



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

APPLICANT INFORMATION

Agency: City of Burlingame			
Project Name: RHNA 6 Draft Housing Element			
Address: Citywide		APN: N/A	
City: Burlingame	State: CA	ZIP Code: 94010	
Staff Contact: Kevin Gardiner	Phone: (650) 558-7253	Email: kgardiner@burlingame.org	

PROJECT DESCRIPTION

Comprehensive update of the Burlingame Housing Element for the RHNA 6 cycle.
The Draft Housing Element can be viewed online at www.burlingame.org/housingelement
The Draft RHNA 6 Housing Element is consistent with the Burlingame General Plan.

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
Date Application Received
Date Application Deemed Complete
Tentative Hearing Dates:
- Airport Land Use Committee
- C/CAG ALUC

**Application for Land Use Consistency Determination
City of Burlingame Housing Element Update
Required Project Information**

- 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):**

The Burlingame Draft Housing Element for the RHNA 6 cycle is consistent with the General Plan, which was reviewed by the ALUC in 2018. The Housing Element does not propose any amendments to the land use plan or development standards in the General Plan. The only variation is a change in the anticipated residential buildout of the plan, increasing from 2,951 net new housing units to 3,257 net new units.

A number of goals, policies and programs applicable to Noise, Safety, and Airspace Protection are included in the Draft General Plan Community Safety Element.

Goal CS-4: Protect residents and visitors to Burlingame from excessive noise and disruptive ground vibration.

Policy CS-4.7: Airport and Heliport Noise

Monitor noise impacts from aircraft operations at San Francisco International Airport and Mills-Peninsula Medical Center, and implement applicable noise abatement policies and procedures as outlined in the Airport Noise Ordinance and Airport Land Use Compatibility Plan.

Policy CS-4.8: Airport Noise Evaluation and Mitigation

Require project applicants to evaluate potential airport noise impacts if the project is located within the 60 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan). All projects shall be required to mitigate impacts to comply with the interior and exterior noise standards established by the Airport Land Use Compatibility Plan.

Policy CS-4.9: Airport Disclosure Notices

Require that all new development within an airport-defined over-flight zone provide deed notices disclosing airport over-flights and noise upon transfer of title to residents and property owners.

Goal CS-8: Minimize the community's exposure to aircraft safety hazards associated with San Francisco International Airport and Mills-Peninsula Medical Center.

CS-8.1: Land Use Safety Compatibility and Airspace Protection Criteria

Consider all applicable Federal statutes (including 49 U.S.C. 47107), Federal regulations (including 14 Code of Federal Regulations 77 et seq.), the Federal Aviation Administration (FAA) Airport Compliance Manual, FAA Advisory Circulars, other forms of written guidance, and State law with respect to criteria related to land use safety and airspace protection when evaluating development applications within the Airport Influence Area of the San Francisco International Airport and Mill-Peninsula Medical Center helipad.

CS-8.2: Airport Land Use Compatibility Plan

Require development projects within the Airport Influence Area designated in the Airport Land Use Compatibility Plan of the San Francisco International Airport to comply with all applicable Federal statutes (including 49 U.S.C. 47107), Federal regulations (including 14 Code of Federal Regulations 77 et seq.), the FAA's Airport Compliance Manual, FAA Advisory Circulars, other forms of written guidance, and State law with respect to criteria related to land use safety and airspace protection.

CS-8.3: Airport Land Use Commission Review

Ensure all applicable plans, ordinances, and development applications are reviewed by the City/County Association of Governments for San Mateo County's Airport Land Use Commission, as required by State law.

2. Real Estate Disclosure requirements related to airport proximity

Draft General Plan Policy CS-4.9 (Airport Disclosure Notices) requires that all new development within an airport-defined over-flight zone provide deed notices disclosing airport over-flights and noise upon transfer of title to residents and property owners.

3. Any related environmental documentation (electronic copy preferred)

A Final Environmental Impact Report (FEIR) for the General Plan was adopted by the City Council in January 2019. The DEIR and FEIR may be downloaded at <https://www.burlingame.org/generalplan>.

Airport-related environmental issues are addressed in:

- Chapter 11 – Hazards and Hazardous Materials, pages 11-2 through 11-13 of the General Plan EIR
- Chapter 14 – Land Use and Planning, page 14-10 of the General Plan EIR
- Chapter 15 – Noise and Vibration, pages 15-6, pages 15-15 through 15-21, and pages 15-49 through 15-50 of the General Plan EIR
- Page 21-22, 57-58, 93 of the Burlingame Draft RHNA 6 Housing Element

A consistency document is being prepared specifically for the Housing Element to confirm that the Housing Element will not result in changes to the conclusions in the General Plan EIR. The consistency document is anticipated to be available in May 2023.



Appendix D

Sites Inventory

Table D-4: Sites Inventory on HCD Sites Inventory Template

Table A: Housing Element for San Mateo County jurisdictions, please format the APN's as follows: 999-999-999																			
Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
BURLINGAME	999 Howard Ave	94010	029-234-020		DSP - Myrtle Road Mixed	MMU (Myrtle Mixed)	0	0	0.86	Auto storage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	32	13	32	77	Surface parking lot
BURLINGAME	1100 Peninsula Ave	94010	029-232-150		DSP - K-4 Incentive	R-4.1	0	0	0.84	Auto storage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	32	12	32	76	Surface parking lot
BURLINGAME	925 Bayswater Avenue	94010	029-244-060		DSP - Myrtle Road Mixed	MMU (Myrtle Mixed)	0	0	1.39	Auto body repair	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	52	20	52	124	Surface parking us
BURLINGAME	129 Park Road	94010	029-222-210		DSP - Bayswater Mixed	BMU (Bayswater Mixed)	0	0	0.47	Surface parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	38	4	0	42	City-owned surface
BURLINGAME	1500 Ralston Ave	94010	028-265-290		Medium/High Density R-R-3		20.1	50	0.54	Surface parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	23	4	0	27	City-owned surface
BURLINGAME	501 Primrose Road	94010	029-112-400		High Density Residential R-4		0	0	1.14	City Hall	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	27	3	0	30	Existing city hall in
BURLINGAME	1810 El Camino Real	94010	025-150-090	A	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.57	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	33	13	33	79	Undeveloped site.
BURLINGAME	1818 El Camino Real	94010	025-150-100	A	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	5	14	33	Undeveloped site.
BURLINGAME	1825 California Drive	94010	025-150-070	A	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	6	16	38	Undeveloped site.
BURLINGAME	1838 El Camino Real	94010	025-150-200		North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.6	Medical office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	35	13	35	83	Older two-story me
BURLINGAME	1783 El Camino Real	94010	025-123-200	B	North Burlingame Mixed	NBMU (North Burlingame)	20	140	4.15	Vacant	YES - Current	YES - Special District-Of	Pending Project	Not Used in Prior Housing Element	175	70	202	447	Peninsula Wellne
BURLINGAME	1720 Marco Polo Way	94010	025-144-050	B	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.53	Medical office	YES - Current	YES - Special District-Of	Pending Project	Not Used in Prior Housing Element				0	Peninsula Wellne
BURLINGAME	1730 Marco Polo Way	94010	025-144-190	B	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.88	Vacant	YES - Current	YES - Special District-Of	Pending Project	Not Used in Prior Housing Element				0	Peninsula Wellne
BURLINGAME	1740 Marco Polo Way	94010	025-144-170	B	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.6	Medical office	YES - Current	YES - Special District-Of	Pending Project	Not Used in Prior Housing Element				0	Peninsula Wellne
BURLINGAME	1764 Marco Polo Way	94010	025-144-080		North Burlingame Mixed	NBMU (North Burlingame)	20	140	1.15	Care facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67	27	67	161	Existing special ne
BURLINGAME	1625 Trousdale Drive	94010	025-123-080		North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.2	Administrative off	YES - Current	YES - Special District-Of	Available	Not Used in Prior Housing Element	12	4	12	28	School District ash
BURLINGAME	1800 Magnolia Ave	94010	025-122-090	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.98	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	5	14	33	Existing shopping
BURLINGAME	1811 El Camino Real	94010	025-122-080	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.39	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	2	6	14	Existing shopping
BURLINGAME	1819 El Camino Real	94010	025-122-120	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.34	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	2	6	12	Existing shopping
BURLINGAME	1841 El Camino Real	94010	025-122-140	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	2.21	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	12	32	76	Existing shopping
BURLINGAME	1845 El Camino Real	94010	025-122-040	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.95	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	5	14	33	Existing shopping
BURLINGAME	1850 Magnolia Ave	94010	025-122-030	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	1.12	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	6	16	36	Existing shopping
BURLINGAME	1871 El Camino Real	94010	025-122-020	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	1.24	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18	7	18	43	Existing shopping
BURLINGAME	1887 El Camino Real	94010	025-122-010	C	North Burlingame Mixed	NBMU (North Burlingame)	20	140	0.81	Shopping center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	4	12	28	Existing shopping
BURLINGAME	1626 Rollins Rd	94010	025-262-460		Live/Work	RRMU (Rollins Road)	0	70	1.02	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30	11	30	71	Existing light indus
BURLINGAME	1634 Rollins Rd	94010	025-262-420		Live/Work	RRMU (Rollins Road)	0	70	1.02	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30	11	30	71	Existing light indus
BURLINGAME	1655 Rollins Rd	94010	025-280-420		Live/Work	RRMU (Rollins Road)	0	70	3.71	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	109	41	109	259	Existing light indus
BURLINGAME	1744 Rollins Rd	94010	025-169-290		Live/Work	RRMU (Rollins Road)	0	70	1.52	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	17	44	105	Existing light indus
BURLINGAME	2 Adrian Ct	94010	025-169-120		Live/Work	RRMU (Rollins Road)	0	70	1.96	Office/R&D	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	57	22	57	136	Existing single-sto
BURLINGAME	50 Adrian Ct	94010	025-169-070		Live/Work	RRMU (Rollins Road)	0	70	2.65	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	76	26	76	185	Existing light indus
BURLINGAME	40 Brodenick Rd	94010	025-166-100		Live/Work	RRMU (Rollins Road)	0	70	1.49	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	43	16	43	102	Existing light indus
BURLINGAME	50 Brodenick Rd	94010	025-166-110		Live/Work	RRMU (Rollins Road)	0	70	1.97	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	22	58	136	Existing light indus
BURLINGAME	11 Guitard Rd	94010	025-166-210		Live/Work	RRMU (Rollins Road)	0	70	1.28	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	37	14	37	88	Existing light indus
BURLINGAME	25 Ingold Rd	94010	025-280-080		Live/Work	RRMU (Rollins Road)	0	70	0.96	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	11	28	67	Existing light indus
BURLINGAME	35 Ingold Rd	94010	025-280-200		Live/Work	RRMU (Rollins Road)	0	70	2.6	Light industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	76	29	76	181	Existing light indus

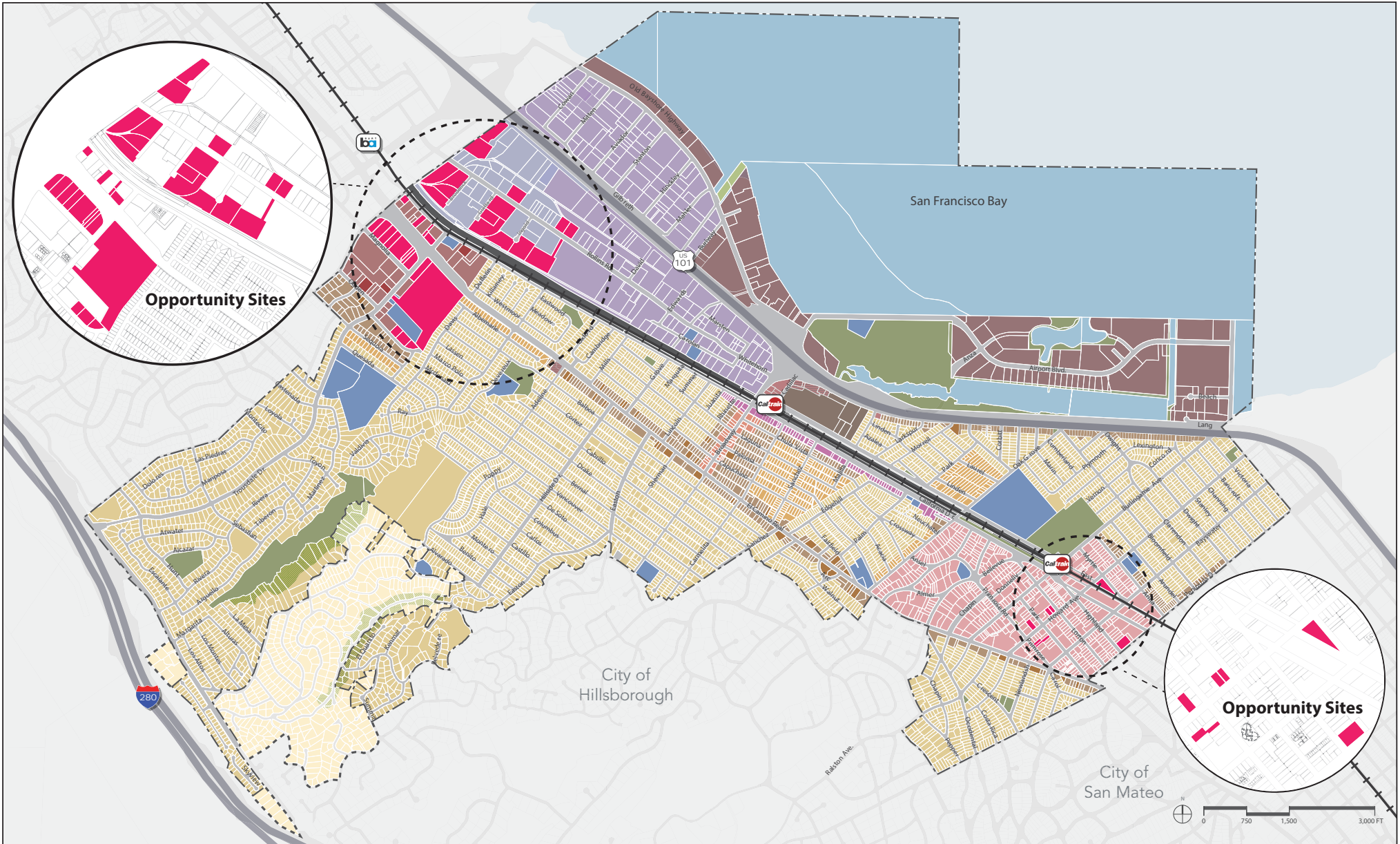
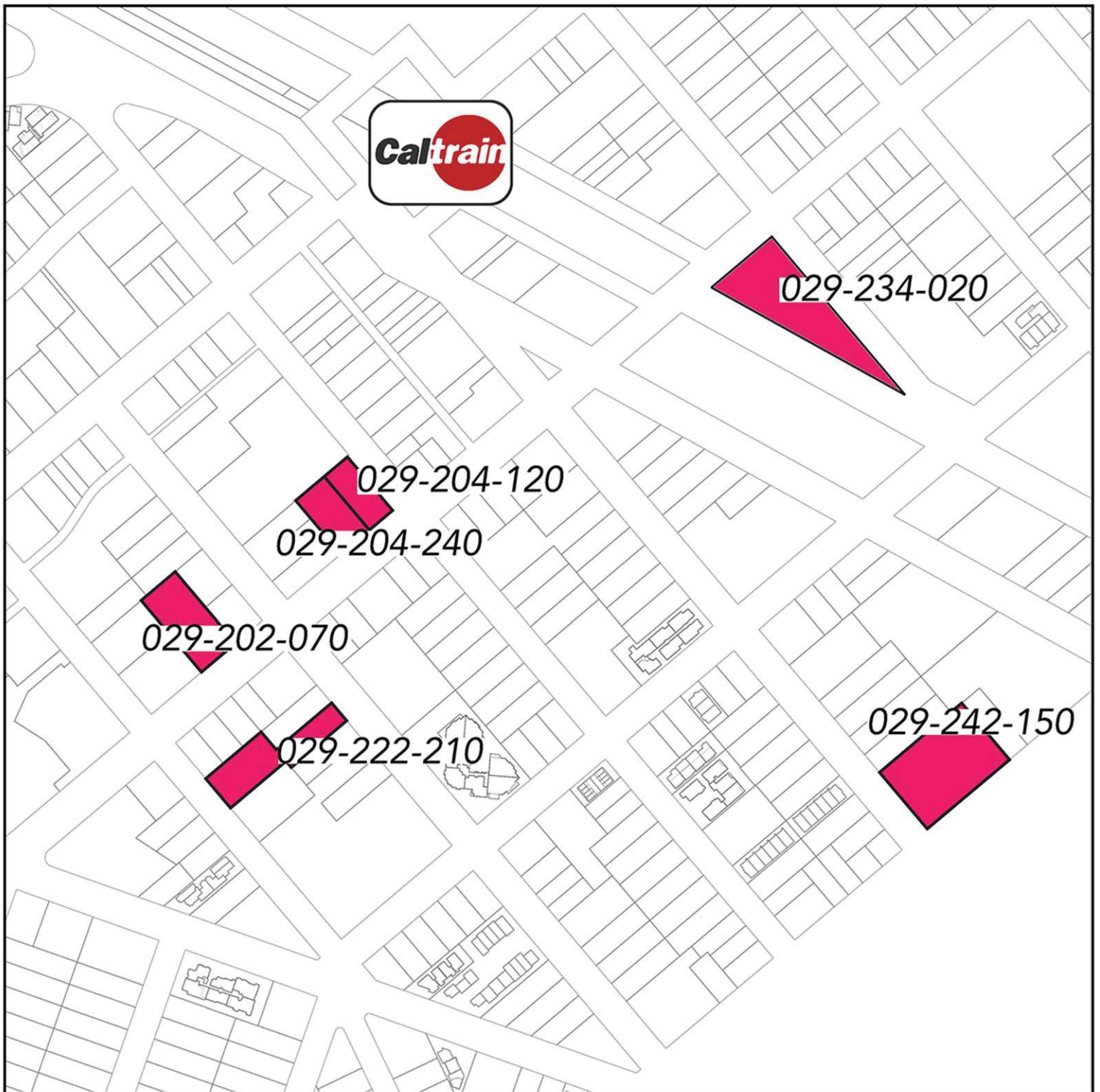


Figure D-1 Burlingame Housing Element Draft Sites Inventory

Low Density Residential	High Density Residential	California Mixed Use	Downtown Specific Plan	Public/Institutional	Parks and Recreation	Low Density Residential-SOI	City Limits
Medium Density Residential	General Commercial	North Burlingame Mixed Use	Live/Work	Baylands	Open Space Easement	Multi-Family Residential Overlay	Sphere of Influence
Medium/High Density Res.	Bayfront Commercial	Broadway Mixed Use	Innovation Industrial	Rail Corridor	Open Space Easement-SOI		

Figure D-2: Sites Inventory Map – Downtown Burlingame

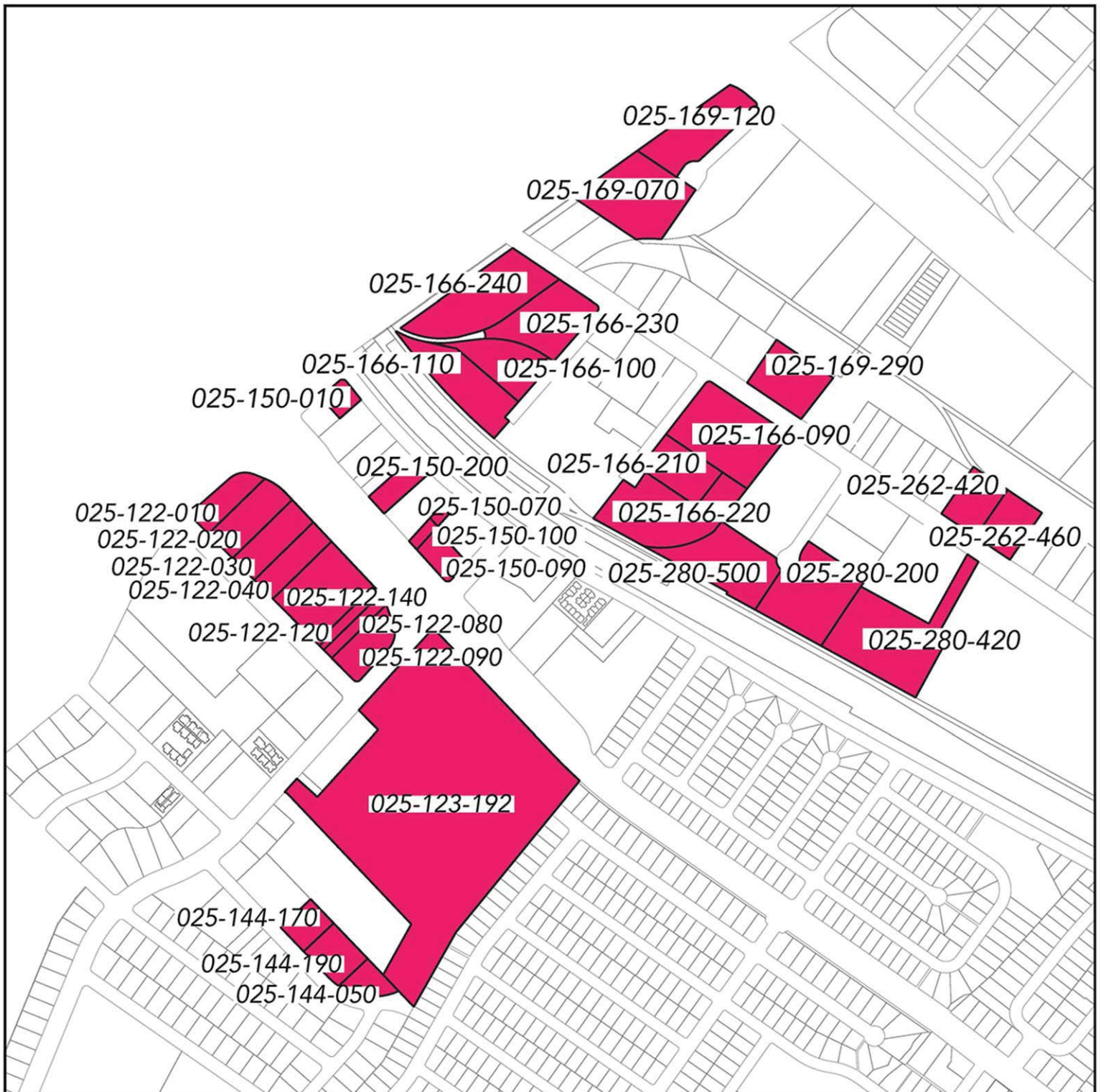


 Opportunity Site with APN(s)

0 200 400 Feet




Figure D-3: Sites Inventory Map – North Burlingame



Opportunity Site with APN(s)

0 500 1,000 Feet

N



City of Burlingame General Plan – 2019 Update

Policies related to ALUCP Compatibility

CS-4.8: Airport Noise Evaluation and Mitigation

Require project applicants to evaluate potential airport noise impacts if the project is located within the 60 CNEL contour line of San Francisco International Airport (as mapped in the Airport Land Use Compatibility Plan). All projects shall be required to mitigate impacts to comply with the interior and exterior noise standards established by the Airport Land Use Compatibility Plan. Any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 65 dB or greater (as mapped in the Airport Land Use Compatibility Plan) shall include the grant of an avigation easement to the City and County of San Francisco prior to issuance of a building permit(s) for any proposed buildings or structures, consistent with Airport Land Use Compatibility Plan Policy NP-3 Grant of Avigation Easement.

CS-4.9: Airport Disclosure Notices

Require that all new development comply with real estate disclosure requirements of State law. Section 11010 of the Business and Professions Code requires people offering subdivided property for sale or lease to disclose the presence of all existing and planned airports within two miles of the property (Cal. Bus. and Prof. Code Section 110010(b)(13). The law requires that, if the property is within an “airport influence area” designated by the airport land use commission, the following statement must be included in the notice of intention to offer the property for sale:

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.

CS-8.1: Land Use Safety Compatibility and Airspace Protection Criteria

Consider all applicable Federal statutes (including 49 U.S.C. 47107), Federal regulations (including 14 Code of Federal Regulations 77 et seq.), the Federal Aviation Administration (FAA) Airport Compliance Manual, FAA Advisory Circulars, other forms of written guidance, and State law with respect to criteria related to land use safety and airspace protection when evaluating development applications within the Airport Influence Area of the San Francisco International Airport and Mills-Peninsula Medical Center helipad.

CS-8.2: Airport Land Use Compatibility Plan

Require development projects within the Airport Influence Area designated in the Airport Land Use Compatibility Plan of the San Francisco International Airport to comply with all applicable Federal statutes (including 49 U.S.C. 47107), Federal regulations (including 14 Code of Federal Regulations 77 et

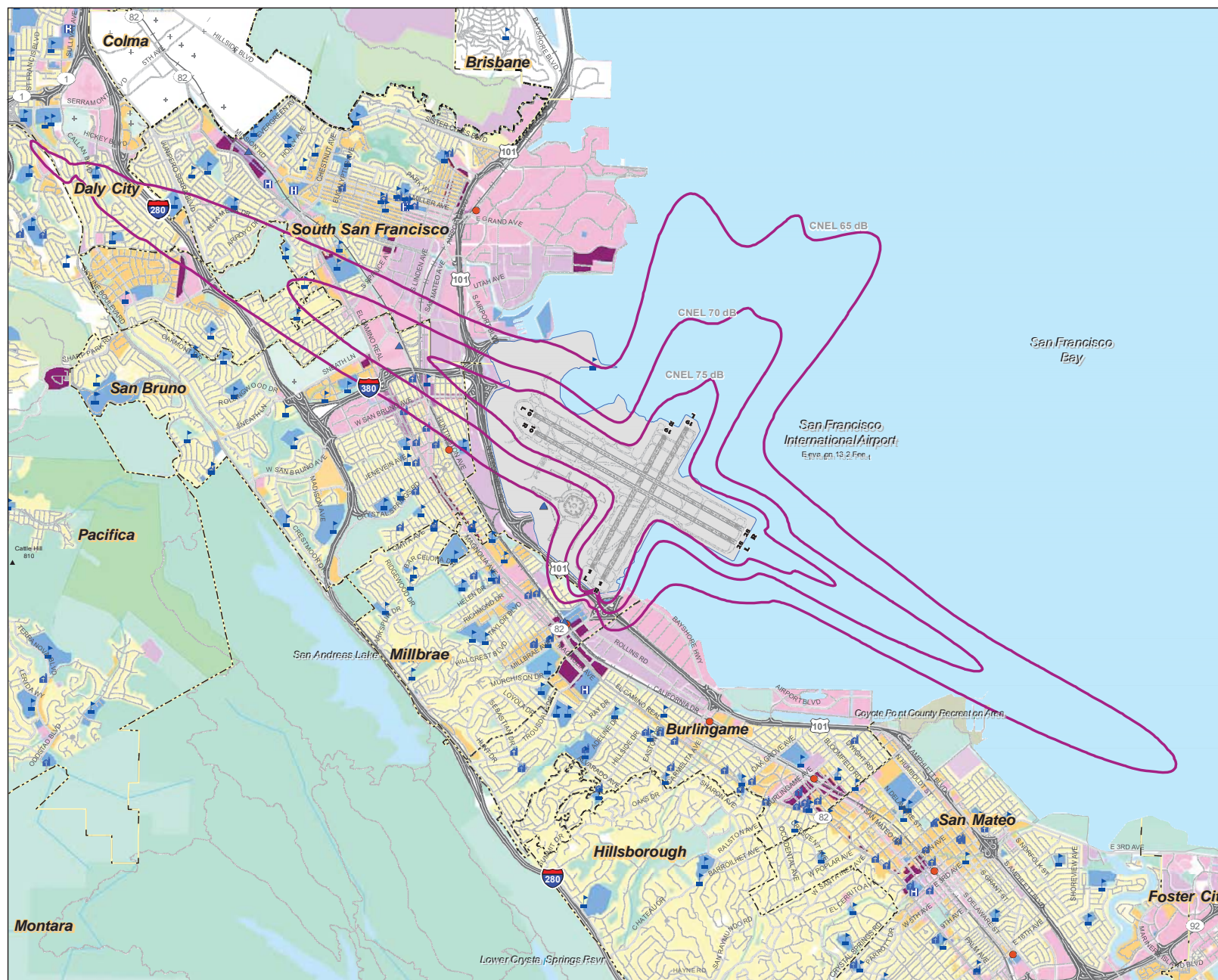
seq.), the FAA's Airport Compliance Manual, FAA Advisory Circulars, other forms of written guidance, and State law with respect to criteria related to land use safety and airspace protection.

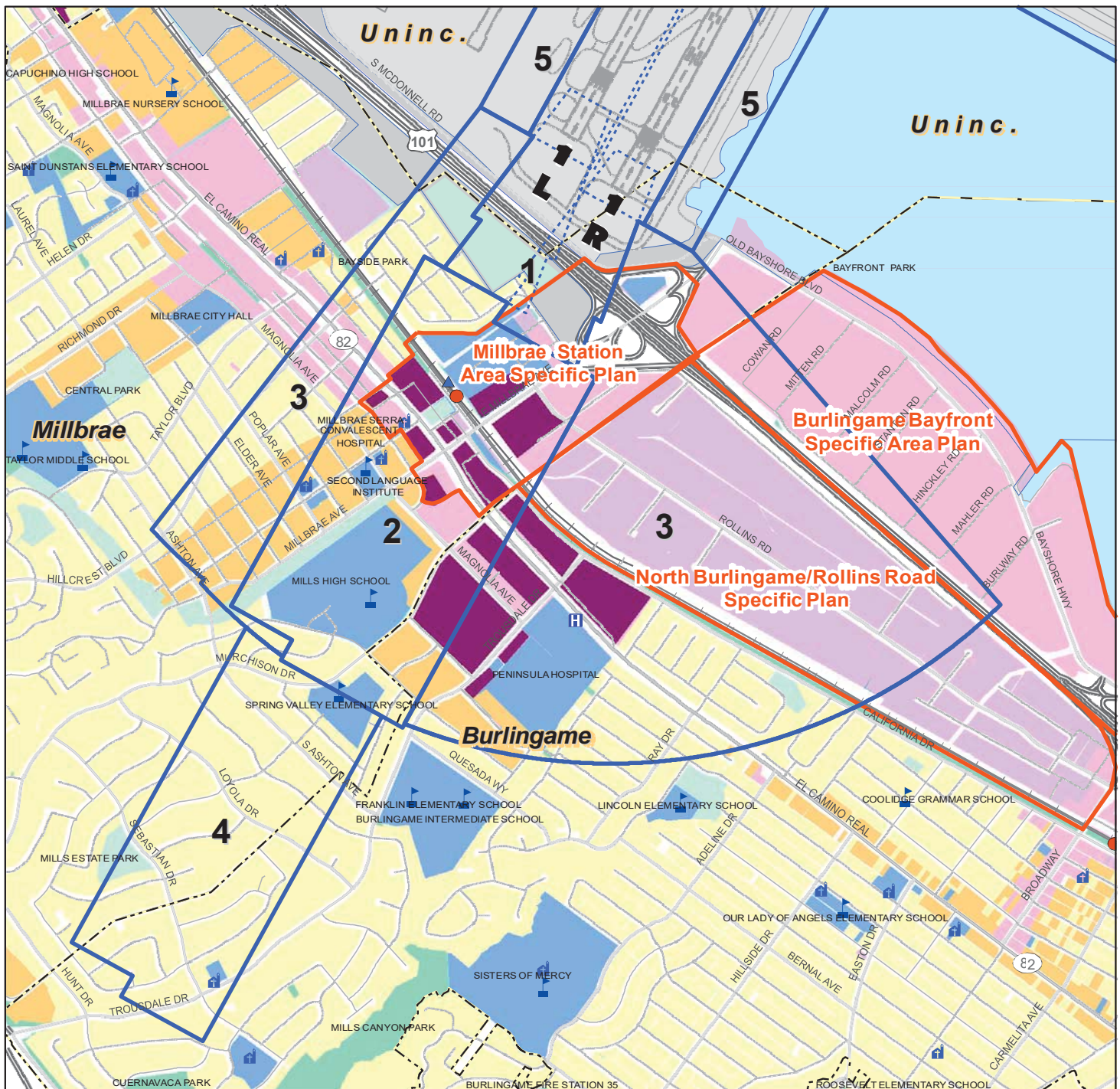
CS-8.3: Airport Land Use Compatibility Plan Land Use and Development Consistency

Ensure that all future land use actions and/or associated development conforms to the relevant height, aircraft noise, and safety policies and compatibility criteria contained in the most recently adopted version of the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport.

CS-8.4: Airport Land Use Commission Review

Ensure all applicable plans and ordinances are reviewed by the City/County Association of Governments Board of Directors, acting as the San Mateo County's Airport Land Use Commission, for a determination of consistency with the most current Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, as required by State law.





LEGEND

Safety Compatibility Zones

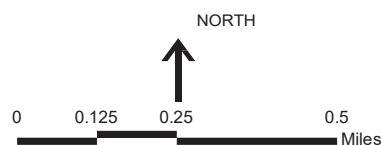
- 1 1 - Runway Protection Zone-Object Free Area
- 2 2 - Inner Approach/Departure Zone
- 3 3 - Inner Turning Zone
- 4 4 - Outer Approach/Departure Zone
- 5 5 - Sideline Zones
- Internal boundaries of ALP-defined areas
- Specific Plan Area
- Airport Property
- ▲ BART Station
- CALTRAIN Station
- ✈ School
- ✈ Place of Worship
- H Hospital
- Municipal Boundary
- Railroad
- Freeway
- Major Road
- Road

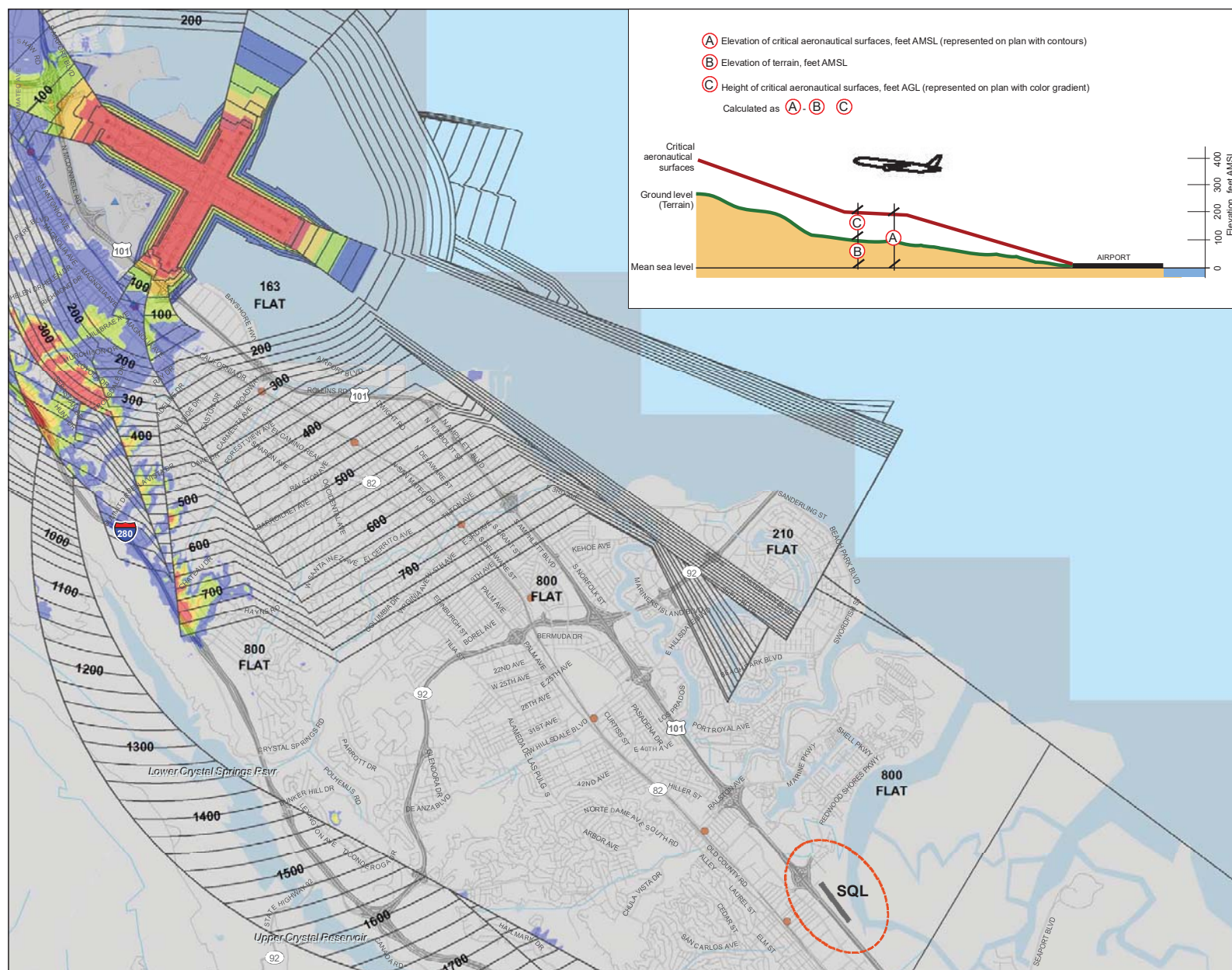
Planned Land Use Per General Plans

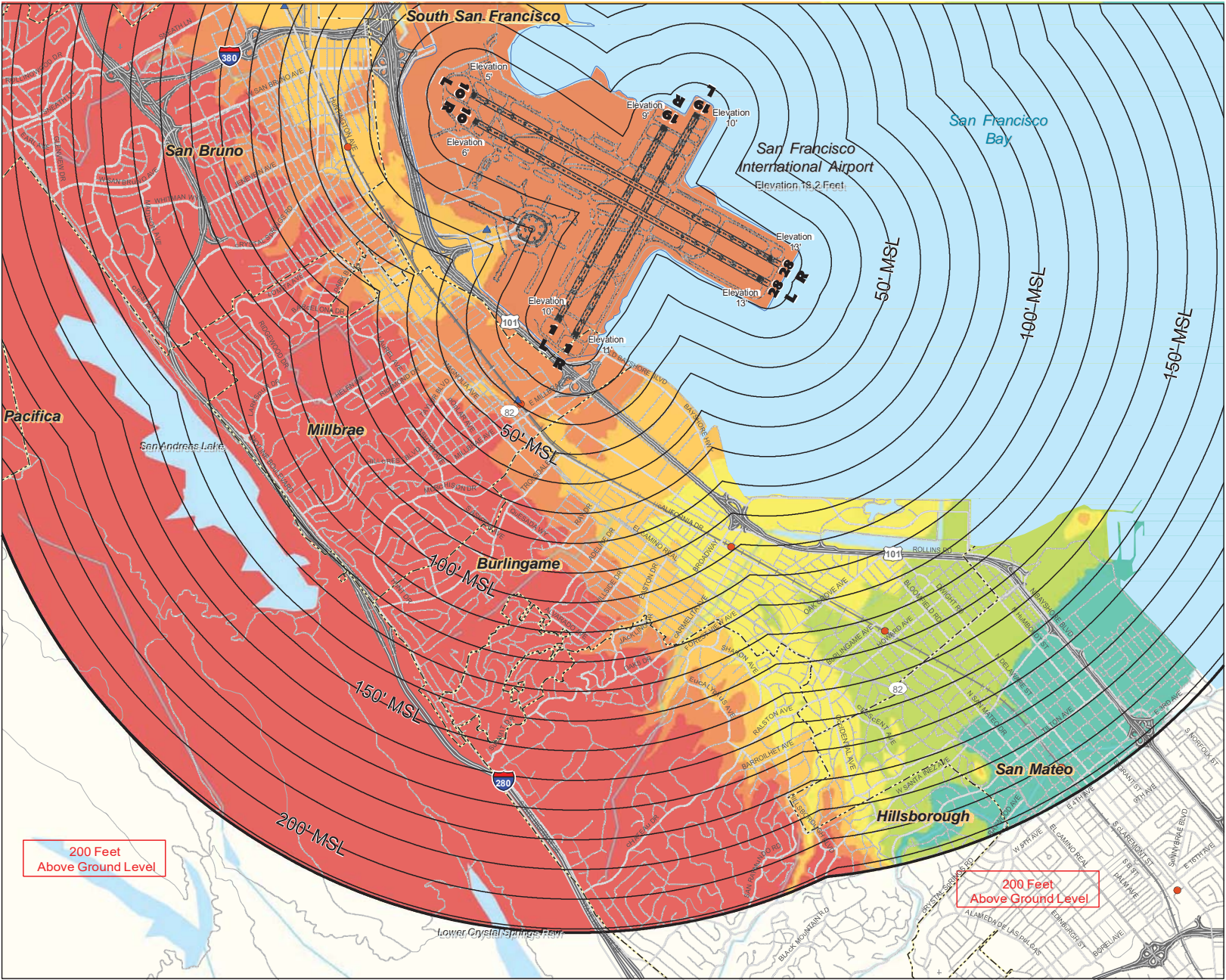
- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

Sources:

- Local Plans:
 - San Bruno General Plan, December 2008
 - South San Francisco General Plan, 1998







FAA NOTIFICATION REQUIREMENTS

A structure proponent must file FAA Form 7460-1, Notice of proposed construction or Alteration, for any proposed construction or alteration that meets any of the following Notification criteria described in 14 cFR part 77.9:

§77.9(a) - A height more than 200 feet above ground level (AGL) at its site;

§77.9(b) - Within 20,000 feet of a runway more than 3,200 feet in length, and exceeding a 100:1 slope imaginary surface (i.e., a surface rising 1 foot vertically for every 100 feet horizontally) from the nearest point of the nearest runway. The 100:1 surface is shown as follows:

20,000 Feet Limit From Nearest Runway
—100— Elevation Above Mean Sea Level

Heights of 100:1 Surface Above Ground (AGL)

- Terrain penetrations of Airspace Surface
- Less than 30
- 30-65
- 65-100
- 100-150
- 150-200
- 200 and more

§77.9(c) - Roadways, railroads, and waterways are evaluated based on heights above surface providing for vehicles; by specified amounts or by the height of the highest mobile object normally traversing the transportation corridor;

§77.9(d) - Any construction or alteration on any public-use or military airport (or heliport).

Structure proponents or their representatives may file via traditional paper forms via uS mail, or online at the FAA's OE/AAA website, <http://oeaaa.faa.gov>

LEGEND

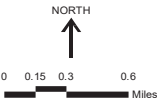
- BART Station
- cALTRAIN Station
- Municipal Boundary
- Railroad
- Freeway
- Road

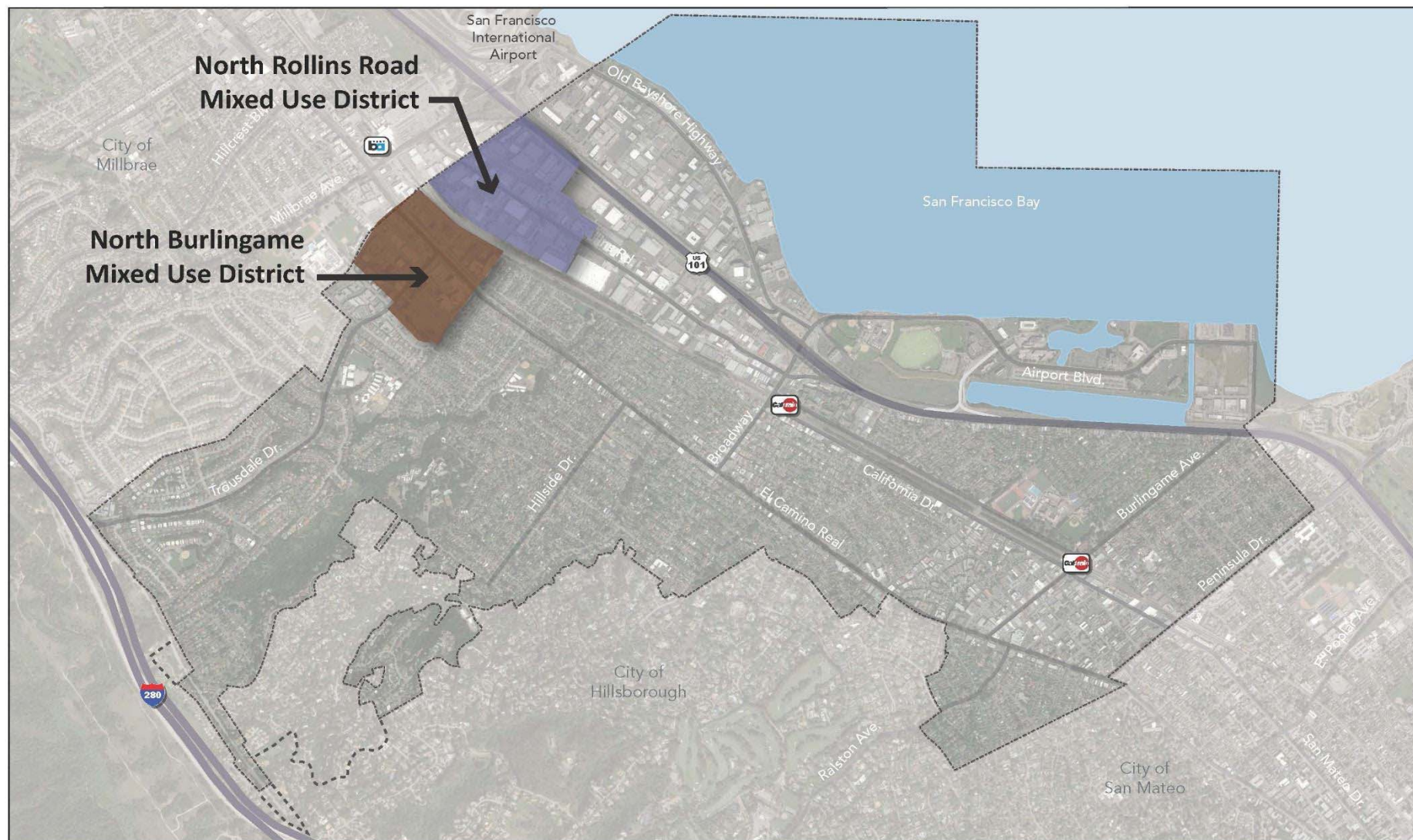
Note:

per 14 cFR part 77, developers proposing structures taller than the indicated elevations must file Form 7460-1 with the FAA at least 30 days before the proposed construction. However, due to local requirements for a favorable FAA determination as a contingency for project approval, it is advisable to file the Form 7460-1 as soon as possible because the FAA can take several months to undertake aeronautical reviews.

Source:

Ricordo & Associates, Inc. and Jacobs consultancy, based on 14 cFR part 77, Subpart B, Section 77.9.





North Rollins Road Mixed Use District
North Burlingame Mixed Use District

----- City Limits
--- SOI

FIGURE 1

