



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

APPLICANT INFORMATION

Agency: City of Redwood City, Community Development & Transportation Department			
Project Name: Zoning Ordinance Clean-Up/Maintenance, Housing Element Implementation, and El Camino Real Corridor Plan Implementation			
Address: N/A		APN: N/A	
City: Redwood City	State: CA	ZIP Code:	
Staff Contact: John M. Francis	Phone: (650) 780-7236	Email: jfrancis@redwoodcity.org	

PROJECT DESCRIPTION

The City of Redwood City proposes amendments to its Zoning Ordinance in order to: 1) clean up sections that have become outdated over time and/or internally inconsistent; 2) implement required programs in the City's Housing Element, and; 3) implement policies identified in the City's El Camino Real Corridor 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.

<b><i>For C/CAG Staff Use Only</i></b>
<b><i>Date Application Received</i></b>
<b><i>Date Application Deemed Complete</i></b>
<b><i>Tentative Hearing Dates:</i></b>
- <b><i>Airport Land Use Committee</i></b>
- <b><i>C/CAG ALUC</i></b>

Page in Document	Code Section(s)	Summary of Amendment	Consistency with ALUCP Analysis
1	Article 2.2	Amendments to Zoning Ordinance definitions. Updates existing definitions, adds new definitions, deletes obsolete definitions.	Not relevant for ALUCP consistency.
4	Article 3.1	Amendments to Designation of Zoning Districts. Removes districts that are no longer on the City Zoning Map and adds a district that is on the map but not listed in this article.	Not relevant for ALUCP consistency.
6	Article 3.2	Amendments to References to Districts. Removes districts that are no longer on the City Zoning Map and adds a district that is on the map but not listed in this article.	Not relevant for ALUCP consistency.
7	Article 4.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Residential (R) zoning districts land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District. 2) Adds Group Home as a permitted use in the R-3, R-4, and R-5 zoning districts (Table 4.2) with a footnote requiring that the use must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. 3) Adds a footnote to Table 4.2 requiring that the following uses be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: Schools, Public Uses.	1) Not relevant for ALUCP consistency. 2, 3) Noise: there are no residential (R) zoned parcels within the airport noise contours. Safety: Residential zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6; all residential uses are considered compatible in Zone 6 per the ALUCP. Per Table 4.2 in the proposed code update, Group Homes, Schools, and Public Uses would be permitted or conditionally in various R zoning districts but must be consistent with the ALUCP, as noted in Footnote 3 in Table 4.2. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.
11	Article 5.7	Updates setback requirements for the first floor and garages/carpools in the R-H and R-1 zoning districts. Updates figure numbers/titles.	Not relevant for ALUCP consistency. 1) Not relevant for ALUCP consistency.
13	Article 11.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Professional Office (PO) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District. 2) Clarifies that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.	2) Noise: A Professional Office (PO) zoned district is partially within the CNEL 60dB noise contour. All land uses are considered compatible with the ALUCP within this noise contour. Safety: Professional Office zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6. All uses on the permitted uses list are considered compatible in Zone 6 per the ALUCP except Child Care Centers. A footnote is added to the permitted uses list noting that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards. 1) Not relevant for ALUCP consistency.
14	Article 11.4	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Professional Office (PO) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District. 2) Clarifies that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.	2) Noise: A Professional Office (PO) zoned district is partially within the CNEL 60dB noise contour. All land uses are considered compatible with the ALUCP within this noise contour. Safety: Professional Office zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6. All uses on the conditional uses list are considered compatible in Zone 6 per the ALUCP except Child Care Centers and Public or Quasi-Public uses. A footnote is added to the conditionally permitted uses list noting that these uses must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards. 1) Not relevant for ALUCP consistency.
15	Article 13.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Neighborhood Commercial (CN) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District. 2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 13.2.	2) Not relevant for ALUCP consistency. Notes: Noise: there are no CN zoned parcels within the airport noise contours. Safety: there are no CN zoned parcels within any airport safety zones. Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.
18	Article 13.12	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses.	Not relevant for ALUCP consistency. 1) Not relevant for ALUCP consistency.
18	Article 14.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Central Business (CB) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District. 2) Clarifies that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.	2) Noise: there are no CB zoned parcels within the airport noise contours. Safety: Central Business (CB) zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6. All uses on the permitted uses lists are considered compatible in Zone 6 per the ALUCP except Child Care Centers. A footnote is added to the permitted uses list noting that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.

			1) Not relevant for ALUCP consistency.
19	Article 14.4	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Central Business (CB) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p> <p>2) Clarifies that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.</p>	<p>2) Noise: there are no CB zoned parcels within the airport noise contours.</p> <p>Safety: Central Business (CB) zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6. All uses on the conditionally permitted uses lists are considered compatible in Zone 6 per the ALUCP except Child Care Centers. A footnote is added to the conditionally permitted uses list noting that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
20	Article 15.2	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the General Commercial (CG) zoning district land use list if the use is determined to be a similar and/or compatible use to any use in the list and meets the purpose and intent of the Zoning District.</p> <p>2) Adds Low-Barrier Navigation Centers as a permitted use within the CG-R (General Commercial – Residential) zoning district.</p> <p>3) Clarifies that the following uses be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: Nursing Homes and Child Care Centers.</p>	<p>1) Not relevant for ALUCP consistency.</p> <p>2, 3) Noise: there are no CG or CG-R zoned parcels within the airport noise contours.</p> <p>Safety: General Commercial (CG) and General Commercial–Residential (CG-R) zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6. All uses on this list are considered compatible in Zone 6 per the ALUCP except Child Care Centers and Nursing Homes. A footnote is added to the permitted uses list to note that these uses must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
21	Article 15.4	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the General Commercial (CG) zoning district land use list if the use is determined to be a similar and/or compatible use to any use in the list and meets the purpose and intent of the Zoning District.</p> <p>2) Clarifies that Child Care Centers must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.</p>	<p>1) Not relevant for ALUCP consistency.</p> <p>2) Noise: there are no CG zoned parcels within the airport noise contours.</p> <p>Safety: General Commercial zoned districts in Redwood City are only found within San Carlos Airport Safety Zone 6. All uses on this list are considered compatible in Zone 6 per the ALUCP except Child Care Centers. The conditionally permitted uses list is amended to note that this use must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
22	Article 15.12	<p>Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards in this article.</p>	<p>Not relevant for ALUCP consistency.</p>
24	Article 16.2	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Commercial Park (CP) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p> <p>2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 16.1.</p> <p>3) Adds a footnote to land use Table 16.1 requiring that the following uses be established in accordance with applicable San Carlos ALUCP Safety and/or Noise Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- hotel</li> <li>- administrative office</li> <li>- business office</li> <li>- research and development office or lab</li> <li>- financial services office</li> <li>- medical clinic</li> <li>- medical office</li> <li>- professional office</li> <li>- child care center</li> <li>- personal services, general</li> <li>- restaurant</li> <li>- retail sales, general</li> <li>- public or quasi-public uses</li> <li>- schools</li> <li>- vehicle/equipment service and repair, minor</li> <li>- new car, boat, or trailer sales, rental, or repair</li> <li>- vehicle service station</li> </ul>	<p>1, 2) Not relevant for ALUCP consistency.</p> <p>3) Noise: CP zoned parcels are located within the 65-69 CNEL airport noise contours. As such, the proposed amendment adds a footnote to Table 16.1 requiring that the following uses must be established in accordance with applicable San Carlos ALUCP Noise Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- hotel</li> <li>- administrative office</li> <li>- business office</li> <li>- research and development office or lab</li> <li>- financial services office</li> <li>- medical clinic</li> <li>- medical office</li> <li>- professional office</li> <li>- child care center</li> <li>- personal services, general</li> <li>- restaurant</li> <li>- retail sales, general</li> <li>- public or quasi-public uses</li> <li>- schools</li> </ul> <p>Safety: Commercial Park zoned districts in Redwood City are found within San Carlos Airport Safety Zones 1 through 6. Since the district spans across all of the airport safety zones, land use compatibility varies depending on the use and specific location. The proposed amendment adds a footnote to Table 16.1 requiring that the following uses must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- hotel</li> <li>- administrative office</li> <li>- business office</li> <li>- research and development office or lab</li> <li>- financial services office</li> <li>- medical clinic</li> <li>- medical office</li> </ul>
27	Article 16.3	<p>Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards in this article.</p>	<p>Not relevant for ALUCP consistency.</p>

29	Article 17.2	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Industrial–Restricted (IR) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p> <p>2) Clarifies that the following uses be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- Machine shops, laboratories, and other establishments used for research, manufacturing, assembly, or repair operations;</li> <li>- Cabinet shops, electrical, plumbing, or heating shops, sheet metal shops, upholstery shops, bakeries, canneries, creameries, bottling plants, laundries, and cleaning or dyeing establishments;</li> <li>- Automobile, truck, trailer, boat, plane, or heavy equipment establishments, including major repair facilities, rental, and sales;</li> <li>- Public utility buildings, substations, and service yards;</li> <li>- Public or quasi-public uses;</li> <li>- Family child care homes;</li> <li>- Laboratory type research and development.</li> </ul>
29	Article 17.4	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Industrial–Restricted (IR) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p> <p>2) Clarifies that the following uses be established in accordance with applicable San Carlos ALUCP Safety and/or Noise Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- Outdoor commercial recreation facilities;</li> <li>- Restaurants, delicatessens and drive-through eating establishments;</li> <li>- Retail service establishments, including automobile service stations;</li> <li>- Child care centers;</li> <li>- Mortuaries, columbariums, and crematories.</li> </ul>
30	Article 17.14	<p>Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses.</p>
37	Article 18.2	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Industrial Park (IP) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p> <p>2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 17A-2.</p>

			1) Not relevant for ALUCP consistency.
37	Article 18.4	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Industrial Park (IP) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p> <p>2) Clarifies that the following uses be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- Public utility buildings;</li> <li>- Public or quasi-public uses, except corporation, storage, or repair yards;</li> <li>- Child care centers.</li> </ul>	<p>2) Noise: there are no IP zoned parcels within the airport noise contours.</p> <p>Safety: Industrial Park zoned districts in Redwood City are found within San Carlos Airport Safety Zone 6. The proposed amendment updates specific uses in the conditionally permitted land use list to require that the following uses must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law:</p> <ul style="list-style-type: none"> <li>- Public utility buildings;</li> <li>- Public or quasi-public uses, except corporation, storage, or repair yards;</li> <li>- Child care centers.</li> </ul> <p>Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
39	Article 18.17	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards in this article.	Not relevant for ALUCP consistency.
39	Article 19.2	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the General Industrial (GI) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p>	<p>1) Not relevant for ALUCP consistency.</p> <p>Note:</p> <p>Noise: there are no GI zoned parcels within the airport noise contours.</p> <p>Safety: there are no GI zoned parcels within the airport safety zones. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
39	Article 19.4	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the General Industrial (GI) zoning district land use table if the use is determined to be a similar and/or compatible use to any use in the table and meets the purpose and intent of the Zoning District.</p>	<p>1) Not relevant for ALUCP consistency.</p> <p>Note:</p> <p>Noise: there are no GI zoned parcels within the airport noise contours.</p> <p>Safety: there are no GI zoned parcels within the airport safety zones. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
40	Article 19.10	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses.	Not relevant for ALUCP consistency.
41	Article 29.5	Updates list of uses that are exempt from paying the City's housing impact fee.	Not relevant for ALUCP consistency.
43	Article 30.4	Updates parking requirement for certain residential uses.	Not relevant for ALUCP consistency.
44	Article 30.5	Updates parking requirement for certain land uses.	Not relevant for ALUCP consistency.
45	Article 31.3	Updates the list of uses that are permitted to be rented for short-term rental use.	Not relevant for ALUCP consistency.
46	Article 31.5	Establishes design and development standards for Single Room Occupancy Facilities.	Not relevant for ALUCP consistency.
47	Article 31.10	Clarifies the replacement requirement for demolished residential units in compliance with State law.	Not relevant for ALUCP consistency.
47	Article 31.11	Deletes development standards related to Tract Offices.	Not relevant for ALUCP consistency.
47	Article 31.12	Updates requirements for the storage and display of good serving a home occupation use.	Not relevant for ALUCP consistency.
48	Article 31.19	Establishes a Temporary Use Permit for the City.	Not relevant for ALUCP consistency.
50	Article 32.4	Relocates the criteria under which projects may request an FAR Bonus from Article 2. to Article 32.4.	Not relevant for ALUCP consistency.
51	Article 32.19	Updates City's regulations related to Affordable Housing Density Bonuses for consistency with State law.	Not relevant for ALUCP consistency.
58	Article 32.21	Clarifies the criteria for what projects may use exceptions to density requirements in R zoning districts.	Not relevant for ALUCP consistency.
59	Article 33.19	Updates standards related to non-conforming parking in non-residential projects.	Not relevant for ALUCP consistency.
59	Article 36.3	Updates standards related to fences	Not relevant for ALUCP consistency.
61	Article 36.7	Updates standards related to outdoor equipment, decks, and patios.	Not relevant for ALUCP consistency.
62	Article 37.2	Updates definition of Junior Accessory Dwelling Unit to be consistent with State law.	Not relevant for ALUCP consistency.
62	Article 37.3	Updates code references to State law.	Not relevant for ALUCP consistency.
63	Article 37.5	Corrects typographical error.	Not relevant for ALUCP consistency.
63	Article 39.3	Amends code to allow Child Care Centers by right in Mixed-Use Zoning Districts.	For analysis, see updates to Articles 53.2, 54.2, 55.2, and 57.2 below, where land use regulations are enumerated in greater detail.
64	Article 39.5	Expands FAR exemption for child care centers to mixed-use developments.	Not relevant for ALUCP consistency.
65	Article 40.5	Updates reference to where the duties of the Architectural Review Committee are found in the City Code.	Not relevant for ALUCP consistency.
65	Article 42.1	Adds cross-reference to newly established Article for Temporary Use	Not relevant for ALUCP consistency.

66	Article 45.2	Clarifies and revises the applicability for what development projects require an Architectural Permit.	Not relevant for ALUCP consistency.
67	Article 48.3	Clarifies and refines definition of "Gross Floor Area" in the context of calculating FAR for single family homes.	Not relevant for ALUCP consistency.
67	Article 48.4	Clarifies standards under which single family homes are subject to Planning Commission review.	Not relevant for ALUCP consistency.
68	Article 53.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Mixed Use Corridor (MUC) zoning districts land use list if the use is determined to be a similar and/or compatible use to any use in the list and meets the purpose and intent of the Zoning District. 2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 53-1. 3) Adds Single Room Occupancy Facility and Group Home as permitted uses within Mixed-Use Corridor zoning districts. 4) Clarifies that the following uses be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: Child Care Centers, Group Homes.	1, 2) Not relevant for ALUCP consistency. 3, 4) Noise: there are no MUC zoned parcels within the airport noise contours. Safety: Mixed Use Corridor zoned districts in Redwood City are found within San Carlos Airport Safety Zone 6. The proposed amendment updates specific uses in the land use Table 53-1 to require that the following uses must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: - Group Homes; - Child care centers Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.
77	Article 53.4	Allows residential developments to apply a child care facility's playground toward their open space requirement if it is accessible to tenants.	Not relevant for ALUCP consistency.
78	Article 53.5	Updates the standard for the distance permitted between two buildings on the same lot.	Not relevant for ALUCP consistency.
80	Article 53.7	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards in this article.	Not relevant for ALUCP consistency.
81	Article 53.8	Updates development and design standards related to architectural articulation and buildings with a single tenant on the ground floor.	Not relevant for ALUCP consistency.
85	Article 54.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Mixed Use Neighborhood (MUN) zoning districts land use list if the use is determined to be a similar and/or compatible use to any use in the list and meets the purpose and intent of the Zoning District. 2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 54-1. 3) Adds Single Room Occupancy Facility and Group Home as permitted uses within Mixed-Use Neighborhood zoning districts. 4) Clarifies that the following use be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: Group Homes.	1, 2) Not relevant for ALUCP consistency. 3, 4) Noise: there are no MUN zoned parcels within the airport noise contours. Safety: Mixed Use Neighborhood zoned districts in Redwood City are found within San Carlos Airport Safety Zone 6. The proposed amendment updates specific uses in the land use Table 54-1 to require that the following use must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: Group Homes. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.
91	Article 54.4	Allows residential developments to apply a child care facility's playground toward their open space requirement if it is accessible to tenants.	Not relevant for ALUCP consistency.
91	Article 54.5	Updates the standard for the distance permitted between two buildings on the same lot.	Not relevant for ALUCP consistency.
93	Article 54.7	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards in this article.	Not relevant for ALUCP consistency.
94	Article 54.8	Updates development and design standards related to architectural articulation and buildings with a single tenant on the ground floor.	Not relevant for ALUCP consistency.
95	Article 55.2	1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Mixed Use Transitional (MUT) zoning districts land use list if the use is determined to be a similar and/or compatible use to any use in the list and meets the purpose and intent of the Zoning District. 2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 55.2. 3) Adds Single Room Occupancy Facility and Group Home as permitted uses within Mixed-Use Transitional zoning districts. 4) Clarifies that the following use be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: - Child care centers; - Residential care facilities; - Group Homes; - Skilled nursing facilities; - Assembly/meeting facilities; - Schools.	1, 2) Not relevant for ALUCP consistency. 3, 4) Noise: there are no MUT zoned parcels within the airport noise contours. Safety: Mixed Use Transitional zoned districts in Redwood City are found within San Carlos Airport Safety Zone 6. The proposed amendment updates specific uses in the land use Table 55.2 to require that the following use must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law: - Child care centers; - Residential care facilities; - Group Homes; - Skilled nursing facilities; - Assembly/meeting facilities; - Schools. Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts. Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.

99	Article 55.3	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses, updates standards related to sidewalk dimensions, and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards	Not relevant for ALUCP consistency.
102	Article 55.5	Updates development and design standards related to architectural articulation and buildings with a single tenant on the ground floor.	Not relevant for ALUCP consistency.
103	Article 57.2	<p>1) Clarifies that the Zoning Administrator may conditionally permit a use not explicitly addressed in the Mixed Use Waterfront (MUW) zoning districts land use list if the use is determined to be a similar and/or compatible use to any use in the list and meets the purpose and intent of the Zoning District.</p> <p>2) Adds cross-references to special use regulations specific to Massage Businesses and Tobacco retail in Table 57.2.</p> <p>3) Removes "Housing for the Elderly" as a permitted land use and replaces it with "Residential Care Facility, Senior."</p> <p>4) Clarifies that the following use be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law:  - Residential care facilities;  - Schools.</p>	<p>1, 2, 3) Not relevant for ALUCP consistency.</p> <p>4) Noise: there are no MUW zoned parcels within the airport noise contours.</p> <p>Safety: Mixed Use Waterfront zoned districts in Redwood City are found within San Carlos Airport Safety Zone 6. The proposed amendment updates specific uses in the land use Table 57.2 to require that the following use must be established in accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law:  - Residential care facilities;  - Schools.</p> <p>Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning ordinances provides for real estate disclosure notices for all new development in AIA-B and recorded overflight notification for all new residential development in Overflight Notification Zone 2 to make potential property owners aware of potential airport noise and safety impacts.</p> <p>Airspace Protection: Redwood City Zoning Ordinance Article 32.10 "Airport Land Use Compatibility Plan Consistency" of the Redwood City Zoning Ordinance provides for FAA notice of building construction that exceeds FAA notification heights, for maximum compatible building height that does not exceed limits that pose a hazard to air navigation, and for evaluation of projects and land use characteristics to avoid flight hazards.</p>
105	Article 57.4	Adds cross-reference to existing regulations describing when projects are eligible for FAR bonuses and clarifies that hotels are not subject to FAR/density requirements, but instead are regulated by other development standards in this article.	Not relevant for ALUCP consistency.
106	Article 60	Provides web links to the current zoning map and deletes extraneous information that was inadvertently inserted by the City's code publisher in 2023.	Not relevant for ALUCP consistency.



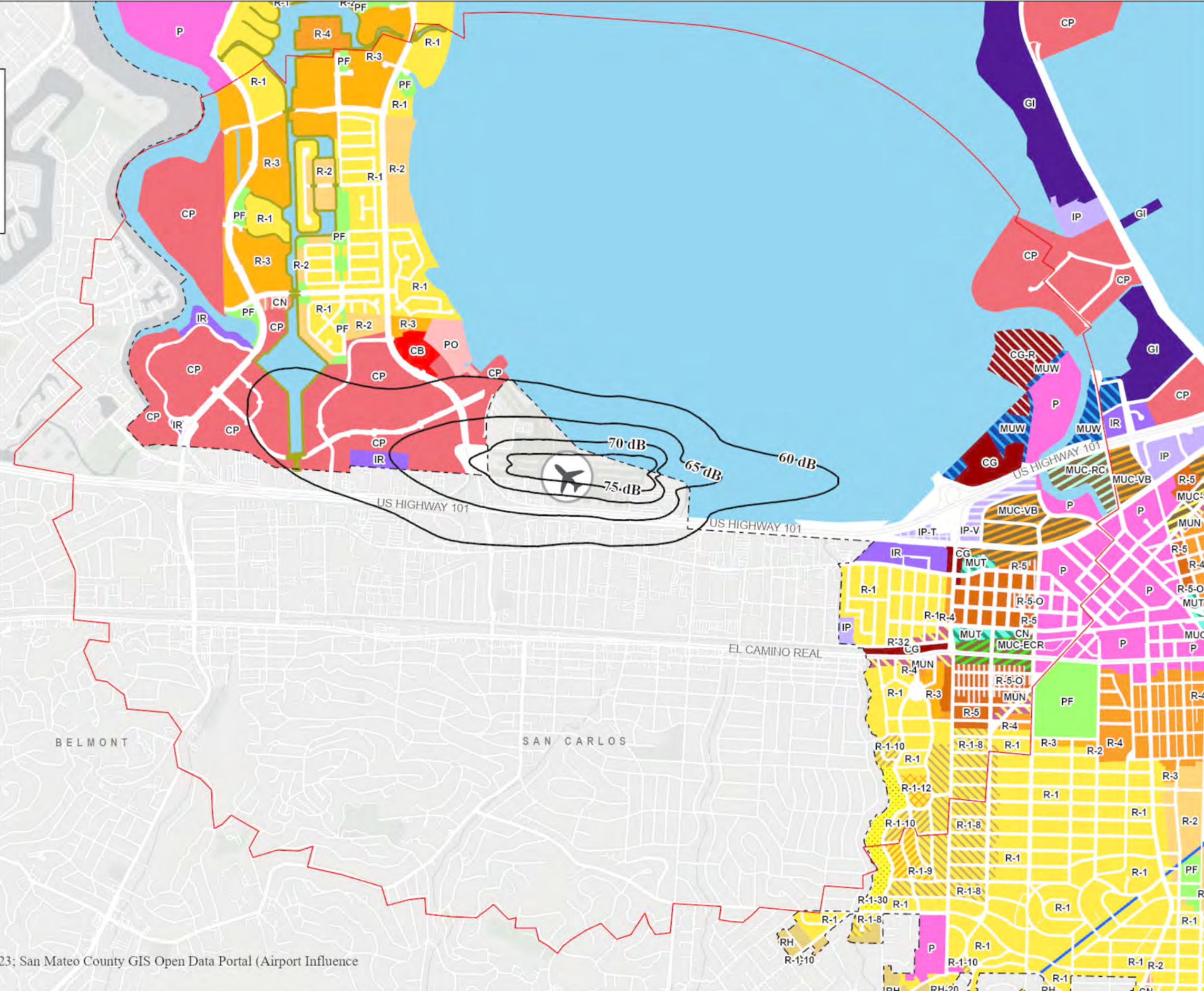
# San Carlos Airport Noise Contours and Redwood City Zoning



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

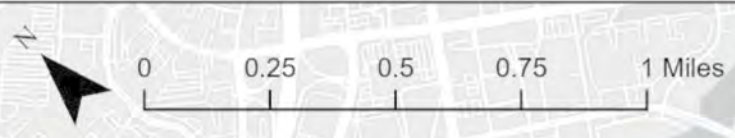
**Existing Zoning, Shown in Map Extent**

R-1 (Residential - Single Family)	MUC-ECR (Mixed Use Corridor - El Camino Real)	CN (Neighborhood Commercial)
R-1-8	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	CP (Commercial Park)
R-1-9	MUC-VB (Mixed Use Corridor - Veterans Blvd)	PO (Professional Office)
R-1-10	MUC-RC (Mixed Use Corridor - Redwood Creek)	IP (Industrial Park)
R-1-12	MUT (Mixed Use Transitional)	IP-T
R-1-30	MUN (Mixed Use Neighborhood)	IP-V
RH (Residential Hillside)	MUW (Mixed Use Waterfront)	IR (Industrial Restricted)
RH-20	CG-R (General Commercial - Residential)	GI (General Industrial)
R-2 (Residential - Duplex)	CB (Central Business)	P (Planned Community District)
R-3 (Multifamily - Low Density)	CG (General Commercial)	PF (Public Facility)
R-4 (Multifamily - Medium Density)	Hetch Hetchy	
R-5 (Multifamily - High Density)		
R-5-O		



Map Created: March 19, 2024. City of Redwood City.  
 Data Source: RWC-GIS, Redwood City Zoning Map, Effective since August 24, 2023; San Mateo County GIS Open Data Portal (Airport Influence Areas & 2035 Noise Contours); C/CAG; Esri Basemap.

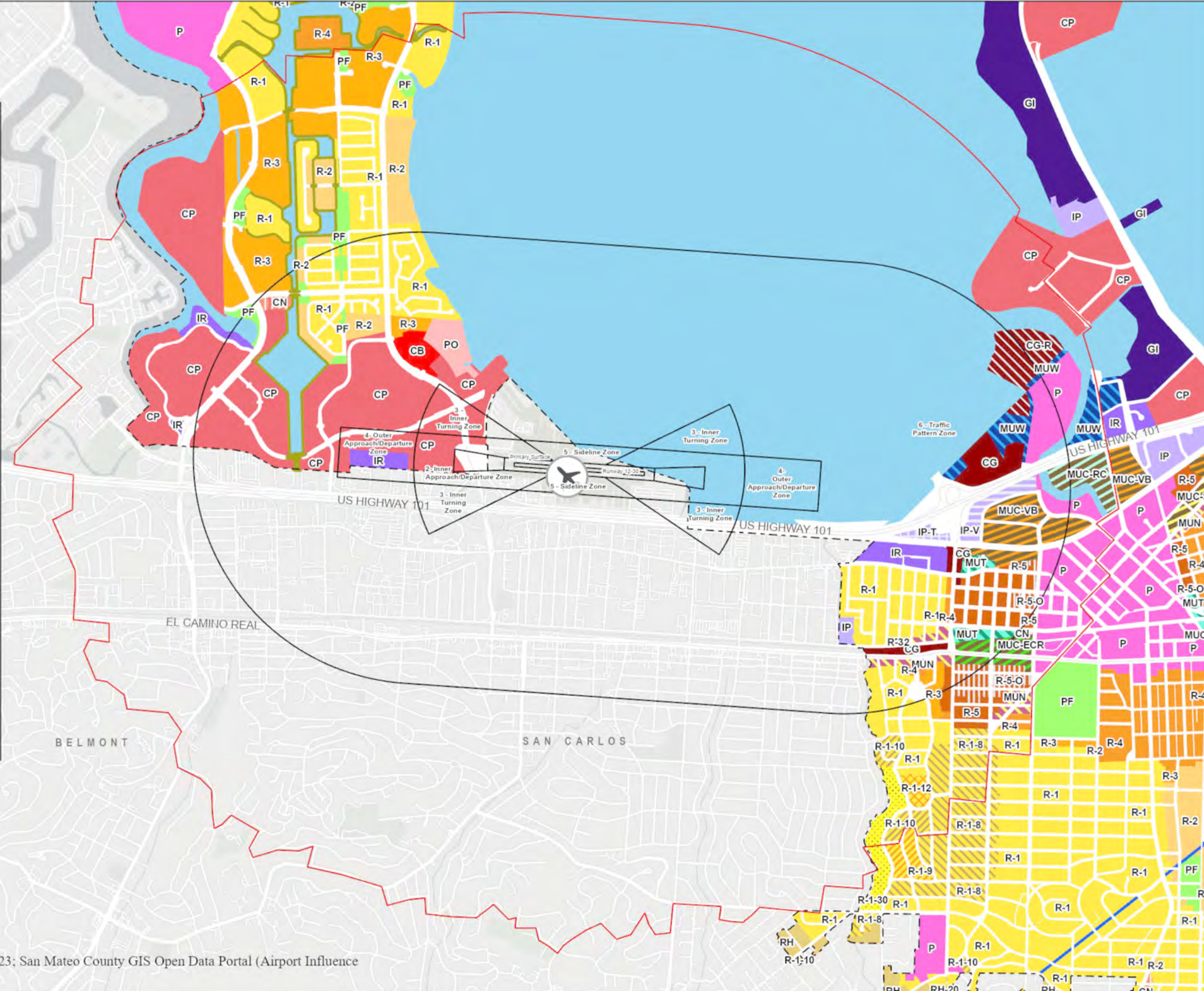
# San Carlos Airport Safety Zones and Redwood City Zoning



- San Carlos Airport Safety Zones, Boundary Outlines
- San Carlos Airport
- San Carlos Airport Area of Influence Area B (AIA-B)
- Redwood City Limits

**Existing Zoning, Shown in Map Extent**

R-1 (Residential - Single Family)	MUC-ECR (Mixed Use Corridor - El Camino Real)	CN (Neighborhood Commercial)
R-1-8	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	CP (Commercial Park)
R-1-9	MUC-VB (Mixed Use Corridor - Veterans Blvd)	PO (Professional Office)
R-1-10	MUC-RC (Mixed Use Corridor - Redwood Creek)	IP (Industrial Park)
R-1-12	MUT (Mixed Use Transitional)	IP-T
R-1-30	MUN (Mixed Use Neighborhood)	IP-V
RH (Residential Hillside)	MUW (Mixed Use Waterfront)	IR (Industrial Restricted)
RH-20	CG-R (General Commercial - Residential)	GI (General Industrial)
R-2 (Residential - Duplex)	CB (Central Business)	P (Planned Community District)
R-3 (Multifamily - Low Density)	CG (General Commercial)	PF (Public Facility)
R-4 (Multifamily - Medium Density)		Hetch Hetchy
R-5 (Multifamily - High Density)		
R-5-O		



Map Created: March 19, 2024. City of Redwood City.  
 Data Source: RWC-GIS, Redwood City Zoning Map, Effective since August 24, 2023; San Mateo County GIS Open Data Portal (Airport Influence Areas & San Carlos Airport Safety Zones); C/CAG; Esri Basemap.

### 32.10 - San Carlos 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 forty-five (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. 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 sixty (60) dB or greater (as mapped in the ALUCP) shall require the grant of an avigation easement to San Mateo County as a condition of approval prior to issuance of a building permit(s) for any proposed buildings or structures, consistent with ALUCP Overflight Policy 2—Overflight Easement Review Area.
- 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 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 forty-eight (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.

(Ord. No. 1130-386, § 4(Exh. A), 7-24-23)