

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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AIRPORT LAND USE COMMITTEE (ALUC) AGENDA

Date: Thursday, January 23, 2025	Join by Zoom Webinar: https://us02web.zoom.us/j/81335481228?pwd=eEQ2cmI4VzUrRHk0Nk4ybKZ4cWtDUT09
Time: 4:30 p.m.	Webinar ID: 813 3548 1228
Location: Burlingame Community Center 850 Burlingame Avenue Burlingame, CA	Passcode: 839437
	Join by Phone: (669) 900-6833

HYBRID MEETING - IN-PERSON AND BY VIDEOCONFERENCE

This meeting of the Airport Land Use Committee will be held in person and by teleconference pursuant to Government Code Section 54953(e). Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person at the location above. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

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- | | | |
|--|--|--------|
| 1. Call to Order/Roll Call | Action
(O'Connell) | |
| 2. Public Comment on Items not on the Agenda | Limited to 2
minutes per
speaker | |
| 3. Approval of Minutes for the October 24, 2024 meeting. | Action
(O'Connell) | Page 1 |
| 4. San Carlos Airport Comprehensive Airport Land Use
Compatibility Plan Consistency Review – Proposed life
science campus, including related rezoning, at 789 Old
County Rd., San Carlos. | Action
(Kalkin) | Page 4 |

- | | | |
|---|--------------------|---------|
| 5. San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed life science campus, including related rezoning, at 987 Commercial St., San Carlos. | Action
(Kalkin) | Page 22 |
| 6. San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed 37-unit affordable housing project located on two sites at 876-900 El Camino Real, Belmont. | Action
(Kalkin) | Page 38 |
| 7. Election of ALUC Officers for Calendar Year 2025. | Action
(Kalkin) | Page 55 |
| 8. Review and Approval of Meeting Calendar for 2025. | Action
(Kalkin) | Page 56 |
| 9. Member Comments/Announcements | Information | |
| 10. Items from Staff | Information | |
| 11. Adjournment – <i>Next regular meeting – Feb. 27, 2025</i> | | |

NOTE: All items appearing on the agenda are subject to action by the Committee. Actions recommended by staff are subject to change by the Committee.

If you have any questions regarding the C/CAG Airport Land Use Committee Meeting Agenda, please contact Susy Kalkin at kkalkin@smcgov.org .

* * * * *

PUBLIC NOTICING: All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Courtyard, 555 County Center, Redwood City, CA, and on C/CAG’s website at: <http://www.ccag.ca.gov>.

PUBLIC RECORDS: Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG’s website at: <http://www.ccag.ca.gov>. Please note that C/CAG’s office is temporarily closed to the public; please contact Mima Guilles at (650) 599-1406 to arrange for inspection of public records.

ADA Requests: Persons with disabilities who require auxiliary aids or services to participate in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

PUBLIC PARTICIPATION DURING HYBRID MEETINGS: During hybrid meetings of the ALUC, members of the public may address the Committee as follows:

Written comments should be emailed in advance of the meeting. Please read the following instructions carefully:

1. Written comments should be emailed to kkalkin@smcgov.org
2. The email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda.
3. If your emailed comments are received at least 2 hours prior to the meeting, they will be provided to the ALUC Committee members, made publicly available on the C/CAG website along with the agenda, but will not be read aloud by staff during the meeting. We cannot guarantee that comments received less than 2 hours before the meeting will be distributed to the Committee members, but they will be included in the administrative record of the meeting.

In Person Participation

1. Persons wishing to speak should fill out a speaker's slip provided in the meeting room. If you have anything that you wish distributed to the Committee and included in the official record, please hand it to C/CAG staff who will distribute the information to the Committee members.
2. Public comment is limited to two minutes per speaker.

Remote Participation

Oral comments will be accepted during the meeting through Zoom. Please read the following instructions carefully:

1. The ALUC Committee meeting may be accessed through Zoom at the online location indicated at the top of this agenda.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by your name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the C/CAG staff member or ALUC Committee Chair call for the item on which you wish to speak, click on "raise hand." The C/CAG staff member will activate and unmute speakers in turn. Speakers will be notified shortly before they are called on to speak. If calling in via phone, press *9 to raise your hand and when called upon press *6 to unmute.
5. When called, please limit your remarks to the two-minute time limit.

Airport Land Use Committee (ALUC)
Meeting Minutes
October 24, 2024

1. Call to Order/Roll Call

Chair O’Connell called the meeting to order at 4:35 pm. The attendance sheet is attached.

2. Public Comment on items not on the Agenda – None

3. Minutes of the August 22, 2024 Meeting

Motion: Member Hamilton moved, and Member Pappajohn seconded, approval of the August 22, 2024 minutes. Motion carried (8-0-0) by the following voice vote: AYE - Members Pappajohn, DiGiovanni, Schneider, Hamilton, Nicolas, Ford, Yakabe, and Chair O’Connell. NO – none. ABSTAIN – none.

4. San Francisco International Airport Land Use Compatibility Plan Consistency Review – Amazon Warehouse/Distribution Facility at 1000 San Mateo Ave., San Bruno.

Susy Kalkin, C/CAG staff, presented the staff report.

Member Ford noted that the staff report identifies the height of the building as 40 feet below the critical airspace and asked whether this was of concern. Chair O’Connell responded that the 40 feet represents a buffer area below which there would be no impact on the critical airspace.

Chair O’Connell asked for clarification on the proposed condition that calls for no storage of hazardous materials, and whether this would apply to some general merchandise such as batteries. Staff noted that the condition is included as a precautionary measure, and requires adherence to Safety Policy SP-3, which generally regulates more substantive materials such as large fuel tanks, toxic substances and explosive materials.

Motion: Member Schneider moved, and Member Nicolas seconded, approval of the staff recommendation. Motion carried (8-0-0) by the following voice vote: AYE - Members Pappajohn, DiGiovanni, Schneider, Hamilton, Nicolas, Ford, Yakabe, and Chair O’Connell. NO – none. ABSTAIN – none.

5. San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed office/life science campus, including related rezoning, at 1301 Shoreway Road, Belmont.

Susy Kalkin, C/CAG staff, presented the staff report.

Member Ford asked about the Biosafety Level that was contemplated with this proposal and whether there was a limit on the type of hazardous materials. Staff noted that while the ALUCP Safety Policies include compatibility criteria for biosafety levels in some safety zones, it does not limit biosafety levels within Safety Zone 6. Member Schneider noted that most biotech use in the county is limited to biosafety levels 1 and 2, which typically involve chemicals and agents that are otherwise present in the community.

Gretchen Kelly, San Carlos Airport Manager, thanked staff for forwarding the application for the Airport's review. She noted that her primary concern is with airspace penetrations, and she appreciated that the FAA had already issued "No Hazard" letters which were provided as part of the application materials.

Motion: Member Hamilton moved, and Member Pappajohn seconded, approval of the staff recommendation. Motion carried (8-0-0) by the following voice vote: AYE - Members Pappajohn, DiGiovanni, Schneider, Hamilton, Nicolas, Ford, Yakabe, and Chair O'Connell. NO – none. ABSTAIN – none.

6. Member Comments/Announcements

Member Schneider mentioned that Millbrae will be hosting the Council of Cities tomorrow evening (October 25) at the Gateway Station, and welcomed all the councilmembers to attend, noting it will include a tour of the new Alexandria biotech facility.

7. Items from Staff

None

8. Adjournment

The meeting was adjourned at 5:06 pm.

2024 C/CAG Airport Land Use Committee Attendance Report

Name	Agency	Feb	Mar	Apr	May	Aug	Oct			
Terry O'Connell	City of Brisbane	X	X	X	X	X	X			
Ricardo Ortiz/ Andrea Pappajohn	City of Burlingame			Y		X	X			
Pamela DiGiovanni	City of Daly City	X	X	X	X	X	X			
Patrick Sullivan	City of Foster City	X	X ^{arrived 4:35}	X	X	X				
Robert Brownstone	City of Half Moon Bay									
Angelina Cahalan/Ann Schneider (Aug)	City of Millbrae	X	X	X		X	X			
Christopher Sturken	City of Redwood City	X	X ^{arrived 4:39}		X	X ^{arrived 4:55}				
Tom Hamilton	City of San Bruno	X	X	X	X	X	X			
Pranita Venkatesh	City of San Carlos									
Ray Mueller	County of San Mateo & Aviation Rep.			X	X	X				
Flor Nicolas	City of South San Francisco	X	X	X	X	X	X			
Carol Ford	Aviation Rep.	X	X	X	X		X			
Chistopher Yakabe	Half Moon Bay Pilots Assn.		Y	X			X			

X - Committee Member Attended
Y - Designated Alternate Attended

Staff and guests in attendance for the October 24, 2024, meeting: Susy Kalkin and Sean Charpentier, C/CAG staff; Gretchen Kelly, SMC Airports Dir.; Chris Dacumos, Belmont staff; Michael Laughlin and Kristie Woo, San Bruno staff; Chris Gutierrez, Thomas Kim and Jacob Glaze

C/CAG AGENDA REPORT

Date: January 23, 2025

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed office/life science campus, including related rezoning, at 789 Old County Road, San Carlos.

(For further information or response to questions, contact Susy Kalkin at kkalkin@smcgov.org)

RECOMMENDATION

That the Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the proposed office/life science campus, including related rezoning, at 789 Old County Road, San Carlos, is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (San Carlos ALUCP), subject to the following condition:

- *Prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Carlos an FAA “Determination of No Hazard” for each structure.*

BACKGROUND

San Carlos has received an application for an office/life science development on a 3.4- acre site located at 789 Old County Road. The project includes demolition of existing site improvements, and construction of two office/life science buildings, one 4-story and one 5-story, and an 8-level parking garage. The project also includes a request to rezone the site to Planned Development to allow for the increased height and floor area ratio (FAR) presented in the proposal.

The project falls within Airport Influence Area (AIA) B, the Project Referral Area for San Carlos Airport and is subject to ALUC review pursuant to California Public Utilities Code (PUC) Section 21676 (b). Accordingly, San Carlos has referred the subject project for a determination of consistency with the San Carlos ALUCP.

DISCUSSION

I. ALUCP Consistency Evaluation

Four sets of airport/land use compatibility policies in the San Carlos ALUCP relate to the proposed project: (a) noise compatibility policies and criteria, (b) safety policies and criteria, (c) airspace protection policies and (d) overflight compatibility. The following sections address each issue.

(a) Noise Policy Consistency

The 60 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the San Carlos ALUCP. All land uses located outside this contour are deemed consistent with the noise policies of the ALUCP.

As shown on San Carlos ALUCP Exhibit 4-2, **Attachment 2**, the subject property lies outside the bounds of the 60 dB CNEL contour and, therefore, the project is consistent with the San Carlos ALUCP noise policies and criteria.

(b) Safety Policy Consistency

Runway Safety Zones - The San Carlos ALUCP includes six sets of safety zones and related land use compatibility policies and criteria. As shown on San Carlos ALUCP Exhibit 4-3, **Attachment 3**, the project site is located within Safety Zone 6. Per San Carlos ALUCP Table 4-4, Safety Compatibility Criteria, the proposed uses (office and research and development) are identified as compatible in Safety Zone 6 and are not restricted for safety reasons, so the proposed project is consistent with the Safety Compatibility Criteria of the ALUCP.

(c) Airspace Protection Policy Consistency

Structures Heights

The San Carlos ALUCP incorporates the provisions in Title 14 of the Code of Federal Regulations Part 77 (14 CFR Part 77), “Objects Affecting Navigable Airspace,” as amended, to establish height restrictions and federal notification requirements related to proposed development within the 14 CFR Part 77 airspace boundaries for San Carlos Airport.

Pursuant to Airspace Protection Policy 5, in order to be deemed consistent with the ALUCP, the maximum height of a new building must be the lower of (1) the height of the controlling airspace protection surface shown on Exhibit 4-4, or 2) the maximum height determined to not be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

The 5-story building, the tallest proposed structure, would have a height of 107 ft. to the top of the roof mounted equipment. With a ground elevation of approximately 20 feet above mean sea level (AMSL), the overall maximum structure height would therefore be approximately 127 feet AMSL, below the Part 77 Airspace Protection Surface, as shown on San Carlos ALUCP Exhibit 4-4, **Attachment 4**, which is at 155 feet. As shown on San Carlos on ALUCP Exhibit 4-4a, **Attachment 5**, the proposed project is also located in an area that requires filing of Form 7460-1 with the FAA for its review and hazard determination for structures exceeding 30-65 feet. To ensure compliance with ALUCP Airspace Protection Policies, the following condition is included:

- Prior to issuance of building permits, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Carlos an FAA “Determination of No Hazard” for each structure.

Note that the project sponsor has already received initial FAA Determinations of No Hazard, **Attachment 6**, which will need to be renewed as they expired on Oct. 1, 2024.

Other Flight Hazards

Within AIA B, certain land use characteristics are recognized as hazards to air navigation and, per Airspace Protection Policy 6, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

- 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 command of an aircraft in flight;
- Distracting lights that could be mistaken for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting;
- Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of and aircraft in flight;
- Sources of electrical/electronic interference with aircraft communications/navigation equipment;
or
- Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations, including but not limited to *FAA Order 5200.5A, Waste Disposal Site On or Near Airports* and *FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports* and any successor or replacement orders or advisory circulars.

The proposed project does not include any features that would present unusual hazards to air navigation and therefore is determined to be compatible with Airspace Protection Policy 6.

(d) Overflight Compatibility Consistency

The San Carlos ALUCP contains two policies regarding overflight compatibility which are generally “buyer awareness” measures focused on informing prospective buyers and/or tenants of property within the vicinity of an airport about the airport’s impact on the property. Overflight Policy 1 – *Real Estate Transfer Disclosure*, requires that a notice of potential for overflights be included among the disclosures made during real estate transactions. Overflight Policy 2 – *Overflight Notification Zone 2* requires that all new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 (AIA B) incorporate a recorded overflight notification requirement as a condition of approval.

As the project is commercial/industrial it would not be subject to the real estate disclosure requirements.

C/CAG AGENDA REPORT

Airport Land Use Committee

RE: Consistency Review – 789 Old County Road, San Carlos

Date: January 23, 2025

Page 4

ATTACHMENTS

1. ALUCP application, together with related project description and exhibits.
2. San Carlos ALUCP Exh. 4-2 – Future Conditions (2035) Aircraft Noise Contours
3. San Carlos ALUCP Exh. 4-3 – Safety Zones.
4. San Carlos ALUCP Exh. 4-4 – Airspace Protection Surfaces
5. San Carlos ALUCP Exh. 4-4b – FAA Notification Reqs.

The following attachment is available on the C/CAG website (See “Additional Agenda Materials”) at:
<https://ccag.ca.gov/committees/airport-land-use-committee/>:

6. FAA No Hazard Determination letters



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

APPLICANT INFORMATION

Agency: City of San Carlos

Project Name: 789 Old County Road

Address: 789 Old County Road

APN: 046-131-610 & 046-131-630

City: San Carlos

State: CA

ZIP Code: 94070

Staff Contact: Christopher Dacumos

Phone: 707-655-0370

Email: cdacumos@goodcityco.com

PROJECT DESCRIPTION

The project applicant proposes the construction of a 326,648 square foot life science project and above ground parking consisting of 225,921 sf. One building (westernmost) would be 111' as measured from mean seal level to the top mechanical equipment, and another building (easternmost) would be 126' as measured from mean seal level to the top mechanical equipment. The parking garage would be 105' 111' as measured from mean seal level to the top of the parapet of its stair tower. The project requests City of San Carlos approval of to rezone the site from Heavy Industrial to Planned Development, which would allow building heights greater than 50' and an floor-to-area ratio above 1.0 (proposed at 3.481). The project is located at the corner of Old County Road and Bransten Road in San Carlos. The site is 148,134 square feet and is currently vacant.

REQUIRED PROJECT INFORMATION **PLEASE SEE ENCLOSED SUPPLEMENTAL MATERIALS AND ATTACHMENTS**

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
4. Other documentation as may be required (ex. related staff reports, etc.)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

C/CAG Application for Land Use Consistency Determination:

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

Agency Name: City of San Carlos

Project Name: 789 Old County Road (Life Science Development)

PRROPERTY AND PROJECT DESCRIPTION

An application was submitted to the City of San Carlos for a 326,648 square foot (sf) life science project located at 789 Old County Road. The subject site is a 3.4-acre corner lot located at the northeastern corner of Old County Road and Bransten Road. Heavy industrial uses surround the project site to the north, east and south. The area to the west is zoned Mixed-Use Station Area and is intended to support vitality around the transit centers and the historic San Carlos Train Depot. The site is borders one and two story buildings in its immediate area.

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

The proposed project includes two life science/office buildings and one parking garage. The westernmost building would be 111' as measured from mean seal level to the top mechanical equipment and consists of 146,983 sf. The easternmost building is 99' to the penthouse screen and consists of 179,665 sf. The parking garage is 83' to the top of the parapet of its stair tower. The project requests a rezoning from Heavy Industrial (IH) to Planned Development (PD) to allow building heights above 50', a floor to area ratio (FAR) of 3.481, site specific parking standards, and site specific bicycle parking standards. Otherwise, they comply with underlying zoning regulations.

The site is located outside of the 60dB noise contour. Additionally, the site is within Safety Zone 6 (Traffic Pattern Zone) of the Airport Land Use Compatibility Plan for the San Carlos Airport.

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

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

DISCUSSION OF RELATIONSHIP TO AIRPORT LAND USE COMPATIBILITY

Noise

The 789 Old County Road project site is located outside of the airport's 60dB CNEL noise contour (ALUCP Exhibit 4-2 "Future Conditions (2035) Aircraft Noise Contours map). The proposed project is consistent with Noise Policy 1 and Noise Policy 4.

Existing Noise Levels

The project is currently vacant. The primary noise surface in the vicinity is from overhead aircraft, surface transportation (the Caltrain corridor and vehicular traffic on Old County Road) and industrial uses (City of San Carlos General Plan 2009). Existing Noise level will not be problematic in this proposed life science project.

Safety

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

Airspace Protection

The westernmost building would be 111' as measured from mean seal level to the top mechanical equipment and consists of 146,983 sf. The easternmost building is 99' to the penthouse screen and consists of 179,665 sf. The parking garage is 83' to the top of the parapet of its stair tower. These heights are less than the 155' maximum allowable height set by the Airport Land Use Commission for the San Carlos Airport.

Reviewing Table 4-4 Safety Compatibility Criteria, Zone 6 the project will not create height hazard obstruction, smoke, glare, electronic, wildlife attractants, or other airspace hazards. Therefore, the proposed project would be consistent with the airspace policies as established in the adopted 2016 San Carlos ALUCP.

Attachments:

- 789 Old County Road:
 - Site Plan
 - Rendering
 - Elevations



SOURCE: ESRI, 2014; ESA Airports, 2014

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



Forma
at 789 Old County Road

Client
The Minkoff Group
www.minkoffgroup.com

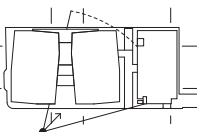
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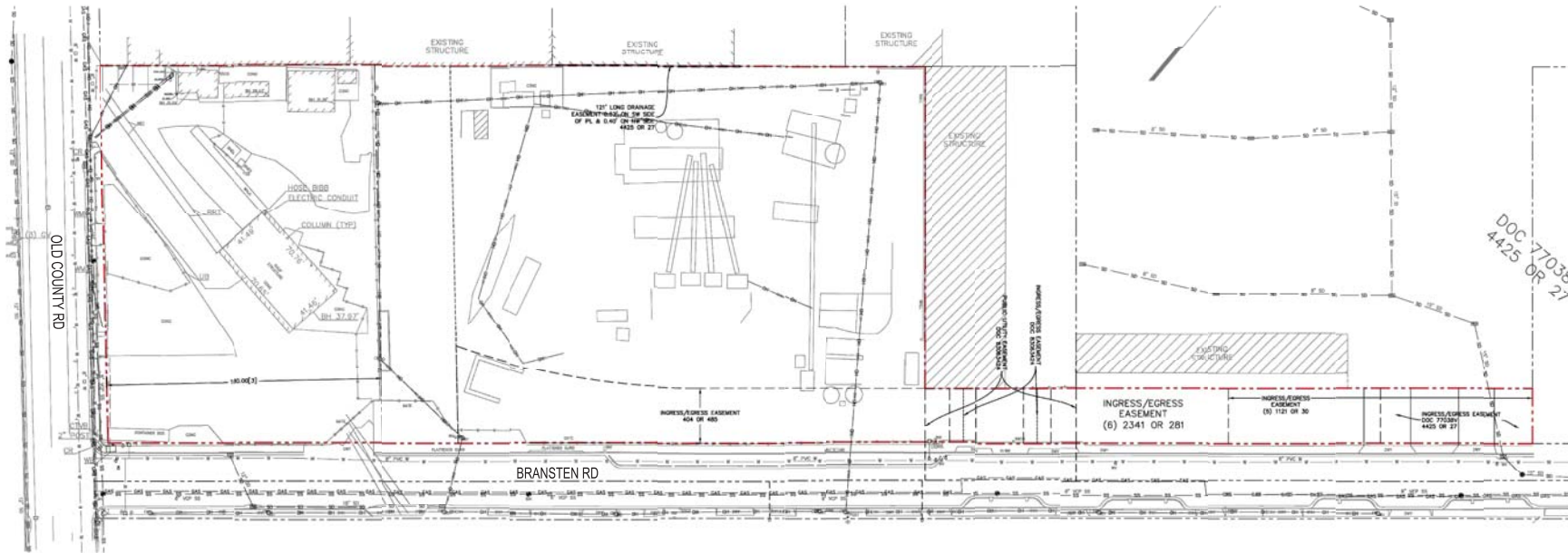
PERSPECTIVE VIEW

PROJECT: 2203
DATE: November 04, 2024
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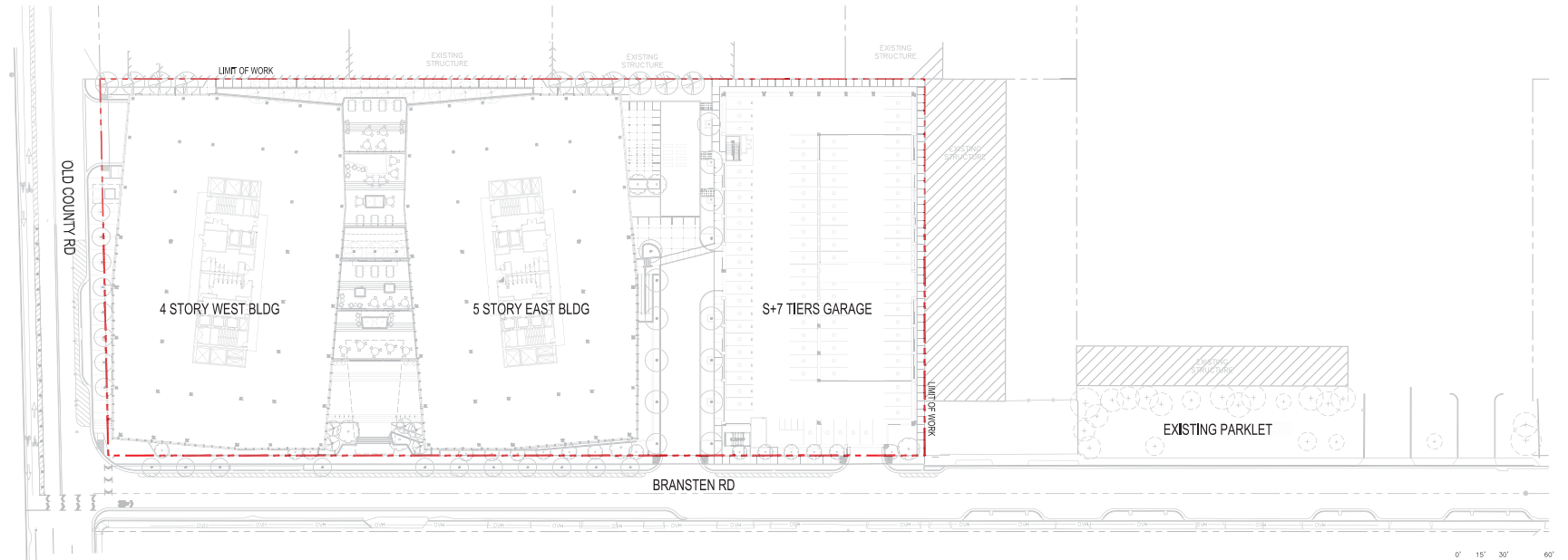
SHEET NUMBER:
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EXISTING SITE PLAN



PROPOSED SITE PLAN



0' 15' 30' 45'
SCALE: 1" = 30'-0"



Forma
at 789 Old County Road

Owner
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www.minkoffgroup.com

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EXISTING AND PROPOSED SITE PLAN

PROJECT: 2203
DATE: November 04, 2024

SHEET NUMBER
G2.01



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Forma
at 789 Old County Road

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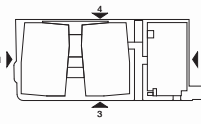
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Mechanical and Electrical Engineer
Meyers + Engineers
98 Battery Street, Suite 500
San Francisco, CA 94102
tel: 415.432-8101
www.meyersplus.com

Chief Engineer
BKF Engineers
235 Shoreline Drive, Suite 200
Roslindale City, CA 94065
tel: 650.459-6303
www.BKF.com

Lighting Designer
HLB Lighting Design
785 Market Street, #800
San Francisco, CA 94103
tel: 415.348.8273
www.hlblighting.com



REVISIONS

Concept/Entitlements App
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NOT FOR CONSTRUCTION

OVERALL SITE ELEVATIONS

PROJECT: 2285
DATE: November 04, 2024
SCALE: As Indicated

SHEET NUMBER
A3.01

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2 OLD COUNTY ROAD (WEST) OVERALL ELEVATION
1" = 20'-0"



1 EAST OVERALL ELEVATION
1" = 20'-0"



3 BRANSTEN ROAD (SOUTH) ELEVATION
1" = 20'-0"



4 NORTH OVERALL ELEVATION
1" = 20'-0"

Forma
at 789 Old County Road

Client
The Minkoff Group
www.minkoffgroup.com

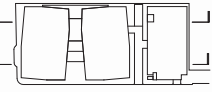
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www.hlbldesign.com



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NOT FOR CONSTRUCTION

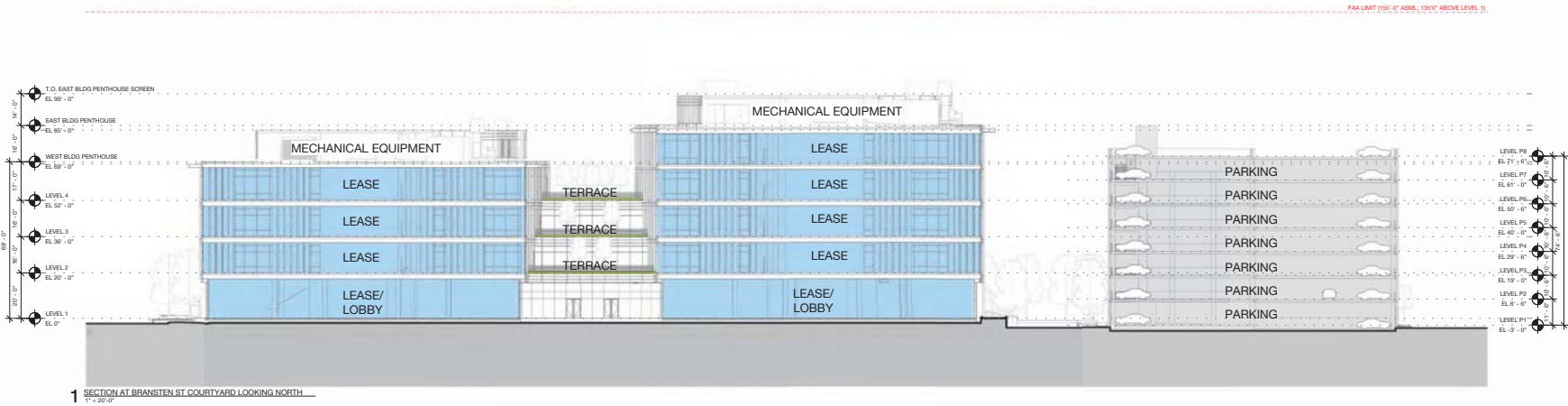
OVERALL SECTIONS

PROJECT: 2205
DATE: November 04, 2024
SCALE: As Indicated

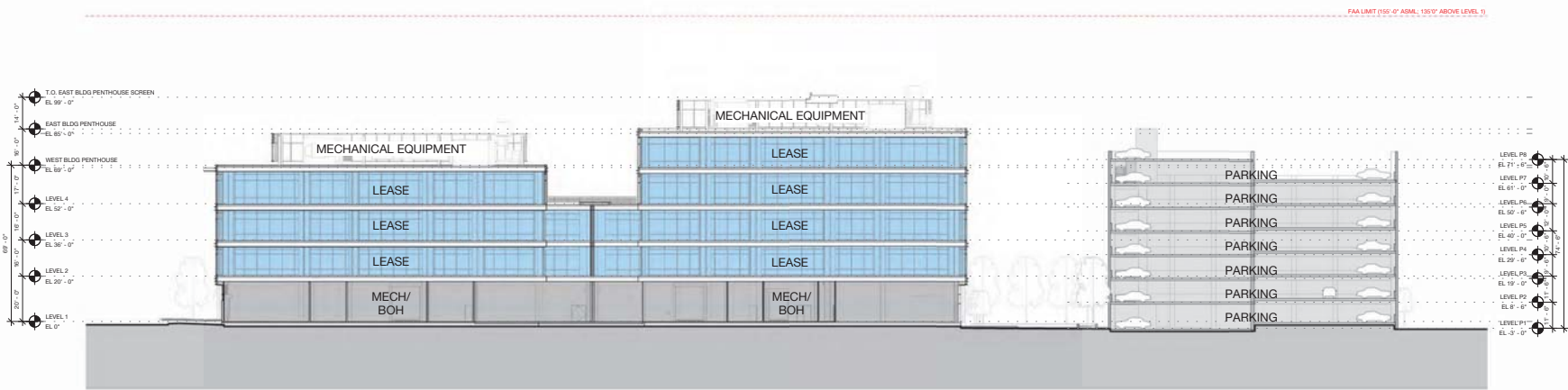
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A3.51

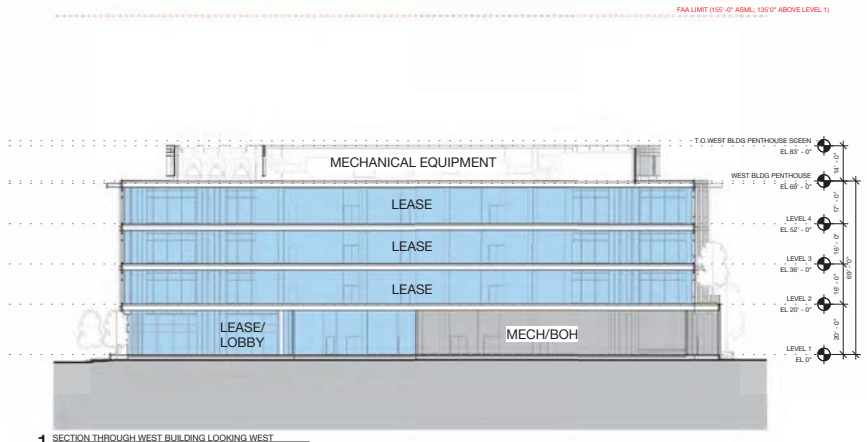
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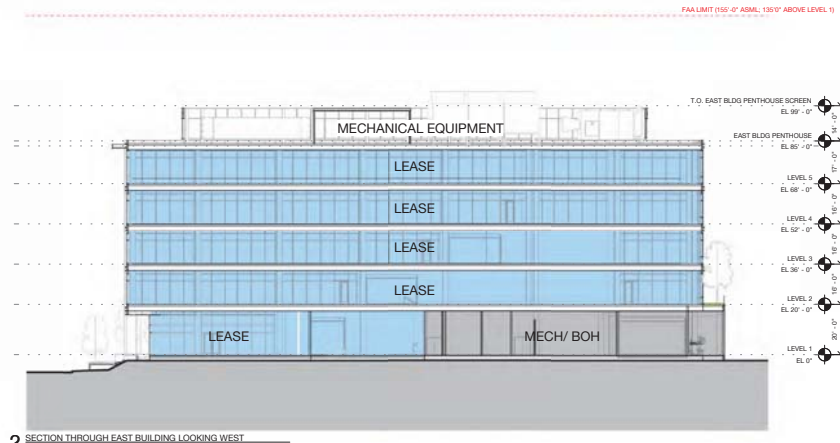
1 SECTION AT BRANSTEN ST. COURTYARD LOOKING NORTH
1" = 20'-0"



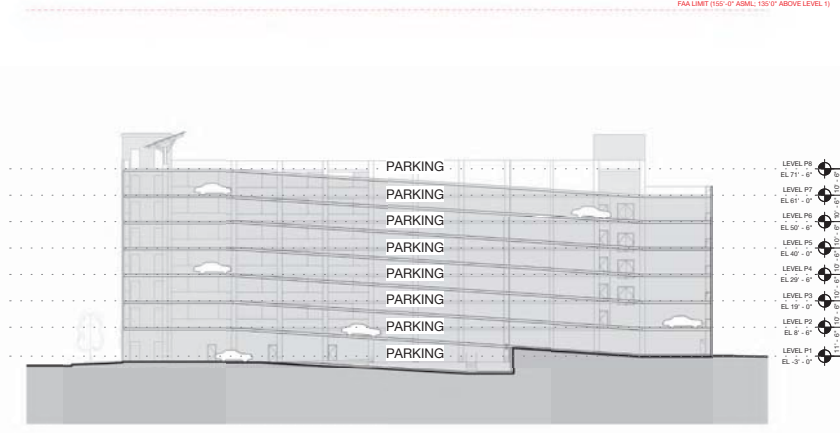
2 SECTION AT CONNECTOR LOOKING NORTH
1" = 20'-0"



1 SECTION THROUGH WEST BUILDING LOOKING WEST
1" = 20'-0"



2 SECTION THROUGH EAST BUILDING LOOKING WEST
1" = 20'-0"



3 SECTION THROUGH GARAGE LOOKING WEST
1" = 20'-0"



Forma
at 789 Old County Road

Client
The Minkoff Group
www.minkoffgroup.com

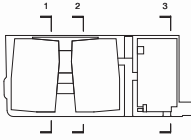
Design Consultant
Pickard Chilton
681 Chapel Street
New Haven, Connecticut 06510
tel. 203.786.8900 fax. 203.786.9810
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Executive Architect, Landscape Architect, Structural Engineer
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225 Shoreline Drive, Suite 200
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www.hlblighting.com



REVISIONS

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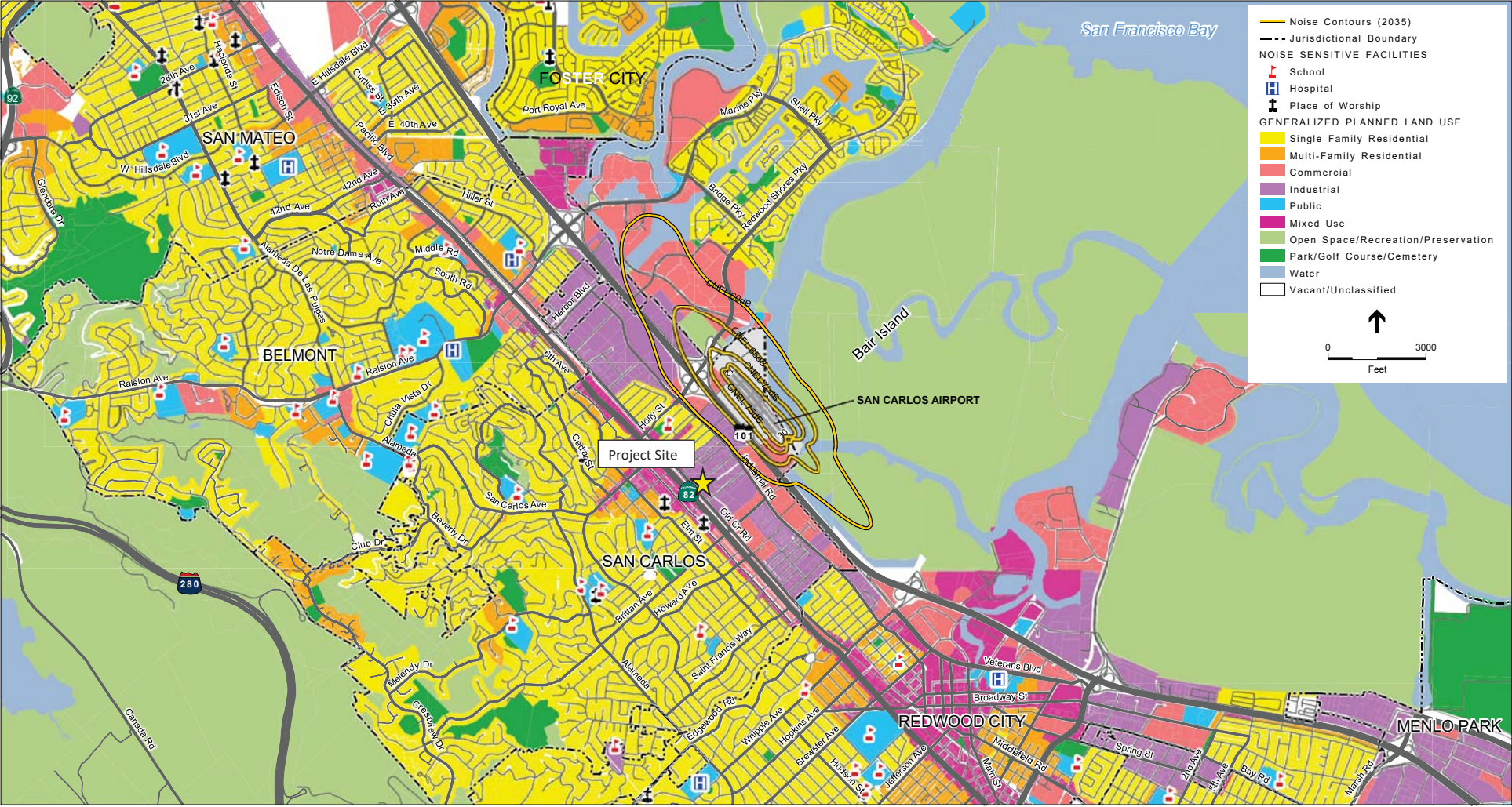
NOT FOR CONSTRUCTION

OVERALL SECTIONS

PROJECT: 2293
DATE: November 04, 2024
SCALE: As Indicated

SHEET NUMBER
A3.52

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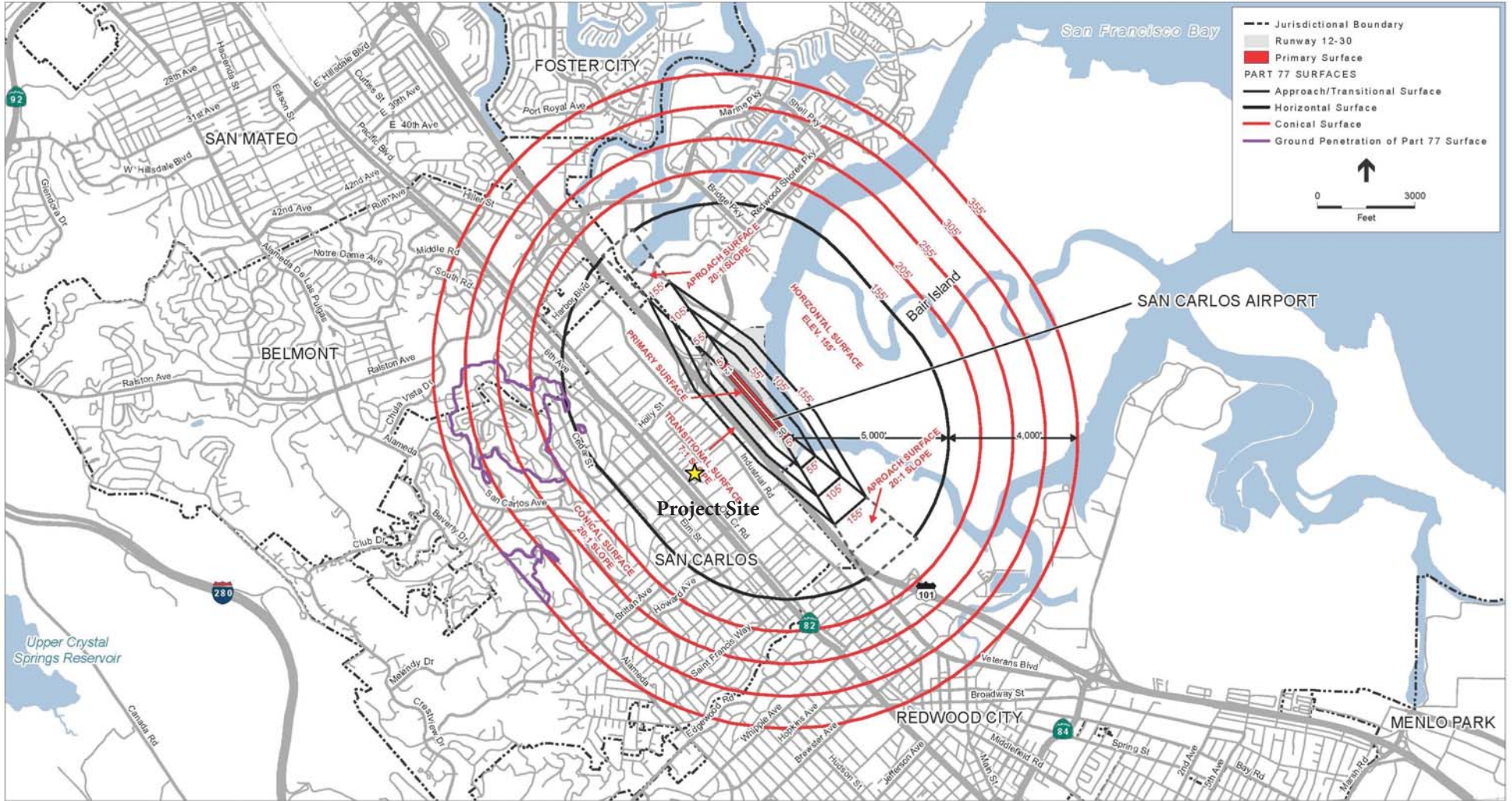
SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

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



SOURCE: ESRI, 2014; ESA Airports, 2014



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

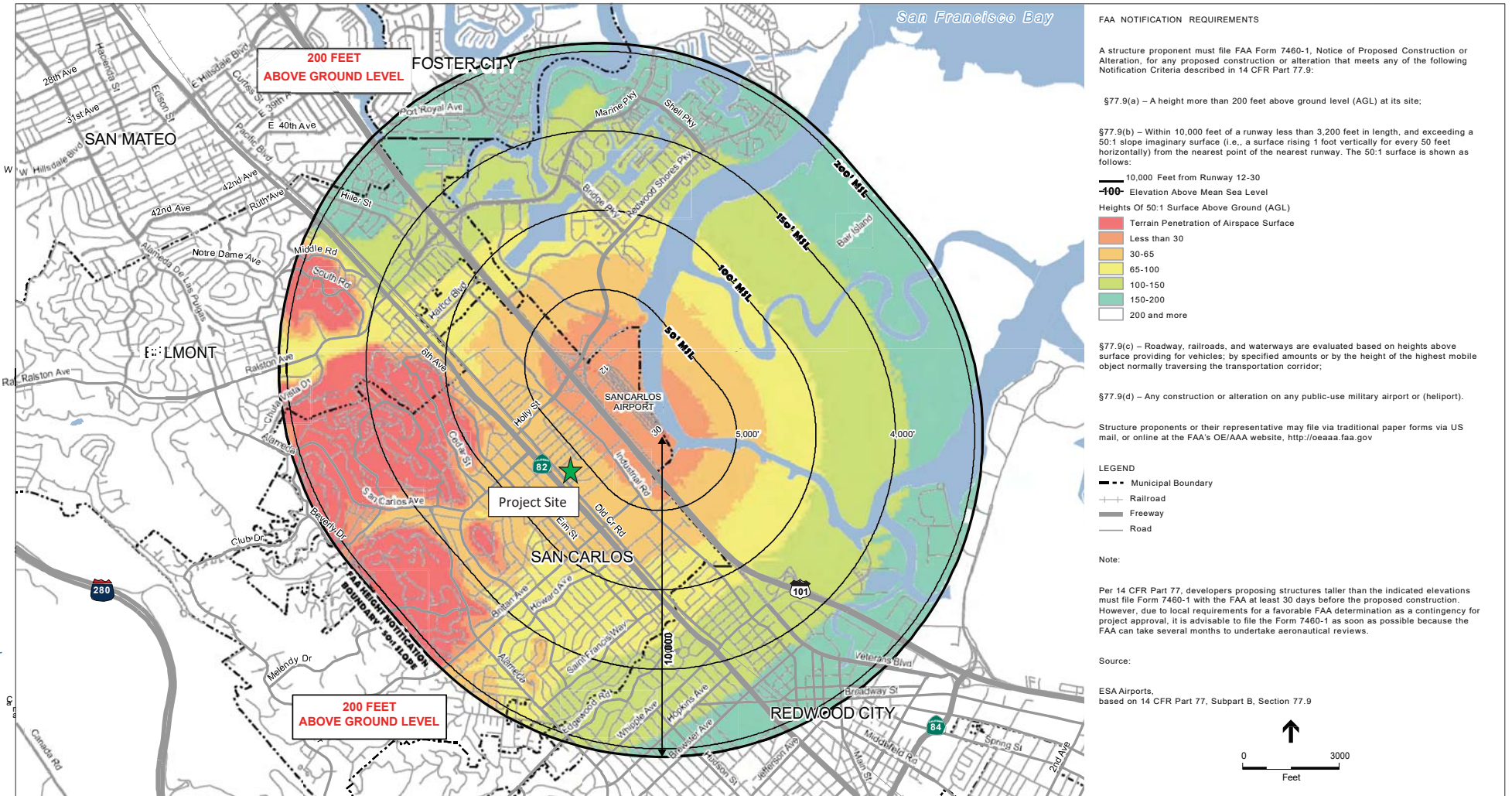
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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

C/CAG AGENDA REPORT

Date: January 23, 2025

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed office/life science campus, including related rezoning, at 987 Commercial St., San Carlos.

(For further information or response to questions, contact Susy Kalkin at kkalkin@smcgov.org)

RECOMMENDATION

That the Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the proposed office/life science campus, including related rezoning, at 987 Commercial St., San Carlos, is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (San Carlos ALUCP), subject to the following condition:

- *San Carlos shall ensure that any future childcare use shall be subject to separate conditional permit review to ensure consistency with ALUCP Safety Compatibility policies.*
- *Prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Carlos an FAA “Determination of No Hazard” for each structure.*

BACKGROUND

San Carlos has received an application for an office/life science development on a 25-acre site located at 987 Commercial Street, (bounded by Old County Road, Commercial Street and Pulgas Creek). The project includes demolition of existing commercial/industrial uses and construction of a life science/research and development campus comprised of seven life science buildings, one amenity building (which may include childcare) and two above-grade parking structures. The life science buildings would be at grade, five to seven stories tall, and vary in height from about 82 to 116 feet (plus 18’ rooftop mechanical screen). The project also includes a request to rezone the site to Planned Development to allow for the increased floor area ratio and greater height included in the proposal.

The project falls within Airport Influence Area (AIA) B, the Project Referral Area for San Carlos Airport and is subject to ALUC review pursuant to California Public Utilities Code (PUC) Section 21676(b). Accordingly, San Carlos has referred the subject project for a determination of consistency with the San Carlos ALUCP.

DISCUSSION

I. ALUCP Consistency Evaluation

Four sets of airport/land use compatibility policies in the San Carlos ALUCP relate to the proposed project: (a) noise compatibility policies and criteria, (b) safety policies and criteria, (c) airspace protection policies and (d) overflight compatibility. The following sections address each issue.

(a) Noise Compatibility Consistency

The 60 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the San Carlos ALUCP. All land uses located outside this contour are deemed consistent with the noise policies of the ALUCP.

As shown on San Carlos ALUCP Exhibit 4-2, **Attachment 2**, the subject property lies just outside of the bounds of the CNEL 60 dB contour and, therefore, the project is consistent with the San Carlos ALUCP noise policies and criteria. (Although adjacent to the noise contour, it is noted that the ALUCP Noise Policies do not restrict office/R&D development within the CNEL 60dB contour.)

(b) Safety Compatibility Consistency

Runway Safety Zones - The San Carlos ALUCP includes six sets of safety zones and related land use compatibility policies and criteria. As shown on San Carlos ALUCP Exhibit 4-3, **Attachment 3**, the project site is located within Safety Zone 6. Per San Carlos ALUCP Table 4-4, Safety Compatibility Criteria, the proposed uses (office and research and development) are identified as compatible in Safety Zone 6 and are not restricted for safety reasons, so the proposed life science campus and parking structures are consistent with the Safety Compatibility Criteria of the ALUCP.

The project includes an amenity building that may potentially be utilized for childcare, although it is not included in the current proposal. Additionally, the application materials indicate the PD zoning will include childcare as a conditional use to address future potential requests, though the specific language is not included in this proposal. As the ALUCP identifies childcare facilities as conditionally permissible within Safety Zone 6, and because this is a speculative use at this point, staff recommends the following condition to ensure the overall project is consistent with the ALUCP Safety Compatibility policies:

- *San Carlos shall ensure that any future childcare use shall be subject to separate conditional permit review to ensure consistency with ALUCP Safety Compatibility policies.*

(c) Airspace Protection Policy Consistency

Structures Heights

The San Carlos ALUCP incorporates the provisions in Title 14 of the Code of Federal Regulations Part 77 (14 CFR Part 77), “Objects Affecting Navigable Airspace,” as amended, to establish height restrictions and federal notification requirements related to proposed development within the 14 CFR Part 77 airspace boundaries for San Carlos Airport.

Pursuant to Airspace Protection Policy 5, in order to be deemed consistent with the ALUCP, the maximum height of a new building must be the lower of (1) the height of the controlling airspace protection surface shown on Exhibit 4-4, or 2) the maximum height determined to not be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

The 7-story buildings, the tallest proposed structures, would have a height of 132 ft. to the top of the mechanical screen. With a ground elevation of approximately 15 feet above mean sea level (AMSL), the overall maximum structure height would therefore be approximately 147 feet AMSL, below the Part 77 Airspace Protection Surface, as shown on San Carlos ALUCP Exhibit 4-4, **Attachment 4**, which is at 155 feet. As shown on San Carlos on ALUCP Exhibit 4-4a, **Attachment 5**, the proposed project is also located in an area that requires filing of Form 7460-1 with the FAA for its review and hazard determination for structures of these heights. To ensure compliance with ALUCP Airspace Protection Policies, the following condition is included:

- Prior to issuance of building permits, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of San Carlos an FAA “Determination of No Hazard” for each structure.

Other Flight Hazards

Within AIA B, certain land use characteristics are recognized as hazards to air navigation and, per Airspace Protection Policy 6, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

- 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 command of an aircraft in flight;
- Distracting lights that could be mistaken for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting;
- Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of and aircraft in flight;
- Sources of electrical/electronic interference with aircraft communications/navigation equipment;
or
- Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations, including but not limited to *FAA Order 5200.5A, Waste Disposal Site On or Near Airports* and *FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports* and any successor or replacement orders or advisory circulars.

The proposed project does not include any features that would present unusual hazards to air navigation and therefore is determined to be compatible with Airspace Protection Policy 6.

(d) Overflight Compatibility Consistency

The San Carlos ALUCP contains two policies regarding overflight compatibility which are generally “buyer awareness” measures focused on informing prospective buyers and/or tenants of property within the vicinity of an airport about the airport’s impact on the property. Overflight Policy 1 – *Real Estate Transfer Disclosure*, requires that a notice of potential for overflights be included among the disclosures made during real estate transactions. Overflight Policy 2 – *Overflight Notification Zone 2* requires that all new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 (AIA B) incorporate a recorded overflight notification requirement as a condition of approval.

The City of San Carlos has incorporated these consistency criteria into its Zoning Ordinance. However, as the project is commercial/industrial it would not be subject to the real estate disclosure requirements.

ATTACHMENTS

1. ALUCP application, together with related project description and exhibits.
2. San Carlos ALUCP Exh. 4-2 – Future Conditions (2035) Aircraft Noise Contours
3. San Carlos ALUCP Exh. 4-3 – Safety Zones.
4. San Carlos ALUCP Exh. 4-4 – Airspace Protection Surfaces
5. San Carlos ALUCP Exh. 4-4b – FAA Notification Reqs.



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

APPLICANT INFORMATION

Agency: City of San Carlos

Project Name: ALEXANDRIA CENTER FOR LIFE SCIENCES

Address: 987 COMMERCIAL STREET

APN: 046-162-010, 046-162-290, 046-162-210, 046-162-280,
046-162-270, 046-184-110, 046-184-090, 046-184-120, 046-
184-280, 046-184-290

City: SAN CARLOS

State: CA

ZIP Code: 94070

Staff Contact: Lisa Costa Sanders, Principal
Planner

Phone: 650-802-4207

Email: lcostasanders@cityofsancarlos.org

PROJECT DESCRIPTION

The project proposes construction of new life science/research & development campus at the 25-acre site bound by Old County Road to the west, Industrial Road to the east, Commercial Street to the north and Pulgas Creek to the south in the City of San Carlos. The project includes construction seven buildings with a total of 1,709,339 square feet of research and development life science use in five buildings, from 5 to 7 stories (147 feet MSL to the top of the mechanical screen for the tallest building), and construction of two above grade parking structures. The project proposed a rezoning from Heavy Industrial (IH) to Planned Development (PD) to allow a greater floor area ratio (2.18), building height (147 feet MSL to top of screen). The site is 1,103,287 square feet and is currently developed with a mix of commercial/industrial uses and vacant land from the former Kelly Moore buildings.

REQUIRED PROJECT INFORMATION **PLEASE SEE ENCLOSED SUPPLEMENTAL MATERIALS AND ATTACHMENTS**

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:

- Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.
- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
4. Other documentation as may be required (ex. related staff reports, etc.)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

C/CAG Application for Land Use Consistency Determination:

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

Agency Name: City of San Carlos

Project Name: Alexandria Center for Life Sciences, 987 Commercial Street

PRROPERTY AND PROJECT DESCRIPTION

An application was submitted to the City of San Carlos for a new life science/research & development campus at 987 Commercial Street. The subject site is 25-acres, bound by Old County Road, Commercial Street, Industrial Road and Pulgas Creek. The Caltrain berm is located to the west of the site with connection to El Camino Real and downtown San Carlos and commercial properties to the north, east and south. The area consists primarily of single-story buildings serving commercial/industrial uses.

The proposed project includes construction of a total of 1,709,339 square feet of life science/research & development use in five buildings. An amenity building is also proposed in the center of the campus and two parking structures are included.

	Highest point of building
Building 1	115' MSL
Building 2	115' MSL
Building 3	147' MSL
Building 4/Parking Garage 2	129' MSL
Building 5	147' MSL
Building 6	131' MSL
Building 7 (amenity building)	51' MSL
Parking Garage 1	58' MSL

The project proposes a rezoning from Heavy Industrial (IH) to Planned Development (PD) to allow a greater floor area ratio (2.18) and building height (147 feet MSL to top of mechanical screen at the tallest buildings).

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

The proposed project would require approval of rezoning the site to Planned Development, a Planned Development Permit, Design Review, Transportation Demand Management Plan, Development Agreement, Grading/Dirt Haul Certification, and California Environmental Quality Act (CEQA) clearance. An Environmental Impact Report has been prepared. Link to EIR and other project materials: [San Carlos, CA](#)

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

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

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

DISCUSSION OF RELATIONSHIP TO AIRPORT LAND USE COMPATIBILITY

Noise

The 987 Commercial Street project site is located outside of the airport's 60dB CNEL noise contour (ALUCP Exhibit 4-2 "Future Conditions (2035) Aircraft Noise Contours" map). The proposed R&D land use and related structures are considered compatible without restrictions outside the 60dB noise contour, which prohibits rezoning to residential use due to noise concerns. As such, the proposed project is consistent with the noise policy.

Existing Noise Levels

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

Safety

The California Airport Land Use Planning Handbook requires ALUCPs to include safety zones for each runway end. The San Carlos Airport ALUCP includes six safety zones and related land use compatibility criteria. The proposed project site is located inside Safety Zone 6 which allows *max residential densities* (no limit), *max nonresidential intensities* (no limit) and *max single acre* (no limit) (Safety Compatibility Criteria for San Carlos Airport are listed on Table 4-4 of the San Carlos ALUCP). Safety Zone 6 does not have limits or restrictions for medical/biological research facilities handling highly toxic or infectious agents. The EIR analyzed the option for childcare at the site. Although not included with the current application, the PD zoning will include childcare as a Conditional Use if requested in the future.

Airspace Protection

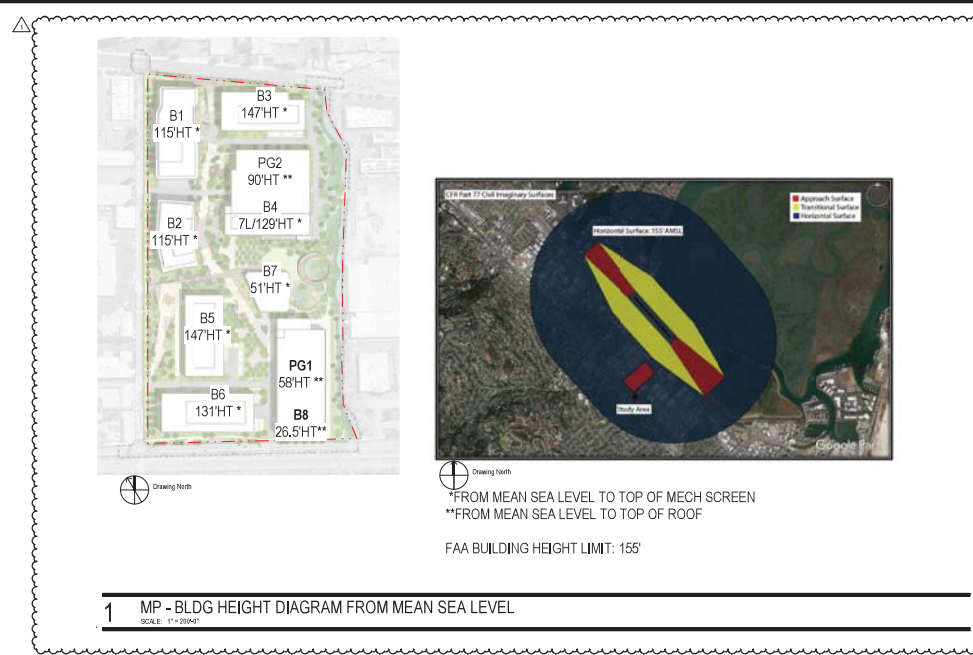
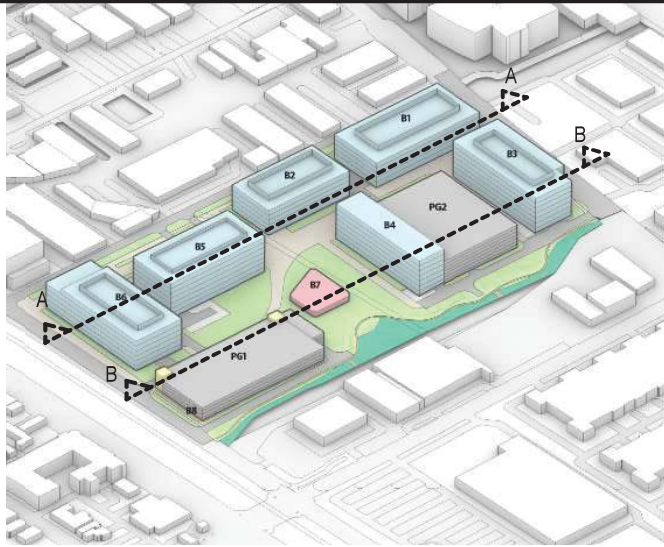
The proposed building heights to the top of the mechanical screen shielding rooftop equipment is 147' MSL for the two tallest buildings and is less than the 155' maximum allowable height set by the Airport Land Use Commission for the San Carlos Airport. The tallest building roof height is proposed at 114' MSL. Reviewing Table 4-4 Safety Compatibility Criteria, Zone 6 the project will not create height hazard obstruction, smoke, glare, electronic, wildlife attractants, or other airspace hazards. Therefore, the proposed project would be consistent with the airspace policies as established in the adopted 2016 San Carlos ALUCP.

Attachments:

- Alexandria Center for Life Sciences Project Plan Sheets:
 - Site Plan
 - Elevations

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

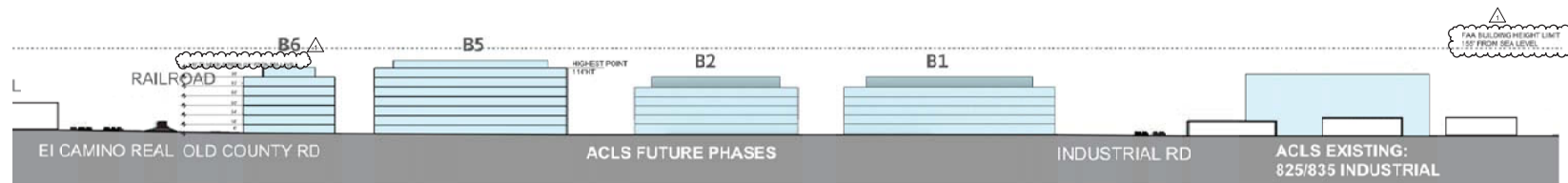
C/CAG ALUC 12/18



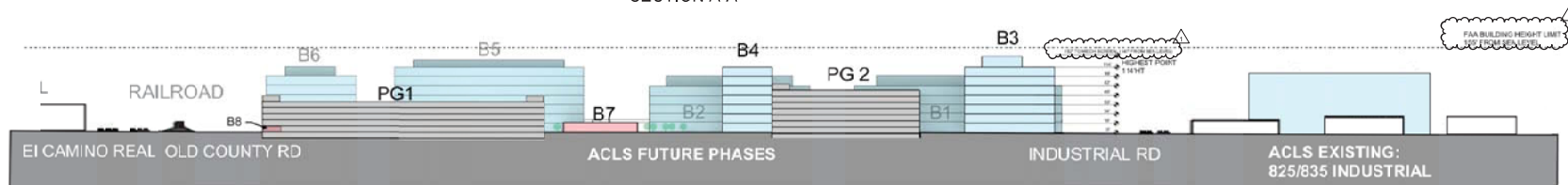
SITE AXON

1 MP - BLDG HEIGHT DIAGRAM FROM MEAN SEA LEVEL

Alexandria Center for Life Sciences – San Carlos



SECTION A-A



SECTION B-B

0' 100'

SITE SECTION

ALEXANDRIA
 INDUSTRIAL ROAD, COMMERCIAL STREET, & OLD COUNTY ROAD
 SAN CARLOS, CA

Gensler
 210 Webster St.
 Suite 2000
 Oakland, CA 94612
 Tel 415.325.7409

Frederic R. Lauryeta, Inc.
 Civil Engineer
 150 Emulation Park Blvd.
 Suite 4200
 San Francisco, CA 94134
 Tel 415.365.8788

SURFACE DESIGN INC.
 Landscape Architect
 Post 33 North
 The Embarcadero
 Suite 700
 San Francisco, CA 94111
 Tel 415.816.7650

Date	Description
09/02/24	SITE PLAN SUBMITTAL
11/08/24	SITE PLAN SUBMITTAL - RESPONSE 1

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ALEXANDRIA CENTER FOR LIFE SCIENCES

Project Number
 033.3426.000

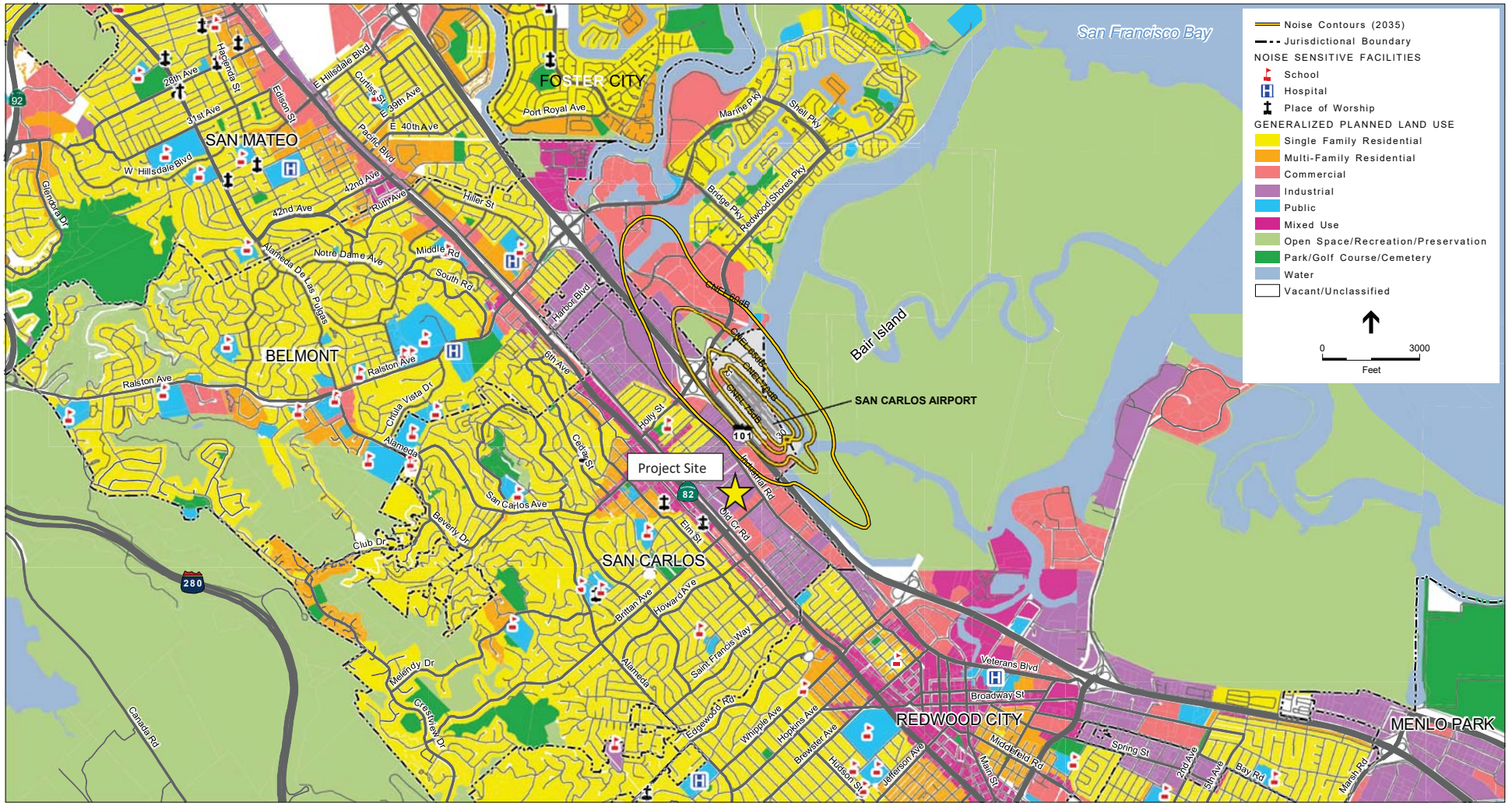
Description
 CONCEPTION SITE SECTION AXON

Scale
 1" = 200'-0"

E0-G0.07

©2024 Gensler

11/08/2024 12:20 PM - Alexan... Downloaded by: Alexan... ACLS Future Phases - San Carlos - 12/14



SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

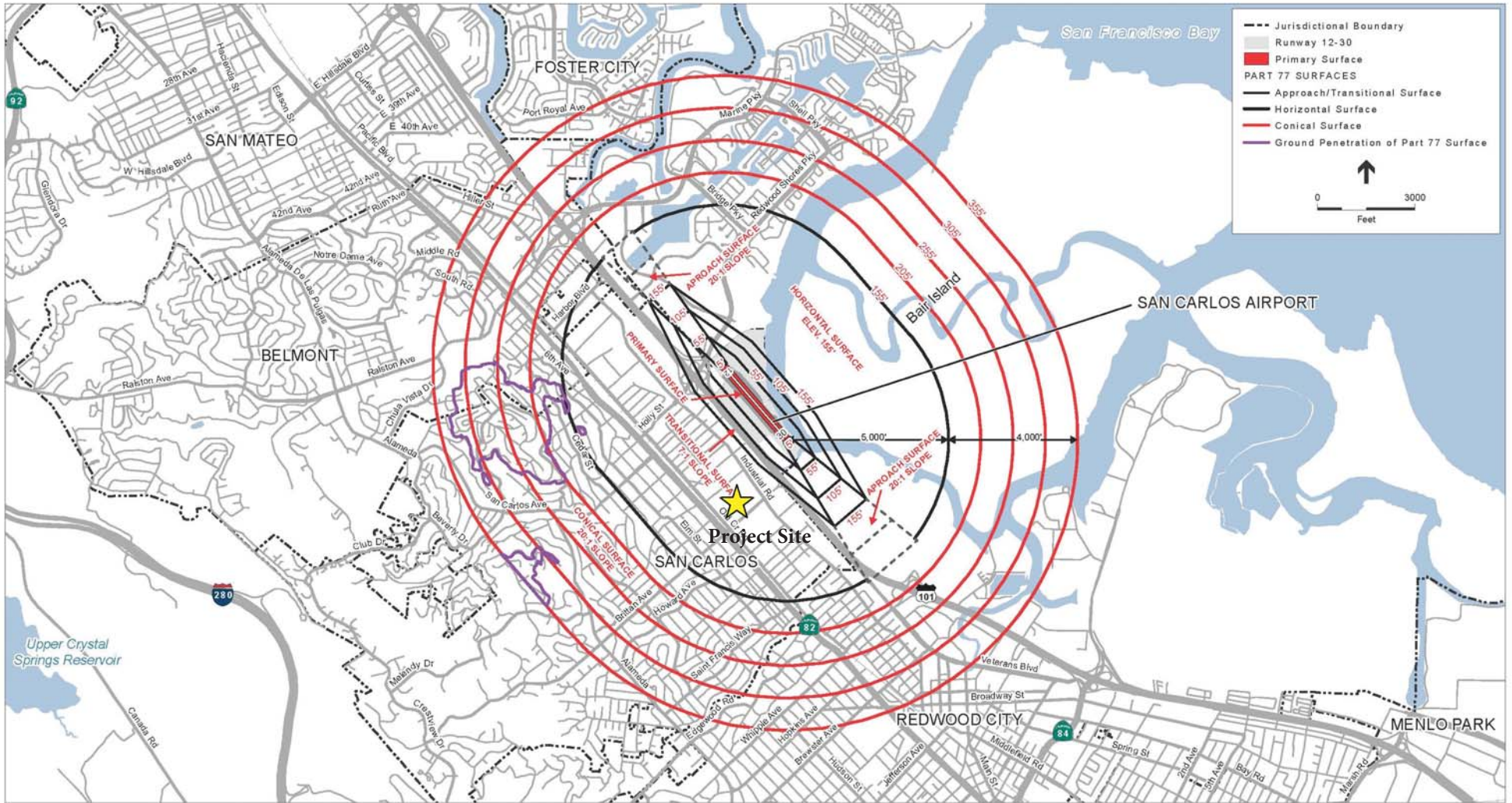
San Carlos Airport ALUCP . 130753

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



SOURCE: ESRI, 2014; ESA Airports, 2014

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



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

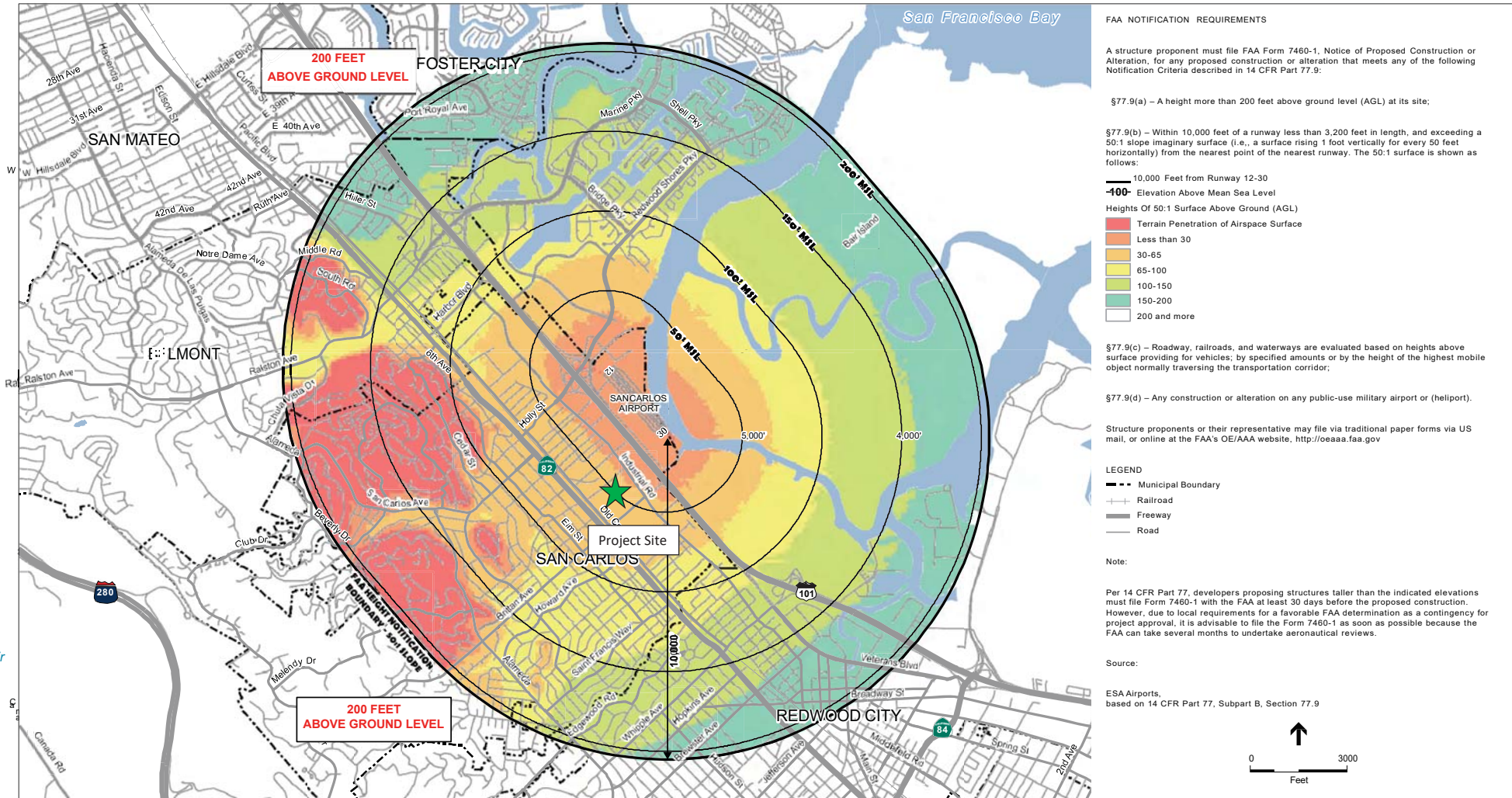
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

NOTE 2: Locations where the ground/terrain penetrates the FAR Part 77 airspace protection 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



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 10,000 feet of a runway less than 3,200 feet in length, and exceeding a 50:1 slope imaginary surface (i.e., a surface rising 1 foot vertically for every 50 feet horizontally) from the nearest point of the nearest runway. The 50:1 surface is shown as follows:
 - 10,000 Feet from Runway 12-30
 - 100- Elevation Above Mean Sea Level
- Heights Of 50:1 Surface Above Ground (AGL)
 - Terrain Penetration of Airspace Surface
 - Less than 30
 - 30-65
 - 65-100
 - 100-150
 - 150-200
 - 200 and more
- §77.9(c) – Roadway, 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 military airport or (heliport).

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

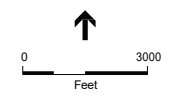
- LEGEND**
- Municipal Boundary
 - ++ Railroad
 - == Freeway
 - Road

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:

ESA Airports, based on 14 CFR Part 77, Subpart B, Section 77.9



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

C/CAG AGENDA REPORT

Date: January 23, 2025

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – Proposed 37-unit affordable housing project located on two sites at 876-900 El Camino Real, Belmont.

(For further information or response to questions, contact Susy Kalkin at kkalkin@smcgov.org)

RECOMMENDATION

That the Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the proposed 37-unit affordable housing project located on two sites at 876-900 El Camino Real, Belmont, is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (San Carlos ALUCP), subject to the following conditions:

- *The City of Belmont shall advise the project sponsor of their obligation to comply with the real estate disclosure requirements outlined in Overflight Policy 1 of the San Carlos ALUCP.*
- *Prior to issuance of a building permit the City of Belmont shall require that the project sponsor provide evidence of a recorded ‘Overflight Notification’ on each residential parcel in accordance with Overflight Policy 2 of the San Carlos ALUCP. (An example for the Overflight Notification to be used to fulfill this condition is included in the San Carlos ALUCP, Appendix E, Exhibit E-4.)*

BACKGROUND

Belmont has processed an application for an affordable housing project located on two sites along El Camino Real, separated by Hill Street. The development includes demolition of existing improvements and construction of two 5-story multi-family residential structures on the properties. Site “A” is located at 900 El Camino Real and Site “B” is located at 876, 884 and 898 El Camino Real. The project proposes a thirty-seven (37) unit, 100-percent affordable housing development across the two project sites.

The project falls within Airport Influence Area (AIA) B, the Project Referral Area for San Carlos Airport and is subject to ALUC review pursuant to California Public Utilities Code (PUC) Section 21676.5(a), as Belmont has not yet brought its General Plan and Zoning Ordinance into full compliance with the ALUCP. Accordingly, Belmont has referred the subject project for a determination of consistency with the San Carlos ALUCP.

DISCUSSION

I. ALUCP Consistency Evaluation

Four sets of airport/land use compatibility policies in the San Carlos ALUCP relate to the proposed project: (a) noise compatibility policies and criteria, (b) safety policies and criteria, (c) airspace protection policies and (d) overflight compatibility. The following sections address each issue.

(a) Noise Policy Consistency

The 60 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the San Carlos ALUCP. All land uses located outside this contour are deemed consistent with the noise policies of the ALUCP.

As shown on San Carlos ALUCP Exhibit 4-2, **Attachment 2**, the subject property lies outside the bounds of the 60 dB CNEL contour and, therefore, the project is consistent with the San Carlos ALUCP noise policies and criteria.

(b) Safety Policy Consistency

Runway Safety Zones - The San Carlos ALUCP includes six sets of safety zones and related land use compatibility policies and criteria. As shown on San Carlos ALUCP Exhibit 4-3, **Attachment 3**, the project site is not located within a Safety Zone, so is not impacted by the Safety Compatibility policies.

(c) Airspace Protection Policy Consistency

Structures Heights

The San Carlos ALUCP incorporates the provisions in Title 14 of the Code of Federal Regulations Part 77 (14 CFR Part 77), “Objects Affecting Navigable Airspace,” as amended, to establish height restrictions and federal notification requirements related to proposed development within the 14 CFR Part 77 airspace boundaries for San Carlos Airport.

Pursuant to Airspace Protection Policy 5, in order to be deemed consistent with the ALUCP, the maximum height of a new building must be the lower or (1) the height of the controlling airspace protection surface shown on Exhibit 4-4, or 2) the maximum height determined to not be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

The height of the structures is approximately 63’ to the top of the roof mounted equipment. Given an existing site elevation of approximately 40’ above mean sea level (AMSL), the maximum height of the project would be approximately 103 ft. above mean sea level (AMSL). As shown on San Carlos ALUCP Exhibit 4-4, **Attachment 4**, the Part 77 Airspace Protection Surface lies above 205’ ft AMSL, so the proposed project would be well below this surface, in compliance with the Airspace Protection policies of the ALUCP. Additionally, as shown on San Carlos on ALUCP Exhibit 4-4a, **Attachment 5.**, the proposed project height of 63’ is below the threshold height of 100’ where FAA review is required for a hazard determination. Therefore, the height of the proposed project is consistent with the Airspace Protection Policies.

Other Flight Hazards

In accordance with Airspace Protection Policy 6, within AIA B, certain land use characteristics are recognized as hazards to air navigation and, per Airspace Protection Policy 6, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

- 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 command of an aircraft in flight;
- Distracting lights that could be mistaken for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting;
- Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of and aircraft in flight;
- Sources of electrical/electronic interference with aircraft communications/navigation equipment;
or
- Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations, including but not limited to *FAA Order 5200.5A, Waste Disposal Site On or Near Airports* and *FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports* and any successor or replacement orders or advisory circulars.

The proposed project does not include any features that would present unusual hazards to air navigation and therefore is determined to be compatible with Airspace Protection Policy 6.

(d) Overflight Compatibility Consistency

The San Carlos ALUCP contains two policies regarding overflight compatibility which are generally “buyer awareness” measures focused on informing prospective buyers and/or tenants of property within the vicinity of an airport about the airport’s impact on the property. Overflight Policy 1 – *Real Estate Transfer Disclosure* requires that a notice of potential for overflights be included among the disclosures made during real estate transactions. Overflight Policy 2 – *Overflight Notification Zone 2* requires that all new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 (AIA B) incorporate a recorded overflight notification requirement as a condition of approval.

The Project Area is located within both the Airport Influence Area (AIA) A & B boundaries for San Carlos Airport, so is subject to the requirements of both Overflight Policies. As neither the application materials nor Belmont’s municipal code address these requirements, the following conditions are recommended:

C/CAG AGENDA REPORT

Airport Land Use Committee

RE: Consistency Review – 876-900 El Camino Real, Belmont

Date: January 23, 2025

Page 4

- The City of Belmont shall advise the project sponsor of their obligation to comply with the real estate disclosure requirements outlined in Overflight Policy 1 of the San Carlos ALUCP.
- Prior to issuance of a building permit, the City of Belmont shall require that the project sponsor provide evidence of a recorded ‘Overflight Notification’ on each residential parcel in accordance with Overflight Policy 2 of the San Carlos ALUCP. (An example for the Overflight Notification to be used to fulfill this condition is included in the San Carlos ALUCP, Appendix E, Exhibit E-4.)

ATTACHMENTS

1. ALUCP application, together with related project description and exhibits.
2. San Carlos ALUCP Exh. 4-2 – Future Conditions (2035) Aircraft Noise Contours
3. San Carlos ALUCP Exh. 4-3 – Safety Zones.
4. San Carlos ALUCP Exh. 4-4 – Airspace Protection Surfaces
5. San Carlos ALUCP Exh. 4-4b – FAA Notification Reqs.



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

APPLICANT INFORMATION

Agency: [City of Belmont](#)

Project Name: [Linc Housing Corporation Inc.](#)

Address: [900, 876, 884 & 898 El Camino Real](#)

APN: [045-163-070, 045-162-090, 045-162-080 & 045-162-070](#)

City: [Belmont](#)

State: [CA](#)

ZIP Code: [94002](#)

Staff Contact: [Rob Gill](#)

Phone: [\(650\) 598-4204](#)

Email: rgill@belmont.gov

PROJECT DESCRIPTION

[See Attached Response](#)

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. [See Attached Response](#)
 - 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. [See Attached Response](#)
 - 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. [See Attached Response](#)

- 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. [See Attached Response](#)

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
[Included](#)
4. Other documentation as may be required (ex. related staff reports, etc.)
[Included](#)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

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

Response - Items from Checklist / Application-Land-Use-Consistency-Determination

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.

Response: Determined compatible per Noise Policy-1 (*Noise Impact Area*). The project sites are located outside of the 60 dB CNEL Noise Contour on Figure 4-1 and 4-2 (Existing and Future Noise Conditions) of the ALUCP. The project sites are located approximately 4,000 feet northwest of the 60 db CNEL (see attached location map).

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.

Response: Determined compatible per Safety Compatibility Policy 2 (e) – (*Residential Development Criteria*). The project sites are located approximately 1,800 feet outside of Zone 6 on Exhibit 4-3 (Airport Safety Zones). New residential development is compatible and is not restricted for safety reasons in Zone 6.

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.

Response: Determined compatible per Airspace Protection Policy 1 – (Airspace Protection Compatibility for New Development Compatibility). The project sites are 40 feet above mean sea level (MSL), and the proposed buildings would be approximately 63 feet in height to the topmost features on the roofs (total of 103 feet above MSL). The total height is well below the maximum elevation (approximately 280 feet MSL) as denoted on Exhibit 4-4 (San Carlos Airport Part 77 Airspace Protection Surfaces).

The project sites would be developed with residential apartments, and there would be no use of electronic equipment that would cause electronic or navigational hazards to aircraft. There would also be no expected visual impacts to aircraft from the project: The exterior of the buildings would be finished with stucco, painted corrugated metal, and synthetic wood siding. Roofing materials would be tar and gravel and/or bituminous material and would not be highly reflective. There is no uplighting or floodlighting approved for the project, and standard Belmont conditions of approval require that all exterior building lighting be downcast to avoid off-site glare impacts.

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.

Response: The project sites are 40 feet above mean sea level (MSL), and the proposed buildings would be approximately 63 feet in height to the topmost features on the roofs (total of 103 feet above MSL), where Exhibit 4-4a (FAA Notification Form 7460-1 Filing Requirements) indicates that approximately 150 feet is the maximum threshold for notification; however, a crane will be needed for construction of the building that may exceed the height threshold. Thus, City staff has notified the project sponsor that he will be required to file of a Form 7460-1 (notice of Proposed Construction) with the Federal Aviation Administration for the project in accordance with Section 9.5.6 of the Belmont Zoning Ordinance.

**HILL STREET
APARTMENTS**

900 EI CAMINO REAL
BELMONT, CA 94002
OWNER / DEVELOPER
LINC HOUSING
3590 ELM AVENUE
LONG BEACH, CA 90807
562.684.7100
STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE
SUITE 2
BOZEMAN, MT 59718
406.582.9901
MEP ENGINEER
IMEG
300 N LAKE AVE, 12TH FLOOR
PASADENA, CA 9101
626.463.2800
CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650.482.6300
LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO
SUITE 115
SAN FRANCISCO, CA 94111
415.433.4672

Key Plan

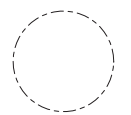


Issue

NO. DATE

Revisions

NO. DATE

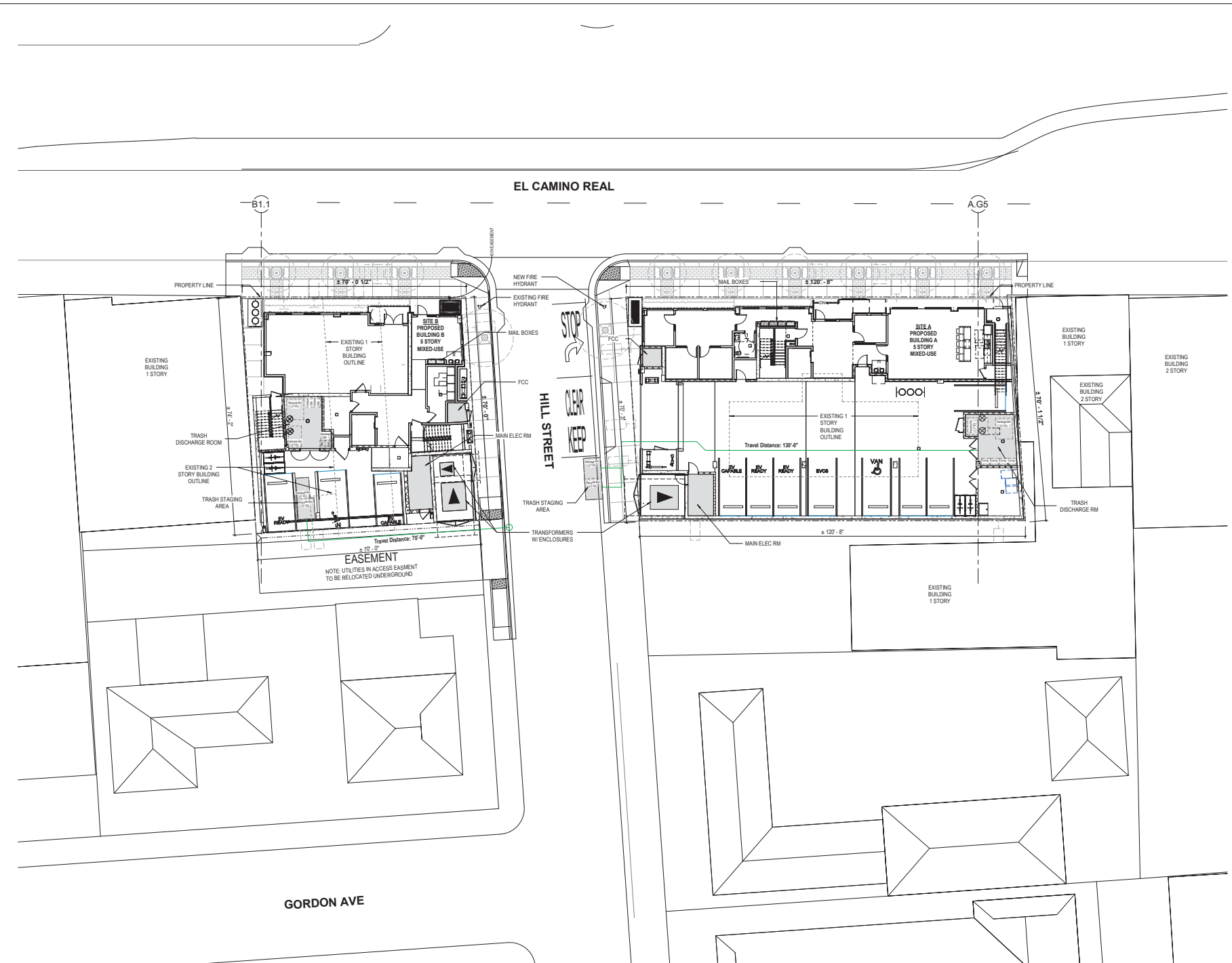


SITE PLAN

PRINCIPAL IN CHARGE
X.Y.
PROJECT ARCHITECT
C.J.
DRAWN
J.M. NS
DATE
10/18/2024
SCALE:
3/32" = 1'-0"
APPROVED
X.Y.
JOB NO.
17369.BAH
DRAWING NO.

G108

10/18/2024 50% CD SET



1 SITE PLAN - BLDG A & B Copy 3
3/32" = 1'-0"

**HILL STREET
APARTMENTS**

900 E1 CAMINO REAL
BELMONT, CA 84002

OWNER / DEVELOPER
LINC HOUSING
3590 ELM AVENUE
LONG BEACH, CA 90807
562.684.7100

STRUCTURAL ENGINEER
IMEG
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PASADENA, CA 91011
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REDWOOD CITY, CA 94065
650.482.6300

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO
SUITE 115
SAN FRANCISCO, CA 94111
415.433.4672

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



**BUILDING
ELEVATIONS**

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
C.J.

DRAWN
J.M. NS

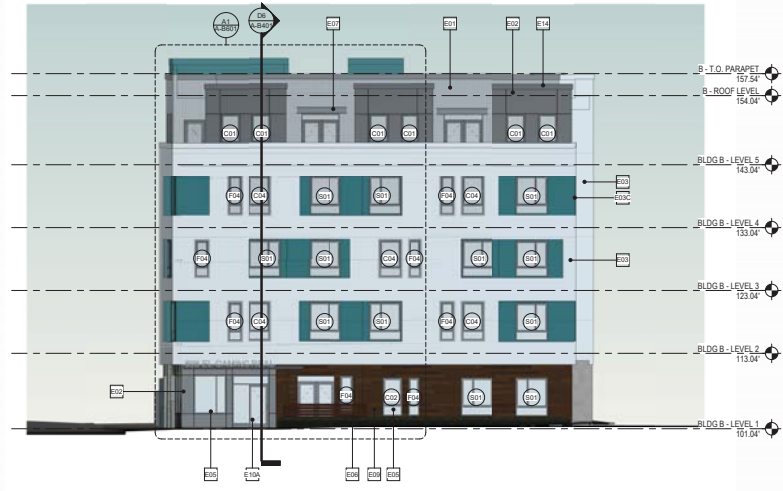
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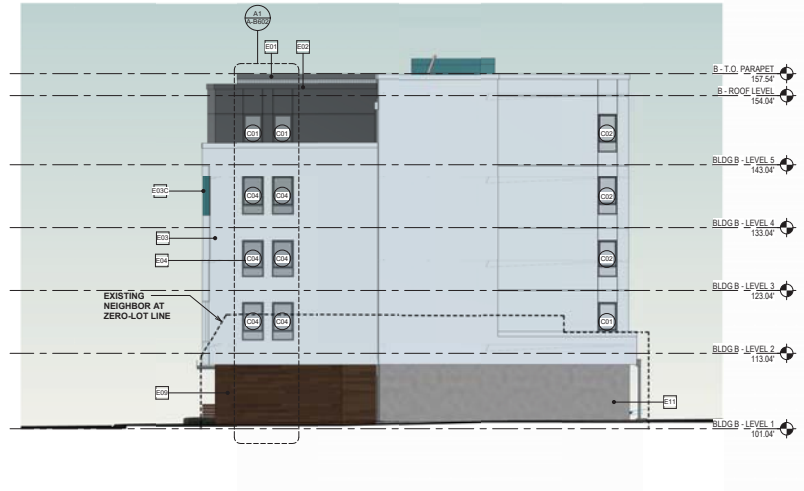
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17369.BAH

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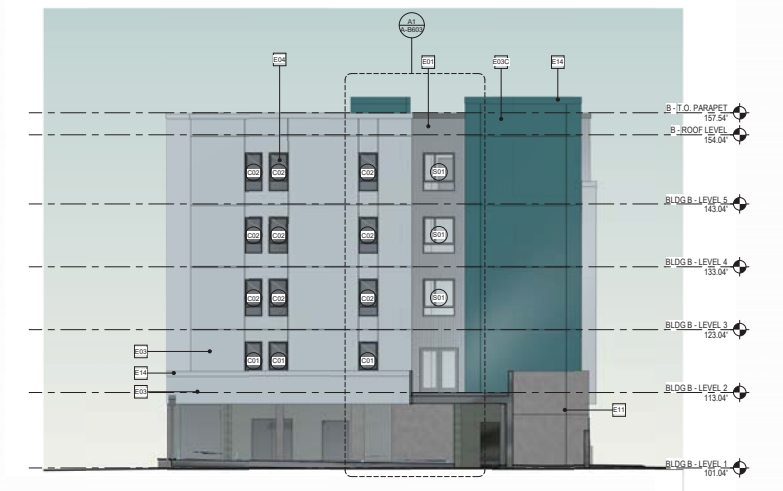
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C1 BLDG B - EL CAMINO REAL ELEVATION
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C5 BLDG B - NORTH-WEST ELEVATION
1/8" = 1'-0"



A1 BLDG B - SOUTH-WEST ELEVATION (BACK)
1/8" = 1'-0"



A5 BLDG B - HILL STREET ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND Copy 1	
NUMBER	MATERIAL
E01	CORRUGATED METAL SIDING - DOVE GREY
E01A	METAL END CAP, FINISH TO MATCH CORRUGATED METAL SIDING
E02	COMPOSITE ALUMINUM PANEL - SLATE GREY
E03	EXTERIOR STUCCO, COLOR BM VANILLA MILKSHAKE OC-59
E03A	EXTERIOR STUCCO, COLOR BM JADE GREEN 2037-20
E03B	EXTERIOR STUCCO, COLOR BM NEON GREEN 2032-10
E03C	EXTERIOR STUCCO, COLOR BM LARGO TEAL 742
E03D	EXTERIOR STUCCO, COLOR BM GRAY MOUNTAIN 1462
E04	DUAL PANE, INSULATED VINYL WINDOW OPERABLE
E05	THERMALLY BROKEN, ALUMINUM WINDOW WITH INSULATED GLASS
E06	SYNTHETIC WOOD CLADDING
E07	METAL CANOPY - PAINTED, COLOR SLATE GREY
E09	WOOD LOOK ALUMINUM CLADDING
E10	THERMALLY BROKEN, ALUMINUM FRAMED STOREFRONT WITH TEMPERED INSULATED GLASS UNITS
E10A	THERMALLY BROKEN, STOREFRONT ENTRANCE DOORS WITH TEMPERED INSULATED GLASS
E11	CONCRETE, POLISHED & SEALED
E12	OVERHEAD COILING DOOR
E14	GALV METAL COPING - PAINTED TO MATCH ADJACENT FINISH TYP
E16	BUILDING ADDRESS SIGNAGE
E17	CANTILEVERED ROOF - WOOD FRAMING

**HILL STREET
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415.433.4672

Key Plan



Issue

NO. DATE

Revisions

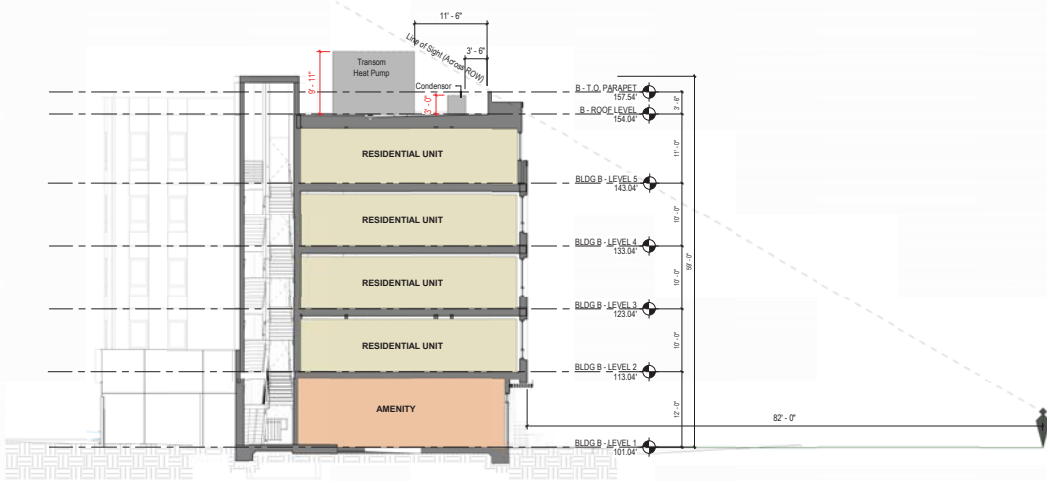
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**BUILDING
SECTIONS**

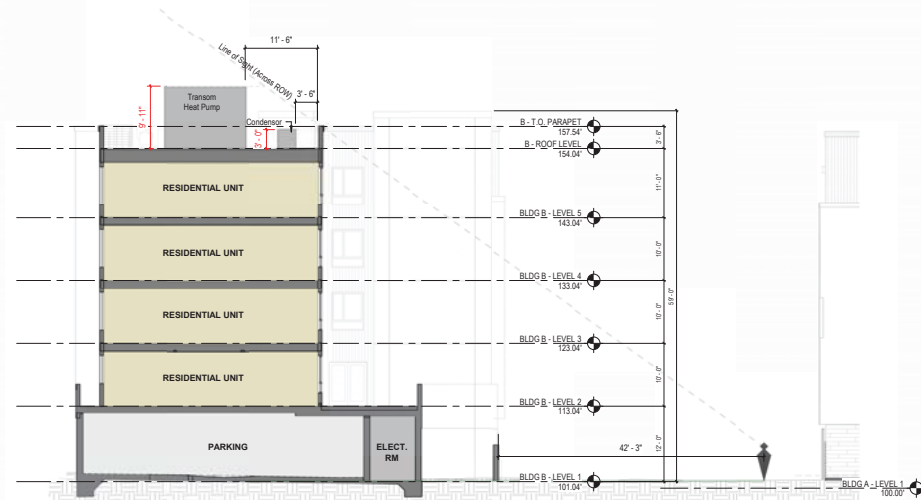
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X.Y.
PROJECT ARCHITECT
C.J.
DRAWN
J.M. NS
DATE
10/18/2024
SCALE:
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APPROVED
X.Y.
JOB NO.
17369.BAH
DRAWING NO.

A-B401

10/18/2024 50% CD SET



D6 BLDG B - SECTION - WEST FACING
1/8" = 1'-0"



A6 BLDG B - SECTION - NORTH FACING
1/8" = 1'-0"

MATERIAL LEGEND Copy 1

NUMBER	MATERIAL
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E01A	METAL END CAP. FINISH TO MATCH CORRUGATED METAL SIDING
E02	COMPOSITE ALUMINUM PANEL - SLATE GREY
E03	EXTERIOR STUCCO, COLOR BM VANILLA MILKSHAKE OC-69
E03A	EXTERIOR STUCCO, COLOR BM JADE GREEN 2037-20
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E11	CONCRETE: POLISHED & SEALED
E12	OVERHEAD COILING DOOR
E14	GALV METAL COPING - PAINTED TO MATCH ADJACENT FINISH TYP
E16	BUILDING ADDRESS SIGNAGE
E17	CANTILEVERED ROOF - WOOD FRAMING

10/18/2024 50% CD SET

**HILL STREET
APARTMENTS**

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BELMONT, CA 84002
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LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO
SUITE 115
SAN FRANCISCO, CA 94111
415.433.4672

Key Plan



Issue

NO. DATE

Revisions

NO. DATE



**BUILDING
ELEVATIONS**

PRINCIPAL IN CHARGE
X.Y.
PROJECT ARCHITECT
CJ
DRAWN
JMI, NS
DATE
10/18/2024
SCALE:
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APPROVED
X.Y.
JOB NO.
17369.BAH
DRAWING NO.

A-A501



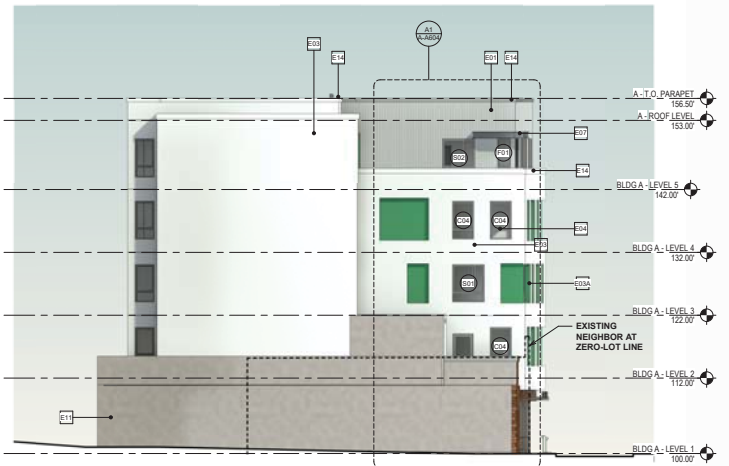
C1 BLDG A - EL CAMINO REAL ELEVATION
1/8" = 1'-0"



C6 BLDG A - HILL STREET ELEVATION
1/8" = 1'-0"



A1 BLDG A - SOUTH-WEST ELEVATION (BACK)
1/8" = 1'-0"



A6 BLDG A - SOUTH-EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND Copy 1

NUMBER	MATERIAL
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E06	SYNTHETIC WOOD GUARDRAIL
E07	METAL CANOPY - PAINTED, COLOR SLATE GREY
E09	WOOD LOOK ALUMINUM CLADDING
E10	THERMALLY BROKEN ALUMINUM FRAMED STOREFRONT WITH TEMPERED INSULATED GLASS UNITS
E10A	THERMALLY BROKEN STOREFRONT ENTRANCE DOORS WITH TEMPERED INSULATED GLASS
E11	CONCRETE: POLISHED & SEALED
E12	OVERHEAD COILING DOOR
E14	GALV METAL COPING - PAINTED TO MATCH ADJACENT FINISH TYP
E16	BUILDING ADDRESS SIGNAGE
E17	CANTILEVERED ROOF - WOOD FRAMING

10/18/2024 50% CD SET

**HILL STREET
APARTMENTS**

900 EI CAMINO REAL
BELMONT, CA 84002

OWNER / DEVELOPER
LINC HOUSING
3590 ELM AVENUE
LONG BEACH, CA 90807
562.684.7100

STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE
SUITE 2
BOZEMAN, MT 59718
406.582.9901

MEP ENGINEER
IMEG
300 N LAKE AVE, 12TH FLOOR
PASADENA, CA 91011
626.463.2800

CIVIL ENGINEER
BKf ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
650.482.6300

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO
SUITE 115
SAN FRANCISCO, CA 94111
415.433.4672

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BUILDING
SECTIONS**

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
C.J.

DRAWN
J.M. NS

DATE
10/18/2024

SCALE:
1/8" = 1'-0"

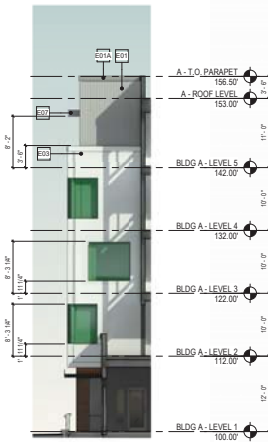
JOB NO.
17369.BAH

DRAWING NO.
A-A401

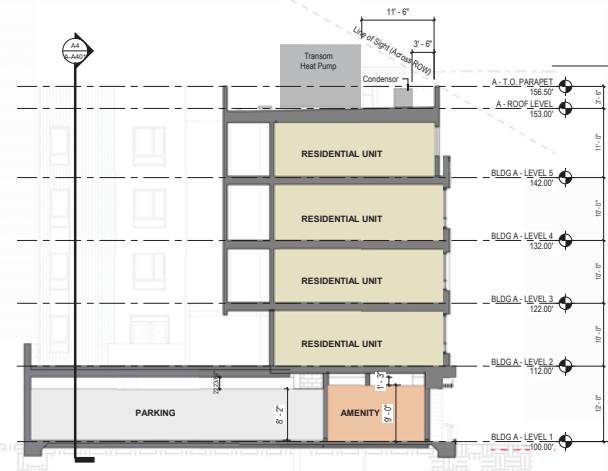
10/18/2024 50% CD SET



D1 BLDG A - COURTYARD ELEVATION 1
1/8" = 1'-0"



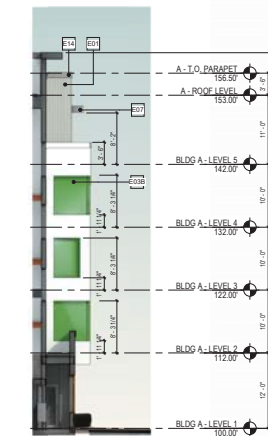
D3 BLDG A - ENTRY ELEV 1
1/8" = 1'-0" KEYED FROM A-A201 /A1



D6 BLDG A - SECTION - WEST FACING
1/8" = 1'-0"



A1 BLDG A - COURTYARD ELEVATION 2
1/8" = 1'-0"



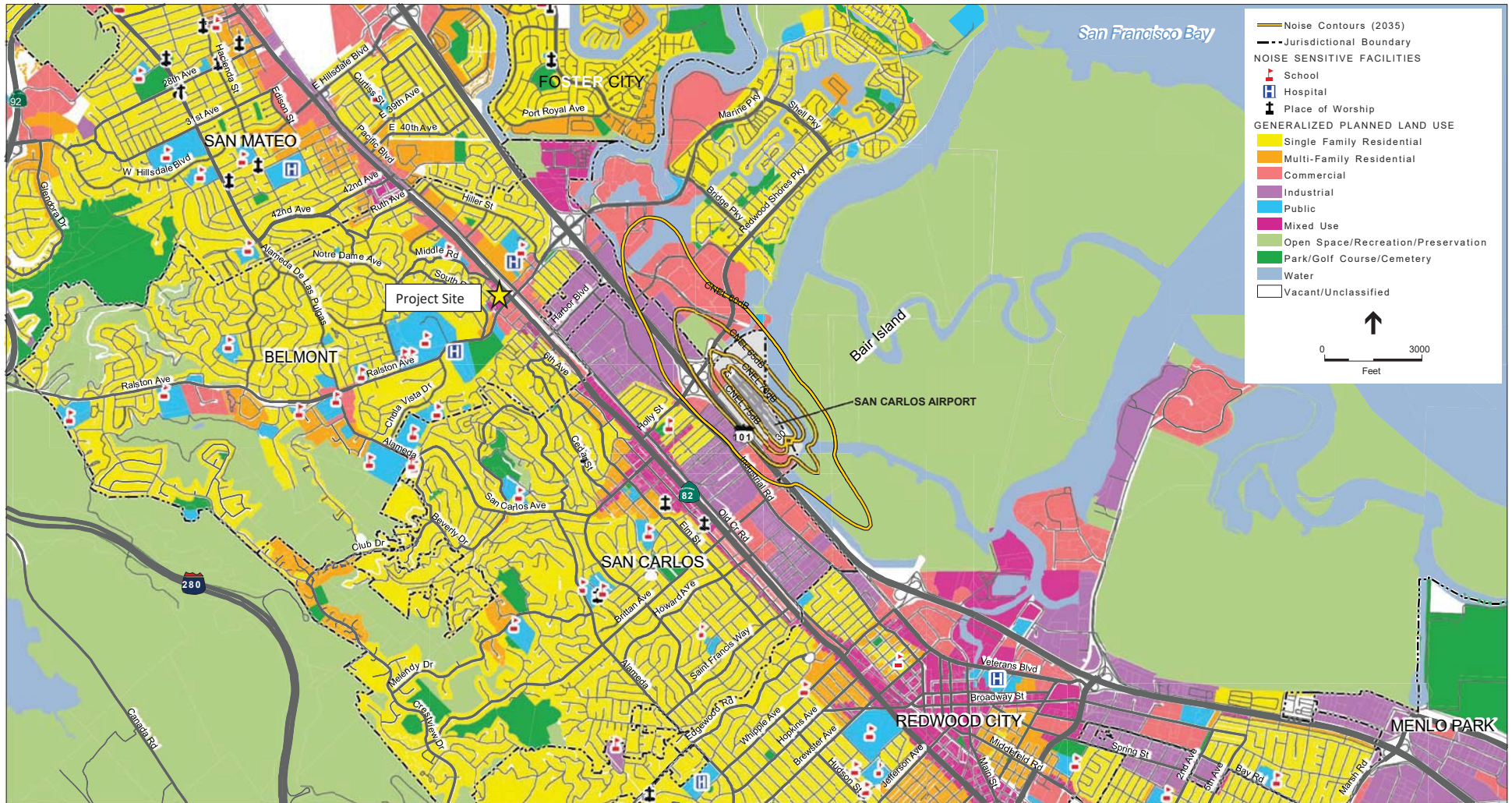
D4 BLDG A - ENTRY ELEV 2
1/8" = 1'-0" KEYED FROM A-A201 /A1



A4 BLDG A - SECTION - NORTH FACING
1/8" = 1'-0"

MATERIAL LEGEND Copy 1

NUMBER	MATERIAL
E01	CORRUGATED METAL SIDING - DOVE GREY
E01A	METAL END CAP. FINISH TO MATCH CORRUGATED METAL SIDING
E02	COMPOSITE ALUMINUM PANEL - SLATE GREY
E03	EXTERIOR STUCCO, COLOR BM VANILLA MILKSHAKE OC-69
E03A	EXTERIOR STUCCO, COLOR BM JADE GREEN 2037-20
E03B	EXTERIOR STUCCO, COLOR BM NEON GREEN 2032-10
E03C	EXTERIOR STUCCO, COLOR BM LARGO TEAL 742
E03D	EXTERIOR STUCCO, COLOR BM GRAY MOUNTAIN 1462
E04	DUAL PANE, INSULATED VINYL WINDOW OPERABLE
E05	THERMALLY BROKEN, ALUMINUM WINDOW WITH INSULATED GLASS
E06	SYNTHETIC WOOD GUARDRAIL
E07	METAL CANOPY - PAINTED, COLOR SLATE GREY
E09	WOOD LOOK ALUMINUM CLADDING
E10	THERMALLY BROKEN, ALUMINUM FRAMED STOREFRONT WITH TEMPERED INSULATED GLASS UNITS
E10A	THERMALLY BROKEN, STOREFRONT ENTRANCE DOORS WITH TEMPERED INSULATED GLASS
E11	CONCRETE: POLISHED & SEALED
E12	OVERHEAD COILING DOOR
E14	GALV METAL COPING - PAINTED TO MATCH ADJACENT FINISH TYP
E16	BUILDING ADDRESS SIGNAGE
E17	CANTILEVERED ROOF - WOOD FRAMING



SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

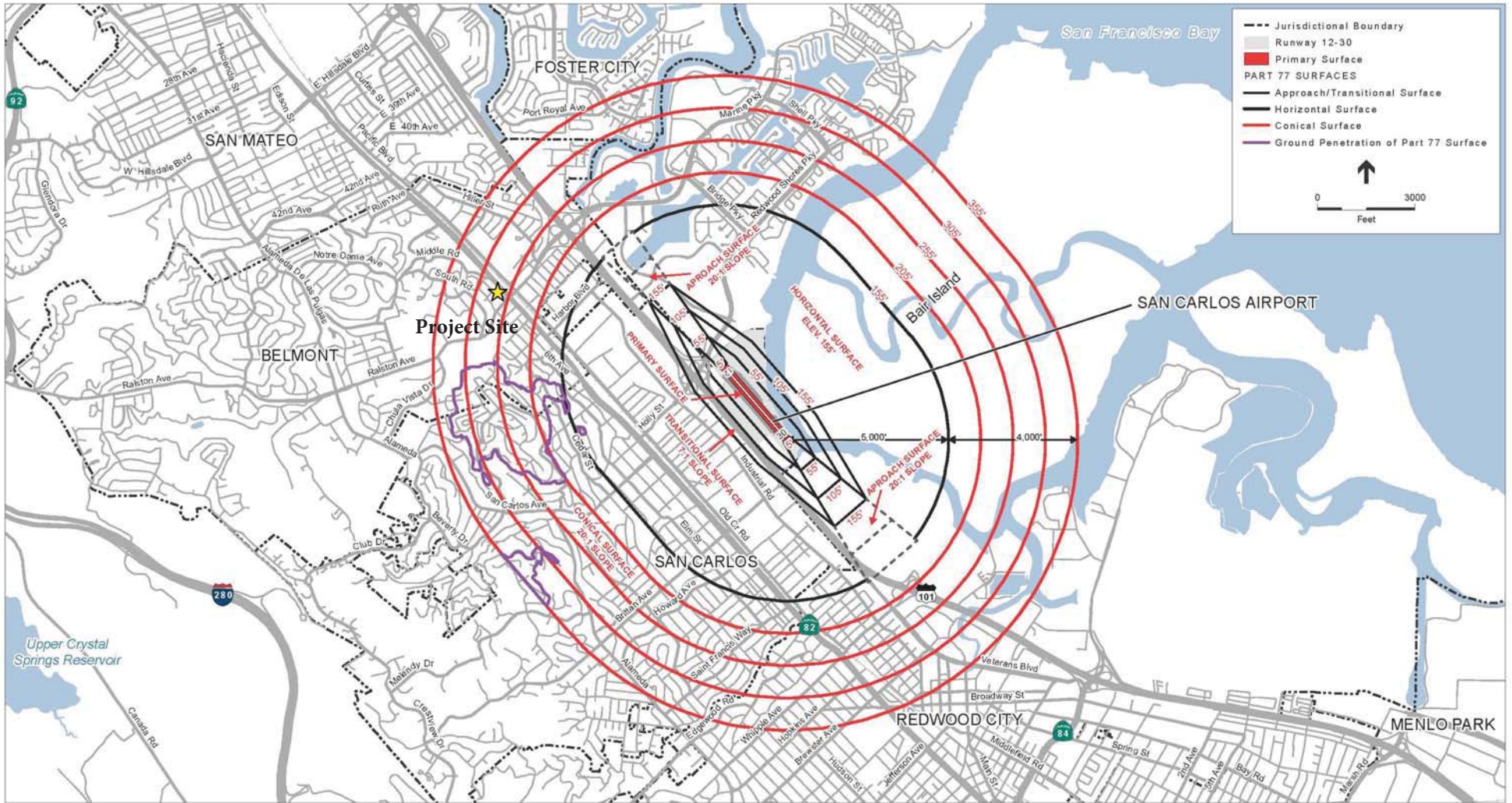
San Carlos Airport ALUCP . 130753

Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours



SOURCE: ESRI, 2014; ESA Airports, 2014



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

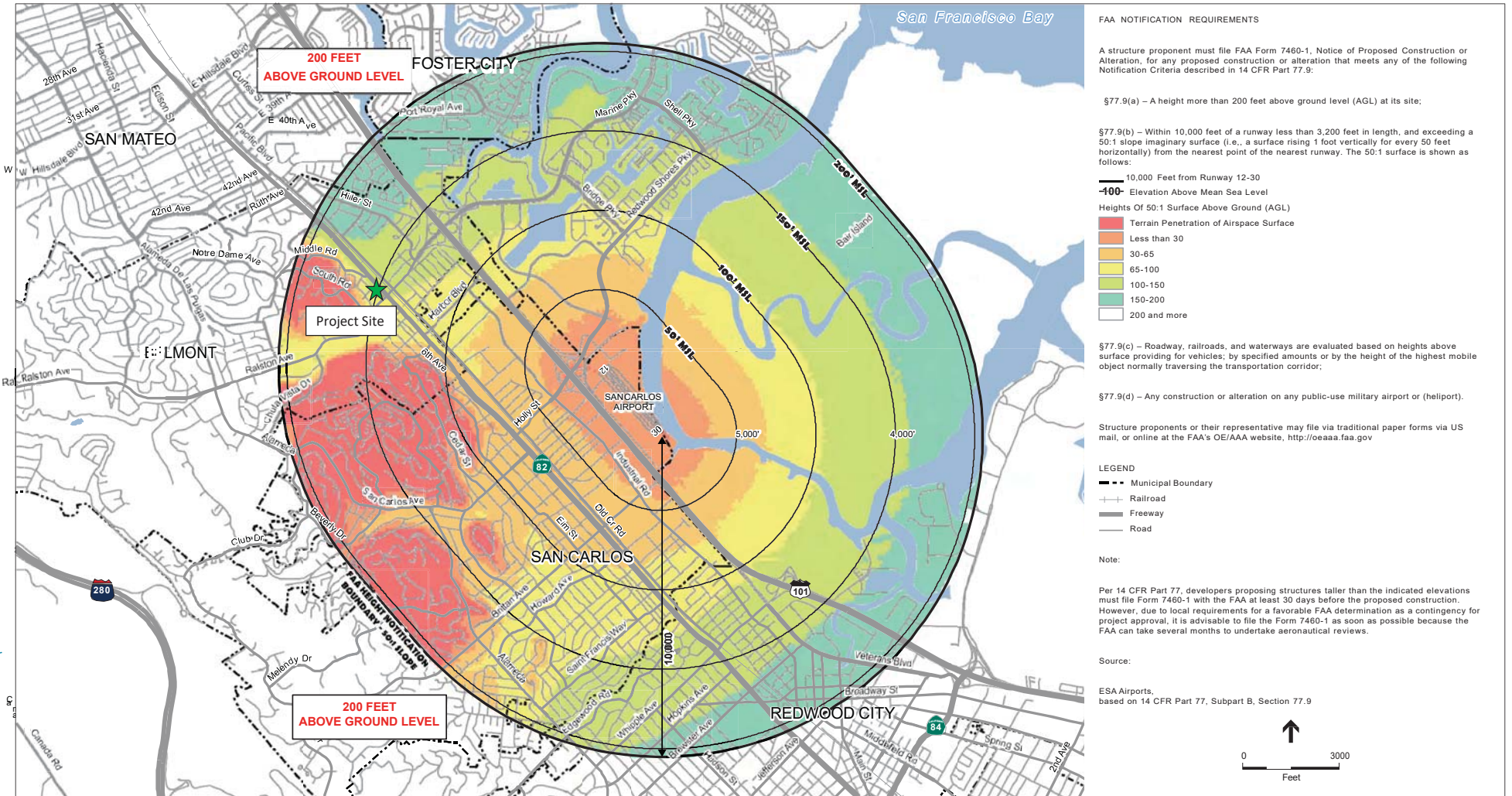
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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

C/CAG AGENDA REPORT

DATE: January 23, 2025
TO: Airport Land Use Committee
FROM: Susy Kalkin
SUBJECT: Election of ALUC Officers for Calendar Year 2025

RECOMMENDATION

Staff recommends that the C/CAG Airport Land Use Committee (ALUC) hold an election at this meeting to elect an ALUC Chairperson and an ALUC Vice-Chairperson for the 2025 calendar year.

BACKGROUND/ DISCUSSION

The C/CAG Airport Land Use Committee (ALUC) holds an election each calendar year to elect a Chairperson and a Vice-Chairperson. The sitting Chairperson conducts both elections. Nominations are made from the floor and must receive a second prior to a vote. Each officer is elected, via a majority of the Committee members present, to serve a one-year term on a calendar year basis (January 1-December 31). Both officers remain in office beyond January 1 until the next ALUC election is held. Those members who are in office prior to each election may be elected again by the Committee to serve in either office. There are no term limits and there is no compensation for either office.

The Chairperson presides at each ALUC Regular Meeting and Special Meeting. The ALUC Vice-Chairperson presides as the Chairperson if the Chairperson cannot attend a Regular or Special Meeting. If neither officer is available to attend a scheduled meeting, a quorum may elect a chairperson pro tem or the meeting may be canceled or rescheduled.

C/CAG AGENDA REPORT

DATE: January 23, 2025
TO: Airport Land Use Committee
FROM: Susy Kalkin
SUBJECT: Review and Approval of ALUC Meeting Calendar - 2025

RECOMMENDATION

Staff recommends that the C/CAG Airport Land Use Committee (ALUC) review and approve the meeting calendar for 2025, including dates, time and location.

BACKGROUND/ DISCUSSION

The C/CAG Airport Land Use Committee (ALUC) annually considers and approves a meeting schedule for the year. Regular ALUC meetings are typically held on the fourth Thursday of the month. For the past several years, the meetings have begun at 4:30 PM, and since last year they have been held at the Burlingame Community Center, 850 Burlingame Ave. No changes in time or venue are proposed, and the dates for the remainder of the year are provided below for the Committee's consideration.

February 27, 2025
March 27, 2025
April 24, 2025
May 22, 2025
June 26, 2025
July 24, 2025
August 28, 2025
September 25, 2025
October 23, 2025
November – no mtg
December – no mtg

If needed, special meetings and workshops can be scheduled with appropriate special noticing.