



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

APPLICANT INFORMATION

Agency: City of Redwood City			
Project Name: Zoning, Municipal Code, & General Plan Land Use amendments associated with the updated Redwood City Housing Element			
Address: 1017 Middlefield Road		APN:	
City: Redwood City	State: California	ZIP Code: 94063	
Staff Contact: John M. Francis	Phone: (650) 780-7236	Email: jfrancis@redwoodcity.org	

PROJECT DESCRIPTION

Zoning Ordinance, Municipal Code, and General Plan Land Use Map amendments associated with the recently updated Housing Element of the Redwood City General Plan. All proposed amendments were studied in the program EIR for the Housing Element.

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>

**City of Redwood City Housing Element 6th Cycle (2023 to 2031),
Proposed Rezoning to Implement the Housing Element
San Carlos ALUCP Consistency Exhibit**

**Areas within Airport Influence Area B (AIA-B)
with Proposed Rezoning**

Legend

- AIA-B (San Carlos Airport Plan)
- City Limits, City of Redwood City
- 2035 Noise Contours (San Carlos Airport Plan)

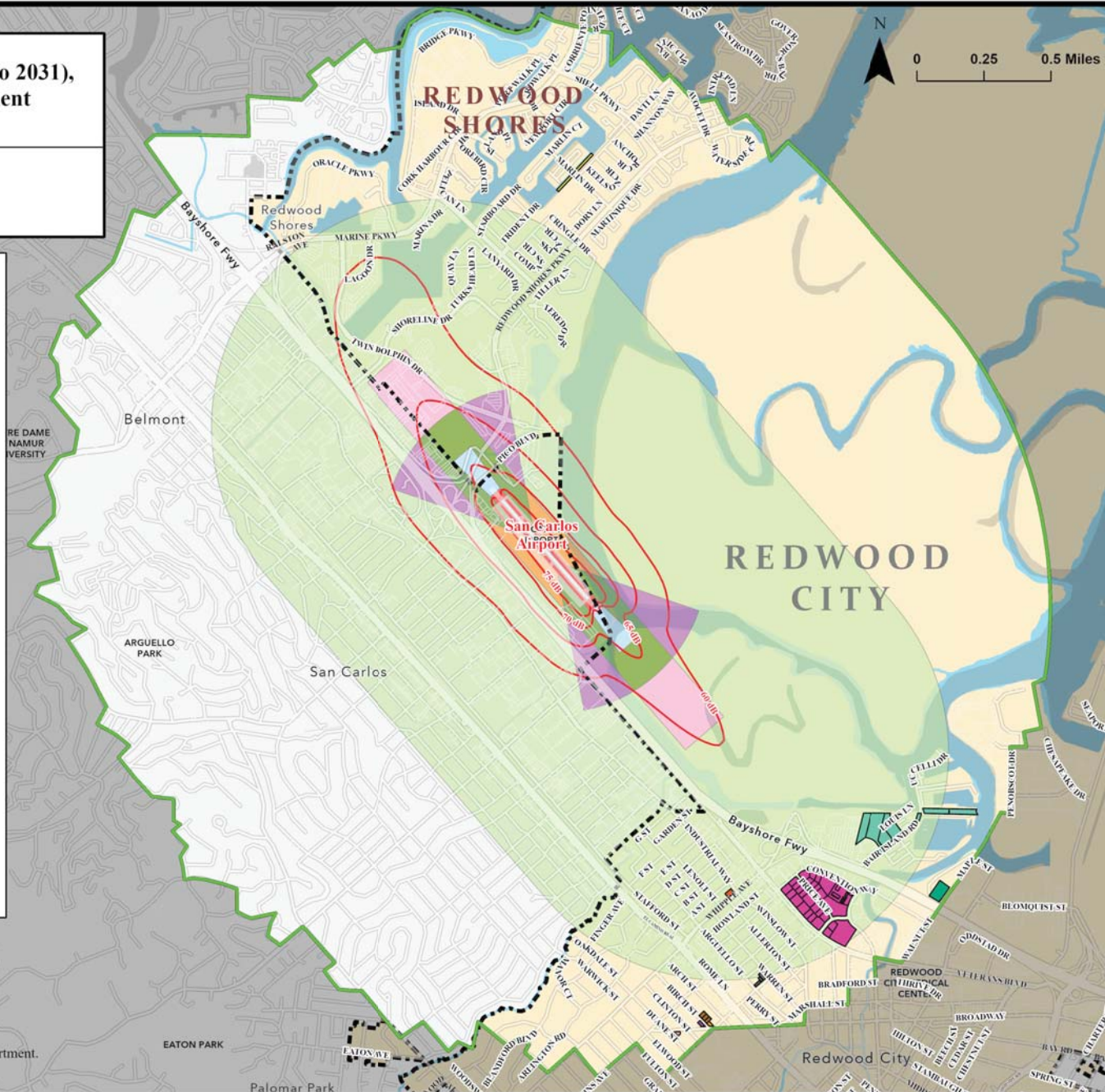
San Carlos Airport Safety Zones

- Primary Surface
- Runway 12-30
- Zone 1 - Runway Protection Zone
- Zone 2 - Inner Approach Departure Zone
- Zone 3 - Inner Turning Zone
- Zone 4 - Outer Approach/Departure Zone
- Zone 5 - Sideline Zone
- Zone 6 - Traffic Pattern Zone

Areas within AIA-B with Proposed Rezoning

- Change from CO (Commercial Office) to MUC-VB (Mixed-Use Corridor - Veterans Boulevard): 49 parcel/s
- Change from PO (Professional Office) to MUN (Mixed-Use Neighborhood): 1 parcel/s
- Change from CG (General Commercial) to MUW (Mixed-Use Waterfront): 8 parcel/s
- Change from TP (Tidal Plain) to MUW (Mixed-Use Waterfront): 2 parcel/s
- Change from TP (Tidal Plain) to R-2 (Residential - Duplex): 2 parcel/s
- Change from CG (General Commercial) to R-4 (Multi-family - Medium Density): 1 parcel/s
- Change from PO (Professional Office) to R-4 (Multi-family - Medium Density): 1 parcel/s
- Change from CN (Neighborhood Commercial) to R-5 (Multi-family - High Density): 3 parcel/s
- Change from PO (Professional Office) to R-5 (Multi-family - High Density): 1 parcel/s
- Change from PO (Professional Office) to R-5 (Multi-family - High Density, Office): 3 parcel/s

Map Created: April 11, 2023. City of Redwood City Community Development & Transportation Department.
Source Data: San Mateo County GIS Open Data Portal, City of Redwood City GIS, C/CAG, ESRI.



Amendment to the General Plan - Land Use

APN: 052-193-080

2900 Broadway, Redwood City, CA.



■ Change from High Density Residential (HDR) to Mixed-Use Neighborhood (MU-N)

RWC-GIS
March 29, 2023

City of Redwood City Housing Element 6th Cycle (2023 to 2031), Proposed Rezoning to Implement the Housing Element San Carlos ALUCP Consistency Exhibit

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San Carlos Airport Safety Zones

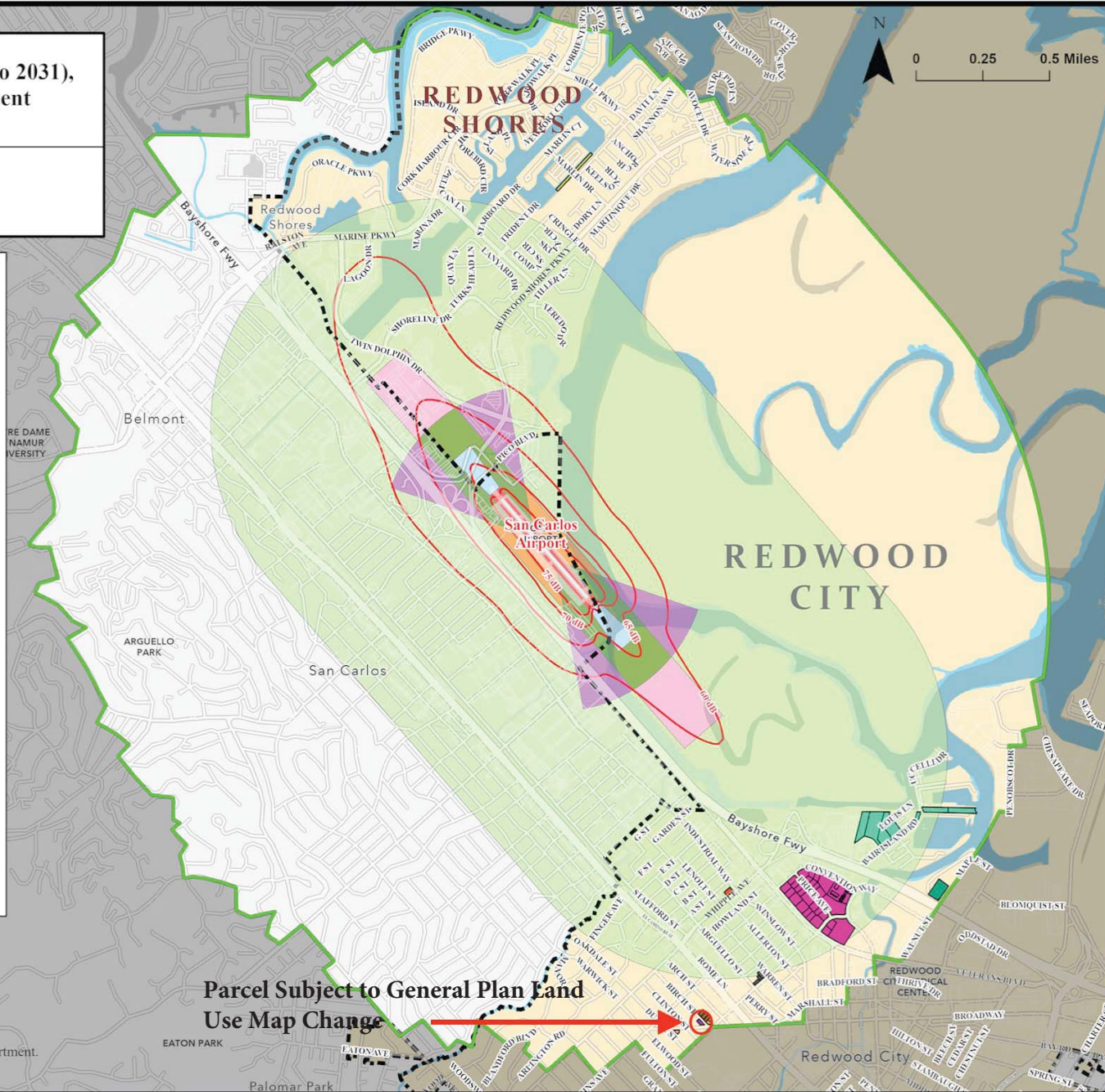
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**Parcel Subject to General Plan Land
Use Map Change**

Map Created: April 11, 2023. City of Redwood City Community Development & Transportation Department.
Source Data: San Mateo County GIS Open Data Portal, City of Redwood City GIS, C/CAG, ESRI.



Excerpts related to ALUCP Consistency

**DRAFT MUNICAL AND ZONING CODE AMENDMENTS
IMPLEMENTING THE REDWOOD CITY HOUSING ELEMENT
APRIL 10, 2023 –**

**EXHIBIT B
ZONING ORDINANCE AMENDMENTS**

[Amendments to Article 2, 4, 5, 6, 8, 9, 10, 15, 25, 30, 31, 32, 33, 41, 42, 44, 45, 53, 54, 55.]

Article 4 – USE REGULATIONS (RESIDENTIAL ZONING DISTRICTS)

[new article from previously reserved article]

4.1 Purpose

This article specifies permitted, conditionally permitted, and prohibited uses in residential zoning districts within the City.

4.2 Use Regulations in Residential Zoning Districts

- A. Districts Defined. Residential Zoning Districts consist of RH, R-1, R-2, R-3, R-4, R-5, and MH. Individual development standards and further regulations are found in individual Articles for each zoning district.
- B. Land Uses. Table 4.2 (Use Regulations for Residential Zoning Districts) indicate the uses permitted (P), permitted with a conditional use permit (C), and not permitted (-). Any use not explicitly addressed in Table 4.2 is prohibited unless deemed by the Zoning Administrator to be a similar and compatible use which meets the purpose and intent of the Zoning District.
- C. Applicable Regulations. The last column of the table (Specific Use Regulations) references specific requirements for the use, though other provisions in the Zoning Ordinance may also apply.
- D. Accessory Uses.
 1. Legal Dwelling Unit. The following accessory uses may be permitted in conjunction with a legal dwelling unit in Residential Zoning Districts:
 - a. Accessory Dwelling Units (Article 37)
 - b. Family Child Care Homes (Article 39)
 - c. Home Occupations (Section 31.12)
 - d. Short-Term Rentals (Section 31.3)
 - e. Accessory Structures, Fences, and Other Improvements (Article 36 Exterior Site Improvements)
 2. Incidental to Civic Uses. The following accessory uses are permitted in conjunction with uses listed under “Civic Uses” in Table 4.2
 - a. Retail and service
 - b. Restaurant
 - c. Office uses

[EDITORS NOTE: Red underline shows a change/interpretation from the current zoning ordinance. Used for brand new use categories or change in regulations, either previously silent or creating a different policy choice.]

E. Table 4.2 Uses Allowed in Residential Zoning Districts

P - Permitted by Right

C - Requires a Use Permit

- Prohibited

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
Residential and Specialty Housing								
<u>Single Family Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>SB 9 Projects</u>	<u>P</u>	<u>P</u>						<u>Section 5.10 - SB 9 Project</u>
<u>Two-Family Dwelling</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Multi-Family Dwelling¹</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Live/Work</u>	-	-	-	-	-	<u>C</u>	-	<u>Section 31.4 (Live/Work)</u>
<u>Mobile Home Parks</u>	-	-	-	-	-	-	P	
Care Facilities								
<u>Adult Day Programs</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	
<u>Child Care Center</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Article 39 (Child Care Facilities)</u>
<u>Senior Residential Care Facility²</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>General Residential Care Facility²</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Residential Care Facility, Small</u> ²	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	
<u>Skilled Nursing</u>	=	=	=	=	<u>C</u>	<u>C</u>	=	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Civic</u>								
<u>Assembly and Meeting Facilities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>School</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Public Uses</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Footnotes:

1. Includes Supportive Housing and Transitional Housing
2. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law

[Article 2, Sections 5.1, 5.2, and 5.7 are amended and Section 5.10 is added as follows]

ARTICLE 5 RH (RESIDENTIAL—HILLSIDE) AND R-1 (RESIDENTIAL—SINGLE-FAMILY) DISTRICTS

5.1 Purpose.

This article sets forth two zoning districts for low density single-family residential living that promotes primarily detached single-family homes and related uses, including accessory dwelling units, and implements the requirements of Government Code Section 65852.21.

[Subsections A and B are unchanged]

- A. RH District—This district is located in the hillside areas and promotes a semi-rural environment with sloped lots and curvilinear streets.
- B. R-1 District—This district is located predominantly in the western portion of the city with both sloped and flat lots and promotes a low-density residential living environment.

5.2 Use Regulations ~~Uses Allowed by District.~~

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-1 Zoning District.

5.3 Lot Area.

- A. Minimum Area. The minimum lot area requirement is 10,000 square feet for the RH Zoning District and 6,000 square feet for the R-1 Zoning District, with exceptions to these requirements described in subsections B, C, and D.
- B. Greater Minimums with a Numerical Suffix. Greater minimum lot areas may be established by adding a numerical suffix to the district designation in conjunction with the zoning of any property. The number is part of the District designation and establishes the minimum lot area in thousands of square feet (for example, RH-20 establishes a minimum lot area of 20,000 square feet).
- C. Supplementary Lot Area Requirements for Sloping Sites. Additional requirements for lot subdivisions in sloping areas are located in Section 32.2 (Supplementary Lot Area Requirements for Sloping Sites).
- D. Minimum Site Size for Public or Quasi-Public Uses. The minimum lot size for public or quasi-public buildings is 40,000 square feet. The lot shall have a minimum average width of 100 feet.

[Sections 5.4 - 5.6 are unchanged]
[Adding Section 5.10]

5.10 – SB 9 Projects

This section is intended to implement the provisions of Government Code Section 65852.21 to allow SB 9 Projects in single-family residential zones.

A. Number of Dwelling Unit.

- 1. A lot that was not previously issued a parcel map for an urban lot split as defined in Section 30.30 of the Municipal Code may develop an SB 9 Project and, in addition, may apply for development of Accessory Dwelling Units as authorized under Article 37.
- 2. A lot created through a parcel map for an urban lot split as defined in Section 30.30 of the Municipal Code may develop up to two dwelling units on the lot. The units may include an SB 9 Project, Junior Accessory Dwelling Unit(s), and Accessory Dwelling Unit(s) as authorized under Article 37, or some combination thereof that does not result in more than two dwelling units on the lot.

B. Development Standards

Except as otherwise provided, SB 9 Projects shall comply with the objective zoning standards, objective subdivision standards and objective design review standards of the underlying zoning district unless the standard would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area. The City shall waive or modify any standard if that standard would have the effect of physically precluding the construction of two units of at least 800 square feet each; any modifications of development standards shall be the minimum modification necessary to avoid physically precluding the construction of two units of 800 square feet each. The following exceptions to the requirements of the underlying zoning district apply:

1. **Height.** The maximum building height for SB 9 Projects is consistent with the underlying zoning district requirements, except where SB 9 Projects structures which encroach within the rear setback area ,as identified in Section 5.7, shall not exceed twenty (20) feet when that portion of the SB 9 Project has a flat roof, or twenty-four (24) feet with a pitched roof (with the additional four (4) feet solely devoted to roof pitch).

Article 6 - R-2 (RESIDENTIAL—DUPLEX) DISTRICT

6.1 - Purpose.

This district is intended for small and medium scale residential densities as permitted in the General Plan . Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, and accessory dwelling units. This district also allows for complementary uses such as childcare, other care facilities, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly.

6.2 – Use Regulations Permitted Uses.

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-2 Zoning District.

6.35 - Height Regulations.

A.—The maximum building height for all structures is twenty-eight (28) feet. No more than two and one-half (2.5) stories are ~~is~~ permitted.

Article 8 - R-3 (MULTI-FAMILY—LOW DENSITY) DISTRICT

8.1 - Purpose.

~~To stabilize and maintain the residential character of the district for low density apartment living with substantial space for cooperatively used facilities and open spaces.~~

This district is intended for medium scale residential densities, as permitted in the General Plan . Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, and accessory dwelling units. This district also allows for complementary uses such as child care, other care facilities, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly.

8.2 – Use Regulations

See Article 4.2 (Use Regulations in Residential Zoning Districts) for use regulations in the R-3 Zoning District.

8.5-8.3 - Height Regulations.

The maximum building height for all structures is thirty-five (35) feet, except single-family homes and duplexes which have a maximum building height of twenty-eight (28) feet.

Article 9 - R-4 (MULTI-FAMILY—MEDIUM DENSITY) DISTRICT

9.1 - Purpose.

This district is intended for medium to large scale residential densities, as permitted in the General Plan. Dwelling types include a range of types from small lot single-unit development in older neighborhoods to large apartment buildings. This district also allows for complementary uses such as childcare, other care facilities, park and recreation facilities, complementary smaller commercial uses and civic and institutional uses such as schools and places for community assembly.

9.2 - Use Regulations

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-4 Zoning District.

9.59.3 - Height Regulations.

The maximum building height for all structures is 45 feet, except single-family homes and duplexes which have a maximum building height of 28 feet.

Article 10 - R-5 (MULTI-FAMILY—HIGH DENSITY) DISTRICT

10.1 - Purpose.

This district is intended for medium to large scale residential densities, as permitted in the General Plan. Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, high density apartments, and accessory dwelling units. This district also allows for complementary uses such as child care, other care facilities, park and recreation facilities, complementary smaller commercial uses, and civic and institutional uses such as schools and places for community assembly.

10.2 - Use Regulations

See Article 4.2 (Use Regulations in Residential Zoning Districts) for Use Regulations in the R-5 Zoning District.

10.510.3 - Height Regulations.

The maximum building height for all single family homes and duplexes is 28 feet. The maximum building height for structures of all other types of uses is 75 feet, except as follows:

- A. On any parcel having an average width of at least one hundred (100) feet and an area of at least twenty thousand (20,000) square feet, the maximum height shall be one hundred (100) feet.
- B. On any parcel having an average width of at least one hundred fifty (150) feet and an area of at least forty thousand (40,000) square feet, there shall be no maximum height limit.

[Article 15, Section 15.2.D is amended as follows]

Article 15 - CG (GENERAL COMMERCIAL) DISTRICT

15.2 - Permitted Uses.

The following uses are permitted in the CG District if conducted entirely within a building, unless otherwise required by State law:

- A. Hotels, motels, nursing homes, ~~rest homes~~, nursery schools and day care centers;

[subsections 15.1 & 15.3 – 15.13 are unchanged.]

Article 25 - COMBINING DISTRICTS

[Article 25, Section 25.3 and 25.7 is amended as follows]

25.3 - T (Transient Residential Units) Combining District.

The letter "T" may be added as a suffix to any district designation in conjunction with the zoning of any property. In such event, the following additional uses may be permitted in that district subject to first securing a use permit therefore:

- A. Motels, and mobile home parks ~~and trailer parks~~;
- B. Nursing homes, ~~rest homes~~, and hospitals;
- C. Clubs, lodges, and fraternities.

25.7 - R (Residential) Combining District.

- A. The letter "R" may be used as a suffix to any ~~CG~~ zoning district which allows for residential uses or has been designated for a "mixed use" (i.e., Combined Residential and Commercial use) in the General Plan for the City of Redwood City.
- B. The R Combining District allows residential uses consistent with the requirements of the R-5 Zoning District.

Article 31 – SPECIAL USES

[Subsections 31.2 and 31.10 are amended as follows]

31.2 – Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities. Nursing homes; ~~Rest Homes~~; Residential Care Facilities, Senior; Residential Care Facilities, General; and Skilled Nursing Facilities shall be considered commercial for the purposes of determining building intensity and subject to applicable FAR limits. The maximum number of beds or suites shall not be restricted with residential density maximums. All other development standards shall apply. New Residential Care Facilities and Senior Care Facilities shall be consistent with applicable policies of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (ALUCP) and State law, see Section 32.10 (Airport Land Use Compatibility Plan Consistency).

Article 32 – SUPPLEMENTARY PROVISIONS

[Subsections 1- 8 unchanged]

[Subsections 9 & 10 are amended as follows]

Article 32.10 - Airport Land Use Compatibility Plan Consistency

This section establishes standards and requirements related to consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (ALUCP). The following requirements and criteria shall be incorporated into all applicable projects.

- A. **Airport Real Estate Disclosure Notices.** All new development is required to comply with the real estate disclosure requirements of State law (California Business and Professions Code Section 11010(b)(13)). The following statement must be included in the notice of intention to offer the property for sale or lease:

"Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

- B. **Airport Noise Evaluation and Mitigation.** All projects shall comply with the Noise Compatibility Policies of the ALUCP. Uses shall be reviewed per the Noise/Land Use Compatibility Criteria listed in Table 4-3 of the ALUCP. Uses listed as "conditionally compatible" shall be required to mitigate impacts to comply with the interior (CNEL 45 dB or lower, unless otherwise stated) and exterior noise standards established by the ALUCP or Redwood City General Plan, whichever is more restrictive. Unless otherwise

precluded by State law, projects shall also be consistent with ALUCP Noise Policy 3 - Residential Land Uses.

- C. **Overflight Notification Requirement.** All new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 shall incorporate a recorded overflight notification requirement as a condition of approval in order to provide a permanent form of overflight notification to all future property owners, consistent with ALUCP Overflight Policy 2 - Overflight Notification Zone 2.
- D. **Safety Compatibility Evaluation.** All uses must comply with Safety Compatibility Policies of the ALUCP. Project applicants shall be required to evaluate potential safety issues if the property is located within any of the Safety Compatibility Zones established in the ALUCP and depicted in Exhibit 4-3 of the ALUCP. All projects located within a Safety Compatibility Zone shall be required to determine if the proposed land use is compatible with the Safety Compatibility Land Use Criteria as noted in ALUCP Safety Compatibility Policy 1 - Evaluating Safety Compatibility for New Development and listed in Table 4-4 of the ALUCP.
- E. **Airspace Protection Evaluation.** All projects shall comply with Airspace Protection Policies of the ALUCP.
1. **Notice of Proposed Construction or Alteration.** Project applicants shall be required to file Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration (FAA) for any proposed new structure and/or alterations to existing structures (including ancillary antennae, mechanical equipment, and other appurtenances) that would exceed the FAA notification heights as depicted in ALUCP Exhibit 4-4a. Any project that would exceed the FAA notification heights shall submit a copy of the findings of the FAA's aeronautical study, or evidence demonstrating exemption from having to file FAA Form 7460-1, as part of the development permit application.
 2. **Maximum Compatible Building Height.** The maximum height of a new buildings/structures must be the lower of (1) the height of the controlling airspace protection surface shown on Exhibit 4-4 of the ALUCP, or (2) the maximum height determined not to be a "hazard to air navigation" by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.
 3. **Other Flight Hazards.** Within Airport Influence Area (AIA) B, certain land use characteristics are recognized as hazards to air navigation and, per ALUCP Airspace Protection Policy 6 - Other Flight Hazards are Incompatible, need to be

evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

- a. Sources of glare, such as highly reflective buildings, building features, or blight lights including search lights, or laser displays, which would interfere with the vision of pilots in making approaches to San Carlos Airport.
- b. Distracting lights that could be mistaken by pilots on approach to San Carlos Airport for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting.
- c. Sources of dust, smoke, water vapor, or steam that may impair the vision of pilots making approaches to San Carlos Airport.
- d. Sources of steam or other emissions that may cause thermal plumes or other forms of unstable air that generate turbulence within the flight path.
- e. Sources of electrical interference with aircraft or air traffic control communications or navigation equipment, including radar.
- f. Features that create an increased attraction for wildlife as identified in FAA rules, regulations, and guidelines including, but not limited to, FAA Order 5200.5A, Waste Disposal Sites On or Near Airports, and Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports. Land uses with the possibility of attracting hazardous wildlife include landfills and certain recreational or agricultural uses that attract 48 through large flocks of birds. Exceptions to this policy are acceptable for wetlands or other environmental mitigation projects required by ordinance, statute, court order, or Record of Decision issued by a federal agency under the National Environmental Policy Act.

Article 53 - MIXED-USE CORRIDOR ZONING DISTRICT

[Article 53, Section 53.7 is amended as follows]

[Subsection 53.1 – 53.6 unchanged]

53.7 Height, Density, and Intensity Regulations.

A. Height, Density, and Intensity Regulations by Sub-District.

1.General Development Standards by Sub-District.

Table 53-3: Height, Density, and Intensity Development Standards						
Development Standards	MUC-ECR	MUC-VB	MUC-RC	MUC-SB	MUC-GB	Specific Regulations
Maximum Height - Residential Use (Max)	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	
Maximum Height - Commercial Use (Max)	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	
Maximum Height with Bonus Height (Max)	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	53.7.B.3
Minimum Height - All Uses	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	53.7.B.2
Maximum Density - Residential Only	60 du/ac	60 du/ac	60 du/ac	60 du/ac	60 du/ac	
Maximum Density - Mixed-Use	60 du/ac	60 du/ac	60 du/ac	60 du/ac	60 du/ac	
Maximum FAR - Commercial Only	0.5	0.5	0.5	0.5	0.5	
Maximum FAR - Mixed-Use	1.0	1.0	1.0	1.0	1.0	FAR applicable to commercial use only.

[Subsections 53.7.A.2 and 53.7.A.3 and 53.7.B are unchanged]

[Subsection 53.8 is unchanged]

Article 54 - MUN (MIXED-USE NEIGHBORHOOD) DISTRICT

[Article 54, Section 54.7 is amended as follows]

[Subsections 54.1 – 55.6 unchanged]

54.7 Height, Density, and Intensity Regulations.

A. General Height, Density, and Intensity Development Standards. Table 54-3 prescribes the height, density, and intensity development standards for the MUN Zoning District.

Structures must comply with both the maximum height in stories and in feet as identified in Table 54-3. Additional regulations are denoted in the right hand column.

Table 54-3 Height, Density, and Intensity Development Standards	MUN	Specific Regulations
Development Standards	MUN	Specific Regulations
Maximum Height - Residential Only	3 stories / 40 ft. <u>60 ft.</u>	
Maximum Height - Commercial Only	2 stories / 35 ft.	
Maximum Height - Mixed-Use*	4 stories / 50 ft. <u>60 ft.</u>	Section 54.7.B, D
Minimum Height - All Uses	2 stories / 20 ft.	Section 54.7.C
Maximum Density - Residential Only	60 <u>40</u> du/ac	
Maximum Density - Mixed-Use	60 <u>40</u> du/ac	
Maximum FAR - Commercial Only	0.6	
Maximum FAR - Mixed-Use*	0.8	FAR applicable to commercial use only. Section 54.7.E
Maximum FAR - Mixed-Use/Public Amenity Bonus FAR*	1.0	FAR applicable to commercial use only. Section 54.7.E
After approval, a mixed-use building shall not be converted to an entirely residential or entirely commercial use.		

[Subsection B, C, D are unchanged]

[Subsection 54.8 is unchanged]

Article 55 - MUT (MIXED-USE TRANSITIONAL) DISTRICT

[Article 55, Section 55.3 is amended as follows]

[Subsection 55.1 – 55.2 unchanged]

55.3 Development Standards.

Required development standards are included in Table 55.3 (Development Standards).

Table 55.3 Development Standards

Mixed Use Transitional		Standards: Required	Standards: Community Benefits (CB)	Additional Regulations
Floor Area Ratio (FAR)		2.0 max.	—	Floor area is calculated for commercial uses only and is exclusive of residential square footage.
Density		20-40 du/acre max.	60-40 du/acre max.	Mixed-Use developments shall be subject to both maximum density and maximum FAR requirements, each calculated separately.
Height	Residential	60 ft. max.	60 ft. max.	CB standards are in 10 ft. increments.
	Residential, Commercial & Mixed-Use	40 ft. max	50 ft. - 60 ft. max.	

A. Table 4.2 Uses Allowed in Residential Zoning Districts*P - Permitted by Right**C - Requires a Use Permit**- Prohibited*

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Residential and Specialty Housing</u>								
<u>Single Family Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>SB 9 Projects</u>	<u>P</u>	<u>P</u>						<u>Section 5.10 - SB 9 Project</u>
<u>Two-Family Dwelling</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Multi-Family Dwelling¹</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Live/Work</u>	-	-	-	-	-	<u>C</u>	-	<u>Section 31.4 (Live/Work)</u>
<u>Mobile Home Parks</u>	-	-	-	-	-	-	P	
<u>Care Facilities</u>								
<u>Adult Day Programs</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	
<u>Child Care Center</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Article 39 (Child Care Facilities)</u>
<u>Senior Residential Care Facility²</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>General Residential Care Facility²</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Residential Care Facility, Small²</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Skilled Nursing</u>	-	-	-	-	<u>C</u>	<u>C</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Civic</u>								
<u>Assembly and Meeting Facilities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>School</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Public Uses</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Footnotes:

1. Includes Supportive Housing and Transitional Housing
2. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law

A. Table 4.2 Uses Allowed in Residential Zoning Districts*P - Permitted by Right**C - Requires a Use Permit**- Prohibited*

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Residential and Specialty Housing</u>								
<u>Single Family Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>SB 9 Projects</u>	<u>P</u>	<u>P</u>						<u>Section 5.10 - SB 9 Project</u>
<u>Two-Family Dwelling</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Multi-Family Dwelling¹</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Live/Work</u>	-	-	-	-	-	<u>C</u>	-	<u>Section 31.4 (Live/Work)</u>
<u>Mobile Home Parks</u>	-	-	-	-	-	-	P	
<u>Care Facilities</u>								
<u>Adult Day Programs</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	
<u>Child Care Center</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Article 39 (Child Care Facilities)</u>
<u>Senior Residential Care Facility²</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>General Residential Care Facility²</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Residential Care Facility, Small²</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	

	<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>MH</u>	<u>Subject to Additional Regulations in</u>
<u>Skilled Nursing</u>	-	-	-	-	<u>C</u>	<u>C</u>	-	<u>See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)</u>
<u>Civic</u>								
<u>Assembly and Meeting Facilities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>School</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Public Uses</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Footnotes:

1. Includes Supportive Housing and Transitional Housing
2. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law