



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

**APPLICANT INFORMATION**

Agency: **City of Belmont**

Project Name: **Windy Hill Apartments**

Address: **604, 608, 610 Harbor Boulevard**

APN: **046-032-030, 046-032-040, 046-032-080, 046-032-090**

City: **Belmont**

State: **CA**

ZIP Code: **94002**

Staff Contact: **Dara Sanders**

Phone: **650-262-1197**

Email: **dsanders@goodcityco.com**

**PROJECT DESCRIPTION**

**Request to construct a 5-story, 111,654 square-foot apartment building with 103 dwelling units and 69 parking spaces. The project includes annexation of four pre-zoned, unincorporated properties and portions of the public right-of-way into the City of Belmont.**

**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.

604, 608, 610 Harbor Boul

## **Application for Land Use Consistency Determination Supplemental Information**

**Agency Name:** City of Belmont

**Project Location:** 604, 608, and 610 Harbor Boulevard

### Property Description

The project site is approximately 0.71-acre and includes four parcels, of which three have addresses. The site is bounded by Old County Road to the southwest, Harbor Boulevard to the southeast, Elmer Street to the northeast, and an alley to the northwest. Currently, the project sites consist of a self-service car wash at 604 Harbor Boulevard, a vacant lot at 608 Harbor Boulevard, and a gas station at 610 Harbor Boulevard and is surrounded by existing commercial, light manufacturing, general industrial, and warehousing land uses.

### Project Description

The applicant proposes to consolidate the four properties into one and redevelop the site with a 111,654 square-foot, 5-story (65 feet tall) residential apartment building with 103 dwelling units. The project is proposed to include 21 studio units, 65 one-bedroom units, 7 two-bedroom units, and 10 multi-story units (8 one-bedroom units and 2 two-bedroom units). As required by the City's Inclusionary Housing Ordinance, 15% of the units would be made affordable to low-income households (16 units). The project includes annexation of four pre-zoned, unincorporated properties, and portions of the public right of way into the City of Belmont.

The project would provide vehicular ingress and egress to the first-level parking garage from Elmer Street. The garage would accommodate 69 vehicular parking spaces, 67 long term bicycle parking spaces, five electronic vehicle (EV) recharging parking spaces, and an off-street loading berth. Nine (9) on-street vehicle parking spaces would be provided along Harbor Boulevard and one space on Elmer Street. Fourteen (14) short-term bicycle parking spaces are proposed along the Harbor Boulevard frontage. The project is located approximately 0.4 miles from the Caltrain Belmont Station (near the intersection at El Camino Real and Ralston Avenue) and approximately one-tenth (0.1) mile from El Camino Real, which is served by regular bus service.

The project is in conformance with the Belmont General Plan, which designates the site as Harbor Industrial Area (HIA-1), which is in the City's Sphere of Influence and intended to be redeveloped with high-density residential uses, as well as light industrial, retail, lodging, and research and development uses.

### San Carlos Airport Land Use Compatibility Plan (ALUCP) Evaluation

Belmont staff has evaluated the proposed project to the three areas of airport land use compatibility concern and believes that the project would not impact airport contours, safety, or airspace protection for the following reasons:

1. Airport Influence Area. The property is located in the San Carlos Airport's Influence Area B, and the project will be conditioned to notify residents of this location.
2. Noise. The proposed project would not result in an increase in aircraft noise exposure, as the subject properties are not located within the San Carlos Airport 2035 noise contours.

3. Safety. The proposed project would not negatively impact airport safety for the following reasons:
  - a. The proposed project would not introduce sensitive land uses of particular concern in any safety zone.
  - b. While the project site could introduce residential uses to the property, the project site is located outside of Safety Zones 1-5 and located at the outer edge of safety zone 6. Table 4-4 of the Airport Land Use Compatibility Plan identifies multi-family residential (low-to-high density) as compatible uses in Safety Zone 6. At 65 feet tall, the proposed development will not create a height hazard obstruction. The proposed residential activities will not create smoke, glare, electronic, wildlife attractants, or other airspace hazards.
4. Building Height. The project proposes a building height of 65 feet, which is less than the approximately 150' maximum allowable height set by the Airport Land Use Plan, and would not be a hazard to air navigation and is compatible with the airport airspace safety needs and requirements for the reasons stated above.

#### Environmental Review

The City prepared an Initial Study to determine whether the proposed project requires further environmental review beyond that which was provided by the General Plan programmatic EIR in 2017. Pursuant to CEQA Guidelines Sections 15168, 15162, and 15163, the Initial Study analyzed whether there are any new significant environmental effects not identified in the General Plan EIR or substantial increases in the severity of any previously identified significant effects. It also analyzed the extent to which the project is consistent with the development density established by existing zoning or General Plan policies and whether further environmental review is required pursuant to CEQA Guidelines Section 15183.

Based on this review, the City has found that all potentially significant effects have been analyzed adequately in the 2017 General Plan programmatic EIR and have been avoided or mitigated pursuant to that EIR.

#### Attachments

608 Harbor Boulevard Project Plans

---

**PLANNING SET - REVISED - MAY 30, 2023**







# 608 HARBOR BLVD.

## SITE MAP



## PROJECT DESCRIPTION

THE SITE IS LOCATED AT THE CORNER OF OLD COUNTY RD. AND HARBOR BLVD. THE SITE IS CURRENTLY USED AS A GAS STATION AND A CAR WASH. THE SITE IS LOCATED WITHIN THE HARBOR INDUSTRIAL AREA 1. THE PROPOSED PROJECT CONSISTS OF A 3 STORY RESIDENTIAL USE BUILDING CONSISTING OF 103 MULTIFAMILY RENTAL RESIDENTIAL DWELLING UNITS AND 69 PARKING SPACES. THE GARAGE WILL BE OF TYPE I-A CONSTRUCTION. THE RESIDENTIAL PORTION WILL BE OF TYPE II-A CONSTRUCTION.

- SPECIAL PLANNING ADVISORY NOTES:**
- \* THE BACKS FOR SHORING ARE NOT ALLOWED
  - \* ALL EXISTING OVERHANG UTILITIES MUST BE UNDERGROUND AS PART OF THE PROJECT.

**ZONING:** HA-1  
**LOT AREA:** 0.71 AC (31,095 SQFT)  
**LAND USE:** RESIDENTIAL (R2)  
**PROPOSED RESIDENTIAL UNITS:** 103  
**PROPOSED GROSS AREA:** LEVEL 1: 27,107 SQFT  
LEVEL 2: 21,141 SQFT  
LEVEL 3: 21,181 SQFT  
LEVEL 4: 21,181 SQFT  
LEVEL 5: 21,181 SQFT

**TOTAL GROSS AREA:** 111,654 SQFT  
**FAR:** 3.59  
**DENSITY:** 145 DU/AC  
**PROPOSED RESIDENT PARKING:** 69 (ALL SPACES TO BE UNBUNDLED)

**Note:** Although the Project qualifies for a 27.5% density bonus under the statute (Gov. Code, § 65915(f)(1)), Windy Hill does not seek a density bonus. Instead, Windy Hill exercises the incentive allowed under the statute (Gov. Code, § 65915(d)(2)(A)) to reduce the otherwise required vehicular parking ratio for the Project to allow for the 69 onsite parking spaces.

PROPOSED ROOF HEIGHT:		9/11/2020					
608 Harbor Blvd.		BDE Architecture		Level 1		Level 2	
Unit Type		Level 1	Level 2	Level 3	Level 4	Level 5	TOTAL
S: Studio	0	3	6	6	6	6	21
A: 1 Bed 1 Bath	0	11	18	18	18	18	65
B: 2 Bed 2 Bath	0	1	2	2	2	2	7
TH: Multi-Story	0	10	0	0	0	0	10
<b>TOTAL</b>		<b>0</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>103</b>

Parking Required per Zoning Code			
Dwelling Units:	103	Units @	2 spaces per unit
			206

**TOTAL SPACES REQUIRED PER TABLE 8.4.1(b) IN THE BELMONT ZONING ORDINANCE: ONE GARAGE SPACE FOR EACH DWELLING UNIT IN ANY TWO FAMILY OR MULTIPLE FAMILY STRUCTURE, PLUS ONE PAVED OPEN PARKING SPACE OR GARAGE FOR EACH SUCH DWELLING UNIT**

Parking Provided (Unbundled)							
	Stacker	Standard	ADA	ADA Van	EV	EV Van	Total
Total Resident Parking	30	31	2	1	4	1	69
Parking Ratio/Unit	0.67 : 1						

## PROJECT DIRECTORY

**OWNER:**  
WINDY HILL PROPERTY VENTURES  
808 EMERSON STREET, SUITE 100  
PALO ALTO, CALIFORNIA 94301  
P: 650.847.1200  
CONTACT: JAMIE D'ALESSANDRO

**ARCHITECT:**  
BDE ARCHITECTURE  
804 HOWARD STREET  
SAN FRANCISCO, CA 94103  
P: 415.971.9960  
CONTACT: ADAM ALPINE

**LANDSCAPE ARCHITECT:**  
THE GUZZARDO PARTNERSHIP INC.  
81 GREENWICH STREET  
SAN FRANCISCO, CA 94111  
P: 415.423.4057 X: 14  
CONTACT: PAUL T. LETTIERI

**CIVIL ENGINEER:**  
BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
P: 415.593.7557  
CONTACT: MIKE O'CONNELL

**ELECTRICAL ENGINEER:**  
EMERALD CITY ENGINEERS, INC.  
6055 21ST STREET SW, SUITE 200  
MOUNTLAKE TERRACE, WA 98043  
P: 425.741.1200  
CONTACT: ADAM FRENCH

**TRASH MANAGEMENT CONSULTANT:**  
AMERICAN TRASH MANAGEMENT, INC.  
1800 POWELL STREET, SUITE 800  
EMERYVILLE, CA 94608  
P: 415.292.5400  
CONTACT: SCOTT BROWN

**JOINT TRENCH CONSULTANT:**  
MILLIKEN DESIGN & CONSULTING, INC.  
PO BOX 737  
ALAMO, CA 94507  
P: 925.783.4300  
CONTACT: ALFRED GIUSTI

## SHEET INDEX

**PROJECT INFORMATION**  
G0.00 PROJECT INFORMATION  
G0.01 UNIT & AREA SUMMARY  
G0.02 SITE PHOTOS  
G0.03 SITE PHOTOS  
G0.04 SITE PHOTOS  
G0.05 SITE PHOTOS

**CIVIL**  
C1.0 TITLE SHEET  
C1.1 NOTES, LEGENDS & ABBREVIATIONS  
C2.0 EXISTING BOUNDARY  
C2.1 EXISTING CONDITIONS  
C2.2 PRELIMINARY PARCEL MAP  
C2.3 PUBLIC UTILITY EASEMENT VARIANCE DETAILS  
C3.0 HORIZONTAL CONTROL PLAN  
C3.1 STREET SECTIONS  
C3.2 SITE DISTANCE TRIANGLES  
C4.0 GRADING AND DRAINAGE PLAN  
C5.0 UTILITY PLAN  
C6.0 STORMWATER CONTROL PLAN  
C7.0 FIRE ACCESS PLAN

1 ALTANSPS LAND TITLE SURVEY  
02.01 HARBOR BOULEVARD TOPOGRAPHIC SURVEY

**JOINT TRENCH**  
J01.1 JOINT TRENCH CONCEPTUAL COMPOSITE

**LANDSCAPE**  
L1.1 CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR  
L1.2 CONCEPTUAL LANDSCAPE PLAN - 2ND FLOOR PODIUM  
L2.1 LANDSCAPE RANGERY  
L3.1 SCHEMATIC IRRIGATION PLAN  
L4.1 PLANTING PLAN - GROUND FLOOR  
L4.2 PLANTING PLAN - 2ND FLOOR PODIUM

**ELECTRICAL**  
E1.00 SITE PLAN LIGHTING  
E1.01 SITE PLAN 2ND LEVEL LIGHTING

**ARCHITECTURE**  
AP1.01 ARCHITECTURAL SITE PLAN  
AP1.02 OPEN SPACE DIAGRAM  
AP2.01 FLOOR 1 PLAN  
AP2.02 FLOOR 2 PLAN  
AP2.03 FLOOR 3 PLAN  
AP2.04 FLOOR 4 PLAN  
AP2.05 FLOOR 5 PLAN  
AP2.06 ROOF PLAN  
AP3.00 BUILDING ELEVATIONS  
AP3.00a BUILDING ELEVATIONS  
AP3.01 BUILDING SECTIONS  
AP3.02 PERSPECTIVE VIEWS  
AP3.03 BUILDING SERIALS  
AP4.00 UNIT PLANS

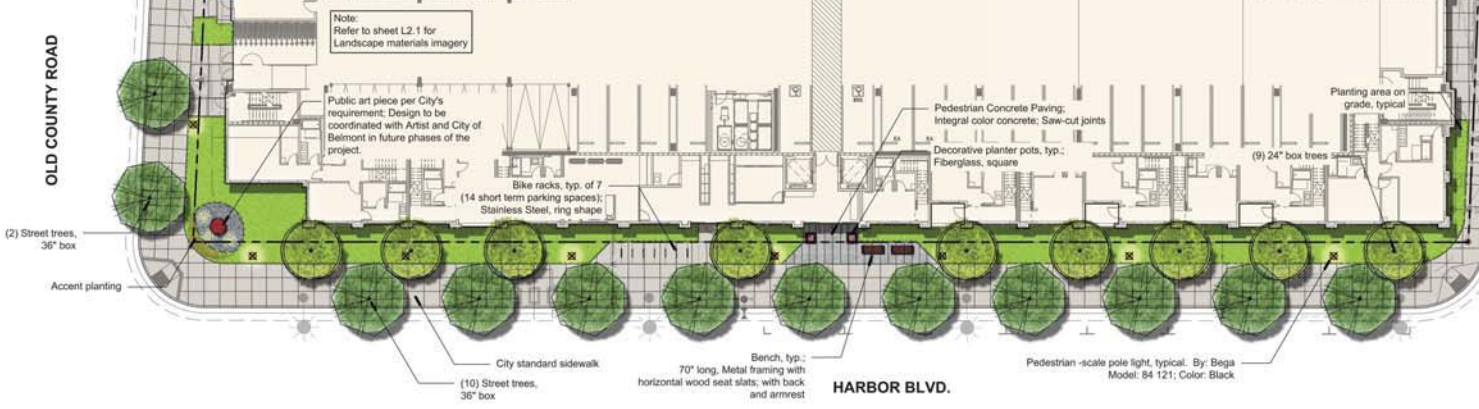
## DEFERRED SUBMITTALS & PERMITS

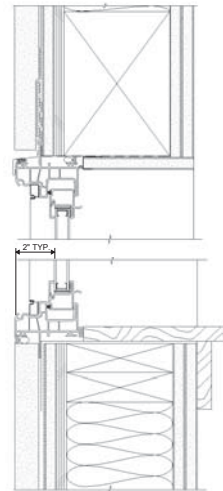
- FIRE SPRINKLER
- FIRE ALARM
- UNDERGROUND FIRE SERVICE

OLD COUNTY ROAD

ELMER ST.

HARBOR BLVD.



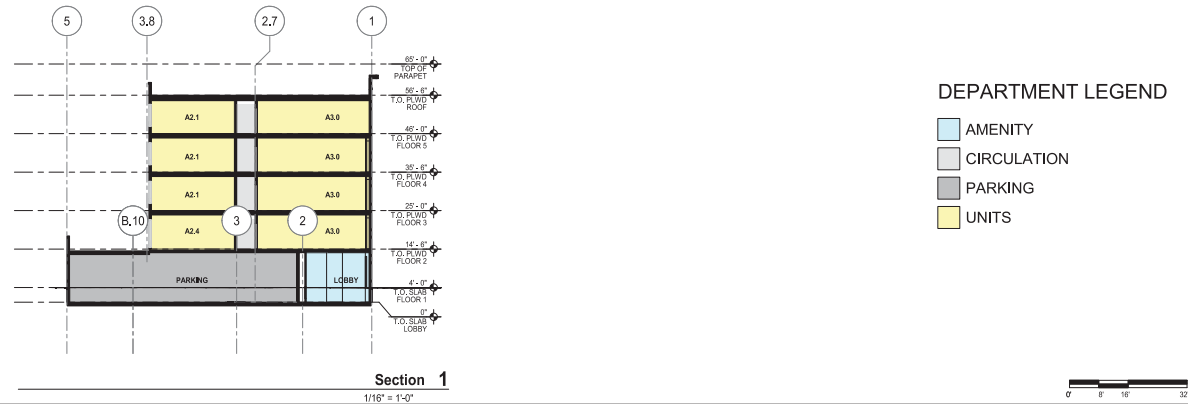
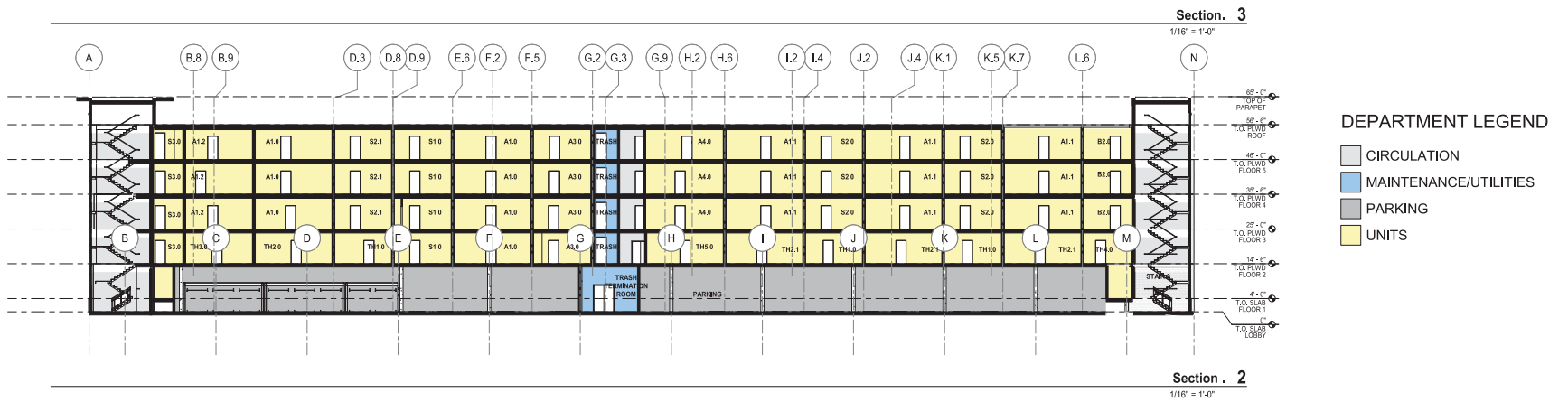
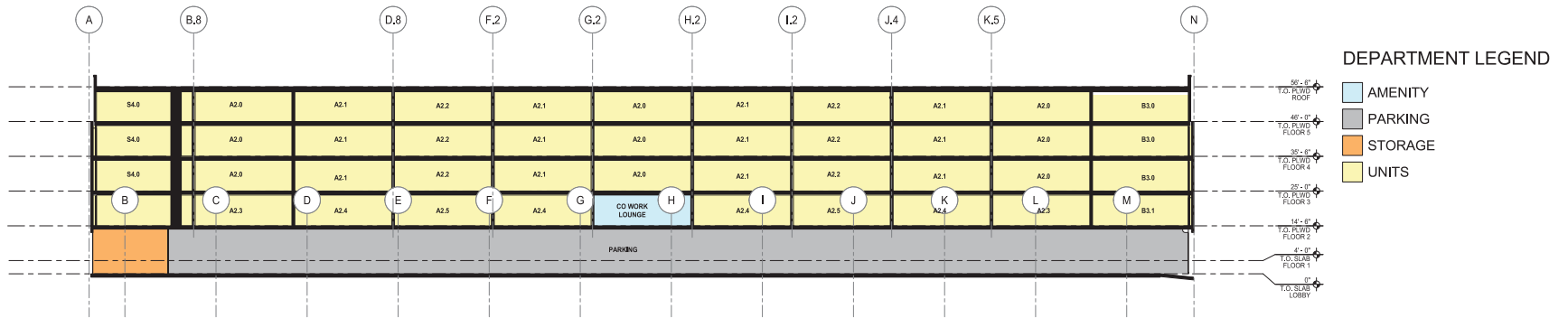


**SHEET NOTES**  
NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET. (SEE)

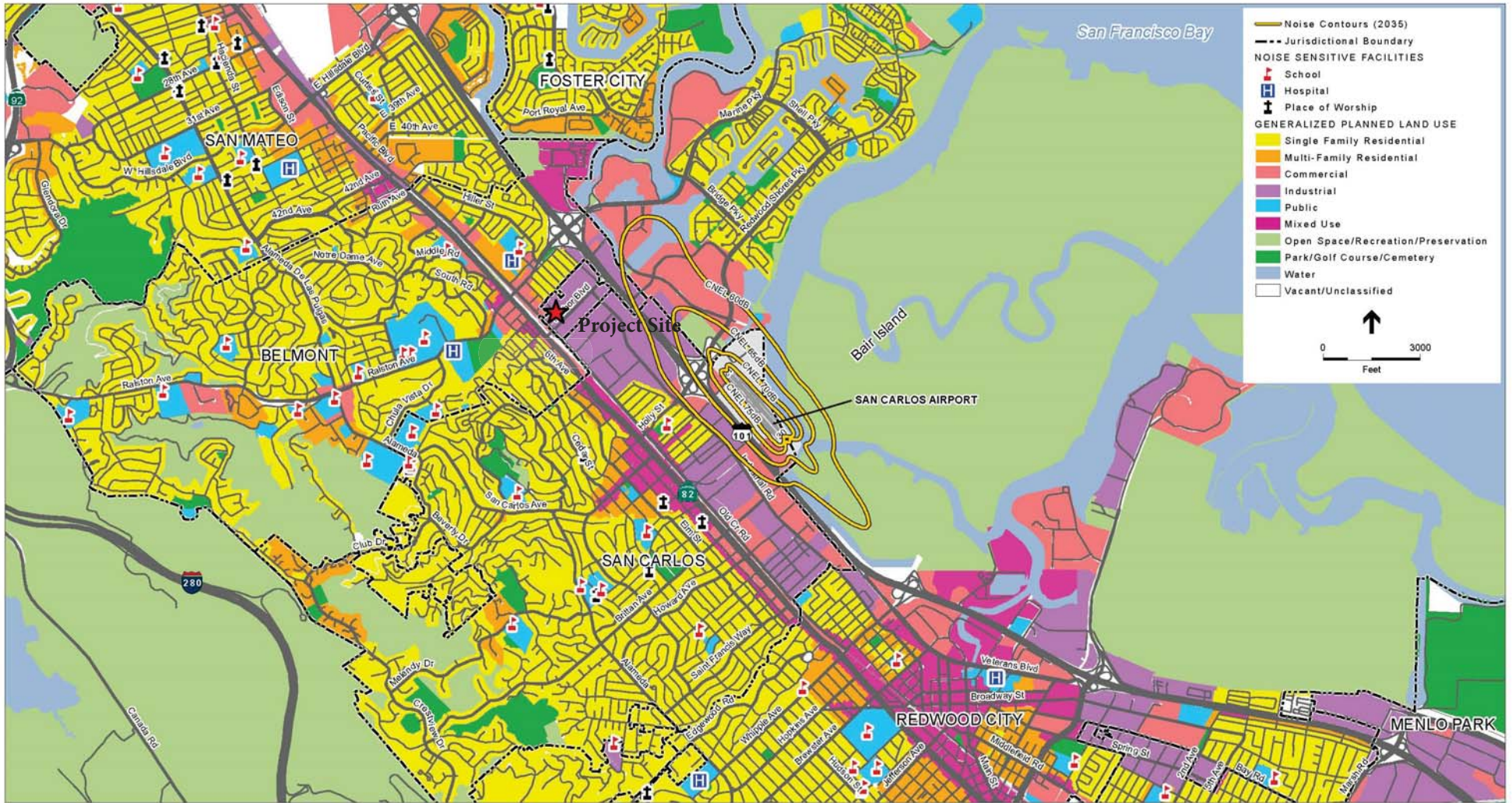
- 1 CONCRETE WALL, S.S.D.
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 VINYL WINDOW
- 4 HOT DIPPED GALVANIZED PTD GUARDRAIL
- 5 EXTRUDED ALUMINUM LOUVER SYSTEM, PTD
- 6 GLASS GUARDRAIL SYSTEM

	BRICK COLOR 1
	BRICK COLOR 2
	LAP SIDING COLOR 1
	LAP SIDING COLOR 2
	FIBER CEMENT PANEL COLOR 2
	STUCCO COLOR 1
	STUCCO COLOR 2
	STUCCO COLOR 3
	STUCCO COLOR 4
	CAST STONE COLOR 1
	CAST STONE COLOR 2









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

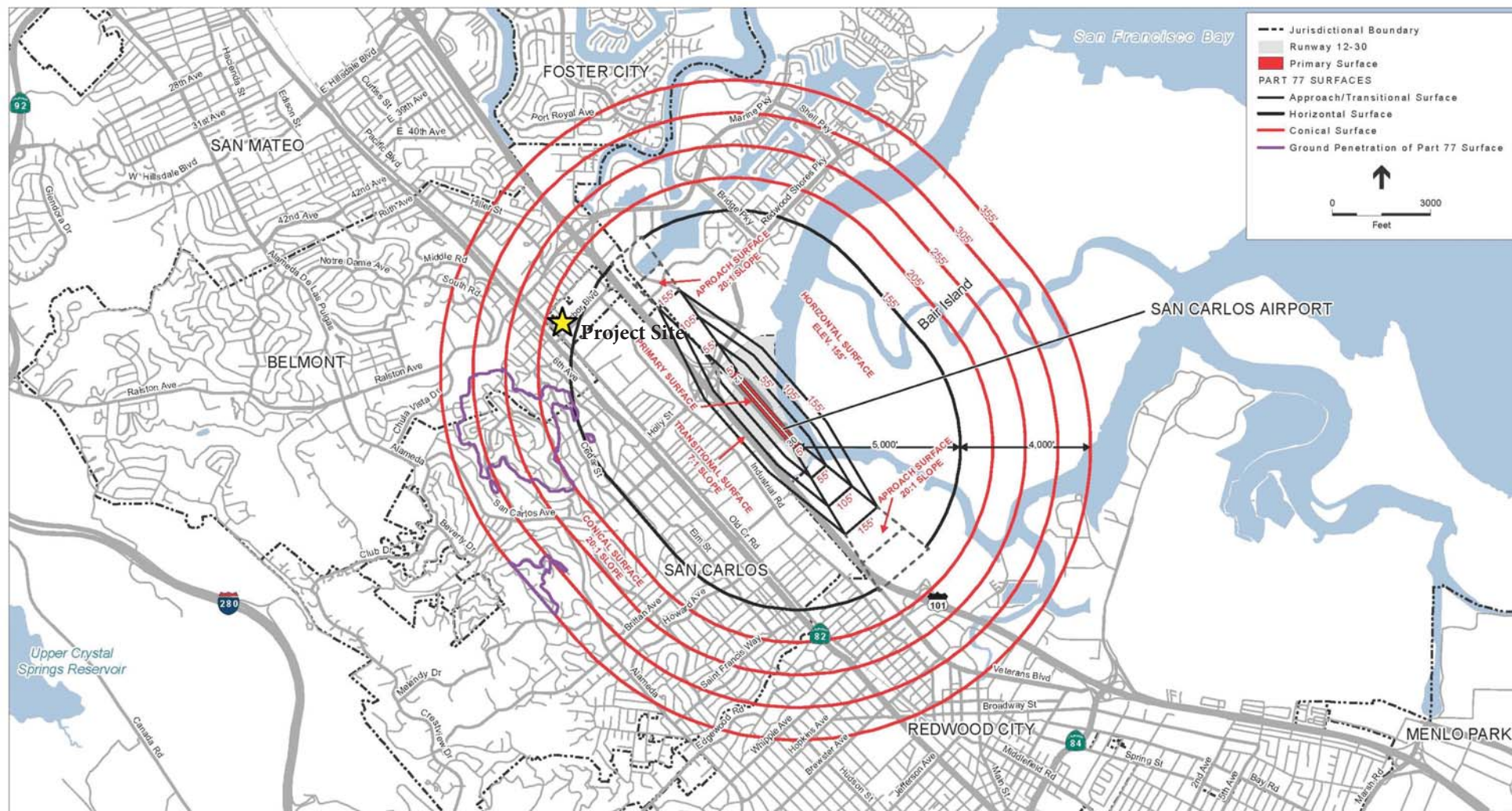
San Carlos Airport ALUCP . 130753

**Exhibit 4-2**  
Future Conditions (2035) Aircraft Noise Contours









SOURCE: ESRI, 2014; 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.

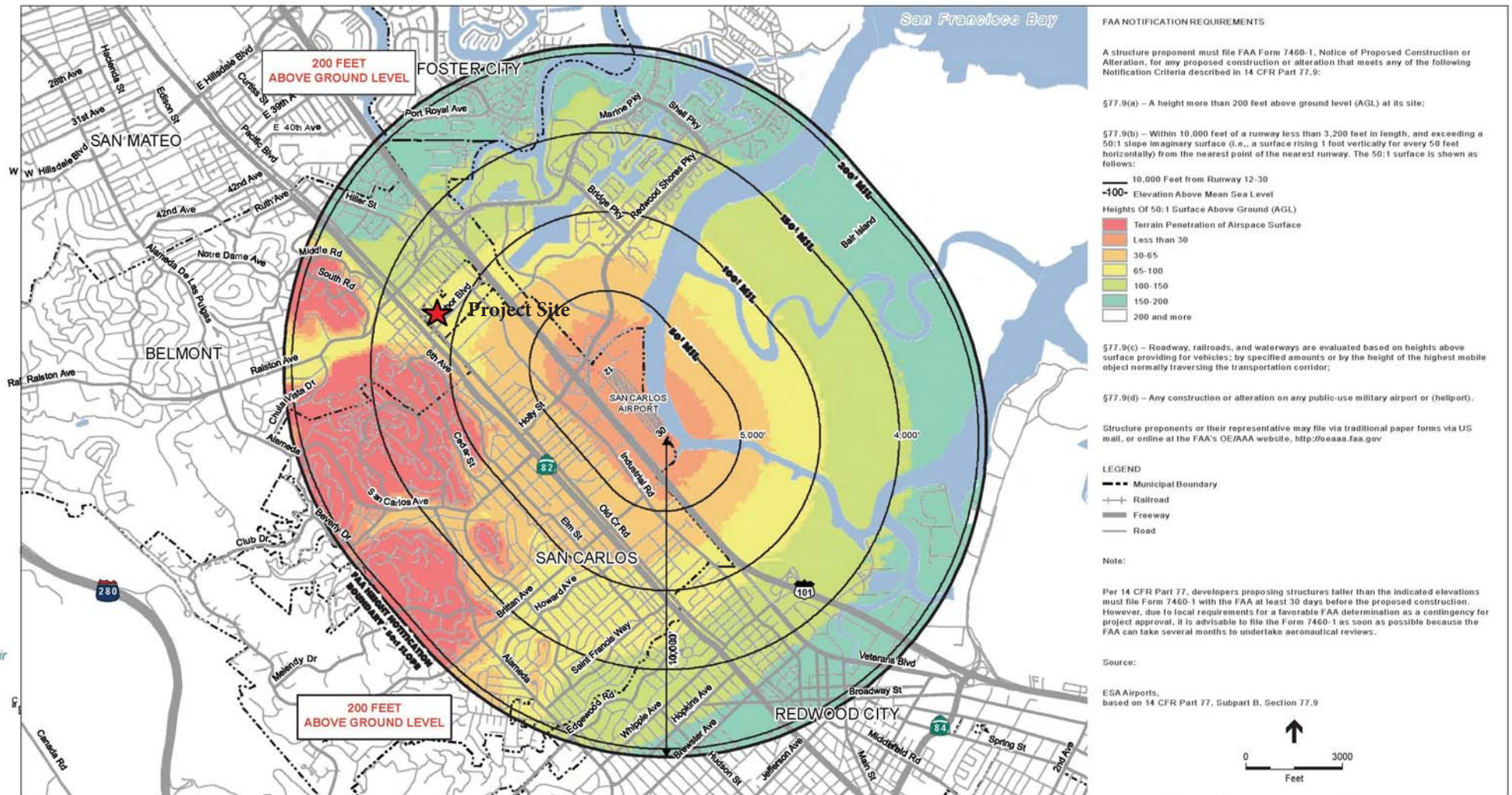
NOTE 2: Locations where the ground/terrain penetrates the FAR Part 77 airspace surfaces are approximate and were developed using ground elevation contours provided by the San Mateo County Planning and Building Department, 2014.

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