



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.

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

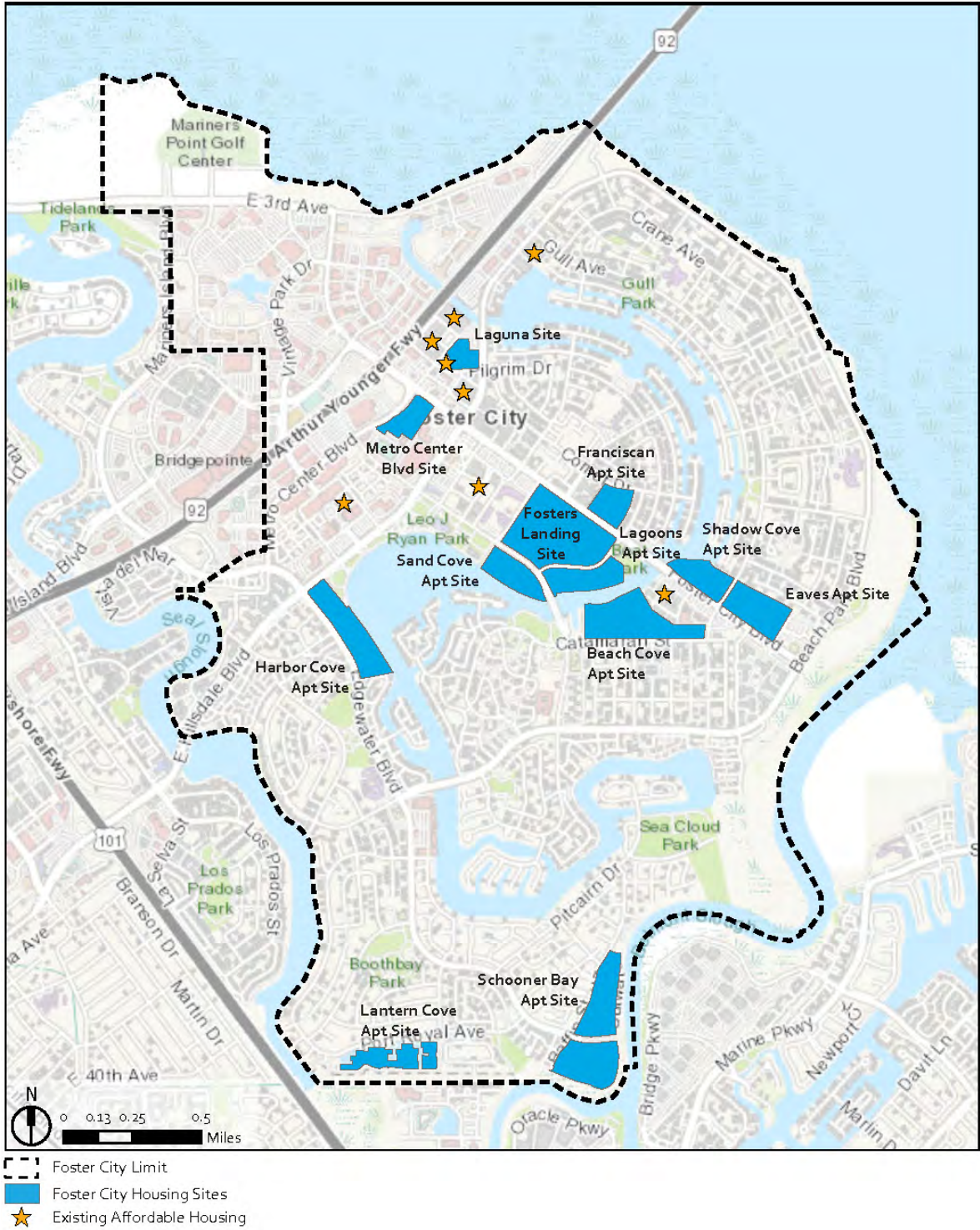


Figure 5-1: Sites Inventory Map

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)

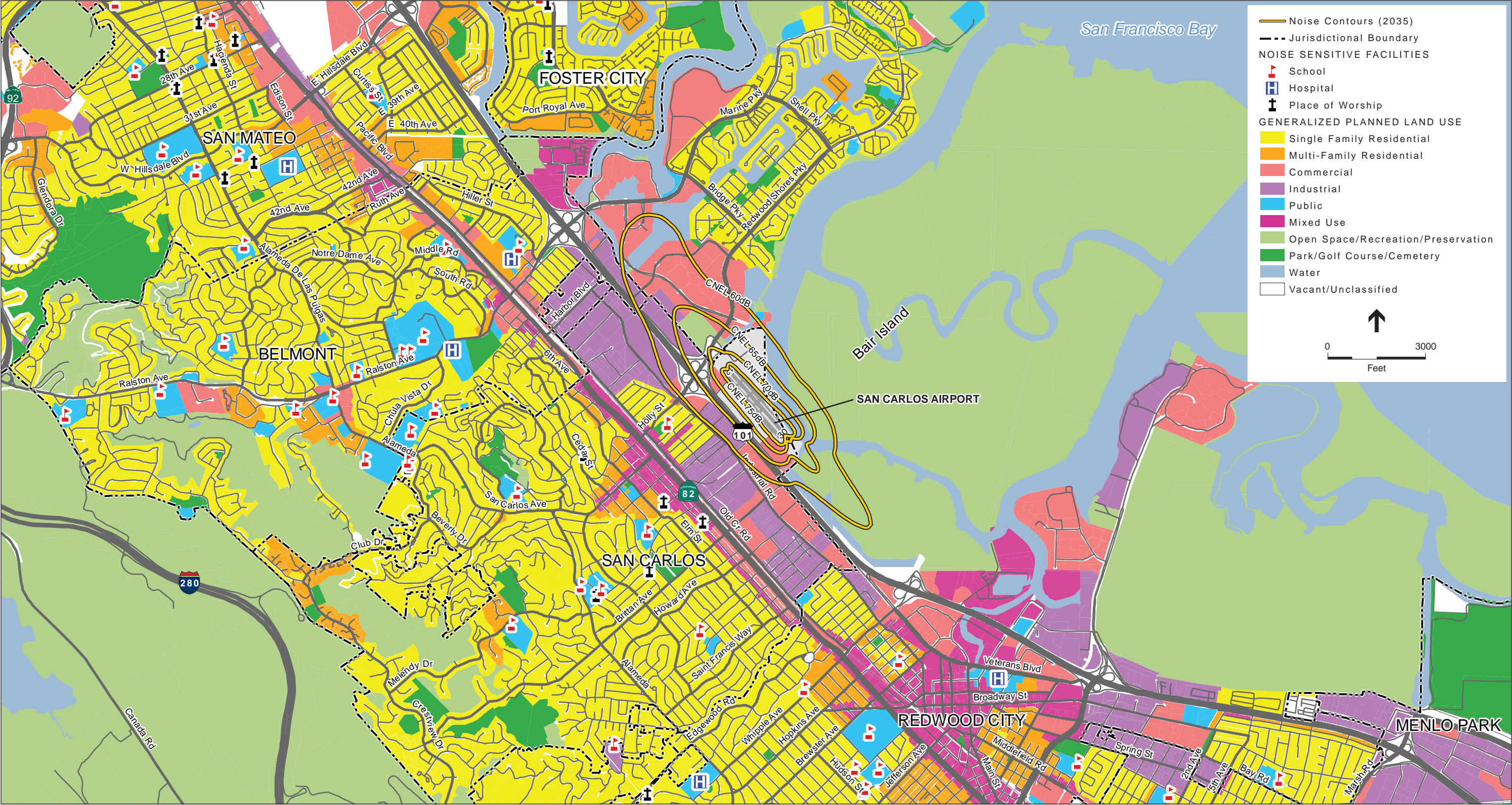
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>Pipeline Projects</b>						
Laguna Vista Condominiums					<del>414</del> 8	<del>414</del> 8
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
<b>Proposed Projects</b>						
Lantern Cove <sup>a</sup>	14	14	25		303	356
Schooner 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

San Carlos Airport ALUCP . 130753

**Exhibit 4-2**

Future Conditions (2035) Aircraft Noise Contours





SOURCE: ESRI, 2014; ESA Airports, 2014