



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

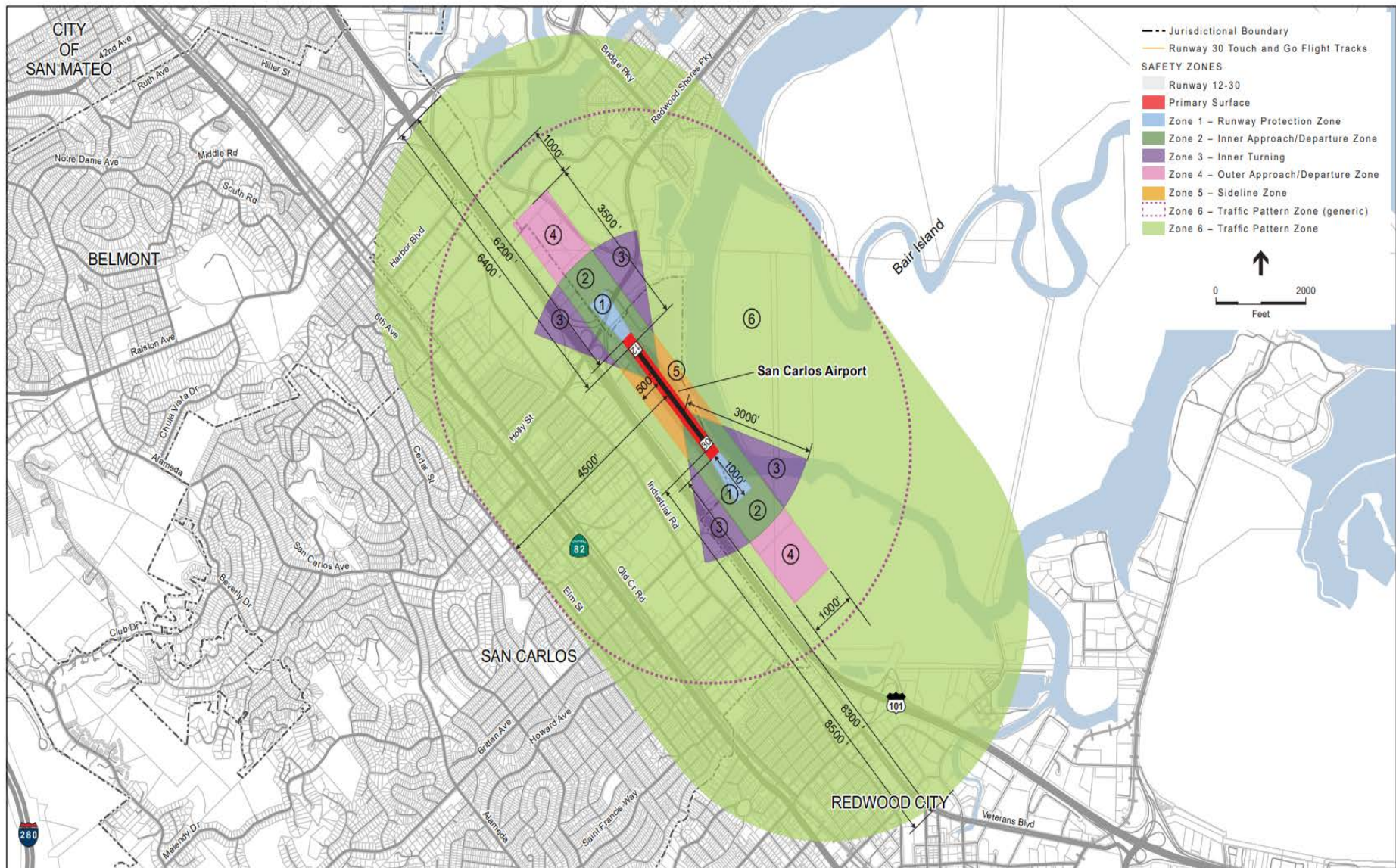
The California Airport Land Use Planning Handbook requires ALUCPs to include safety zones for each runway end. The San Carlos Airport ALUCP includes six safety zones and related land use compatibility criteria. The proposed project site is located inside Safety Zone 6 which allows *max residential densities* (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

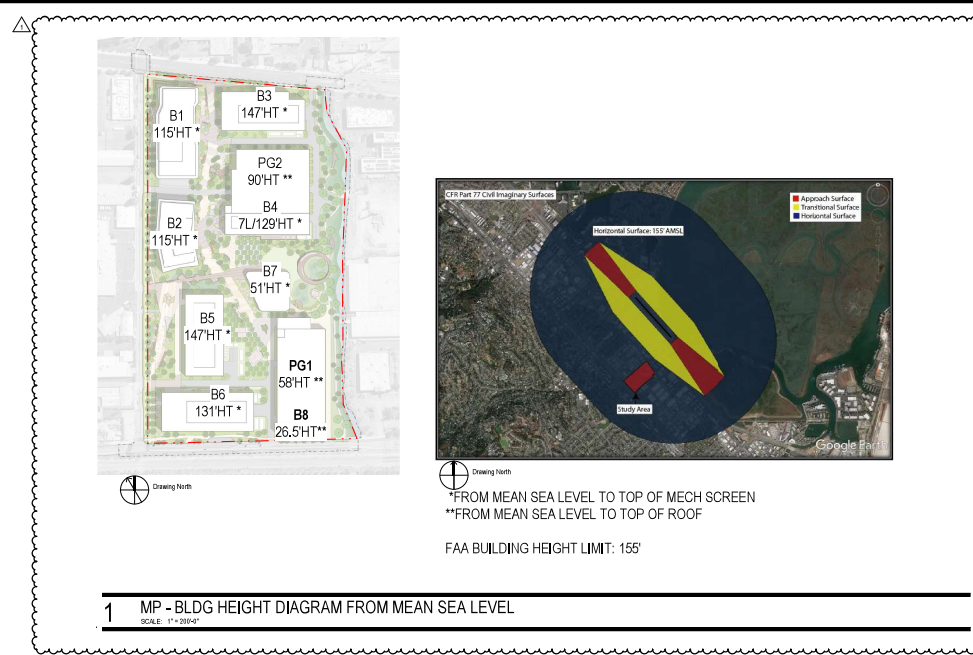
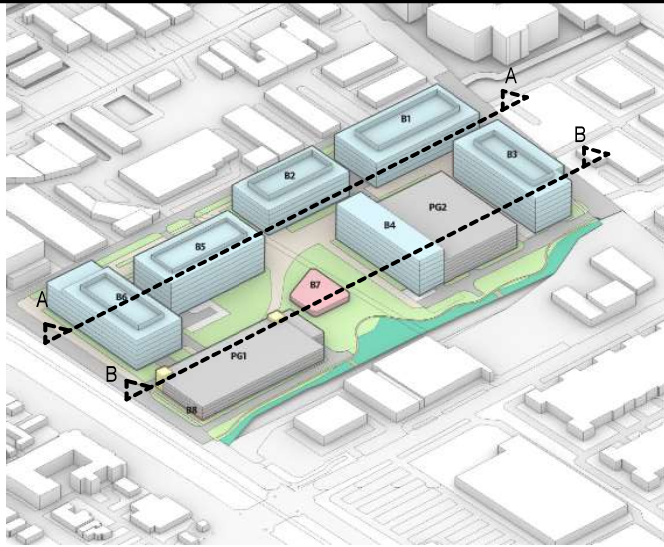
The proposed building heights to the top of the mechanical screen shielding rooftop equipment is 147' MSL for the two tallest buildings and is less than the 155' maximum allowable height set by the Airport Land Use Commission for the San Carlos Airport. The tallest building roof height is proposed at 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

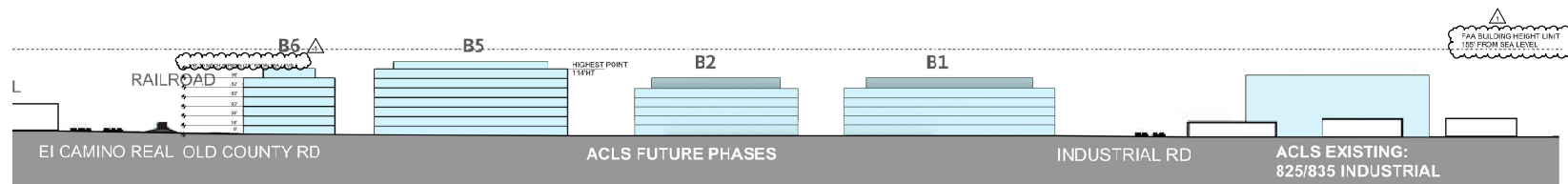


<i>For C/CAG Staff Use Only</i>
<i>Date Application Received</i>
<i>Date Application Deemed Complete</i>
<i>Tentative Hearing Dates:</i>
- <i>Airport Land Use Committee</i>
- <i>C/CAG ALUC</i>

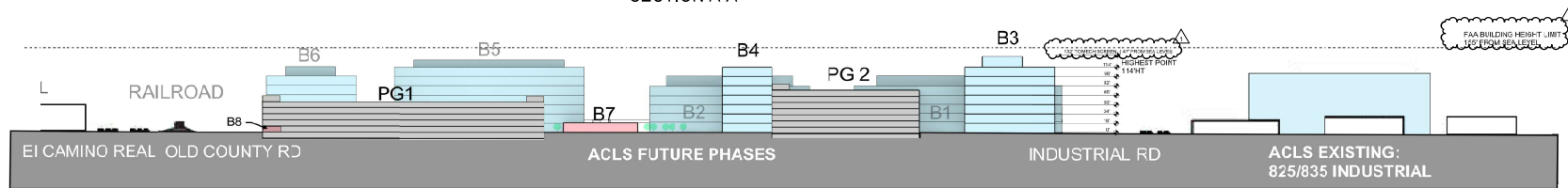


SITE AXON

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
2101 Webster St.
Suite 2000
Oakland, CA 94612
Tel 415.325.7409

Freyer & Laumeta, Inc.
Civil Engineer
150 Emulation Park Blvd.
Suite 4200
San Francisco, CA 94134
Tel 925.365.8788

SURFACEDESIGN INC.
Landscape Architect
Post 32 North
The Embarcadero
Suite 700
San Francisco, CA 94111
Tel 415.816.7450

Date	Description
09/05/24	SITE PLAN SUBMITTAL
11/08/24	SITE PLAN SUBMITTAL - RESPONSE 1

NOT FOR CONSTRUCTION

Project Name
ALEXANDRIA CENTER FOR LIFE SCIENCES

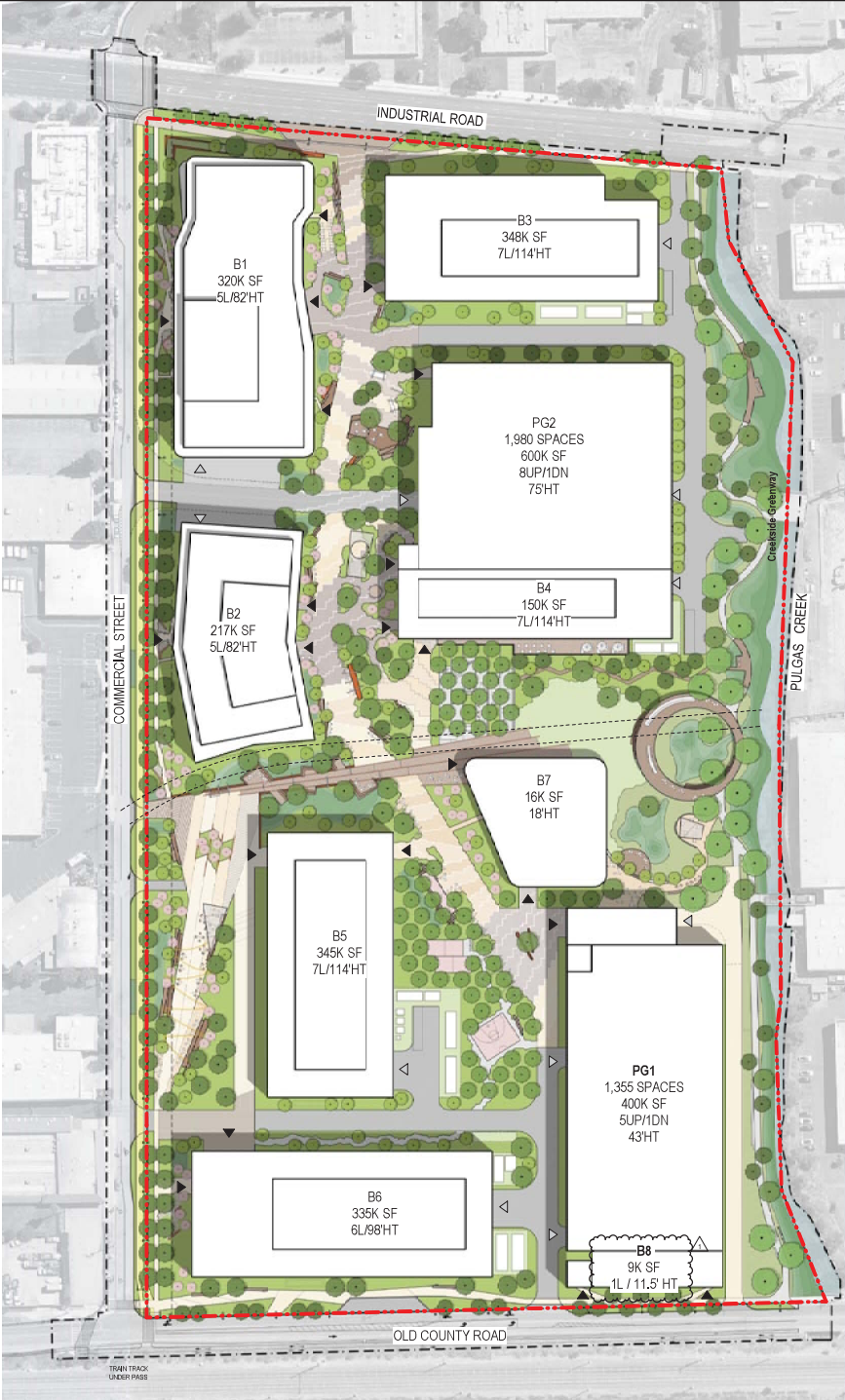
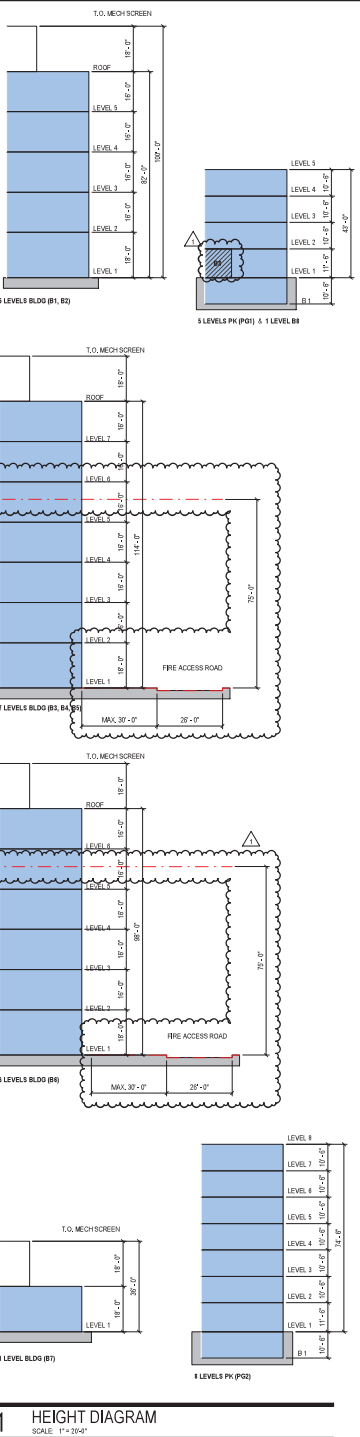
Project Number
033.3426.000

Description
CONCEPTION SITE SECTION AXON

Scale
1" = 200'-0"

E0-G0.07

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ZONING INFORMATION

Zone: Upzoned from IT base zone
 Site Area: 1,301,287 SF
 Floor Area: 2,409,118 GFA
 FAR: 2.18

FLOOR AREA (18,10,080)

R&D Buildings	B1	320,000 GSF	300,600 GFA
	B2	217,000 GSF	201,810 GFA
	B3	348,000 GSF	330,600 GFA
	B4	292,339 GSF	282,312 GFA
	B5	344,000 GSF	316,480 GFA
	B6	330,000 GSF	302,277 GFA
	B7	16,043 GSF	15,723 GFA
	B8	9,150 GSF	6,902 GFA
	Phase 1 Total	1,977,400 GSF	1,856,910 GFA
	R&D Total	1,709,339 GSF	1,590,229 GFA*
Amenities	B7	16,043 GSF	15,723 GFA
	B8	9,150 GSF	6,902 GFA
	Amenities Total	25,193 GSF	24,685 GFA
	Total R&D Amenities	1,734,532 GSF	1,614,918 GFA

Conceptual Parking Garage

PG1 (5 UP/1 DN Level)	400,000 GSF	295,450 GFA*
PG2 (8 UP/1 DN Level)	600,000 GSF	498,750 GFA*
Parking Garages Total	1,000,000 GSF	794,200 GFA*

ACLS TOTAL

	1,734,532 GSF	2,409,118 GFA
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PARKING (SCMC 18.20.0)

The campus is located adjacent to the San Carlos Station and a number of minimum required automobile parking spaces shall not be imposed per SCMC 18.20.0.

Garages	PG1	1,335 STALLS
	PG2	1,980 STALLS
Proposed Total		3,315 STALLS
		1,000 GFA
		TOTAL 900

EV Spaces***

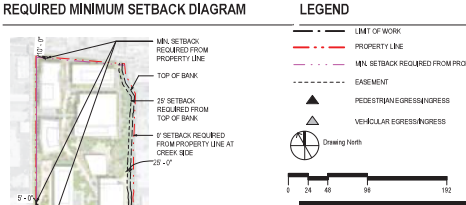
EV Capable	30%	1,003 STALLS
EV Ready (Level 2)	25%	503 STALLS
EV Ready (Level 1)	5%	167 STALLS
		2,667 STALLS

Regulatory Parking Spaces

ADA Spaces (CBC 11B-208.2)	TOTAL	37 STALLS
	VAN	7 STALLS
	STANDARD	30 STALLS

EV Requirements	2023 CalGreen Tier 2 (1.2023A)	City Of San Carlos	Combined
EVCS (Level 2)	15%	10%	15%
EVCS (Level 1)	1%	1%	1%
EV Capable	20% (42% required EVCS (Level 2))	10%	30%

REQUIRED MINIMUM SETBACK DIAGRAM



OCCUPANCY & BUILDING SUMMARY

BLDG 1: Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 5,826 Area of Work (sq. ft.): 320,000 sq. ft.	BLDG 2: Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 5,826 Area of Work (sq. ft.): 217,000 sq. ft.	BLDG 3: High-rise Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 1,114 Area of Work (sq. ft.): 348,000 sq. ft.	BLDG 4: High-rise Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 1,114 Area of Work (sq. ft.): 150,339 sq. ft.	BLDG 5: High-rise Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 1,114 Area of Work (sq. ft.): 344,000 sq. ft.	BLDG 6: High-rise Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 330,000 sq. ft.	BLDG 7: Occupancy Groups: B.S.A-3 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 1,114 Area of Work (sq. ft.): 91,500 sq. ft.	BLDG 8: Occupancy Groups: M Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 1,114 Area of Work (sq. ft.): 15,043 sq. ft.	PG-1: Occupancy Groups: S-2 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 5 Area of Work (sq. ft.): 400,000 sq. ft.	PG-2: Occupancy Groups: S-2 Type of Construction: TYPF 1-4 Sprinklers: Fully Sprinklered ** Stairs: 8 Area of Work (sq. ft.): 600,000 sq. ft.
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Notes:

- ** Automatic occupant load for the amenity building: 685 (60% A-3, 642 occupants, 40% B-3 occupants, total: 685). The rail category is **.
- *** Automatic wet sprinkler system complying with CBC 903.3.1 and NFPA 13

NOTE: ALL HIGH RISE BUILDINGS WILL PROVIDE BUILDING FEATURES TO MEET CODE REQUIREMENTS FOR FIRE LIFE SAFETY (E.G. SECONDARY WATER SUPPLY, EMERGENCY POWER, ETC.) AS PART OF FUTURE SEPARATE BUILDING PERMIT APPLICATIONS. SPECIFIC INFORMATION REGARDING REGULATORY COMPLIANCE WILL BE SUBMITTED FOR REVIEW AND APPROVAL.



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



210 Webster St.
Oakland, CA 94612
Tel: 916.255.7000



Callaghan
150 Embarcadero Blvd.
Suite 4200
San Francisco, CA 94114
Tel: 916.256.8788



Landscaping Architect
Post 37144th
The Embarcadero
Suite 700
San Francisco, CA 94111
Tel: 415.414.7650

Date Description

09/06/24	SITE PLAN SUBMITTAL
11/08/24	SITE PLAN SUBMITTAL - RESPONSE 1

Scale: As indicated

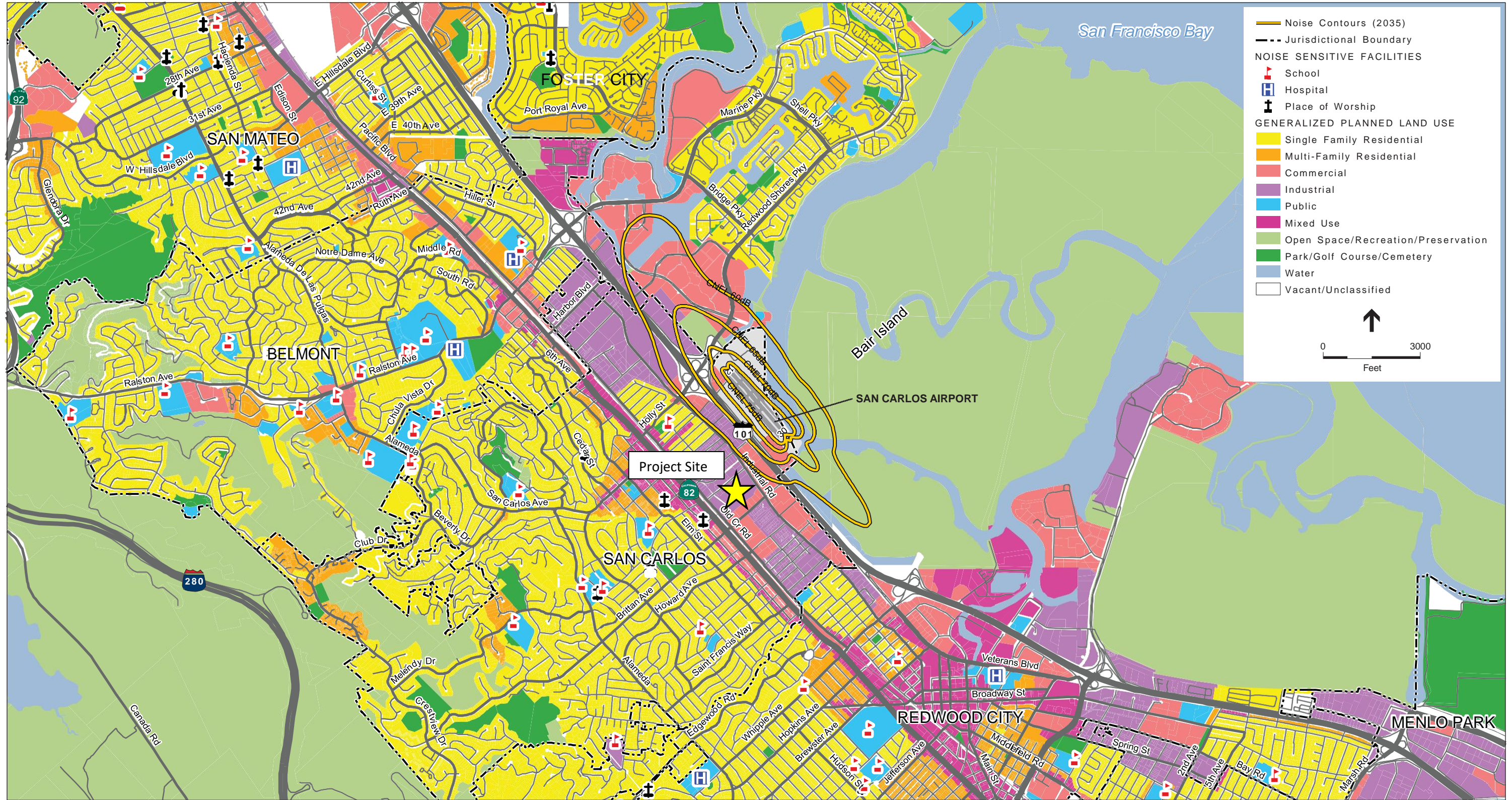
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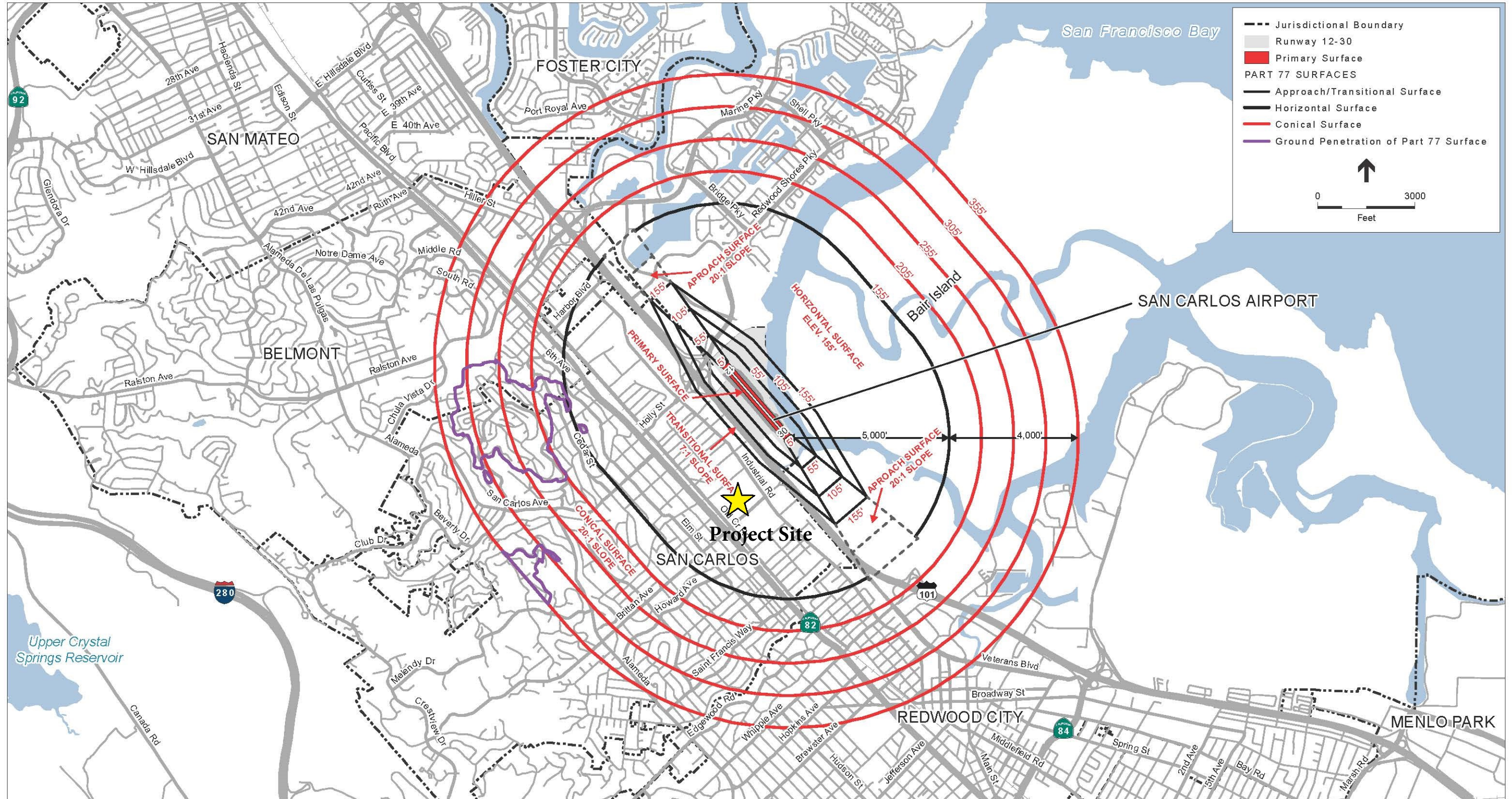
Description
SITE PLAN & PROJECT METRICS

E0-G0.02



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





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

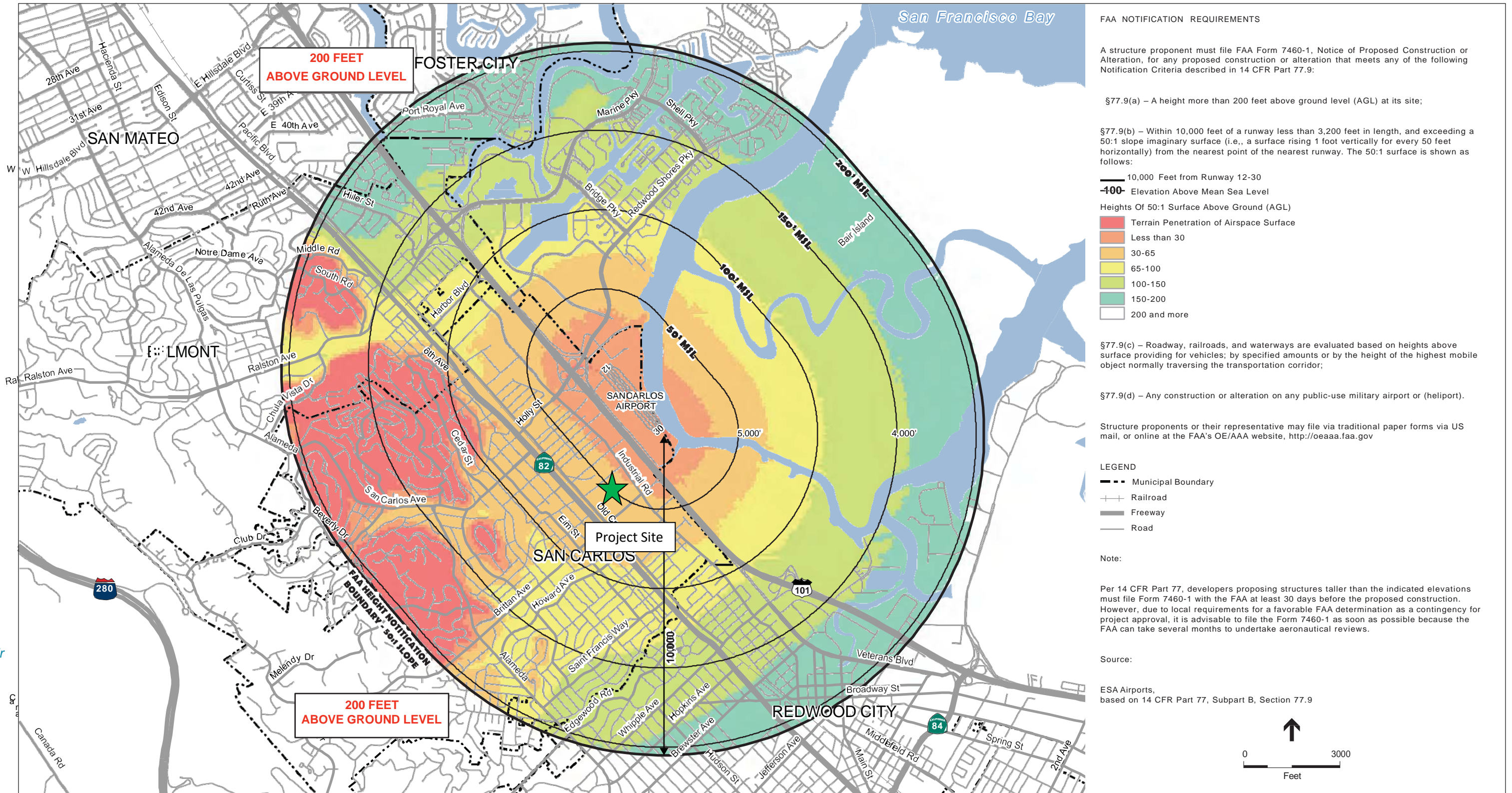
San Carlos Airport ALUCP . 130753

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.

Exhibit 4-4

San Carlos Airport Part 77 Airspace Protection Surfaces

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.



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