



**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>
<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>

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).

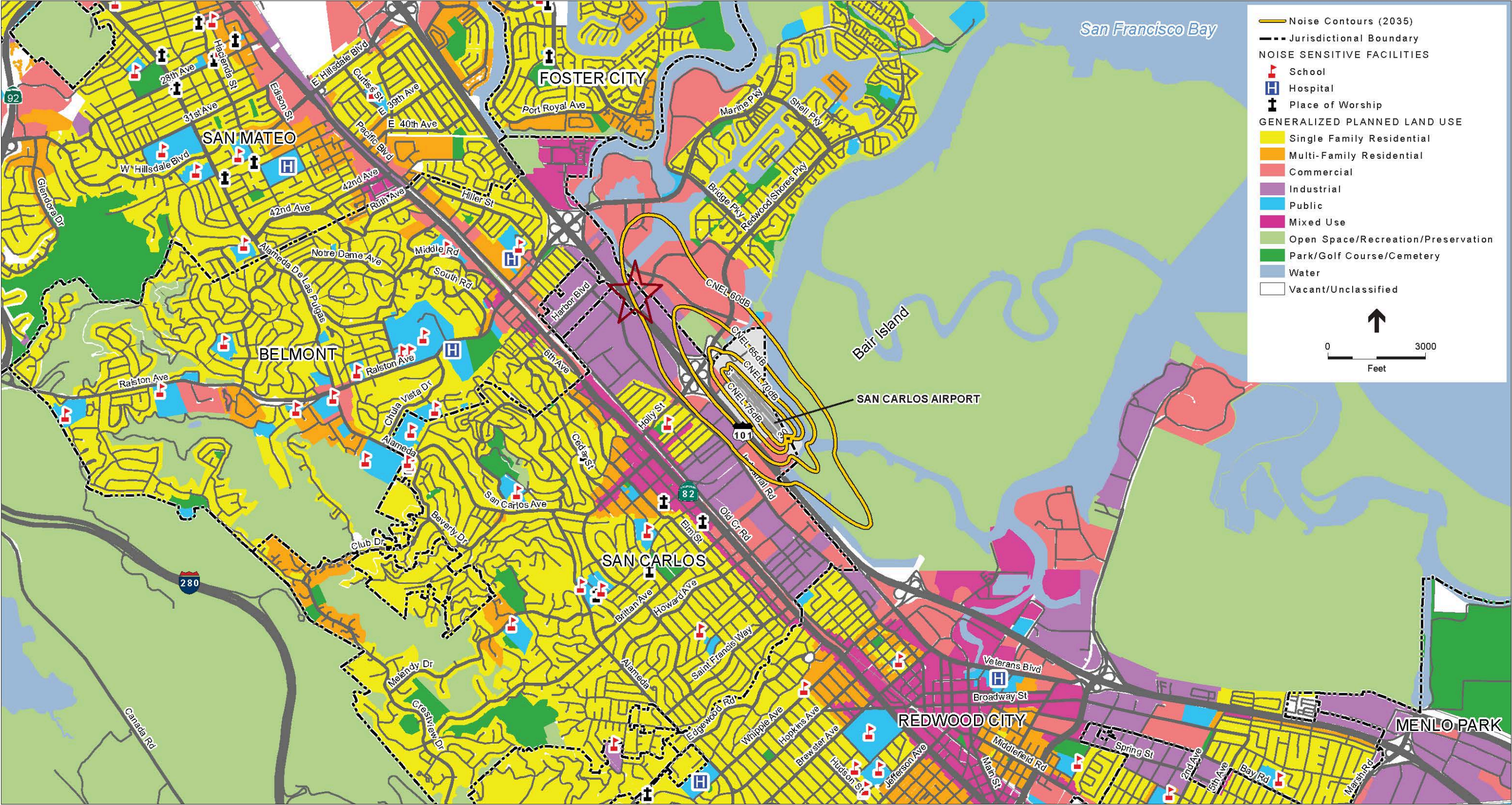
Please let me know if you have any questions or require additional information.

Best regards,

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

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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