



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

APPLICANT INFORMATION

Agency: City of San Carlos

Project Name: 841 OLD COUNTY ROAD LIFE SCIENCE DEVELOPMENT

Address: 841 OLD COUNTY ROAD

APN: 046-133-160, 046-134-050, 046-134-060, 046-135-010,
 046-135-020, 046-135-030, 046-135-040, 046-182-100, 046-
 182-110, 046-182-150

City: SAN CARLOS

State: CA

ZIP Code: 94070

Staff Contact: Lisa Costa Sanders, Principal
 Planner

Phone: 650-802-4207

Email: lcostasanders@cityofsancarlos.org

PROJECT DESCRIPTION

The project proposes construction of new life science/research & development buildings at 841 Old County Road, northeast of the intersection of Old County Road and Commercial Street in the City of San Carlos. It includes construction of a total of 326,460 square feet of research and development life science use in two buildings, one at 4 stories and one at 5 stories (105 feet MSL to the roofline and 120 feet MSL to the top of the mechanical screen for the tallest building), and construction of below grade parking. The project proposed a rezoning from Heavy Industrial (IH) to Planned Development (PD) to allow a greater floor area ratio (2.2), building height (120 feet MSL to top of screen). The site is 148,633 square feet and is currently developed with a mix of commercial/industrial uses.

REQUIRED PROJECT INFORMATION PLEASE SEE ENCLOSED SUPPLEMENTAL MATERIALS AND ATTACHMENTS

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.

C/CAG Application for Land Use Consistency Determination:

C/CAG Application for Land Use Consistency Determination: Supplemental Information

Agency Name: City of San Carlos

Project Name: 841 Old County Road Life Science Development

PRROPERTY AND PROJECT DESCRIPTION

An application was submitted to the City of San Carlos for a new life science/research & development project at 841 Old County Road. The subject site is a 3.41-acre lot bound by Old County Road, Commercial Street and Bransten Road. The Caltrain berm is located to the west of the site, commercial properties to the east, Bransten Street to the north and Commercial Street to the south. The area consists primarily of single-story buildings serving commercial/industrial uses.

The proposed project includes construction of a total of 326,460 square feet of life science/research & development use in two building. One building is four stories and the other is five stories with the taller building measuring 105 feet MSL to the roof structure and 120' MSL to the top of the roof screen. The project proposes a rezoning from Heavy Industrial (IH) to Planned Development (PD) to allow a greater floor area ratio (2.2) and building height (120 feet MSL to top of mechanical screen).

The site is located outside of the 60dB noise contour, and within safety zone 6 within the Airport Land Use Compatibility Plan for the San Carlos Airport.

The proposed project would require approval of rezoning the site to Planned Development, a Planned Development Permit, Design Review, Transportation Demand Management Plan, Development Agreement, Grading/Dirt Haul Certification, and California Environmental Quality Act (CEQA) clearance. An Initial Study/Mitigated Negative Declaration is being prepared.

See enclosed **Attachment** for project site plan, rendering and elevations.

As discussed below, the project is **consistent** with the noise, safety and airspace protection policies of the Airport Land Use Compatibility Plan (ALUCP) for the San Carlos Airport.

The project is located in the Heavy Industrial (IH) zone and complies with the underlying zoning regulations with the exception of height and floor area ratio and as such, requests a zoning map amendment to designate Planned Development to provide for site specific Heavy Industrial.

DISCUSSION OF RELATIONSHIP TO AIRPORT LAND USE COMPATIBILITY

Noise

The 841 Old County Road project site is located outside of the airport's 60dB CNEL noise contour (ALUCP Exhibit 4-2 "Future Conditions (2035) Aircraft Noise Contours map). The proposed R&D land use and related structures are considered compatible without restrictions outside the 60dB noise contour, which prohibits rezoning to residential use due to noise concerns. As such, the proposed project is consistent with the noise policy.

Existing Noise Levels

The project setting is composed of industrial, life science, flex commercial industrial and office use with typical traffic levels. The primary noise surface in the vicinity is from overhead aircraft, surface transportation and industrial uses (City of San Carlos General Plan 2009). Existing Noise level will not be problematic in this proposed R&D project.

Safety

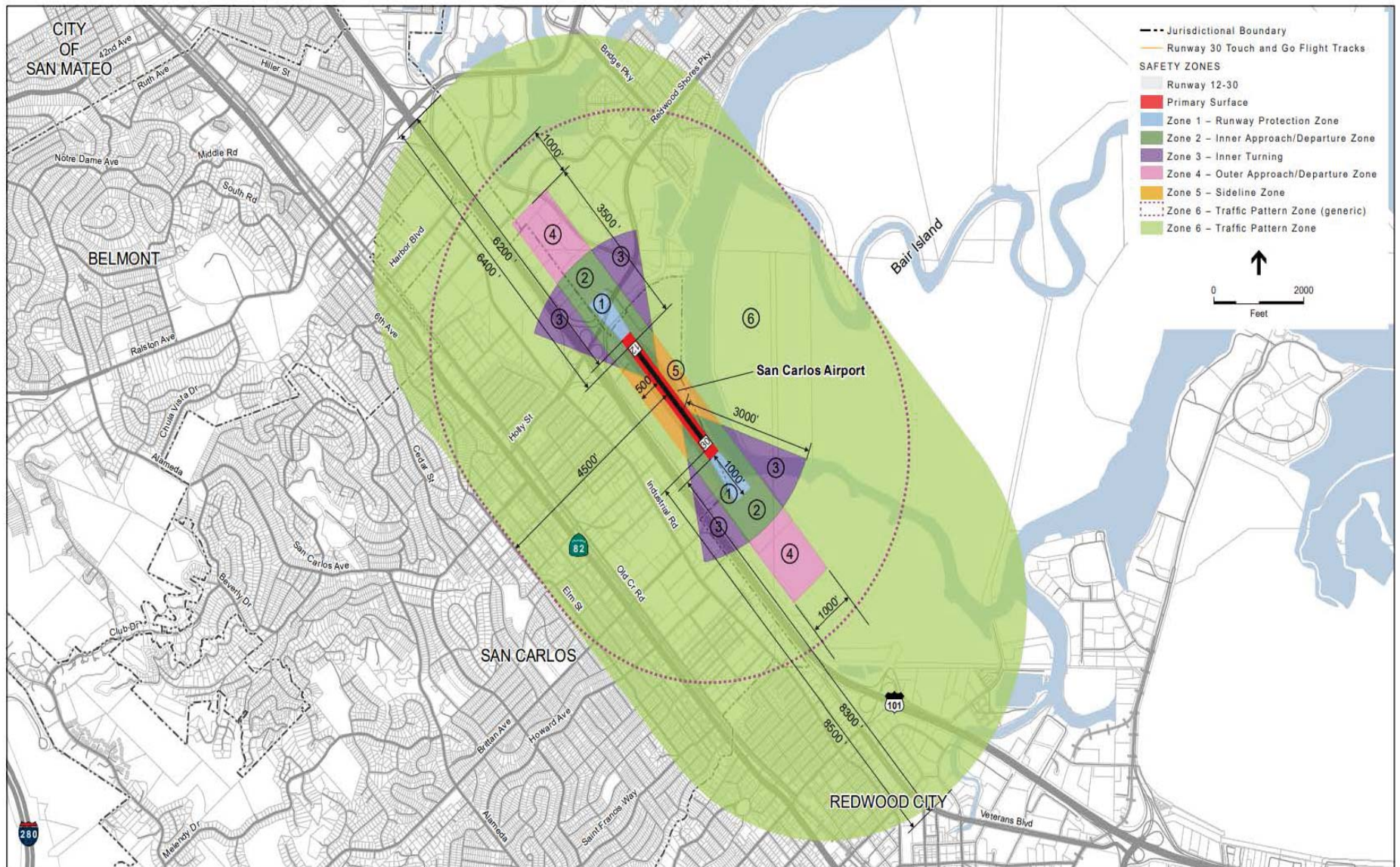
The California Airport Land Use Planning Handbook requires ALUCPs to include safety zones for each runway end. The San Carlos Airport ALUCP includes six safety zones and related land use compatibility criteria. The proposed project site is located inside Safety Zone 6 which allows *max residential densities* (no limit), max nonresidential intensities (no limit) and max single acre (no limit) (Safety Compatibility Criteria for San Carlos Airport are listed on Table 4-4 of the San Carlos ALUCP). Safety Zone 6 does not have limits or restrictions for medical/biological research facilities handling highly toxic or infectious agents.

Airspace Protection

The proposed building heights to the top of the mechanical screen shielding rooftop equipment is 120' MSL and is less than the 155' maximum allowable height set by the Airport Land Use Commission for the San Carlos Airport. The building roof heights are proposed at 100' MSL. Reviewing Table 4-4 Safety Compatibility Criteria, Zone 6 the project will not create height hazard obstruction, smoke, glare, electronic, wildlife attractants, or other airspace hazards. Therefore, the proposed project would be consistent with the airspace policies as established in the adopted 2016 San Carlos ALUCP.

Attachments:

- 841 Old County Road Life Science Development Project Plan Sheets:
 - Site Plan
 - Rendering
 - Elevations



SOURCE: ESRI, 2014; ESA Airports, 2014

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

<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>

C/CAG ALUC 12/18



803 - 851 OLD
COUNTY ROAD
SAN CARLOS, CA
94070

**PLANNING
RESUBMISSION
JAN 11, 2023**

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SAN FRANCISCO, CA 94104 - 415.398.7575

Project Number 20510.00



1 SCHEMATIC LANDSCAPE PLAN
SCALE: 1" = 20'-0"



ISSUED FOR:		DATE:	
	PLANNING SUBMISSION	2021-05-12	
	PLANNING RESUBMISSION 1	2021-12-02	
	PLANNING RESUBMISSION 2	2022-04-29	
	PLANNING RESUBMISSION 3	2023-01-11	

LANDSCAPE ARCHITECT:

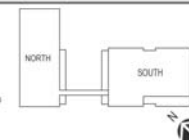
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SCHEMATIC
LANDSCAPE
PLAN

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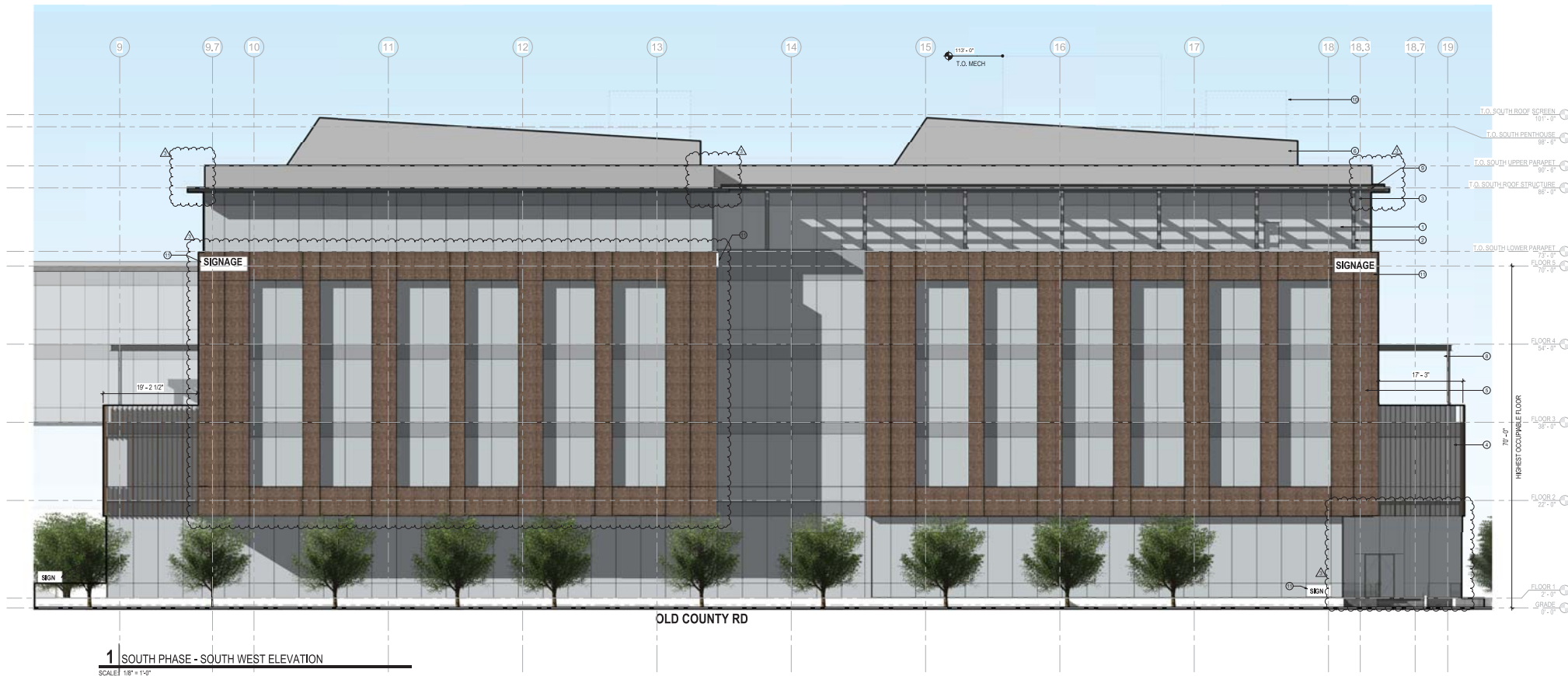
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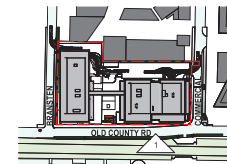
BBN 360/2023/01/20 - 001 Old County Road, San Carlos, CA 94070

20510.00

SOBRATO



PLAN NOTE LEGEND - FINISH	
NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
5	RED BRICK RAINSCREEN WALL SYSTEM, SEE A6.22
6	CORRUGATED PAINTED METAL PANEL, SEE A6.22
7	INSULATED METAL SOFFIT SYSTEM
8	STEEL & ALUMINUM SUNSHADE TRELLIS
9	EXPOSED STRUCTURAL STEEL, SUNSHADE TRELLIS, PAINTED
10	MECHANICAL EQUIPMENT
11	TENANT SIGNAGE



ISSUED FOR:	DATE:			
PLANNING SUBMISSION	2021-05-12			
PLANNING RESUBMISSION 1	2021-12-02			
PLANNING RESUBMISSION 2	2022-04-29			
PLANNING RESUBMISSION 3	2023-01-11			

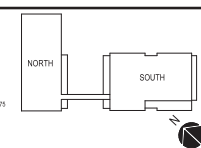
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SOUTH PHASE
EXTERIOR BUILDING
ELEVATIONS

A6.01

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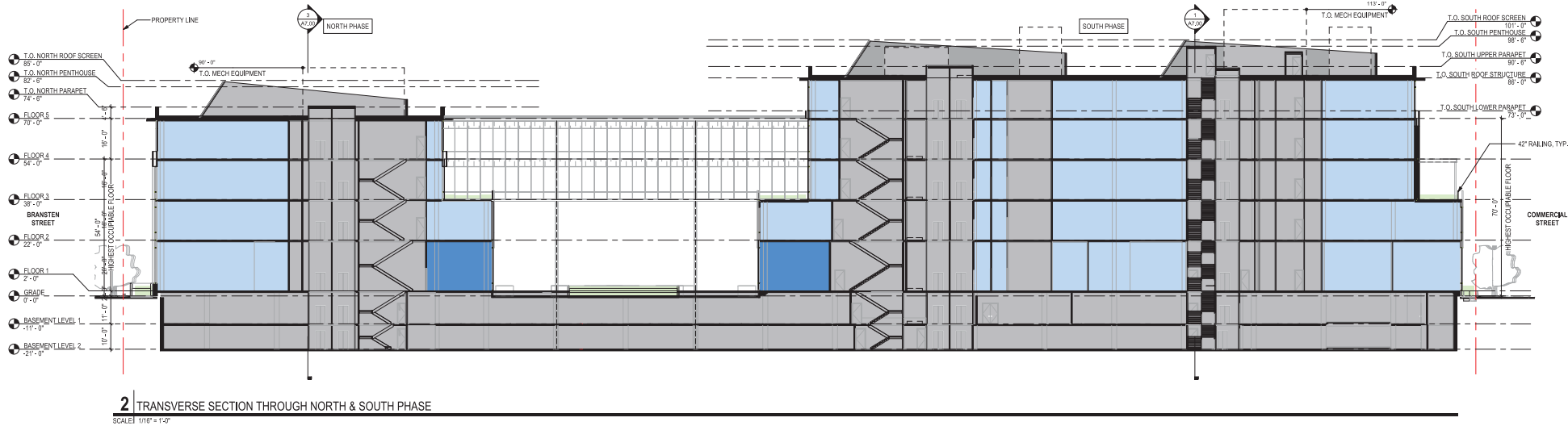
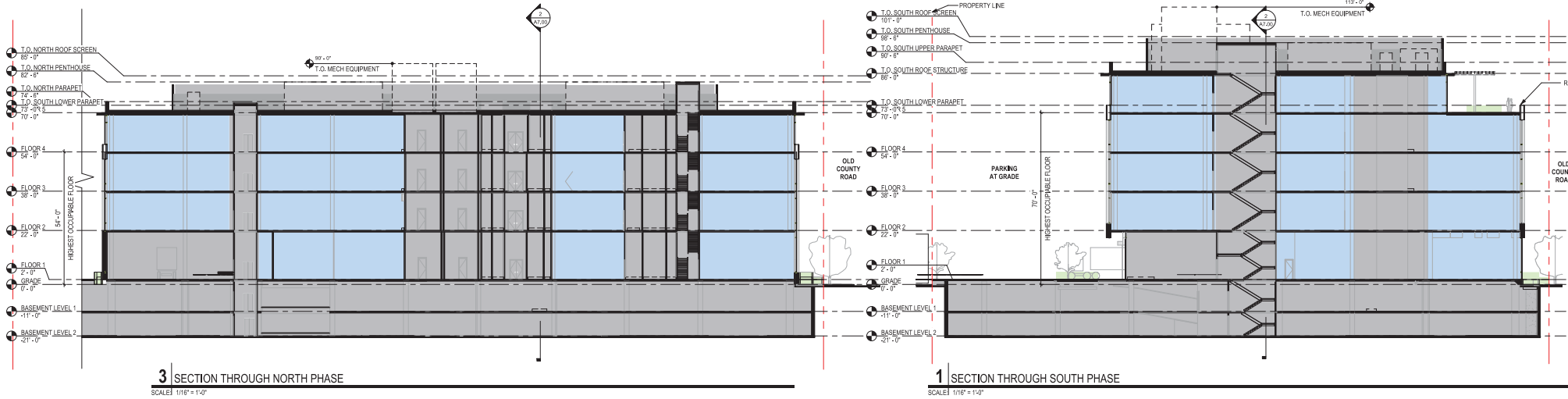
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BM 86102810.00 - 851 Old County Road, San Carlos, CA 94070

20510.00

SOBRATO



- PROGRAM LEGEND**
- OFFICE
 - LOBBY
 - CORE
 - LANDSCAPE
 - MECHANICAL EQUIPMENT

ISSUED FOR:	DATE:			
PLANNING SUBMISSION	2021-05-12			
PLANNING RESUBMISSION 1	2021-12-02			
PLANNING RESUBMISSION 2	2022-04-29			
PLANNING RESUBMISSION 3	2023-01-11			

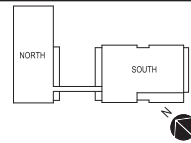
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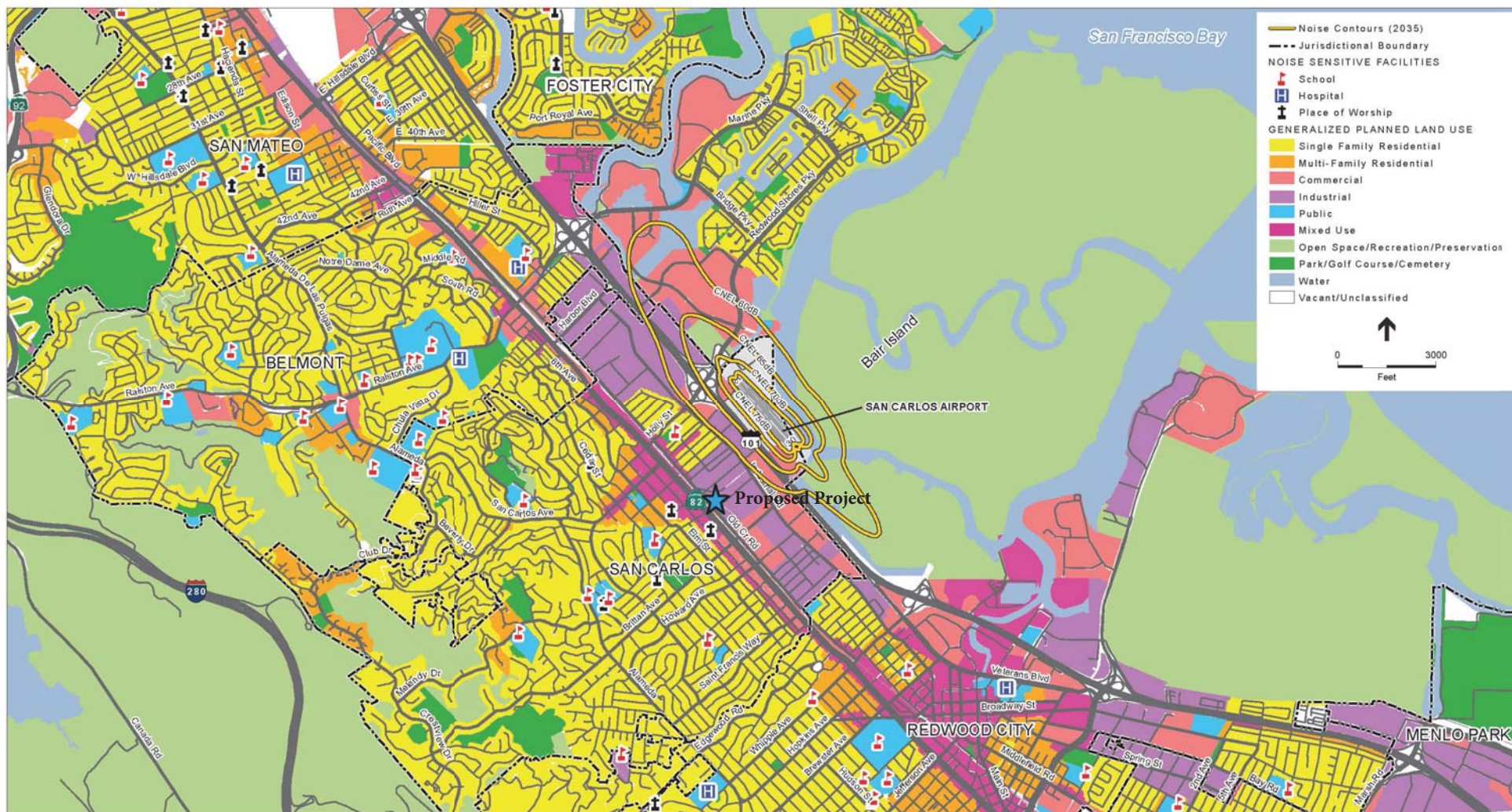


SECTIONS - BUILDING

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SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2008; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP - 130753

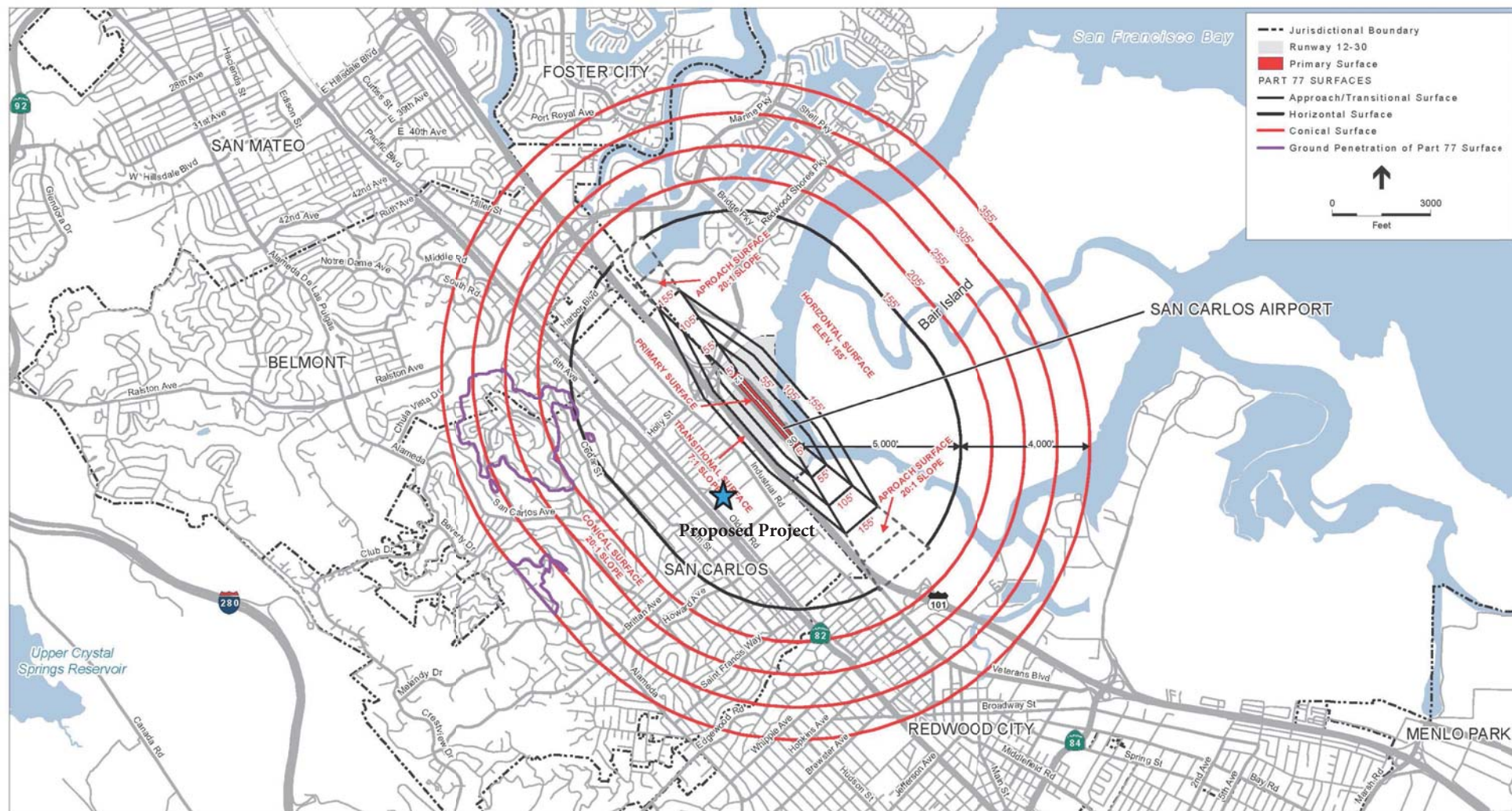
Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours



SOURCE: ESRI, 2014; ESA Airports, 2014

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



SOURCE: ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014

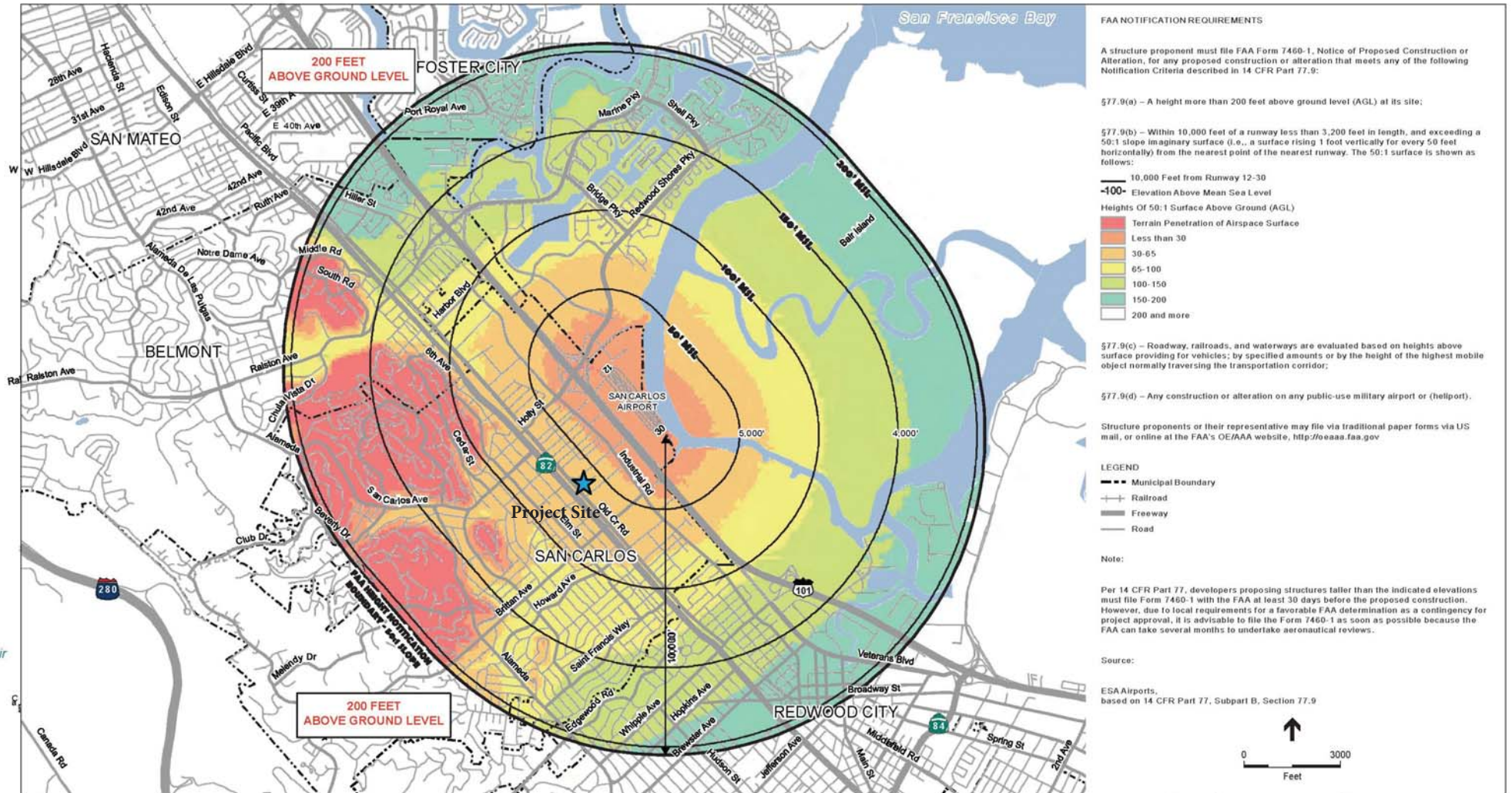
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

NOTE 2: Locations where the ground/terrain penetrates the FAR Part 77 airspace surfaces are approximate and were developed using ground elevation contours provided by the San Mateo County Planning and Building Department, 2014.

San Carlos Airport ALUP . 130753

Exhibit 4-4

San Carlos Airport Part 77 Airspace Protection Surfaces



SOURCE: USGS, 1999-2013; ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014

San Carlos Airport ALUCP - 130753

Exhibit 4-4a
FAA Notification Form 7460-1 Filing Requirements