



November 16, 2022

Susy Kalkin
ALUC Staff
City/County Association of Governments of San Mateo County
555 County Center, 5th Floor
Redwood City, CA 94063

Via USPS First Class Mail and email to kkalkin@smcgov.org

RE: Notice of Intent to Consider Override of ALUC Findings of Inconsistency with Respect to The Noise Policies for the Draft 2023-2031 Housing Element Update

Dear Susy,

This letter serves as a notification in accordance with Sections 21676(b) and 21676.5(a) of the California Public Utilities Code that the City Council of the City of San Bruno directed the City Manager at their meeting on November 15, 2022 to provide notice of a proposed override decision by the City Council. This override of the San Mateo City / County Association of Governments San Mateo County Airport Land Use Commission's determination of inconsistency on November 10, 2022 with the noise policies of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP) regarding the Draft 2023-2031 Housing Element Update.

Overview of San Bruno Draft 2023-2031 Housing Element Update

The proposed City of San Bruno Draft 2023-2031 Housing Element Update will replace the existing 2015-2023 Housing Element and serve as the City of San Bruno's guiding policy document for meeting the City's future housing needs at all economic levels. Government Code Section 65583 (a)(3) requires the City to prepare, as part of the Housing Element, to include a Suitable Sites Inventory. This is an inventory of land in San Bruno that is suitable for residential development, including vacant sites and underutilized sites with the potential for redevelopment.

In the 6th Cycle Regional Housing Needs Allocation ("RHNA") imposed on the City by the Association of Bay Area Governments included 3,165 housing units, which is a substantial increase in the number of affordable housing opportunities required in comparison to the 5th Cycle RHNA allocation of 1,155 units. Additionally, the No Net Loss Law (California Government Code Section 65863) requires that enough sites are available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, HCD recommends jurisdictions create a buffer in the housing element inventory of at least 15 percent (equivalent to an additional 475 units allocated to the City of San Bruno for the 2023-2031 period). Therefore, the City's RHNA and 15 percent buffer totals 3,640 units.

November 16, 2022

RE: Notice of Intent to Consider Override of ALUC Findings of Inconsistency with Respect to Noise Policies for the Draft 2023-2031 Housing Element Update

Page 2 of 3

The purpose of the Suitable Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. The Housing Element Update includes 23 Housing Opportunity Sites which comprise the Suitable Sites Inventory. The Suitable Sites Inventory includes the Shops at Tanforan (Site 14) and the San Bruno Pet Hospital (Site 19) as potential future housing sites. These two sites are located within SFO ALUCP Airport Influence Area B and within the 70 – 75 decibel (dB) Community Noise Equivalent Level (CNEL) contour where housing is not compatible, pursuant to the SFO ALUCP, with limited exceptions. Therefore, the Draft 2023-2031 Housing Element Update, with respect to suitable sites 14 and 19, is inconsistent with the noise policies of the SFO ALUCP.

City Council Action on November 15, 2022

On November 15, 2022, the City of San Bruno City Council adopted Resolution No. 2022-112 making draft findings and declaring an intent to consider overriding San Mateo City / County Association of Governments (C/CAG) Airport Land Use Commission's (ALUC) determination of inconsistency with respect to noise policies for the Draft 2023-2031 Housing Element Update and directed the City Manager to provide notice pursuant to the State Public Utilities Code to the Airport Land Use Commission and the State of California Department of Transportation's Division of Aeronautics regarding such findings and intent to consider overriding. The City Council Resolution with Exhibit A: Draft Findings are attached to this letter. This notification letter and Resolution have also been distributed to the Caltrans Division of Aeronautics.

A public hearing date for the City Council to consider the override has not been set; it will be scheduled at least 45 days from the transmittal of this letter and attached materials, per Public Utilities Code Sections 21676(c) and 21676.5. The City Council agenda and staff report for the Public Hearing will be available online at under the City Council calendar at <https://www.sanbruno.ca.gov/AgendaCenter>.

Consistent with Public Utilities Code Sections 21676(c) and 21676.5, the ALUC may provide comments on this notice to consider an override within 30 days of receiving the proposed decision and findings. For the City to consider your comments and include them in the record of the final decision on the override, please provide any comments by the close of business on **Friday, December 16, 2022**.

Please feel free to contact me with any questions about this at (650) 616-7002 or via email at dsmith@sanbruno.ca.gov.

Sincerely,



Darcy Smith
Assistant City Manager

November 16, 2022

RE: Notice of Intent to Consider Override of ALUC Findings of Inconsistency with Respect to Noise Policies for the Draft 2023-2031 Housing Element Update

Page 3 of 3

Attachments:

1. City of San Bruno City Council Resolution No. 2022-112 making Draft Findings and Declaring an Intent to Override
2. San Bruno Draft 2023 – 2031 Housing Element Suitable Sites Inventory with SFO ALUCP Noise Contours

CC: Trisha Ortiz, Interim City Attorney
Michael Laughlin, Planning and Housing Manager
Michael Smith, Senior Planner

RESOLUTION NO. 2022 - 112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO MAKING DRAFT FINDINGS AND DECLARING AN INTENT TO CONSIDER OVERRIDING SAN MATEO CITY / COUNTY ASSOCIATION OF GOVERNMENTS (C/CAG) AIRPORT LAND USE COMMISSION'S (ALUC) DETERMINATION OF INCONSISTENCY WITH RESPECT TO NOISE POLICIES FOR THE DRAFT 2023-2031 HOUSING ELEMENT UPDATE; AND PROVIDE NOTICE PURSUANT TO THE STATE PUBLIC UTILITIES CODE TO THE AIRPORT LAND USE COMMISSION AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S DIVISION OF AERONAUTICS REGARDING SUCH FINDINGS AND INTENT TO CONSIDER OVERRIDING

WHEREAS, Government Code Section 65580 *et seq.* (Housing Element Law) requires that every city prepare and periodically update the housing element of its general plan; every city is mandated to include statutory requirements in the housing element; and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development ("HCD") for review and comment as to whether the City's draft 2023-2031 Housing Element substantially complies with Housing Element Law; and

WHEREAS, the City worked with its consultants, the community, Planning Commission and City Council to prepare its Draft 2023-2031 Housing Element Update ("Project") as required by Housing Element Law; and

WHEREAS, the 6th Cycle Regional Housing Needs Allocation ("RHNA") imposed on the City by the Association of Bay Area Governments ("ABAG") included 3,165 housing units, which is a substantial increase in the number of affordable housing opportunities required in comparison to the 5th Cycle RHNA allocation of 1,155 units. As a result, the City was required to identify all available sites Citywide as potential housing opportunities, including some in proximity to the San Francisco International Airport; and

WHEREAS, the Housing Element Suitable Sites Inventory includes Site 14, the Tanforan Shops ("Tanforan") and Site 19, the San Bruno Pet Hospital ("Pet Hospital") (collectively, the "Properties") as potential future housing sites, along with other sites. The Tanforan Site is identified to accommodate at least 1,000 housing units. Additionally, up to 60 housing units are identified at the Pet Hospital site; and

WHEREAS, the Tanforan site and the Pet Hospital site are located within Airport Influence Area B of the San Francisco International Airport ("SFO"), the area subject to formal C/CAG Airport Land Use Commission ("ALUC") review, and within the 70 -75 decibel (dB) Community Noise Equivalent (CNEL) contour where housing is not a compatible use, with limited exceptions. The exception applies to existing lots of record zoned for residential use as of the effective date of the SFO ALUCP (November 8, 2012). In such cases, new residences must be sound-insulated to achieve an indoor noise level of CNEL 45 dB or less from exterior sources, and the property owner must grant an avigation easement to the City and County of San Francisco prior to issuance of a building permit for the proposed building; and

WHEREAS, two housing suitable sites, Sites 15 and 21, are in SFO ALUCP Safety Zone 3 (Inner Turning Zone) and the Tanforan Site is in Safety Zone 4 (Outer Approach / Departure Zone). Per SFO ALUCP Table IV- 2, Safety Compatibility Criteria, housing is a compatible use in Safety Zone 3 and Safety Zone 4. Therefore, the Draft Housing Element is consistent with the SFO ALUCP safety policies; and

WHEREAS, the SFO ALUCP airspace policies establish maximum heights for the compatibility of new structures. The policies also stipulate the need for compliance with federal regulations requiring notification of the Federal Aviation Administration of certain proposed construction or alterations of structures. Because the Draft Housing Element is a policy document and not a specific development proposal, the airspace compatibility policies of the SFO ALUCP do not directly apply. Consistency with the airspace compatibility policies would be required for future development proposals stemming from the Housing Element; and

WHEREAS, the City proposed an amendment to its General Plan to recognize the Local Agency Override Process that is provided by State law, and referred this Amendment to the C/CAG Board, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the SFO ALUCP; and

WHEREAS, the General Plan Amendment specifically addresses the "Local Agency Override" provision of State law [PUC Section 21675.1(d)] which provides a process for jurisdictions to override an airport land use commission disapproval of a proposed land use policy or development action, and is consistent with the provisions of the SFO ALUCP Section 3.3.3, which directly acknowledges and describes the override process; and

WHEREAS, in accordance with Public Utilities Code Section 21676(b), the City referred the Project to the ALUC to review consistency with the Comprehensive Land Use Compatibility Plan for the Environs of San Francisco International Airport ("SFO ALUCP"); and

WHEREAS, on November 10, 2022, the ALUC, acting pursuant to Public Utilities Code Section 21670, determined that the Project is inconsistent with the noise compatibility policies of the SFO ALUCP. The associated General Plan Amendment was also reviewed, and determined to be consistent with the policies of the SFO ALUCP; and

WHEREAS, as a final review authority under Public Utilities Code Sections 21670 and 21676, the City Council may, after a public hearing, override the ALUC determination by a two-thirds vote, if the City makes specific findings that the proposed project is consistent with the purposes of the Public Utilities Code Section 21670 regarding the protection of public health, safety and welfare in the areas surrounding airports and by providing the ALUC and the Division of Aeronautics of the California Department of Transportation ("Division") with notice of the City's intent to consider overriding the ALUC determination along with supportive findings at least 45 days prior to the City's action to override the ALUC; and

WHEREAS, the Public Utilities Code provides that the ALUC and the Division shall respond to the notifications of the findings of the proposed override within 30 days of receiving the proposed resolution and findings; and

WHEREAS, in the event that the ALUC or Division's comments are not available within this timeframe, the City may act without them; and

WHEREAS, the comments by the ALUC and Division are advisory to the City under State law; and

WHEREAS, the City Council shall include comments from the ALUC and the Division in the final record of any final decision to override the ALUC, which may only be adopted by a two-thirds vote of the City Council; and

WHEREAS, the draft findings attached as Exhibit A to this resolution do not constitute the final findings of the City regarding the Project's consistency with the purposes of Public Utilities Code Section 21670 and such draft findings may be revised, amended, and/or supplemented as part of any final decision to override the ALUC's determination; and

WHEREAS, should the City Council adopt this resolution making the draft findings and declaring an intent to consider overriding the ALUC determination that the Project is inconsistent with respect to the noise policies of the SFO ALUCP and directing staff to transmit the required notice to the ALUC and the Division, a public hearing will be required for the City Council to make a final decision regarding whether to override the ALUC inconsistency determination.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of San Bruno hereby takes the following actions:

1. Makes the draft findings attached hereto as Exhibit A and incorporated herein; and

2. Declares an intent to consider overriding the Airport Land Use Commission's determination that the draft 2023-2031 Housing Element Update is inconsistent with the Comprehensive Land Use Compatibility Plan for the Environs of San Francisco International Airport with respect to noise policies; and
3. Directs the City Manager to provide notice in accordance with Sections 21676(b) and 21676.5(a) of the State Public Utilities Code to the Airport Land Use Commission and the State of California Department of Transportation's Division of Aeronautics at least 45 days prior to the scheduled public hearing date for consideration of the proposed overriding decision by the City Council; and
4. Directs staff to take all other actions necessary to effectuate the purpose and intent of this resolution; and
5. The City Council finds that the adoption of this resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Specifically, the resolution does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it is limited to the City's proposal to override the ALUC's determination. The project is undergoing independent review and evaluation pursuant to CEQA.

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I hereby certify that foregoing **Resolution No. 2022 - 112**
was introduced and adopted by the San Bruno City Council at a special meeting on
November 15, 2022, by the following vote:

AYES: Councilmembers: Hamilton, M. Medina, Salazar, Mason

NOES: Councilmembers: None

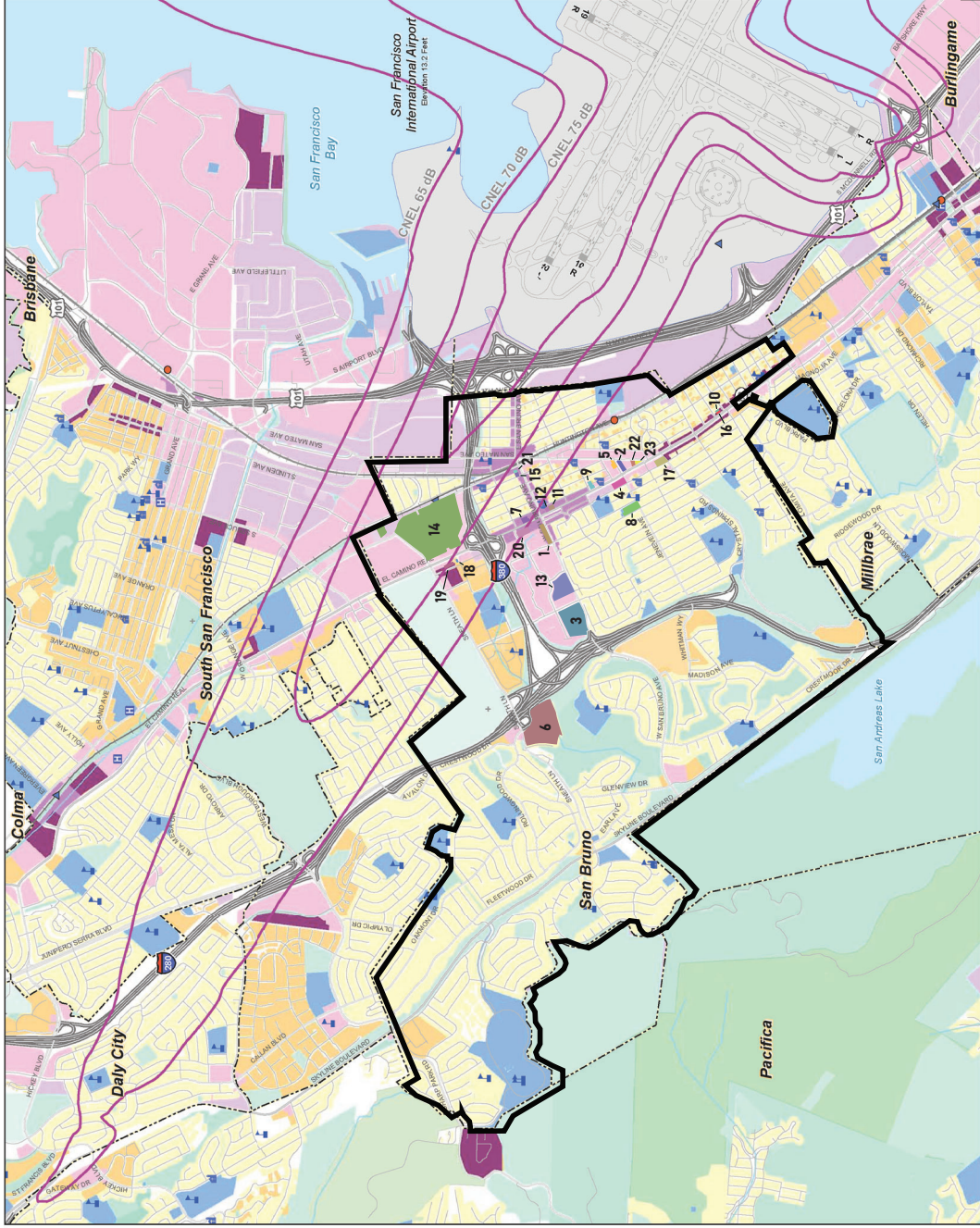
RECUSED: Councilmembers: Mayor R. Medina

ABSENT: Councilmembers: None


Lupita Huerta, City Clerk

Exhibit A: Draft Findings

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The first purpose of Section 21670 is to provide for the orderly development of each public use airport in this State, and the area surrounding these airports so as to promote the overall goals and objectives of California airport noise standards and to prevent the creation of new noise and safety problems. The second purpose of Section 21670 is to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.
3. With respect to noise policies, SFO ALUCP Policy NP-1 Noise Compatibility Zones identifies the noise compatibility zones for the purposes of the ALUCP. As depicted in the City of San Bruno's Draft 2023-2031 Housing Element, two housing sites (Site 14, the Shops at Tanforan (the "Tanforan" site); and Site 19, the San Bruno Pet Hospital (the "Pet Hospital" site) (collectively, the "Properties") lie within the Community Noise Equivalent Level ("CNEL") 70-75 decibel ("dB") noise exposure contour range where housing development would be incompatible per SFO ALUCP Table IV, *Noise/Land Use Compatibility Criteria*.
4. Pursuant to SFO ALUCP, Table IV-1, residential land uses are conditionally compatible in the CNEL 65-70 dB noise exposure contour range and are acceptable if sound insulation is provided to reduce interior noise levels from exterior sources to CNEL 45 dB or lower and if an aviation easement is granted to the City and County of San Francisco as operator of SFO.
5. Any project at the Tanforan site or Pet Hospital site shall incorporate noise control measures and construction standards that will lessen noise impacts to residents as follows:
 - a. Prior to issuance of building permits, detailed acoustical analyses shall be completed as part of the final design for the proposed residential structures. The project shall incorporate construction methods, sound attenuation features, and sound reducing barriers that reduce noise impacts in accordance with Section 21670, State Building Code, and General Plan requirements to meet the interior noise levels of 45 dB CNEL. Sound control treatments shall include mechanical ventilation for all units so that windows can be kept closed at the resident's discretion to control noise, and special building construction techniques (such as sound-rated windows and building façade treatments) for all units.
 - b. The project shall include real estate disclosures in residential leases, disclosing the presence of an airport within two miles of the property, per Section 11010 of the Business and Professions Code.
 - c. The property owners shall grant an aviation easement to the City and County of San Francisco prior to issuance of a building permit for the proposed building or structure.
 - d. The project shall include an indemnification agreement with the City of San Bruno prior to issuance of building permits, ensuring that liability related to noise is assumed by the project.
6. Approval of the proposed Project as described above is consistent with the noise standards of the SFO ALUCP as it would provide for orderly development adjacent to the airport and promote the overall goals and objectives of the California airport noise standards and prevent the creation of new noise and safety problems because the proposed Project provides much needed housing near transit on underutilized sites, while also utilizing advanced construction techniques to minimize any noise impacts to residents, and helping the City satisfy its large RHNA allocation and respond to the housing crisis facing the region and the State.



San Bruno Draft 2023- 2031 Housing Element Update Suitable Sites

Key to Sites

| | |
|----|---------------------------------|
| 1 | ATT Building |
| 2 | Bank of America |
| 3 | Bayhill Shopping Center |
| 4 | Car Sales Lot |
| 5 | Citibank |
| 6 | Engvall MS |
| 7 | Former Budget Motel |
| 8 | Former Edgemont ES |
| 9 | IHOP Restaurant |
| 10 | Large Site With One House (R-2) |
| 11 | Melody Toyota Lot |
| 12 | Melody Toyota Showroom |
| 13 | Office Building |
| 14 | Tanforan |
| 15 | Vacant Site |
| 16 | Vacant Site |
| 17 | Walgreens |
| 18 | Russo Dental |
| 19 | San Bruno Pet Hospital |
| 20 | Chilli's Restaurant |
| 21 | Vacant Site |
| 22 | Bedroom Express |
| 23 | San Bruno Gas |

LEGEND

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|---|
| CNEL Contour, 2020 Forecast |
| Airport Property |
| BART Station |
| CALTRAIN Station |
| 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 uses not mapped |

Sources:

Notes Contour Data:

- Draft Environmental Assessment, Proposed Runway Safety Area, Proposed Taxiway Extension, and Proposed Runway, UCS Corporation and Budgeted 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
- North Burlingame Rolling Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- San Bruno City Land Use Plan, November 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1988
- Pacific General Plan, August 1999
- San Bruno City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1986

0 0.1 0.2 0.4 Miles

NORTH

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