



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

APPLICANT INFORMATION

Agency:

Project Name:

Address:

APN:

City:

State:

ZIP Code:

Staff Contact:

Phone:

Email:

PROJECT DESCRIPTION

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.

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

**Attachment 1**  
**Application for Land Use Consistency Determination**  
**San Mateo County Airport Land Use Commission**  
**C/CAG ALUC**

**PROJECT DESCRIPTION**

The City of San Carlos Focused General Plan Update Project consist of the following:

1. Housing Element Update for the 2023-2031 Planning Period (6<sup>th</sup> Cycle RHNA)
2. Associated Updates to the Land Use Element
3. Required Updates to the Community Safety and Services Element (as required by State law, concurrent with Housing Element Update cycle)
4. Minor amendments to the Circulation, Environmental Management and Noise Elements
5. Associated Updates to the San Carlos Zoning Ordinance (to implement the 2023-2031 Housing Element)
6. Environmental Impact Report

The documents identified above are available for download from the project website:

<https://www.sancarlos2040.org/documents>

Refer to “*NEW! Draft Documents for the Focused General Plan Update – December 2022*” for soft copies of all documents prepared for the City of San Carlos’ Focused General Plan Update, which was brought about due to State mandates to update Housing Elements.

In order to meet San Carlos’ assigned housing obligation to provide for at least 2,735 new housing units from 2023-2031 (“Regional Housing Needs Allocation,” or “RHNA”), the City needed to determine how much more housing could be accommodated ***in areas that already (i.e. currently) allowed housing as a permitted land use***. In San Carlos there are 11 existing zoning districts that allow housing:

1. RS-3 (Single Family, low density; 3 units per acre)
2. RS-6 (Single Family, 6 units per acre)
3. RM-20 (Multiple-Family, Low Density, 20 units per acre)
4. RM-59 (Multiple-Family, Medium Density, 59 units per acre)
5. MU-DC (Mixed-Use, Downtown Core, 50 units per acre)
6. MU-D (Mixed-Use, Downtown, 50 units per acre)
7. MU-SC (Mixed-Use San Carlos Avenue, 59 units per acre)
8. MU-SA (Mixed-Use Station Area, 50 units per acre)
9. MU-SB (Mixed-Use, South Boulevard, 50 units per acre)
10. MU-NB (Mixed-Use, North Boulevard, 50 units per acre)
11. MU-N (Neighborhood Mixed-Use, 20 units per acre)

For the two Single-Family Zoning Districts, RS-3 and RS-6, the Focused General Plan Update project assumed a more modest amount of growth occurring in these areas coming from accessory dwelling units and new primary units and duplexes as a result of Senate Bill 9. For the multi-family and mixed-use zoning districts, a significant change in the allowance for more density and additional height is

proposed as San Carlos’ strategy to meet its housing obligation under RHNA. The following table summarizes the changes made to San Carlos’ existing mixed-use and multi-family zoning districts.

The proposed areas that would assume the highest densities and tallest buildings would be the El

**Table 4.4-5: Proposed Changes to Zoning Densities and Heights (2023)**

Zone		Maximum Density (du/ac)		Minimum Density (du/ac) <sup>2</sup>		FAR		Building Height (feet)			Building Stories (stories)	
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Proposed	Existing	Proposed
MU-N	MU-N-40	20	40	n/a	30	2.0	2.5	50; 30	50		4	4 <sup>(1)</sup>
MU-N	MU-N-50	20	50	n/a	38	2.0	2.5	along East San Carlos	50	35 along East San Carlos	4	4
MU-N	MU-N-120	20	120	n/a	90	2.0	3.0	Avenue in MU-N District	75	Avenue in MU-N District	4	6
MU-DC	MU-DC-100	50	100	n/a	75	2.5	2.5		50		4	4
MU-D	MU-D-100	50	100	n/a	75	2.5	3.0		60		4	5
MU-D	MU-D-120	50	120	n/a	90	2.5	3.0	30 within 40 ft of an RS district	75		4	6
MU-SC	MU-SC-120	59	120	n/a	90	3.0	3.0		75	35 within 40 ft of an RS district	4	6
MU-NB	MU-NB-120	50	120	n/a	90	2.5	3.0		75		4	6
MU-SB	MU-SB-100	50	100	n/a	75	2.5	3.0	40 within 50 ft of an RS district	60	40 within 50 ft of an RS district	4	5
MU-SB	MU-SB-120	50	120	n/a	90	2.5	3.0		75		4	6
RM-20	RM-20	20	20	n/a	15	0.75	0.75	35	35		3	3
RM-59	RM-59	59	59	n/a	45	2.0	2.0	50	50		4	4
--	RM-100	n/a	100	n/a	75	N/A	3.0	n/a	60		n/a	5

(1) 3 stories along E. San Carlos Ave. in MU-N-40 district  
(2) The City of San Carlos Zoning Ordinance does not have a minimum density requirement; with this update, a minimum density threshold is proposed.

Camino Real Corridor and San Carlos Avenue, with densities at 120 units per acre and buildings that could go up to 6 stories and up to 75 feet tall, with some allowances for additional height (ranging from 1 ft to 16 ft for limited areas of the roof) for certain structures such as skylights and elevator towers, as outlined in [Height Exceptions](#) (SCMC 18.15.060).

For consistency between General Plan Elements, the San Carlos Land Use Element also proposed amendments to the Land Use Map for consistency with the proposed Zoning. These are being considered together.

In addition, housing element and safety element policies and programs are proposed for the purposes of compliance with State law. Minor adjustments to *Environmental Management* and *Circulation Elements* were due to comments from CalFire in response to its review of San Carlos’ *Community Safety and Services* Element.

**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.

The areas affected by proposed changes to the Land Use Map and Zoning Ordinance include multi-family (RM) and mixed-use (MU) areas, which include parcels along El Camino Real, in



San Carlos downtown and adjacent areas where housing is already allowed as a permitted use.

Excerpts from the Draft Environmental Impact Report prepared for the Focused General Plan Update:

*“Impact HAZ-5: The project is located within two miles of the San Carlos Airport, but would not result in a safety hazard or excessive noise for people residing or working in the project area. (Less Than Significant Impact)*

*The San Carlos Airport is located in the northeast corner of the City, between the US 101 freeway and the San Francisco Bay.*

*Goals, Policies & Actions*

*In order to address compatibility between the airport and surrounding land uses, the updated Environmental Safety and Public Services Element contains the following goal, policy and action:*

*Goal ESPS -6: Minimize risks associated with operations at the San Carlos Airport.*

*Policy ESPS -6.1: Maintain land use and development in the vicinity of San Carlos Airport that are consistent with the relevant airport/land use compatibility criteria and guidelines contained in the adopted Airport/Land Use Compatibility Plan for the environs of San Carlos Airport, including noise, safety, height, and aviation easement requirements.*

*Action ESPS -6.1: Submit proposed land use policy actions (general plans/amendments, specific plans/amendments, rezonings, etc.) and related development plans, if any, that affect property located within the Area B portion of the Airport Influence Area (AIA) boundary for San Carlos Airport, to the San Mateo County Airport Land Use Commission for review/action, pursuant to California Public Utilities Code Section 21676(b), prior to final action by the City.*

*Implementation of Policy ESPS -5.1 (previously described), ESPS -6.1 and Action ESPS -6.1, as well as implementation of the appropriate provisions of the CLUP, described above, would reduce potential safety hazards and excessive noise impacts to less than significant levels.”*

- 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.

Increases in density and height are proposed for areas in San Carlos where residential is *already allowed*. None of these areas are in Safety Zones, 1-6 as depicted in Exhibit 4-3 of the San Carlos Airport ALUCP.

- 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.

The proposed areas that would assume the highest densities and tallest buildings would be the El Camino Real Corridor and San Carlos Avenue, with densities at 120 units per acre and buildings that could go up to 6 stories and up to 75 feet tall, with some allowances for additional height (ranging from 1 ft to 16 ft for limited areas of the roof) for certain structures such as skylights and elevator towers, as outlined in [Height Exceptions](#) (SCMC 18.15.060).

## 2. Real Estate Disclosure requirements related to airport proximity

N/A

**3. Any related environmental documentation (electronic copy preferred)**

- Draft Environmental Impact Report (“DEIR”)
  - Draft Environmental Impact Report Appendices
- Draft Final Environmental Impact Report (“FEIR”)

The documents identified above are available for download from the project website:

<https://www.sancarlos2040.org/documents>

Refer to “*NEW! Draft Documents for the Focused General Plan Update – December 2022*” for soft copies of all documents prepared for the City of San Carlos’ Focused General Plan Update.

**4. Other documentation as may be required (ex. related staff reports, etc.)**

Planning and Transportation Commission Staff Report, January 3, 2023, is available at:

<https://www.cityofsancarlos.org/residents/public-meetings>

**Current and Upcoming Meetings**— shows only upcoming meetings that have a *published agenda and meeting materials*

**Archived Meetings**—Includes all past meetings along with their agendas and other supporting documents.

Note: to view additional documents for a meeting, please click on the **three yellow dots** in the “documents” column.

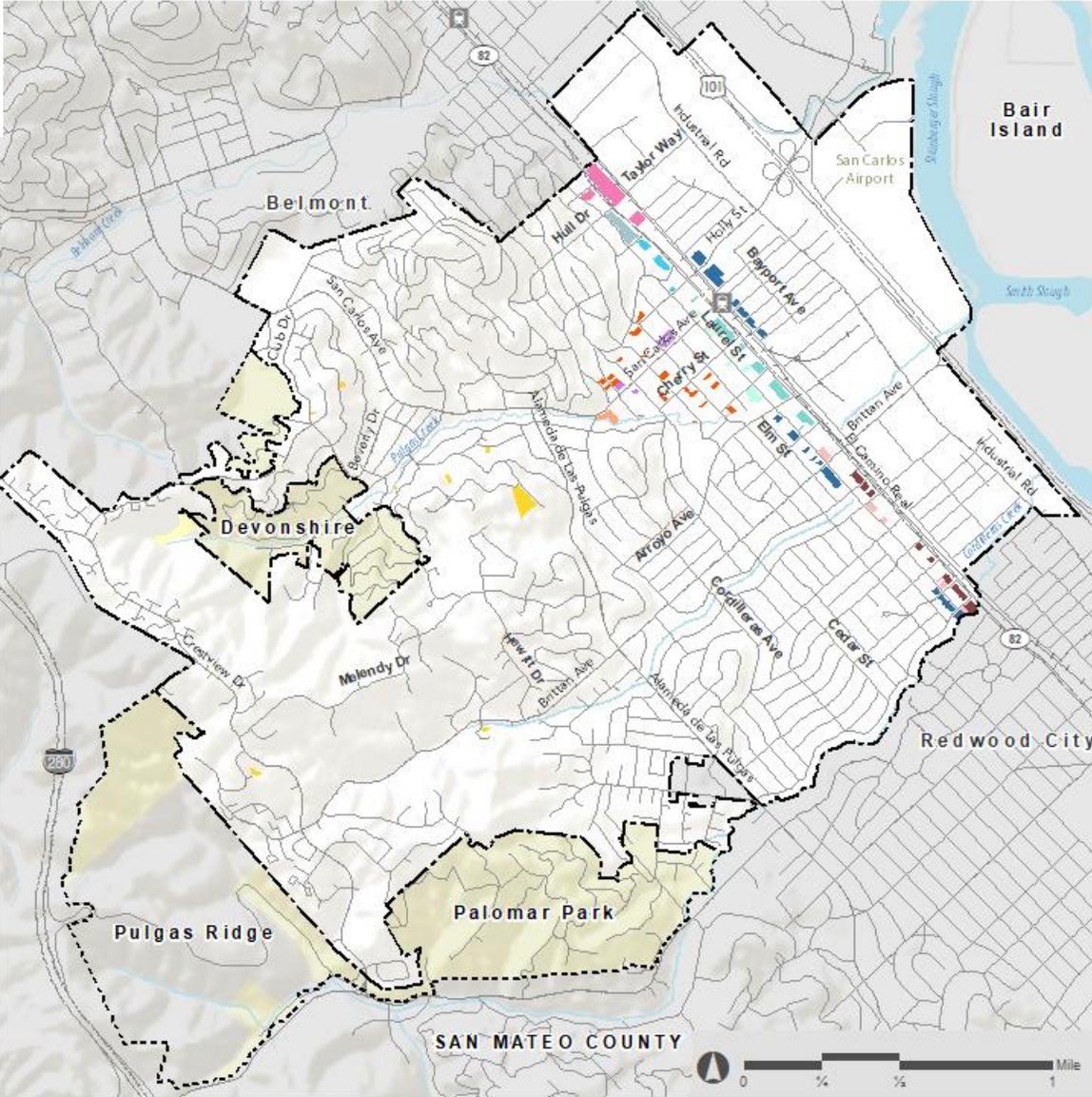
# 4 2023 HOUSING ELEMENT: HOUSING RESOURCES



### Figure 4.5-1 Sites Inventory Map

#### Legend

- Residential Sites**
  - Residential - Single Family, RS-3
  - Residential - Single Family, RS-6
  - Residential - Multi-Family, RM-69
  - Residential - Multi-Family, RM-100
- Mixed Use Sites**
  - Mixed Use, MU-D-100
  - Mixed Use, MU-D-120
  - Mixed Use, MU-DC-100
  - Mixed Use, MU-N-40
  - Mixed Use, MU-N-50
  - Mixed Use, MU-N-120
  - Mixed Use, MU-NB-120
  - Mixed Use, MU-SB-100
  - Mixed Use, MU-SB-120
  - Mixed Use, MU-SC-120
- City of San Carlos Boundary
- Sphere of Influence
- Caltrain Railroad and Stations
- Streets
- Waterbodies
- Surrounding Jurisdictions



January 2023  
 Source: United States Census Bureau, 2019. City of San Carlos, County of San Mateo, Urban Footprint, 2020.



**San Carlos**  
Proposed General Plan  
-- DRAFT --

- |   |   |
|---|---|
|    |    |
| Airport   | Neighborhood Retail   |
|    |    |
| General Commercial - Industrial   | Neighborhood Retail / Mixed Use - 75-120 DUs/Ac                                     |
|    |    |
| Mixed Use - 30-40 DUs/Ac  | Open Space  |
|    |    |
| Mixed Use - 38-50 DUs/Ac  | Open Space - Schools  |
|    |    |
| Mixed Use - 75-100 DUs/Ac   | Park  |
|    |    |
| Mixed Use - 90-120 DUs/Ac   | Planned Industrial  |
|    |    |
| Multiple Family - 15-20 DUs/Ac  | Public  |
|  |  |
| Multiple Family - 45-59 DUs/Ac  | Single Family - 3 DUs/Ac  |
|  |  |
| Multiple Family - 75-100 DUs/Ac   | Single Family - 6 DUs/Ac  |
|  |   |
| Undesignated  |   |
|  |   |
| City Limits   |   |
|  |   |
| Sphere of Influence   |   |

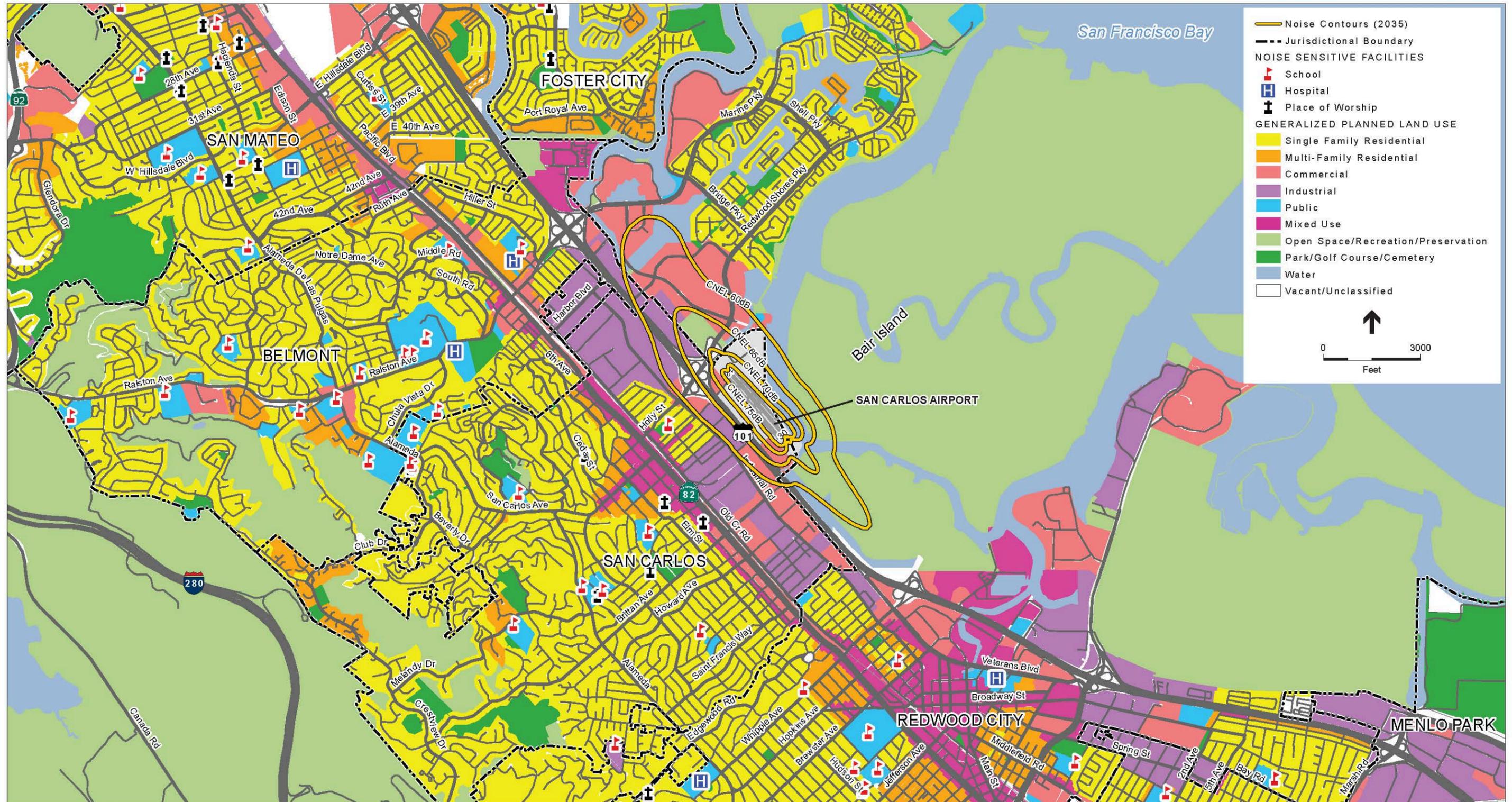
December 2022



- **Single-Family, 6 du/ac** permits single-family homes at densities of up to six dwelling units per acre.
- **Multiple-Family, ~~Low Density~~15-20 du/ac** permits multi-family dwellings at densities of ~~10-15~~ to 20 dwelling units per acre.
- **Multiple-Family, ~~Medium Density~~44-59 du/ac** permits multi-family dwellings at densities of ~~up to 44~~ to 59 dwelling units per acre.
- **Multiple-Family, 75-100 du/ac permits multi-family dwellings at densities of 75 to 100 dwelling units per acre.**
- ~~Multiple Family, 90-120 du/ac permits multi-family dwellings at densities of 90 to 120 dwelling units per acre.~~
- **Mixed Use, 30-40 du/ac permits both commercial and multi-family residential uses at residential densities of 30-40 dwellings units per acre.**
- **Mixed Use, ~~Low Density~~38-50 du/ac** permits both commercial and multi-family residential uses at residential densities of ~~10 to 20~~38-50 dwellings units per acre.
- **Mixed Use, ~~Medium Density~~75-100 du/ac** permits both commercial and multi-family residential uses at residential densities of ~~50-75-100~~ dwellings units per acre.
- **Mixed Use, ~~Medium High Density~~90-120 du/ac** permits both commercial and multi-family residential uses at residential densities of ~~59-90-120~~ dwellings units per acre.
- **Neighborhood Retail/Mixed Use, 75-120 Medium Density**

permits both commercial and multi-family residential uses at densities of ~~50-75~~ and up to 120 dwelling units per acre. Neighborhood retail without a mixed use component is permitted under this designation.

- **Neighborhood Retail** permits resident-serving retail and services.
- **Planned Industrial** permits research and development, biotech, light industrial, flex, warehousing and related uses.
- **General Commercial/Industrial** allows all retail, service, office, research and development and industrial uses. This designation offers maximum flexibility to allow the market to determine the mixture of non-residential uses.
- **Public** permits city facilities, utilities, and other public and quasi-public uses.
- **Park** allows for active and passive public parks. Park lands are for outdoor and indoor recreation including playing fields, playgrounds, community centers and other appropriate recreational uses.
- **Open Space** applies to undeveloped park lands, visually significant open lands, water areas and wildlife habitat. Land designated as open space is intended to remain undeveloped in the future. Trails, trail heads and agricultural uses such as 4H are appropriate uses.
- **Open Space/Schools** applies to public and private schools with a primary planned use of these sites to remain a joint use for school and associated recreation purposes.



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; ESA Airports, 2014