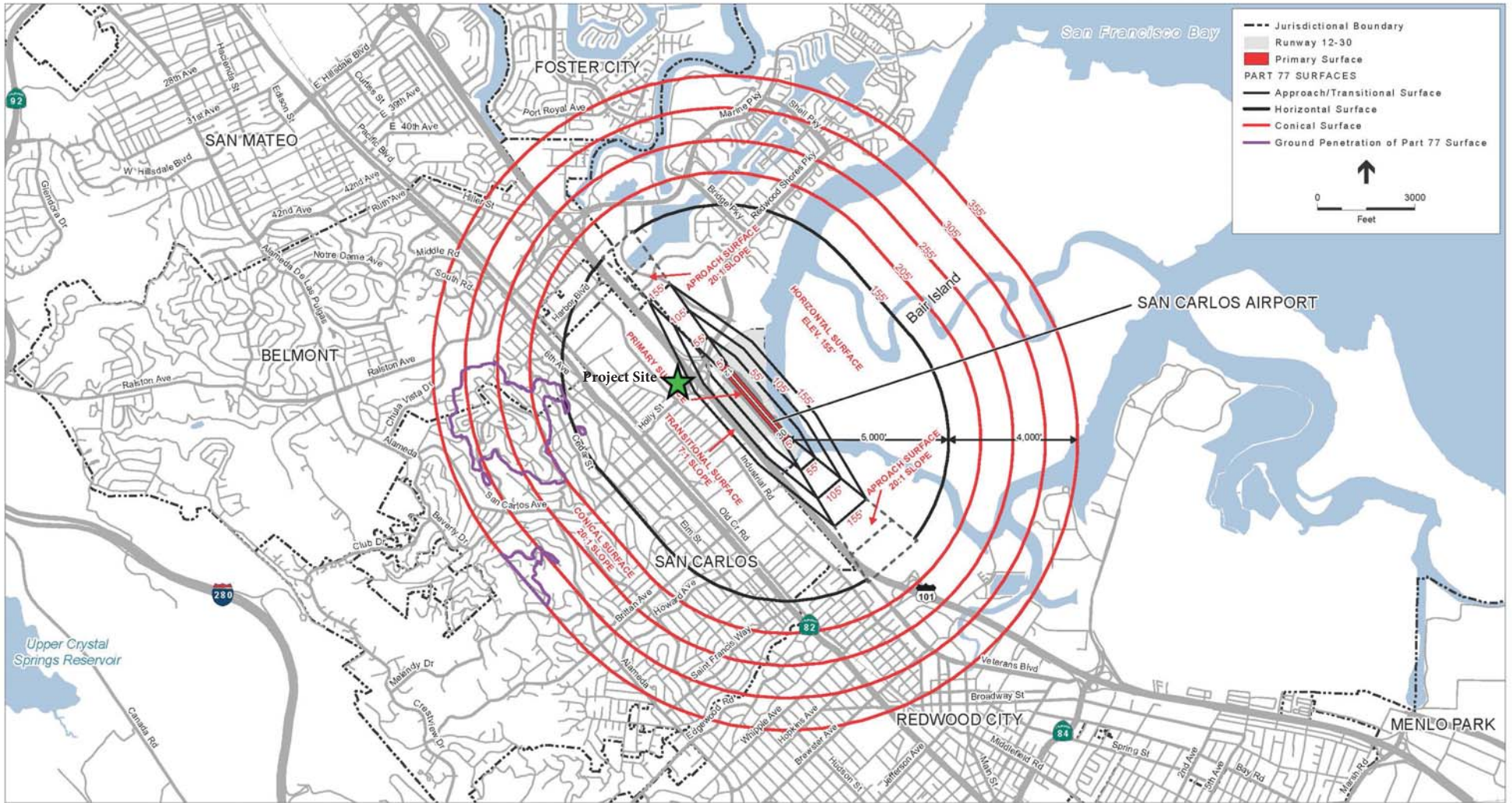


SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

Exhibit 4-2
Future Conditions (2035) Aircraft Noise Contours





SOURCE: ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014

NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

NOTE 2: Locations where the ground/terrain penetrates the FAR Part 77 airspace surfaces are approximate and were developed using ground elevation contours provided by the San Mateo County Planning and Building Department, 2014.

San Carlos Airport ALUCP . 130753

Exhibit 4-4

San Carlos Airport Part 77 Airspace Protection Surfaces



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-AWP-2448-OE

Attachment 6

Issued Date: 07/05/2022

Jane Vaughan
 Menlo Equities
 2765 Sand Hill Road
 Menlo Park, CA 94025

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building 405 Industrial Road
 Location: San Carlos, CA
 Latitude: 37-30-47.00N NAD 83
 Longitude: 122-15-27.00W
 Heights: 10 feet site elevation (SE)
 99 feet above ground level (AGL)
 109 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/05/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2989, or dan.shoemaker@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-2448-OE.

Signature Control No: 511091637-541456300

(DNE)

Daniel Shoemaker
Specialist

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-AWP-2448-OE

CRANE HEIGHT ADVISORY: While the building itself would have no effect on Part 77 airspace and/or instrument or visual approach or departure procedures at San Carlos Airport (SQL), the cranes used to construct the building may have adverse effects on the airspace and/or procedures. Should the minimum crane height required to construct the proposed building have significant long-term adverse effects on certain SFO Part 77 airspace and/or instrument or visual procedures, the crane height restrictions required to avoid those effects may require a reduction of the final height of the building to accommodate the reduced maximum crane height.



