

# C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Millbrae • Pacifica • Portola Valley • Redwood City • San Bruno • San Carlos • San Mateo • San Mateo County • South San Francisco • Woodside

## AIRPORT LAND USE COMMITTEE (ALUC) AGENDA

|   |   |
|---|---|
| <b>Date:</b> Thursday, March 23, 2023   | <b>Join by Zoom Meeting:</b><br><a href="https://us02web.zoom.us/j/82978119215?pwd=Vzh5dGI1NIBDSC9SZ2d3SUpxMno3UT09">https://us02web.zoom.us/j/82978119215?pwd=Vzh5dGI1NIBDSC9SZ2d3SUpxMno3UT09</a> |
| <b>Time:</b> 4:30 p.m.  | <b>Zoom Meeting ID:</b> 829 7811 9215   |
| <b>Location:</b> Burlingame Community Center<br>850 Burlingame Avenue<br>Burlingame, CA | <b>Password:</b> 861784   |
|   | <b>Join by Phone:</b> (669) 900-6833  |

### \*\*\*HYBRID MEETING - IN-PERSON AND BY VIDEOCONFERENCE\*\*\*

This meeting of the Airport Land Use Committee will be held in person and by teleconference pursuant to Government Code Section 54953(e). Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person at the location above. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

- 
- |  |  |         |
|--|--|---------|
| 1. Call to Order/Roll Call   | Action<br>(O'Connell)                  |         |
| 2. Public Comment on Items not on the Agenda   | Limited to 2<br>minutes per<br>speaker |         |
| 3. Approval of Minutes – February 23, 2023   | Action<br>(O'Connell)                  | Page 1  |
| 4. San Carlos Airport Land Use Compatibility Plan<br>Consistency Review – City of Foster City 2023-2031<br>Housing Element Update.   | Action<br>(Kalkin)                     | Page 5  |
| 5. San Carlos Airport Land Use Compatibility Plan<br>Consistency Review – Amendment of the Belmont<br>Zoning Ordinance to expand the definition of Research<br>and Development Use to include life science activities<br>and modify other related development standards. | Action<br>(Kalkin)                     | Page 14 |

6. Member Comments/Announcements

7. Items from Staff

Information  
(Kalkin)

8. Adjournment – *Next regular meeting – Apr. 27, 2023*

**NOTE:** All items appearing on the agenda are subject to action by the Committee.  
Actions recommended by staff are subject to change by the Committee.

If you have any questions regarding the C/CAG Airport Land Use Committee Meeting Agenda, please contact Susy Kalkin at [kkalkin@smcgov.org](mailto:kkalkin@smcgov.org).

\* \* \* \* \*

**PUBLIC NOTICING:** All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Courtyard, 555 County Center, Redwood City, CA, and on C/CAG's website at: <http://www.ccag.ca.gov>.

**PUBLIC RECORDS:** Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG's website at: <http://www.ccag.ca.gov>. Please note that C/CAG's office is temporarily closed to the public; please contact Mima Guilles at (650) 599-1406 to arrange for inspection of public records.

**ADA Requests:** Persons with disabilities who require auxiliary aids or services to participate in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

**PUBLIC PARTICIPATION DURING HYBRID MEETINGS:** During hybrid meetings of the ALUC, members of the public may address the Committee as follows:

Written comments should be emailed in advance of the meeting. Please read the following instructions carefully:

1. Written comments should be emailed to [kkalkin@smcgov.org](mailto:kkalkin@smcgov.org)
2. The email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda.
3. If your emailed comments are received at least 2 hours prior to the meeting, they will be provided to the ALUC Committee members, made publicly available on the C/CAG website along with the agenda, but will not be read aloud by staff during the meeting. We cannot guarantee that comments received less than 2 hours before the meeting will be distributed to the Committee members, but they will be included in the administrative record of the meeting.

In Person Participation

1. Persons wishing to speak should fill out a speaker's slip provided in the meeting room. If you have anything that you wish distributed to the Committee and included in the official record, please hand it to the

- C/CAG staff who will distribute the information to the Committee members.
2. Public comment is limited to two minutes per speaker.

#### Remote Participation

Oral comments will be accepted during the meeting through Zoom. Please read the following instructions carefully:

1. The ALUC Committee meeting may be accessed through Zoom at the online location indicated at the top of this agenda.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by your name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the C/CAG staff member or ALUC Committee Chair call for the item on which you wish to speak, click on "raise hand." The C/CAG staff member will activate and unmute speakers in turn. Speakers will be notified shortly before they are called on to speak.
5. When called, please limit your remarks to the two-minute time limit.

# **Airport Land Use Committee (ALUC)**

## **Meeting Minutes**

### **February 23, 2023**

#### **1. Call to Order/Roll Call**

Chair O'Connell called the meeting to order at 4:31 pm. via the Zoom platform. The attendance sheet is attached.

#### **2. Brief Overview of Teleconference Meeting Procedures**

C/CAG staff gave an overview of the meeting protocols being implemented due to COVID-19, noting the meeting is being conducted as a Zoom online meeting pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Brown Act.

#### **3. Public Comment on items not on the Agenda - None**

#### **4. Minutes of the January 26, 2023 Meeting**

Motion: Member Hamilton moved, and Member Nicolas seconded, approval of the January 26, 2023 minutes. Motion carried (9-0-0) by the following roll call vote: AYE - Members DiGiovanni, Sullivan, Cahalan, Sturken, Hamilton, Nicolas, Yakabe, Vice Chair Ortiz and Chair O'Connell. NO – none. ABSTAIN – none.

#### **5. San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed 56-unit townhome development with related General Plan and Zoning Amendments for property located at 505 E. Bayshore Road, Redwood City.**

Susy Kalkin, C/CAG staff, presented the staff report.

Member Sullivan requested clarification from Redwood City planning staff about the housing affordability included in the project. Consulting planner Curtis Banks confirmed that the Below Market Rate (BMR) units would be for-sale rather than rental units.

Motion: Vice Chair Ortiz moved, and Member Sullivan seconded, approval of the staff recommendation. Motion carried (9-0-0) by the following roll call vote: AYE - Members DiGiovanni, Sullivan, Cahalan, Sturken, Hamilton, Nicolas, Yakabe, Vice Chair Ortiz and Chair O'Connell. NO – none. ABSTAIN – none.

#### **6. San Carlos Airport Land Use Compatibility Plan Consistency Review – Amendments to the City of Redwood City's Downtown Precise Plan (DTPP) and General Plan to increase the maximum allowable development caps for office and residential use, allow Research & Development use in the Downtown General and Transit Districts, and modify other development standards, guidelines and policies.**

Susy Kalkin, C/CAG staff, presented the staff report.

Commenting on the research and development (R&D) component of the proposal, Member Sullivan questioned how much of the added square footage would be R&D versus office.



William Chui, Redwood City Senior Planner, noted that the EIR has studied the potential for 1.1 million square feet of commercial office space, approximately 30% of which is being contemplated for R&D lab space.

Motion: Member Sturken moved, and Vice Chair Ortiz seconded, approval of the staff recommendation. Motion carried (9-0-0) by the following roll call vote: AYE - Members DiGiovanni, Sullivan, Cahalan, Sturken, Hamilton, Nicolas, Yakabe, Vice Chair Ortiz and Chair O'Connell. NO – none. ABSTAIN – none.

**7. San Francisco International Airport Comprehensive Airport Land Use Compatibility Plan Consistency Review – City of Millbrae Draft 2023-2031 Housing Element.**

Chair O'Connell noted one of the proposed conditions relates to care facilities and to adding language to ensure compatibility with the Safety policies, commenting that a similar issue was raised at last month's ALUC meeting with respect to the San Carlos and Redwood City Housing Elements. Staff confirmed that the proposed language was virtually the same as was included for the other housing elements.

Member Sullivan asked about the origin and accuracy of the noise contours. Staff responded that the noise contours were developed as part of the ALUCP, which was adopted by the C/CAG Board in 2012. Member Sullivan noted concern with the accuracy of the data given the age of the study. Ms. Kalkin noted that the noise contours included in the ALUCP are not "point in time" measurements, but rather a forecast of noise contours over at least a 20-yr timeframe, based on growth estimates included in the FAA mandated airport master plans for each individual airport.

Member Yakabe added that noise levels per aircraft have decreased over the last 10 years due to advancement in engine technology.

Vice-Chair Ortiz and Chair O'Connell reiterated that the specific charge of the ALUC is to determine whether the plans and/or projects are consistent with the adopted ALUCP, even if it was adopted years ago, and the Committee does not have authority to do otherwise. If the plans reach the point of being out of date, an update would be necessary, but that determination and subsequent timing would be determined by the C/CAG Board.

Motion: Member Hamilton moved, and Member Nicolas seconded, approval of the staff recommendation. Motion carried (8-0-1) by the following roll call vote: AYE - Members DiGiovanni, Cahalan, Sturken, Hamilton, Nicolas, Yakabe, Vice Chair Ortiz and Chair O'Connell. NO – none. ABSTAIN – Sullivan.

**8. Review and Approval of ALUC Meeting Time and Location - 2023**

Susy Kalkin, C/CAG staff, presented the staff report, noting that the 2023 ALUC meeting dates had been approved at the January meeting, but it had been requested that members be polled for meeting location and start time preferences for in-person meetings that are to begin in March. She further noted that the poll had shown a preference for meeting at the Burlingame Community Center and a start time of 4:30 pm.

Motion: Member Sturken moved, and Member Sullivan seconded, approval of the staff recommendation. Motion carried (9-0-0) by the following roll call vote: AYE - Members

DiGiovanni, Sullivan, Cahalan, Sturken, Hamilton, Nicolas, Yakabe, Vice Chair Ortiz and Chair O'Connell. NO – none. ABSTAIN – none.

## **9. AB 2449 and Hybrid ALUC Committee Meetings**

Sean Charpentier, C/CAG Executive Director, gave a quick overview of the staff report, noting that the Governor announced that the COVID-19 State of Emergency will end on February 28, 2023, and, as a result, Brown Act bodies, including the ALUC, will no longer be able to conduct fully remote meetings after that date. He noted that C/CAG has decided to continue to offer streaming of Board and Committee meetings, primarily to support public participation. He further noted that AB2449 allows limited opportunities for members to participate remotely; there is a limit of two meetings per year and such participation must be pursuant to the “just cause” provisions outlined in the legislation. Staff will be sending out a script and FAQ sheet for members to use if they choose to avail themselves of this, but it is noted that in order to conduct a meeting there must be a quorum in person at the meeting site.

There was additional discussion about remote attendance options available under the original Brown Act, noting among them that a member must provide advanced notice of an alternate, publicly accessible location, which must be published in the agenda approximately a week in advance of the meeting and the member must post the agenda at the site.

Mr. Charpentier noted that C/CAG is advocating for modifications to the Brown Act to allow fully advisory boards to meet remotely and would keep the ALUC advised of the outcome.

## **10. Member Comments/Announcements**

None

## **11. Items from Staff**

None

## **12. Adjournment**

The meeting was adjourned at 5:22 pm.

## 2023 C/CAG Airport Land Use Committee Attendance Report

| Name                            | Agency                                 | Jan                           | Feb |  |  |  |  |
|---------------------------------|--|-------------------------------|-----|--|--|--|--|
| Terry O'Connell                 | City of Brisbane                       | X                             | X   |  |  |  |  |
| Ricardo Ortiz                   | City of Burlingame                     | X                             | X   |  |  |  |  |
| Pamela DiGiovanni               | City of Daly City                      |                               | X   |  |  |  |  |
| Patrick Sullivan                | City of Foster City                    | X <sup>arrived<br/>5:00</sup> | X   |  |  |  |  |
| Robert Brownstone               | City of Half Moon Bay                  |                               |     |  |  |  |  |
| Angelina Cahalan                | City of Millbrae                       | X                             | X   |  |  |  |  |
| Christopher Sturken             | City of Redwood City                   | X                             | X   |  |  |  |  |
| Tom Hamilton                    | City of San Bruno                      | X                             | X   |  |  |  |  |
| Adam Rak/<br>Pranita Venkatesh* | City of San Carlos                     |                               |     |  |  |  |  |
| Warren Slocum                   | County of San Mateo<br>& Aviation Rep. |                               |     |  |  |  |  |
| Flor Nicolas                    | City of South San Francisco            | X                             | X   |  |  |  |  |
| Carol Ford                      | Aviation Representative                | X                             |     |  |  |  |  |
| Christopher Yakabe              | Half Moon Bay Airport Pilots Assn      | Y <sup>arrived<br/>4:45</sup> | X   |  |  |  |  |

\* Pranita Venkatesh appointed 2/27/2023

X – Committee Member Attended

Y – Designated Alternate Attended

**Staff and guests in attendance for the February 23, 2023, meeting:** Susy Kalkin and Sean Charpentier, C/CAG staff; Curtis Banks, William Chui, and Anna McGill, Redwood City staff; Nestor Guevara, Millbrae staff; Chris DeHaan, Sares Regis.

## C/CAG AGENDA REPORT

Date: March 23, 2023

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – City of Foster City 2023-2031 Housing Element Update.

(For further information please contact Susy Kalkin at [kkalkin@smcgov.org](mailto:kkalkin@smcgov.org))

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### RECOMMENDATION

That the C/CAG Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the San Mateo County Airport Land Use Commission, determine that the Foster City Housing Element is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport.

### BACKGROUND

#### Project Description

The City of Foster City has referred its draft Housing Element to C/CAG, acting as the Airport Land Use Commission, for a determination of consistency with relevant airport / land use compatibility criteria in the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport* (San Carlos ALUCP). These land use policies are subject to Airport Land Use Committee / Board review, pursuant to California Public Utilities Code (PUC) Section 21676(b).

The Draft Housing Element identifies goals, policies, and programs to address existing and projected housing needs and includes a list of housing opportunity sites. The Regional Housing Needs Allocation (RHNA) is the share of the Regional Housing Needs Determination assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). In December 2021, ABAG adopted a Final RHNA Methodology, which was approved by the California Department of Housing and Community Development in January 2022. The RHNA for Foster City for this cycle is 1,896 units.

The Draft Housing Element includes an inventory of potential housing sites, as shown on **Attachment 1**, including two sites located within Airport Influence Area B (AIA B) – Lantern Cove and Schooner Bay.

## CCAG AGENDA REPORT

Airport Land Use Committee

RE: Consistency Review – Foster City Draft Housing Element

Date: March 23, 2023

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### DISCUSSION

#### I. San Carlos ALUCP Consistency Evaluation

Four airport / land use compatibility factors are addressed in the San Carlos ALUCP that relate to the Housing Element update. These include policies for: (a) noise compatibility, (b) safety compatibility, (c) airspace compatibility, and (d) overflight compatibility. The following sections address each factor.

##### a) Noise Compatibility

The Aircraft Noise Contours are depicted on San Carlos ALUCP Exhibit 4-2, **Attachment 2**. Pursuant to San Carlos ALUCP Noise Policy 1, the CNEL 60 dB contour defines the noise impact area of the Airport. All land uses located outside of this contour are deemed consistent with the noise compatibility policies of the ALUCP. As shown on the Exhibit, Foster City limits lies entirely outside of the CNEL 60 dB contour and therefore the Housing Element is consistent with the Noise Compatibility policies.

##### (b) Safety Compatibility

The San Carlos ALUCP includes safety zones and related land use compatibility policies and criteria. As depicted on San Carlos ALUCP Exhibit 4-3, **Attachment 3**, none of the Safety Zones extends into Foster City, so the Housing Element would not be impacted by any of the Safety Compatibility Policies.

##### (c) Airspace Compatibility

The San Carlos 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 Elements is a policy document and not a specific development proposal, the airspace compatibility policies of the San Carlos ALUCP do not directly apply. Consistency with the airspace compatibility policies will be required for future development proposals stemming from the Draft Housing Element.

##### (d) Overflight Compatibility

The San Carlos ALUCP contains two policies regarding overflight compatibility which are generally “buyer awareness” measures focused on informing prospective buyers and/or tenants of property within the vicinity of an airport about the airport’s impact on the property. Overflight Policy 1 – *Real Estate Transfer Disclosure*, requires that a notice of potential for overflights be included among the disclosures made during real estate transactions. Overflight Policy 2 – *Overflight Notification*

## CCAG AGENDA REPORT

Airport Land Use Committee

RE: Consistency Review – Foster City Draft Housing Element

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*Zone 2* requires that all new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 (AIA B) shall incorporate a recorded overflight notification requirement as a condition of approval.

Because the Draft Housing Element is a policy document rather than a development proposal, the overflight compatibility policies of the San Carlos ALUCP do not directly apply. Consistency will be required in the future for individual development proposals stemming from the Draft Housing Element.

### ATTACHMENTS

1. Application, including Housing Opportunity Sites
2. San Carlos ALUCP Exh. 4-2 Noise Contours
3. San Carlos ALUCP Exh. 4-3 Safety Contours

*The following document is available for download from the project website:*

<https://protect-us.mimecast.com/s/KRDJCpYokwTwRLnNTP4mOg>

4. City of Foster City 2023-2031 Housing Element Update – Revised Public Review Draft – 2/6/23 - Redline



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

APPLICANT INFORMATION

|   |                     |                                 |  |
|---|---------------------|---------------------------------|--|
| Agency: City of Foster City   |                     |                                 |  |
| Project Name: 2023-2031 Housing Element Update and Related Zoning and General Plan Amendments |                     |                                 |  |
| Address: 610 Foster City Blvd.  |                     | APN:                            |  |
| City: Foster City   | State: CA           | ZIP Code: 94404                 |  |
| Staff Contact: Sofia Mangalam   | Phone: 650-286-3225 | Email: smangalam@fostercity.org |  |

PROJECT DESCRIPTION

|  |
|--|
| The 2023-2031 Housing Element Update is required to comply with State law and plan for meeting the City's RHNA of 1,896 new nits by 2031.  |
| The zoning amendments will facilitate densities already allowed by the General Plan. The general plan amendments will clarify allowed      |
| densities in mixed use designations. The City of Foster City is submitting the Draft Housing Element to the Airport Land Use Committee for |
| Land Use Consistency Determination.  |
|  |

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>                     |



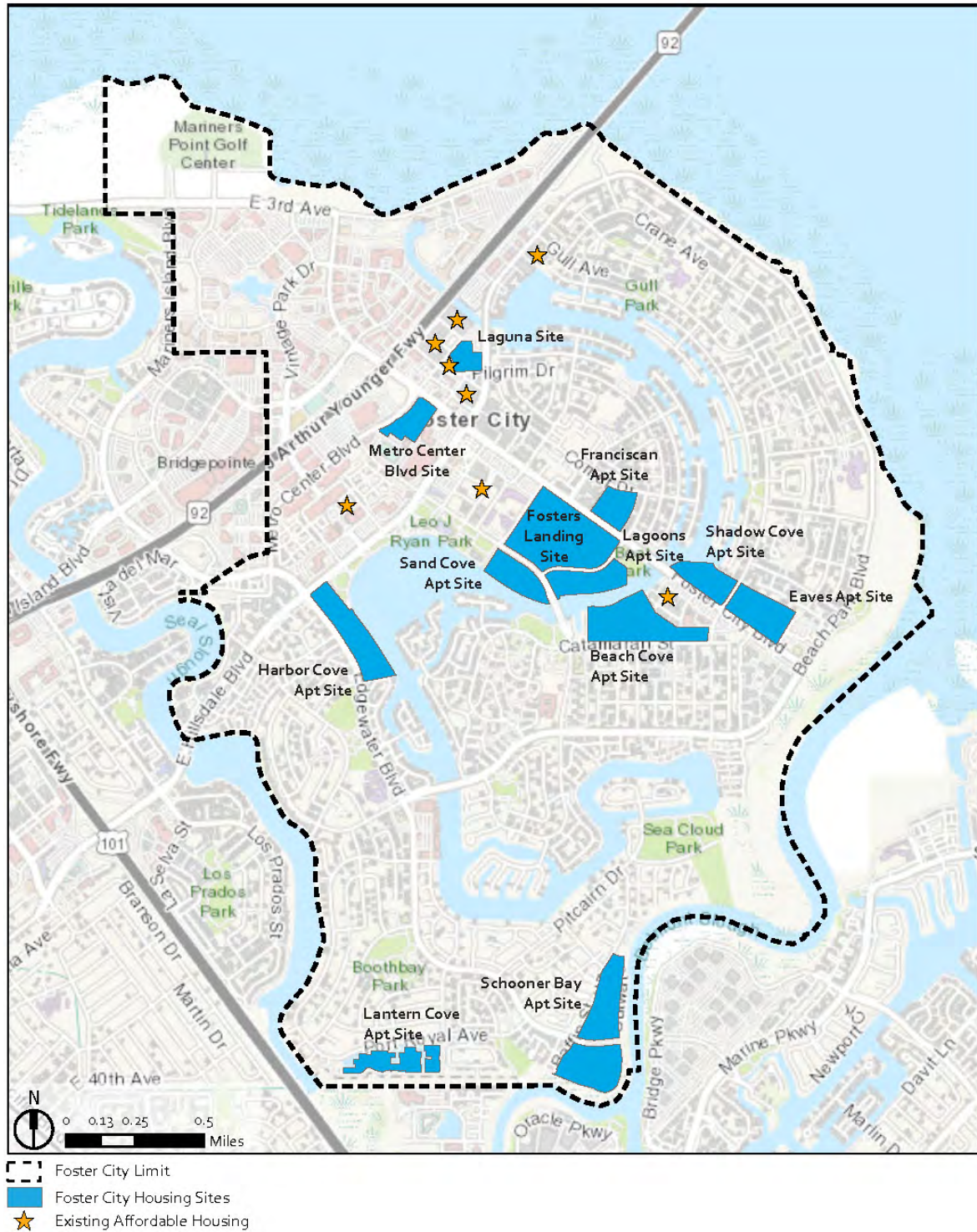


Figure 5-1: Sites Inventory Map

Source: Foster City Community Development Department.

## NEW CONSTRUCTION OBJECTIVES/SITES INVENTORY

The New Construction Objectives are the RHNA targets, including the targets for each income category. The Sites Inventory identifies sufficient sites to meet the new construction objectives/RHNA targets for the 2023-2031 planning period. A buffer of excess capacity is required, especially at the lower and moderate-income levels, so that the Sites Inventory can demonstrate sufficient capacity throughout the entire planning period, even if individual housing projects are approved at lower densities than projected (see Table 8-34).

TABLE 8-34: SITES INVENTORY (2023-2031)

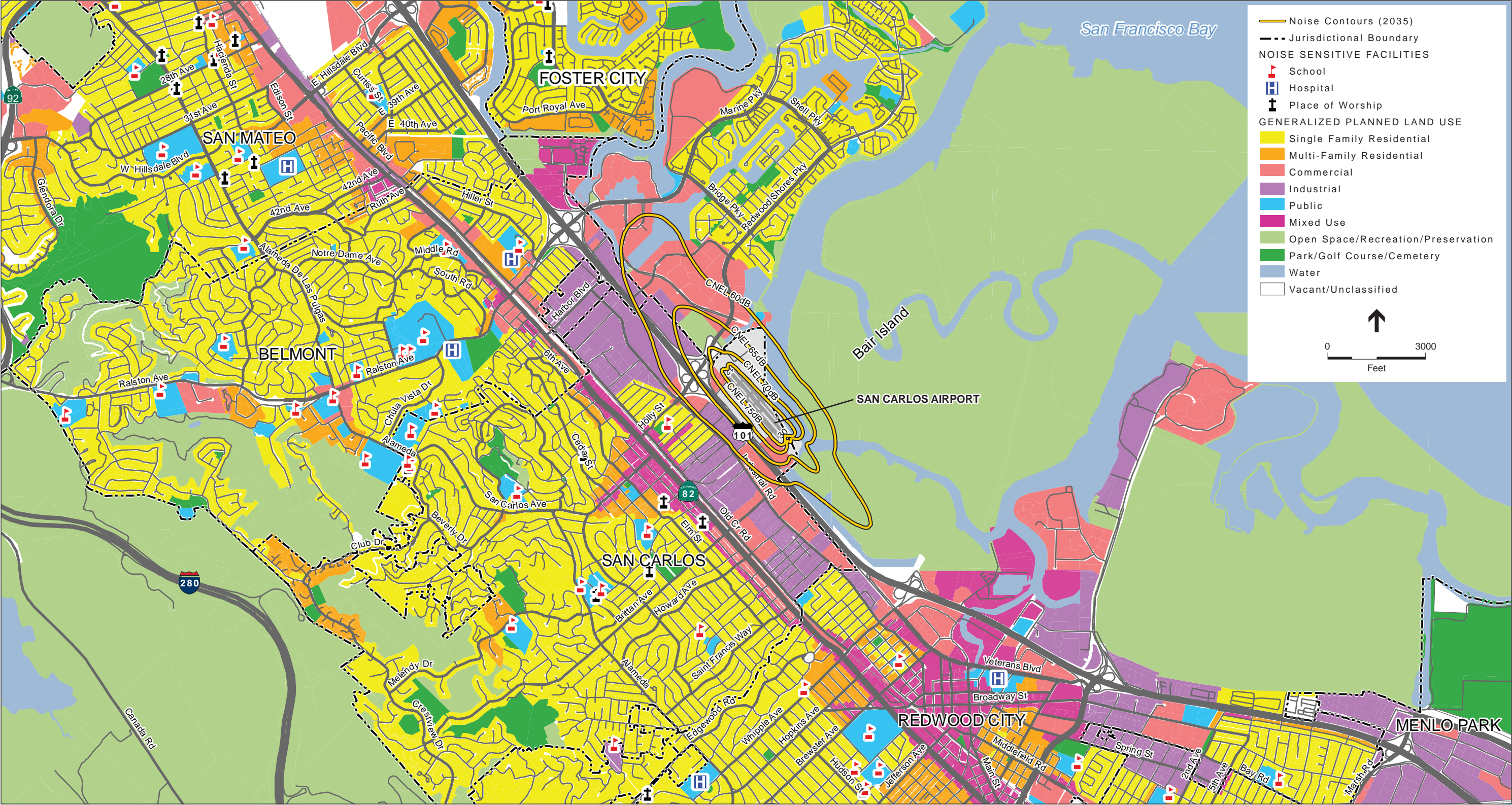
|  | Extremely<br>Low   | Very<br>Low        | Low                | Moderate             | Above<br>Moderate       | Total                  |
|--|--------------------|--------------------|--------------------|----------------------|-------------------------|------------------------|
| <b>Pipeline Projects</b>   |                    |                    |                    |                      |                         |                        |
| Laguna Vista Condominiums  |                    |                    |                    |                      | <del>414</del> 8        | <del>414</del> 8       |
| Workforce Apartments   |                    | 5                  | 12                 | 5                    |                         | 22                     |
| ADUs Under Construction  |                    | 2                  | 1                  | 1                    |                         | 4                      |
| <b>Proposed Projects</b>   |                    |                    |                    |                      |                         |                        |
| Lantern Cove <sup>a</sup>  | 14                 | 14                 | 25                 |                      | 303                     | 356                    |
| Schooner Bay   | 26                 | 26                 | 45                 |                      | 549                     | 646                    |
| Eaves Apartments MF ADUs   | 7                  |                    | 7                  | 7                    | 1                       | 22                     |
| Triton Apartments MF ADUs  | 3                  |                    | 3                  | 3                    | 1                       | 10                     |
| <b>Accessory Dwelling Units</b>                                  |                    |                    |                    |                      |                         |                        |
| ADUs   | 7                  |                    | 7                  | 7                    | 3                       | 24                     |
| <b>RHNA<sub>5</sub> Sites</b>                                    |                    |                    |                    |                      |                         |                        |
| Franciscan Apartments  | 28                 |                    | 17                 | 17                   | 42                      | 104                    |
| Sand Cove Apartments   | 38                 |                    | 22                 | 22                   | 57                      | 139                    |
| The Lagoons Apartments   | 43                 |                    | 26                 | 26                   | 66                      | 161                    |
| Beach Cove Apartments  | 65                 |                    | 38                 | 38                   | 98                      | 239                    |
| Shadow Cove Apartments   | 31                 |                    | 18                 | 18                   | 46                      | 113                    |
| Harbor Cove Apartments   | 25                 |                    | 15                 | 15                   | 36                      | 91                     |
| <b>Other Residential Sites</b>                                   |                    |                    |                    |                      |                         |                        |
| Eaves Apartments   | 27                 |                    | 16                 | 16                   | 41                      | 100                    |
| Foster's Landing Apartments                                      | 243                |                    | 144                | 144                  | 369                     | 900                    |
| <b>Commercial Sites to <del>be Rezoned</del> Allow Mixed Use</b> |                    |                    |                    |                      |                         |                        |
| <del>OSH</del> 1010 Metro Center (OSH)                           | <del>60</del> 30   |                    | <del>36</del> 18   | <del>36</del> 18     | <del>90</del> 45        | <del>222</del> 111     |
| <b>Total</b>   | <del>664</del> 631 |                    | <del>432</del> 411 | <del>355</del> 334   | <del>1,774</del> 81,704 | <del>3,199</del> 3,080 |
| <b>RHNA</b>  | <b>520</b>         | <b>299</b>         | <b>300</b>         | <b>777</b>           | <b>1,896</b>            |                        |
| <b>Remaining Need (Surplus)</b>                                  | <del>144</del> 111 | <del>133</del> 112 | <del>55</del> 34   | <del>971</del> 927   | <del>1,730</del> 31,184 |                        |
| <b>Percent of Surplus</b>  | <del>28%</del> 21% | <del>44%</del> 37% | <del>18%</del> 11% | <del>125%</del> 119% | <del>69%</del> 62%      |                        |

<sup>a</sup> Numbers of units per project application including City's inclusionary requirements per Chapter 17.90 and if in AHO, 17.92.

Source: Foster City Community Development Department.

Table 8-45 summarizes the Identified Fair Housing Issues, contributing factors and actions included in the Housing Element.





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

San Carlos Airport ALUCP . 130753  
**Exhibit 4-3**  
San Carlos Airport Safety Zones

## C/CAG AGENDA REPORT

Date: March 23, 2023

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – Amendment of the Belmont Zoning Ordinance to expand the definition of Research and Development Use to include life science activities and modify other related development standards.

(For further information or response to questions, contact Susy Kalkin at [kkalkin@smcgov.org](mailto:kkalkin@smcgov.org))

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### RECOMMENDATION

That the Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that proposed amendments to the Belmont Zoning Ordinance to expand the definition of Research and Development Use to include life science activities and modify other related development standards are consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (San Carlos ALUCP).

### BACKGROUND/PROJECT DESCRIPTION

The City of Belmont proposes amendments to its Zoning Ordinance to incorporate life science activities into its definition of research and development uses and to establish related development standards for the use. California Public Utilities Code (PUC) Section 21676(b) states that a local agency General Plan, Zoning Ordinance and/or any affected specific plan must be consistent with the applicable airport/land use criteria in the relevant adopted Airport Land Use Compatibility Plan (ALUCP). Accordingly, the Belmont has referred the subject amendments to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the San Carlos ALUCP.

Below is a description of the proposed amendments that relate to Airport Land Use Compatibility:

1. Rename the existing “Research and Development Laboratory” use category to “Research and Development Facility” and amend the definition:

~~“Establishments with laboratory facilities as distinct for offices, that are primarily engaged in the research, development, and controlled production of high technology electronic, industrial or scientific products or commodities for sale, but excludes uses that in the opinion of the Planning Commission, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous material or products, or uses which in the opinion of the commission threaten public safety. Typical uses include biotechnology firms and robotics laboratories. An office and laboratory facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical,~~

chemical, and/or biotechnology components and products in advance of product manufacturing. It may include assembly of related products from parts produced off site where the manufacturing activity is secondary to the research and development activities. A typical Research and Development facility has 20% to 50% of the floor area dedicated to the laboratory use.”

2. Amend Section 5B.1.2 and 5B.2.2 (the Harbor Industrial Area Permitted Uses) uses to reflect the change from “Research and Development Laboratory” to “Research and Development Facility”.

## **DISCUSSION**

### **I. ALUCP Consistency Evaluation**

Four sets of airport/land use compatibility policies in the San Carlos ALUCP relate to the proposed Zoning and General Plan Amendment: (a) noise compatibility policies and criteria, (b) safety policies and criteria, and (c) airspace protection policies. The following sections address each issue.

#### **(a) Noise Policy Consistency Analysis**

Pursuant to Noise Policy 1 of the San Carlos ALUCP, the projected CNEL 60dB contour defines the noise impact area for the San Carlos Airport. All land uses located outside this contour are deemed consistent with the noise compatibility policies of the ALUCP. As shown on San Carlos ALUCP Exhibit 4-2, Future Aircraft Noise Contours, **Attachment 2**, a small portion of Belmont lies within the CNEL 60 dB contour. Per the Noise Compatibility Criteria contained in Table 4-3 of the ALUCP, Research and Development facilities are compatible within this contour, and the Amendments are therefore consistent with the noise compatibility policies of the San Carlos ALUCP.

#### **(b) Safety Policy Consistency Analysis**

**Runway Safety Zones** - The San Carlos ALUCP includes six sets of safety zones and related land use compatibility policies and criteria. As shown on San Carlos ALUCP Exhibit 4-3, Safety Zones, **Attachment 3**, a portion of Belmont, including the Harbor Industrial Area, lies within Safety Zone 6, the Traffic Pattern Zone. In accordance with Safety Compatibility Criteria Table 4-4, Research and Development uses are deemed compatible and not restricted for safety reasons within this Zone. Accordingly, the Amendments are consistent with the Safety Compatibility policies of the ALUCP.

#### **(c) Airspace Protection Policy Consistency Analysis**

The San Carlos ALUCP incorporates the provisions in Title 14 of the Code of Federal Regulations Part 77 (14 CFR Part 77), “Objects Affecting Navigable Airspace,” as amended, to establish height restrictions and federal notification requirements related to proposed development within the 14 CFR Part 77 airspace boundaries for San Carlos Airport. The airspace policies establish maximum heights for the compatibility of new structures and 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 proposal is a policy amendment rather than a specific development proposal the airspace compatibility policies of the San Carlos ALUCP do not directly apply. As recognized in the application materials, Belmont acknowledges that future zoning and development requests within AIA B will be required to obtain an ALUC consistency determination on a project-by-project basis, and potential impacts will be analyzed at that time. Accordingly, this proposal does not present any conflicts with the Airspace Protection policies of the San Carlos ALUCP.

**(d) Overflight Policy Compatibility**

The San Carlos ALUCP contains two policies regarding overflight compatibility which are generally “buyer awareness” measures focused on informing prospective buyers and/or tenants of property within the vicinity of an airport about the airport’s impact on the property. Overflight Policy 1 – *Real Estate Transfer Disclosure*, requires that a notice of potential for overflights be included among the disclosures made during real estate transactions. Overflight Policy 2 – *Overflight Notification Zone 2* requires that all new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 (AIA B) shall incorporate a recorded overflight notification requirement as a condition of approval.

Because the subject zoning text amendment is a policy document, the overflight compatibility policies of the San Carlos ALUCP do not directly apply. As noted above, consistency would be required for future development proposals as they are subject to individual review by the ALUC.

**ATTACHMENTS**

1. ALUCP application materials
2. Exh. 4-2 - San Carlos Airport ALUCP - Future Conditions (2035) Aircraft Noise Contours
3. Exh. 4-3 San Carlos Airport Safety Zones.



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

**APPLICANT INFORMATION**

Agency: **City of Belmont**

Project Name: **Research and Development Facilities Zoning Text Amendment**

Address: **1 Twin Pines Lane**

APN: **Not applicable**

City: **Belmont**

State: **CA**

ZIP Code: **94002**

Staff Contact: **Dara Sanders**

Phone: **650-262-1197**

Email: **dsanders@goodcityco.com**

**PROJECT DESCRIPTION**

A text amendment to the Belmont Zoning Ordinance to update the definition for research and development uses to include life sciences activities, to establish a parking ratio and loading space requirements for research and development uses, and associated amendments to resolved conflicts.

**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>                |
|--|
| <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>                     |

February 27, 2023

Susy Kalkin  
City/County Association of Governments  
555 County Center  
Redwood City, CA  
Via email: [kkalkin@smcgov.org](mailto:kkalkin@smcgov.org)



RE: Application for Land Use Consistency Determination (Research and Development Zoning Text Amendments)

Ms. Kalkin,

On behalf of the City of Belmont, I am submitting an application for land use consistency determination for a proposed zoning text amendment (ZTA).

The proposed ZTA, if approved, would update the definition for research and development uses to include life sciences activities, as the use definition is currently geared toward technology and industrial uses. It would also establish a minimum and maximum parking ratio and loading space requirements specific to research and development facilities, as the City currently applies an existing parking ratio specific to office uses.

A detailed description of the proposed ZTA is as follows:

1. Rename the existing "Research and Development Laboratory" use category to "Research and Development Facility" and amend the definition:

*~~"Establishments with laboratory facilities as distinct for offices, that are primarily engaged in the research, development, and controlled production of high-technology electronic, industrial or scientific products or commodities for sale, but excludes uses that in the opinion of the Planning Commission, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous material or products, or uses which in the opinion of the commission threaten public safety. Typical uses include biotechnology firms and robotics laboratories. An office and laboratory facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and/or biotechnology components and products in advance of product manufacturing. It may include assembly of related products from parts produced off site where the manufacturing activity is secondary to the research and development activities. A typical Research and Development facility has 20% to 50% of the floor area dedicated to the laboratory use."~~*

2. Amend Section 5B.1.2 and 5B.2.2 (the Harbor Industrial Area Permitted Uses) uses to reflect the change from "Research and Development Laboratory" to "Research and Development Facility".
3. Amend Section 8 to establish a new parking ratio for Research and Development Facilities at a minimum of 1 space per 600 square feet and a maximum of 1 space per 500 square feet.
4. Amend Section 8 to establish a new minimum loading space requirement based on the size of the facility:

- 1 loading space for 10,000 to 99,999 square feet
- 2 loading spaces for 100,000 to 199,999 square feet
- 3 loading space for 200,000 square feet or more

- 5. Amend Section 8A to establish a new parking ratio for Research and Development Facilities at a minimum of 1 space per 600 square feet and a maximum of 1 space per 500 square feet.
- 6. Amend Section 8A to add Research and Development Facilities to the Commercial and Institutional loading requirements.

#### San Carlos Airport Land Use Compatibility Plan (ALUCP) Evaluation

Belmont staff has evaluated the proposed ZTA's relationship to the three areas of Airport Land Use compatibility concern and believes that ZTA would not impact airport noise contours, safety, or airspace protection for the following reasons:

- 1. The proposed ZTA would not result in an increase in aircraft noise exposure, as it would not introduce new residential uses or increase employment density to the existing or future aircraft noise contours. Additionally, the zoning districts that would be impacted by the updated use definition are located outside of the 2023 Noise Contours shown in Exhibit 4-2 of the San Carlos Airport Land Use Compatibility Plan.
- 2. The proposed ZTA would not introduce residential uses in any safety zone or result in an expansion of research and development uses in Safety Zones 1-5. The proposal would apply to zoning districts located within Safety Zone 6.
- 3. The proposed ZTA would not impact building height or other objects that may constitute hazards to aircraft in flight.
- 4. Future zoning and development requests within the ALUCP area will be required to complete the airport land use compatibility determination process on a project-by-project basis, at which time potential impacts to noise, safety zones, and airspace protection will be evaluated in greater and specific detail.

#### Environmental Review

Belmont staff finds that the proposed ZTA is consistent with the 15061(b)(3) CEQA exemption for the following reasons:

- The amendment would not allow for the development of property; instead, the amendment would only have an impact on the environment as a result of the review and approval of a development application, which would be subject to CEQA.
- The amendment is consistent with the land use designations and development densities established by the General Plan and analyzed in the certified General Plan EIR.

With the above criteria and restrictions in mind, staff finds that the project would not have a significant effect on the environment due to the addition of this land use and is exempt from further environmental review per CEQA Guideline 15061(b)(3).

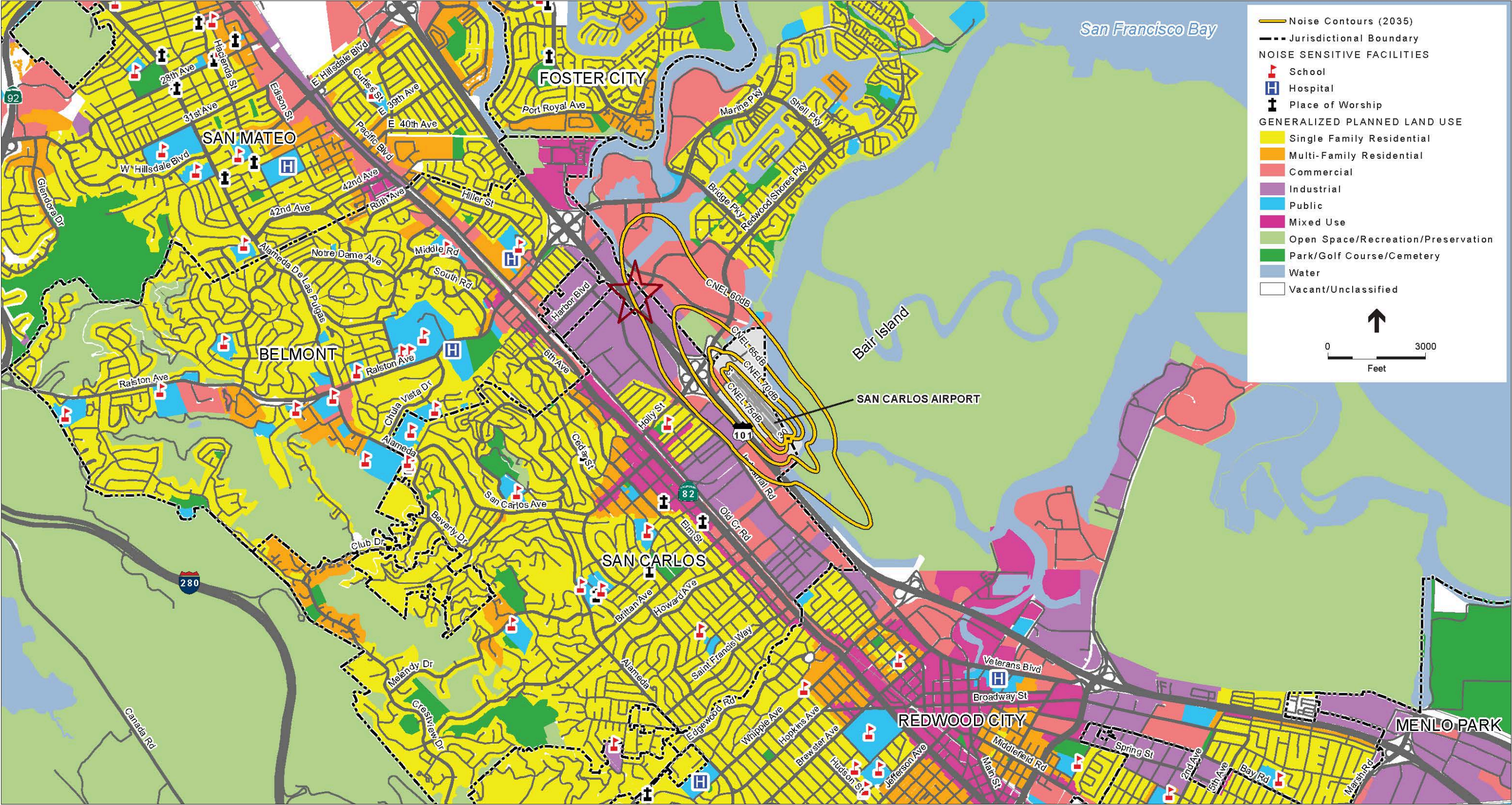
Please let me know if you have any questions or require additional information.

Best regards,

A handwritten signature in black ink, appearing to read 'Dara Sanders', with a stylized, cursive script.

Dara Sanders  
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(650) 262-1197





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

San Carlos Airport ALUCP . 130753  
**Exhibit 4-3**  
 San Carlos Airport Safety Zones