



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: 1111-1227 Arguello Street Mixed-Use Project

Address: 1111-1227 Arguello Street

APN: 052-252-090, 052-252-080, 052-252-060, 052-252-040, 052-252-030, 052-252-020

City: Redwood City

State: California

ZIP Code: 94063

Staff Contact: Darryl Boyd

Phone: 650-780-7264

Email: dboyd@redwoodcity.org

PROJECT DESCRIPTION

The applicant is proposing to construct a mixed-use development. The proposed project consists of three major components, 1) a 57,252 square foot multi-family residential building, 2) approximately 300,000 square feet of office space, and 3) a 4,132 square foot childcare facility for approximately 30 children. The proposed residential building would be 100 percent affordable housing and include 33 multi-family for sale units. The office buildings would be four stories and approximately 60 feet in height. The residential building would be four stories (three residential over at grade parking) and approximately 46 feet in height.

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>



1111-1227 ARGUELLO STREET

PLANNING APPLICATION

APRIL 12, 2022

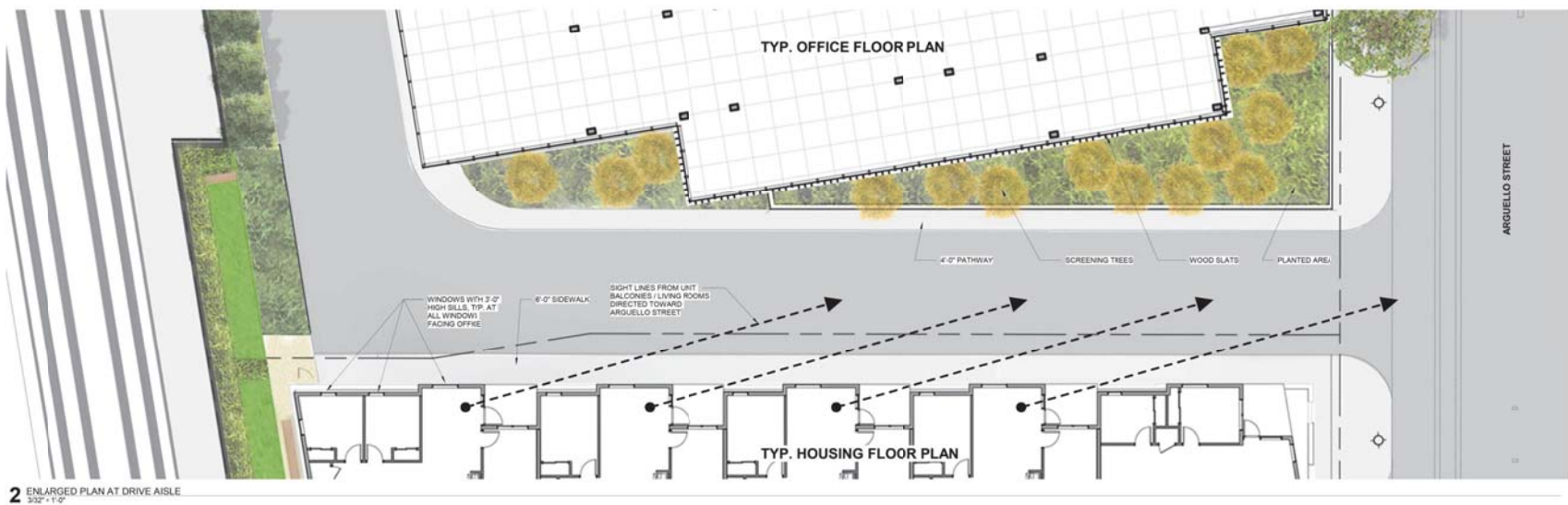


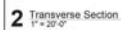
VIEW FROM THE CORNER OF ARGUELLO STREET AND WHIPPLE AVENUE

BM 180175-2001 1501 Hesse Office Project/175-200 15-01 Hesse-PHC_A01_2010.rvt
 3/25/2022 4:27:24 PM











BUILDING TRANSPARENCY FACING STREETS COMPLIANCE

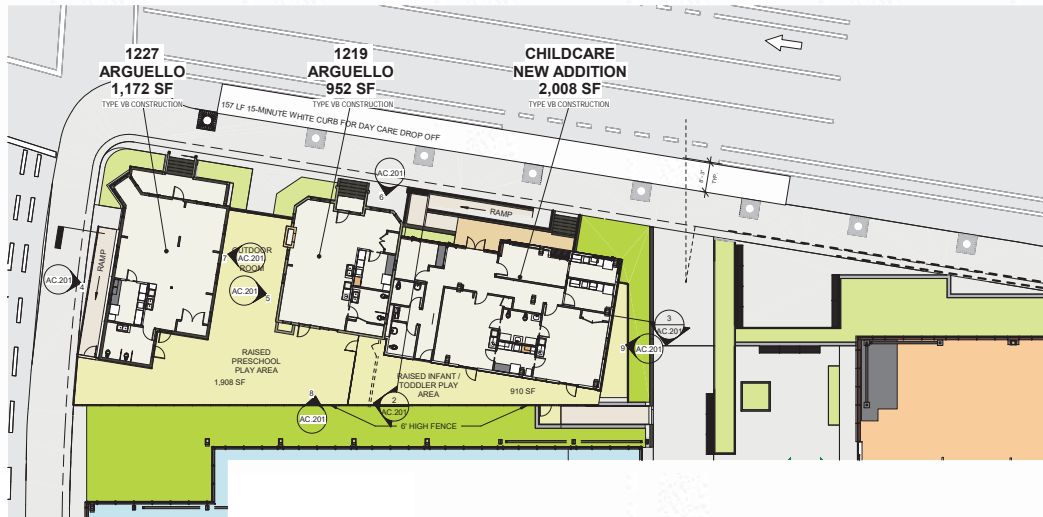
§5.6.B.3. RESIDENTIAL GROUND-FLOOR USES, WINDOWS AND OPENINGS FACING STREETS SHALL CONSTITUTE A MINIMUM OF FORTY (40) PERCENT OF STREET-FACING BUILDING FACES.

GROUND FLOOR STREET-FACING FACADE AREA: 1,365 SQUARE FEET
WINDOWS/OPENINGS REQUIRED: 40% OF 1,365 = 546 SQUARE FEET
WINDOWS/OPENINGS PROVIDED: 725 SQUARE FEET (COMPLIES)

§5.6.B.4. RESIDENTIAL UPPER-FLOOR USES, WINDOWS AND OPENINGS FACING STREETS SHALL CONSTITUTE A MINIMUM OF TWENTY (20) PERCENT OF STREET-FACING BUILDING FACES.

LEVEL 2 STREET-FACING FACADE AREA: 1,081 SQUARE FEET
WINDOWS/OPENINGS REQUIRED: 20% OF 1,081 = 216 SQUARE FEET
WINDOWS/OPENINGS PROVIDED: 282 SQUARE FEET (COMPLIES)

LEVEL 3/4 STREET-FACING FACADE AREA: 1,083 SQUARE FEET
WINDOWS/OPENINGS REQUIRED: 20% OF 1,083 = 216 SQUARE FEET
WINDOWS/OPENINGS PROVIDED: 310 SQUARE FEET (COMPLIES)



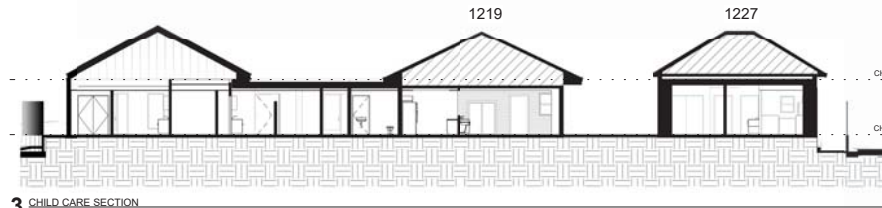
CHILD CARE SUMMARY - PROPOSED PRELIMINARY PROGRAM

PROGRAM ELEMENT	GSSF	NSF	# OF CHILDREN
CHILDCARE NEW ADDITION			
INFANT CLASSROOM	470	245	6 CHILDREN 41 SF/CHILD
TODDLER CLASSROOM	485	345	6 CHILDREN 57.5 SF/CHILD
SUPPORT SPACES	620		
INTERIOR CIRCULATION	331		
1219 ARGUELLO			
YOUNG PRESCHOOL CLASSROOM	1071	670	12 CHILDREN 55 SF/CHILD
1227 ARGUELLO			
PRESCHOOL CLASSROOM	1286	825	14 CHILDREN 59 SF/CHILD
TOTAL INDOOR AREA	4258		
PLAY AREA	2850		75 SF/CHILD
16 EMPLOYEES ARE ESTIMATED FOR THE DAYCARE CENTER - EMPLOYEE PARKING WILL BE PROVIDED FOR THEM IN THE UNDERGROUND PARKING GARAGE BELOW THE OFFICE			

1 LEVEL 1 - CHILD CARE
1/16" = 1'-0"



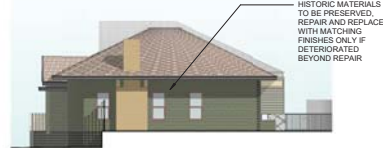
2 1219 ELEVATION - SOUTH
3/32" = 1'-0"



3 CHILDCARE SECTION
3/32" = 1'-0"



4 1227 ELEVATION - NORTH
3/32" = 1'-0"



5 1219 ELEVATION - NORTH
3/32" = 1'-0"



6 CHILDCARE ELEVATION - EAST
3/32" = 1'-0"



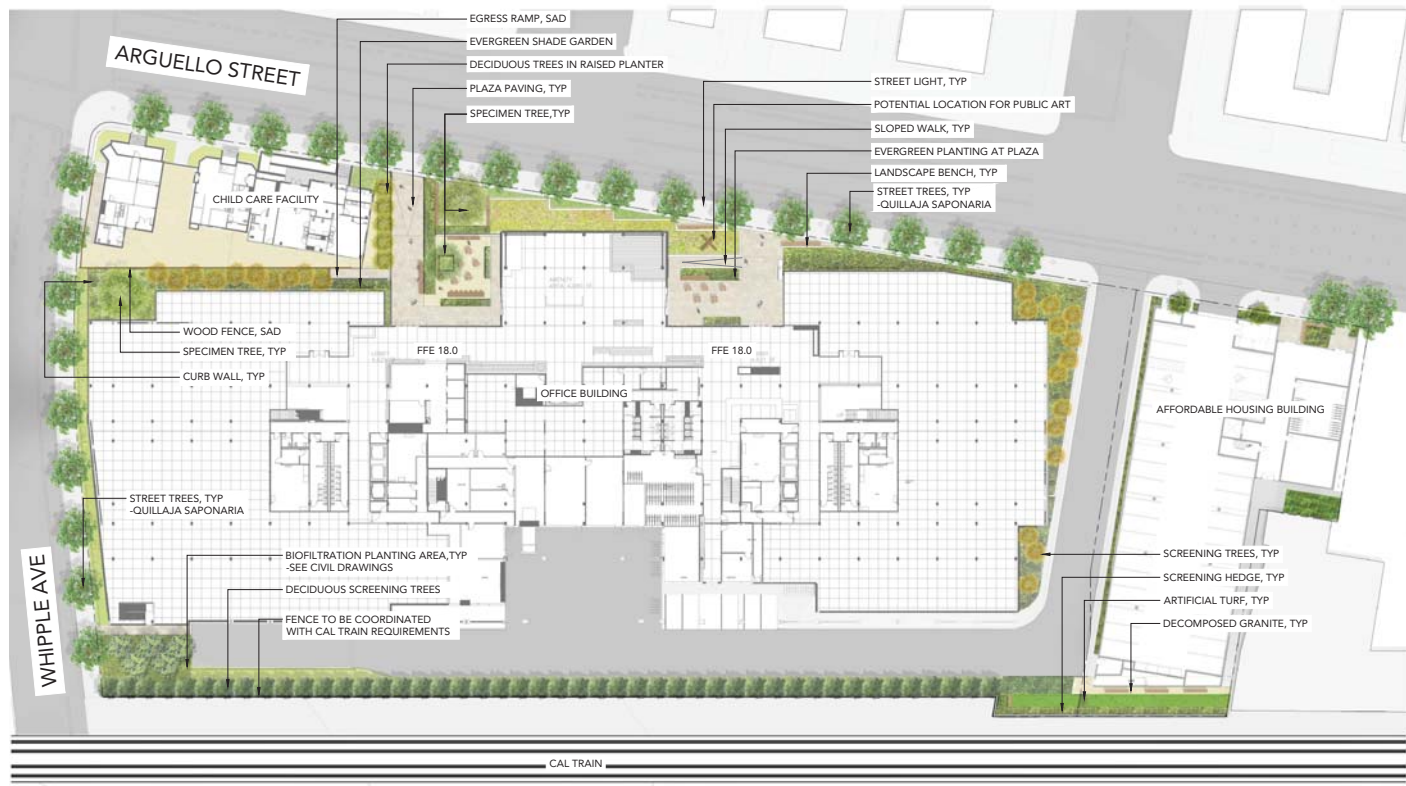
7 CHILDCARE ELEVATION - SOUTH
3/32" = 1'-0"



8 CHILDCARE ELEVATION - WEST
3/32" = 1'-0"



9 CHILDCARE ELEVATION - SOUTH
3/32" = 1'-0"



MATERIALS LEGEND

-  PLAZA PAVING
-  DECOMPOSED GRANITE
-  LANDSCAPE BENCH
-  WOOD FENCE AT CHILD CARE
-  METAL FENCE AT CAL TRAIN
-  PLANTING AREAS, SEE PLANTING LEGEND
-  BIOFILTRATION AREAS, SEE PLANTING LEGEND, SEE CIVIL DRAWINGS
-  ARTIFICIAL TURF

TOTAL NUMBER OF PROPOSED TREES: 99

LANDSCAPE BENCHES

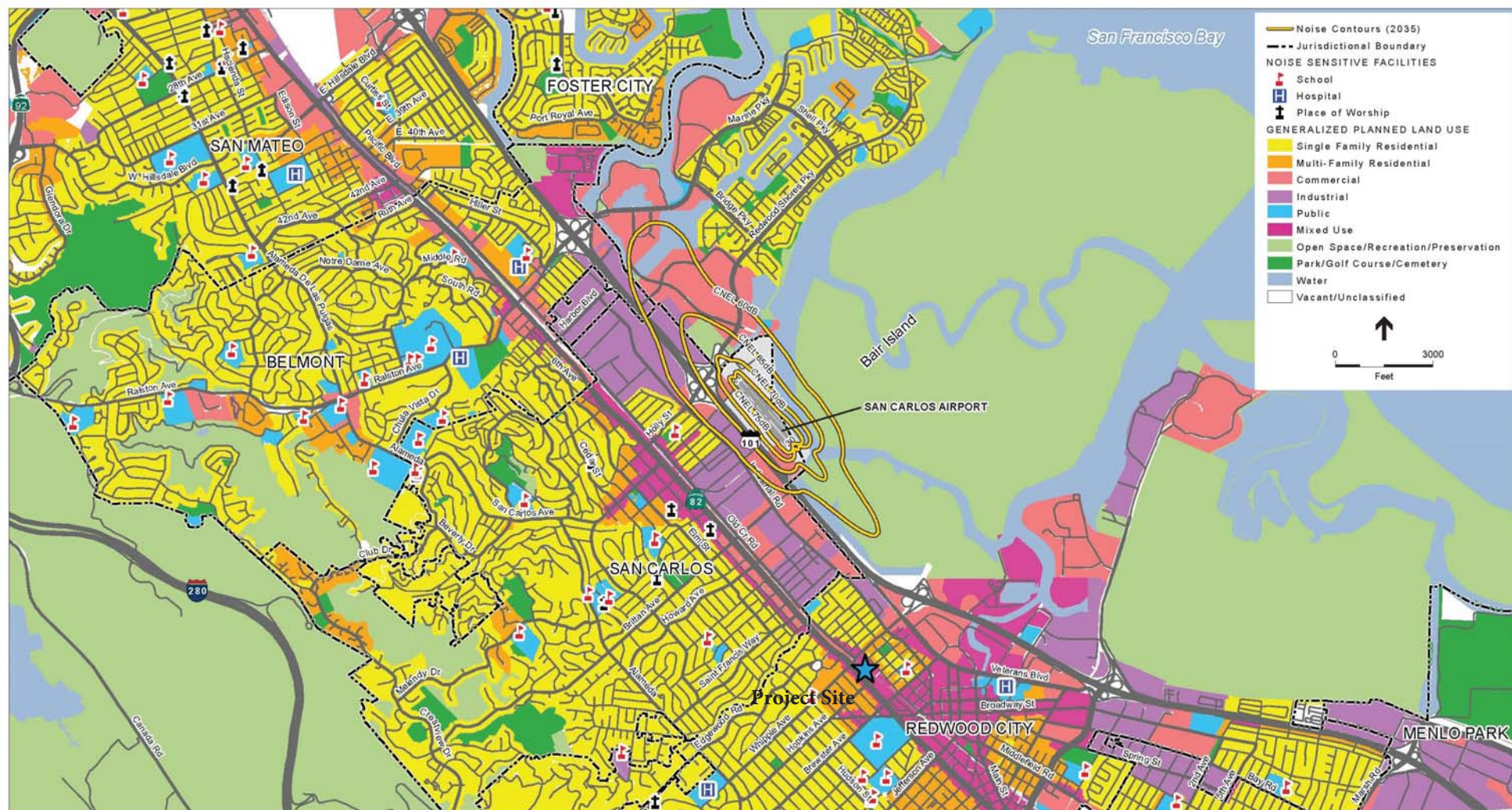


PLAZA PAVING



FENCE





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

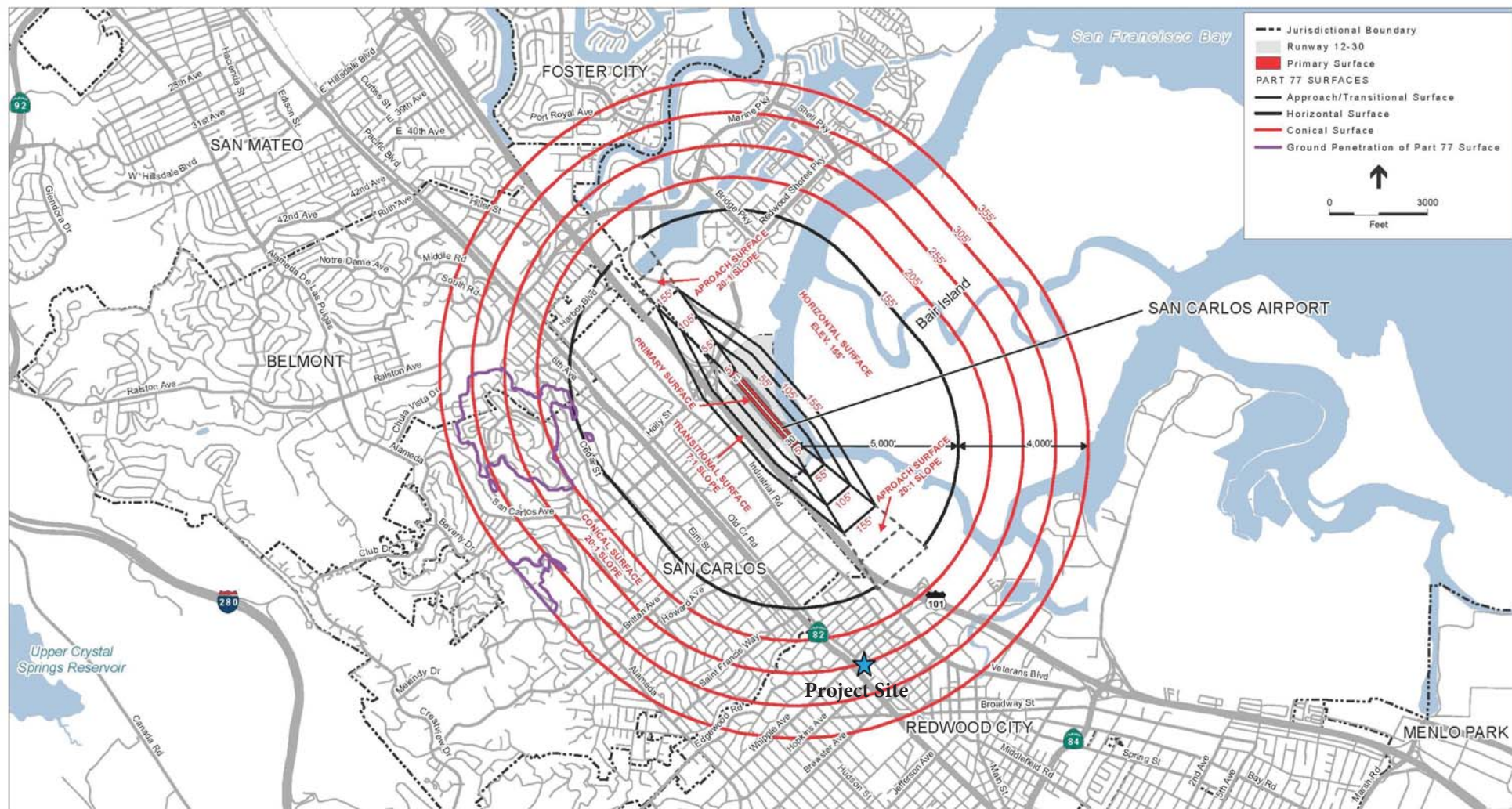
Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours



SOURCE: ESRI, 2014; ESA Airports, 2014

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

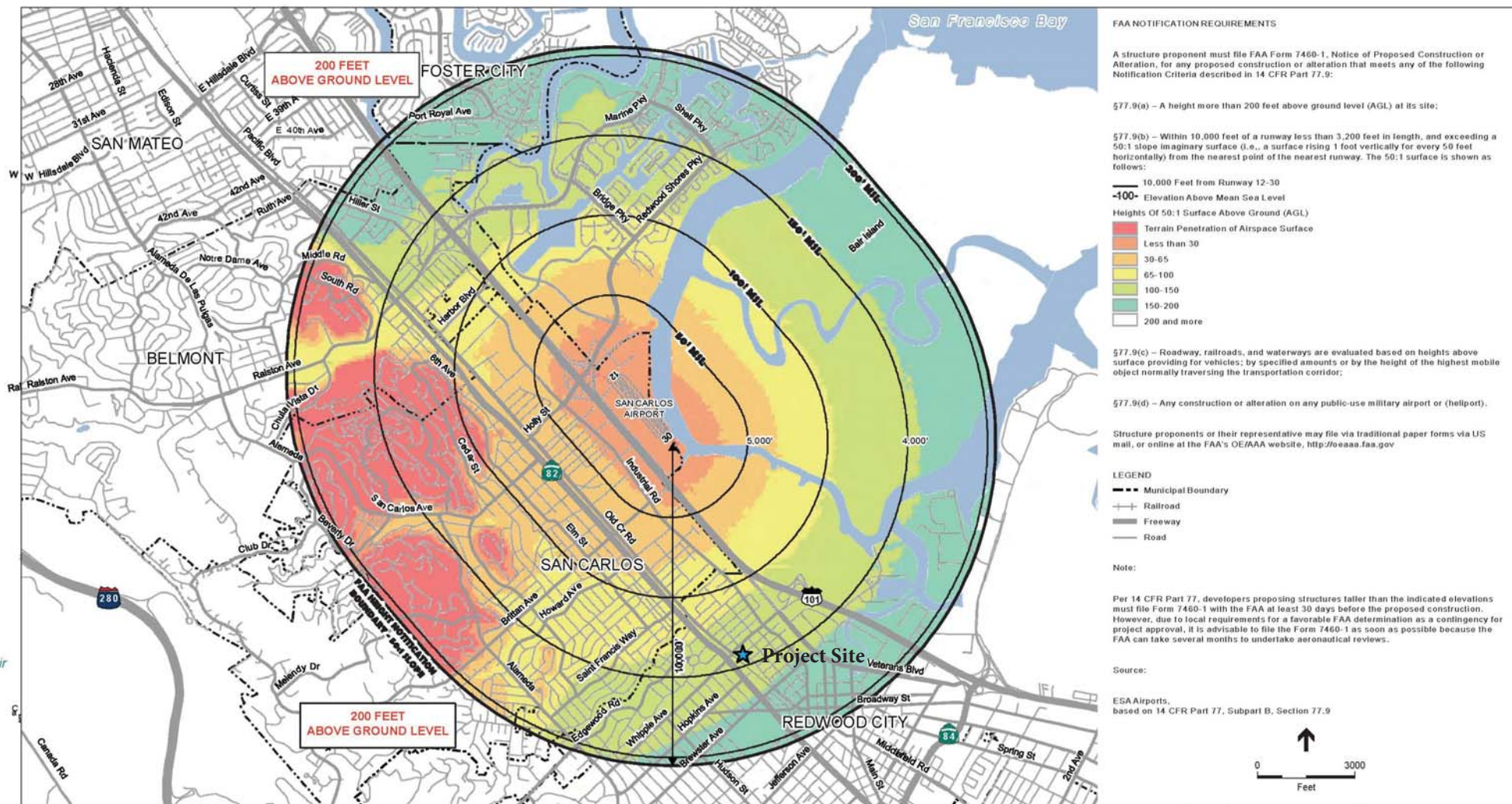
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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 ALUCP, 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