



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

APPLICANT INFORMATION

Agency: City of Belmont

Project Name: 401 Island Parkway General Plan and Conceptual Development Plan Amendment

Address: 401 Island Parkway

APN: 040-360-260

City: Belmont

State: CA

ZIP Code: 94002

Staff Contact: Dara Sanders

Phone: 650.262.1197

Email: dsanders@goodcityco.com

PROJECT DESCRIPTION

Request to amend the land use designation for the property from Office Commercial to Regional Commercial and amend the Conceptual Development Plan to allow research and development laboratories, life sciences, and related light industrial uses subject to several limitations. Minor improvements are proposed to the site and building, which have been approved administratively. Changes to building size and design, bulk and area regulations (including allowable height), parking, access, and other site conditions or regulations are not proposed.

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

July 8, 2022



Susy Kalkin
City/County Association of Governments
555 County Center
Redwood City, CA 94603
Via email: kkalkin@smcgov.org

RE: Application for Land Use Consistency Determination (401 Island Parkway, Belmont)

Ms. Kalkin,

On behalf of the City of Belmont, I am submitting an application for land use consistency determination for a proposed General Plan land use designation amendment and conceptual development plan amendment for property located at 401 Island Parkway. The property owner's application and project details are attached to this letter for your review.

The subject property is currently developed as part of a larger Planned Development area that includes office buildings, the Farallon residential neighborhood, the Hyatt House (hotel), Belmont Sports Complex, and open space. A project map is included in this submittal.

The applicant proposes to amend the General Plan land use map for the site from Commercial Office (COM-O) to Regional Commercial (COM-R) and to amend the Conceptual Development Plan to allow future tenants to use the building for research and development laboratory, life sciences, and related light industrial uses. The applicant also proposes restrictions on the type of research and development laboratory, life sciences, and related light industrial uses to ensure compatibility with the existing Planned Development area and County, State, and Federal laws.

The applicant is not proposing changes to the property besides minor interior and exterior building and site improvements previously approved under a ministerial permit. Therefore, the existing buildings will remain in place, and no additional square footage is proposed. The parking lots, and other onsite amenities, would also continue to function in the same manner.

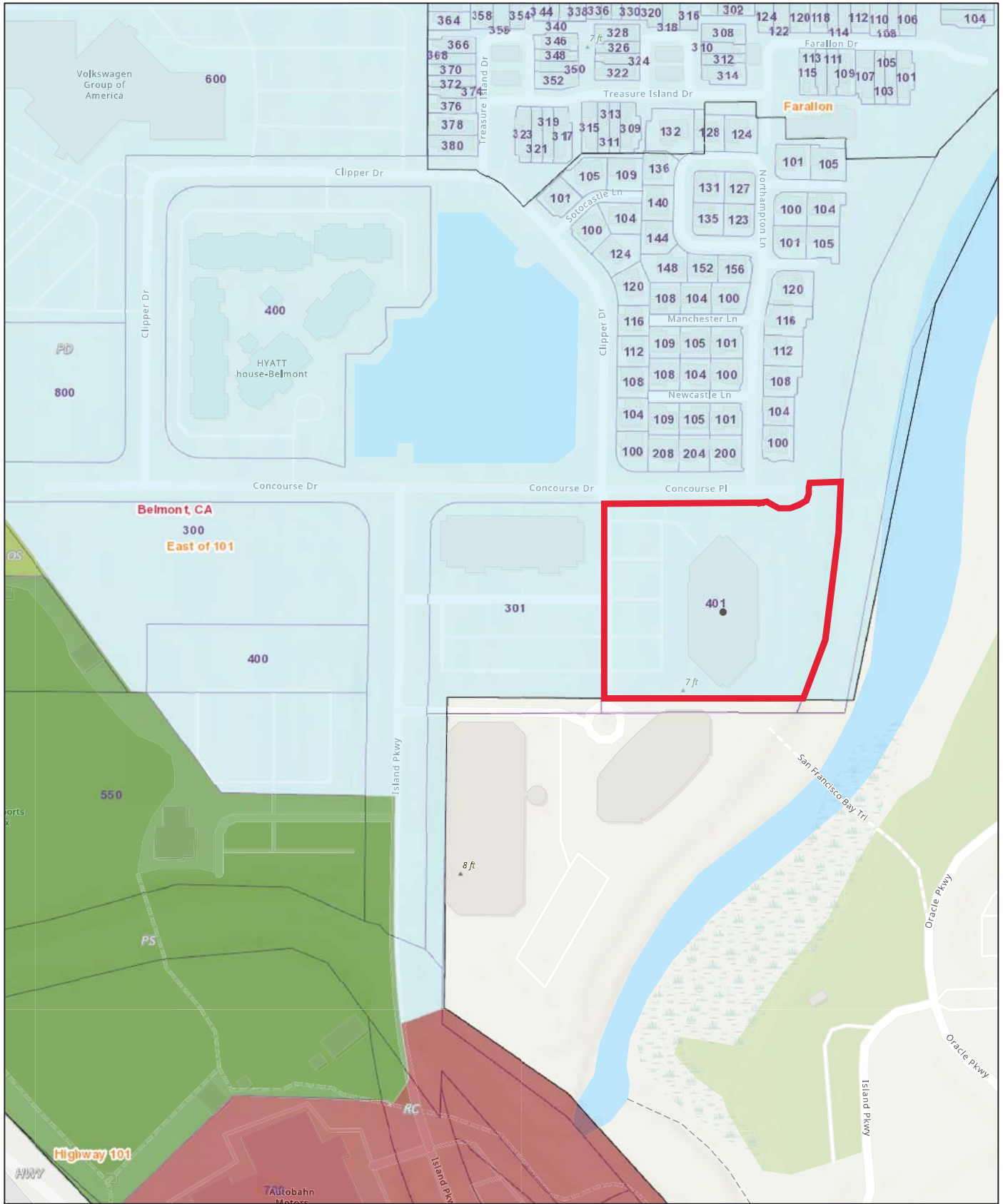
Due to the limited scope of the proposal, permitting research and development, life sciences, and other related light industrial uses will not impact the noise contours identified in the ALUCP or violate noise and safety policies. The proposal will not change permitted or existing building height, so there are no proposed design features that will impact protected airspace or create visual, electronic, navigational, or wildlife hazards.

Please let me know if you have any questions about this information or require additional information.

Best regards,

Dara Sanders
Consultant Senior Planner
City of Belmont

401 Island Parkway Project Site

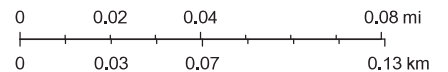


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- Property Lines
- Zoning**
- Single Family Residential, 9600 sq. ft./D.U. (R1A)
- Single Family Residential, 6000 sq. ft./D.U. (R1B)
- Single Family Residential, 5000 sq.ft./D.U. (R1C)
- Single Family Residential, 1 acre/D.U. (R1E)
- Single Family Residential, 1/2 acre/D.U. (R1H)
- Duplex, 3000 sq.ft./D.U. (R2)
- Multi-Family Residential, 1950 sq.ft./D.U. (R3)
- Multi-Family Residential, 1450 sq.ft./D.U. (R4)
- Hillside Res. & Open Space, Unsubdivided (HRO1)
- Hillside Res. & Open Space, Subdivided (HRO2)
- Hillside Res. & Open Space, Western Hills (HRO3)
- Special Setback Combining (S-1/R1B)
- Neighborhood Commercial (NC)
- Service Commercial (SC)

Subject Property

1:2,257



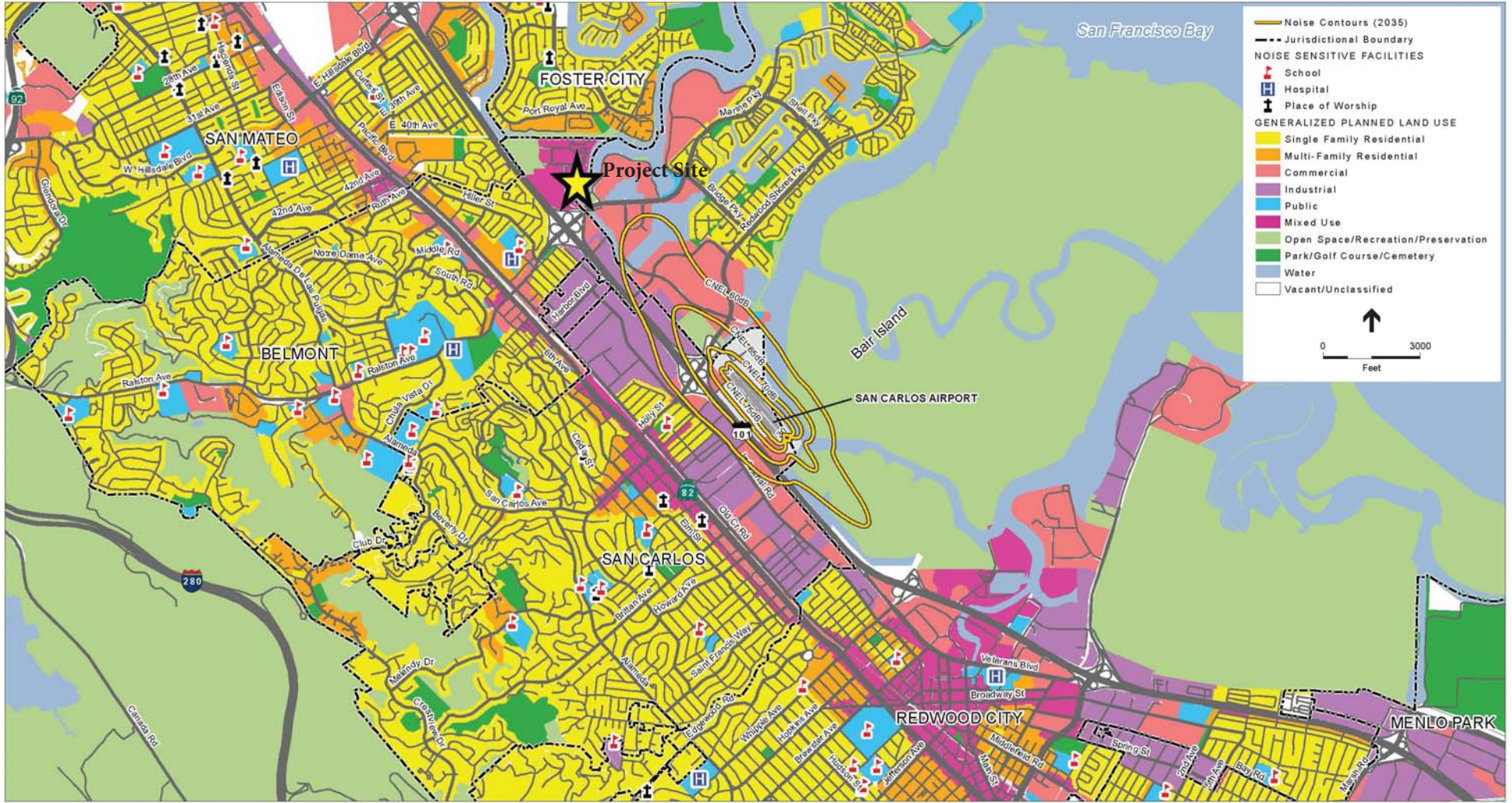
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors,

Web AppBuilder for ArcGIS

Subject Property

Belmont Slough





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



SOURCE: ESRI, 2014; ESA Airports, 2014