



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 E1 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

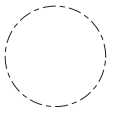


Issue

NO. DATE

Revisions

NO. DATE

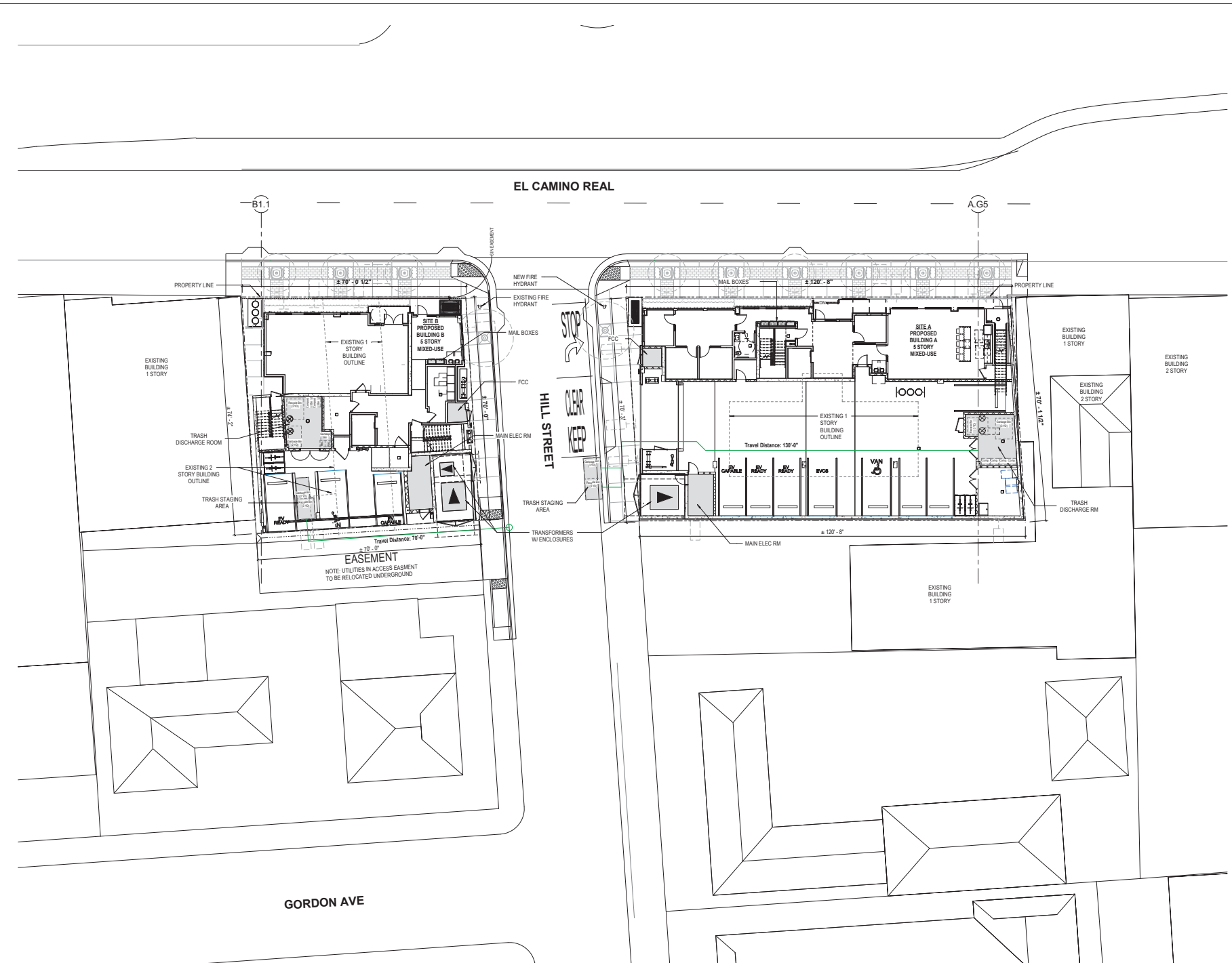


SITE PLAN

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"

10/18/2024 12:21 PM

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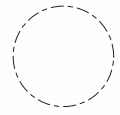


Issue

NO. DATE

Revisions

NO. DATE



**BUILDING
ELEVATIONS**

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
C.J.

DRAWN
J.M. NS

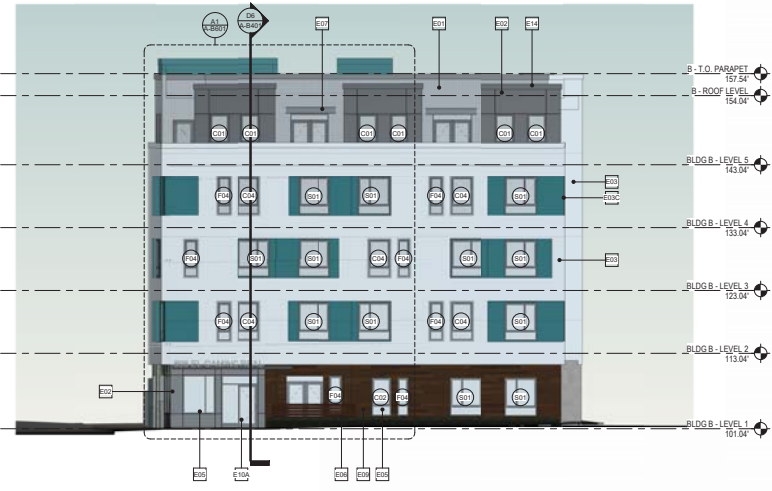
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10/18/2024

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

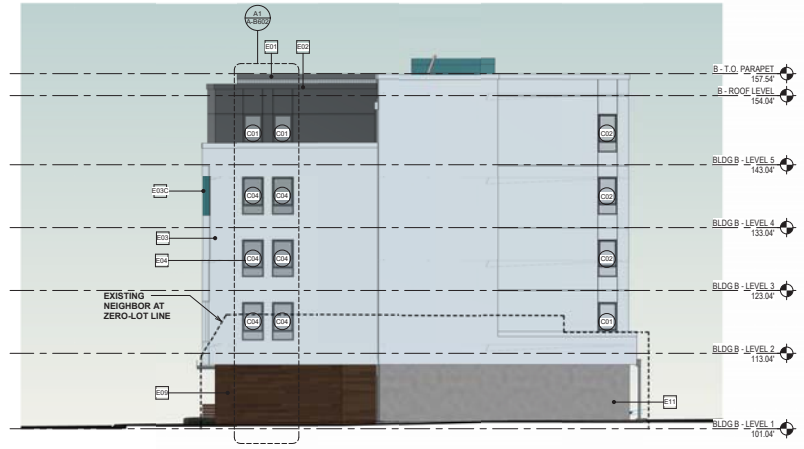
JOB NO.
17369.BAH

DRAWING NO.
A-B501

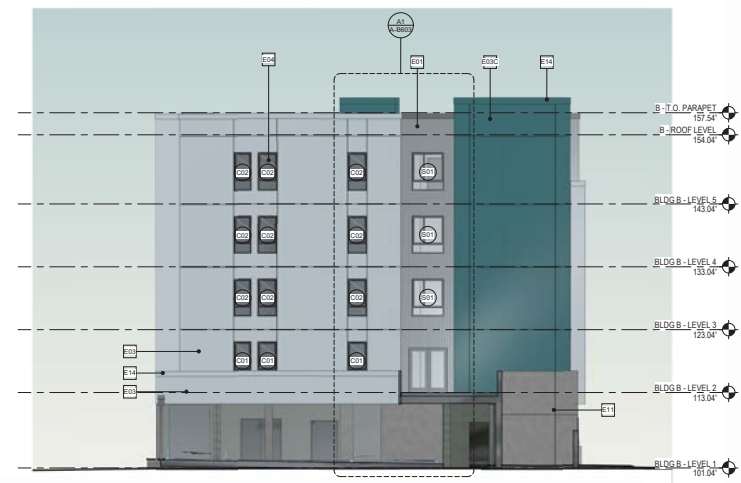
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C1 BLDG B - EL CAMINO REAL ELEVATION
1/8" = 1'-0"



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

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Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**BUILDING
SECTIONS**

PRINCIPAL IN CHARGE
X.Y.

PROJECT ARCHITECT
C.J.

DRAWN
J.M.S.

DATE
10/18/2024

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

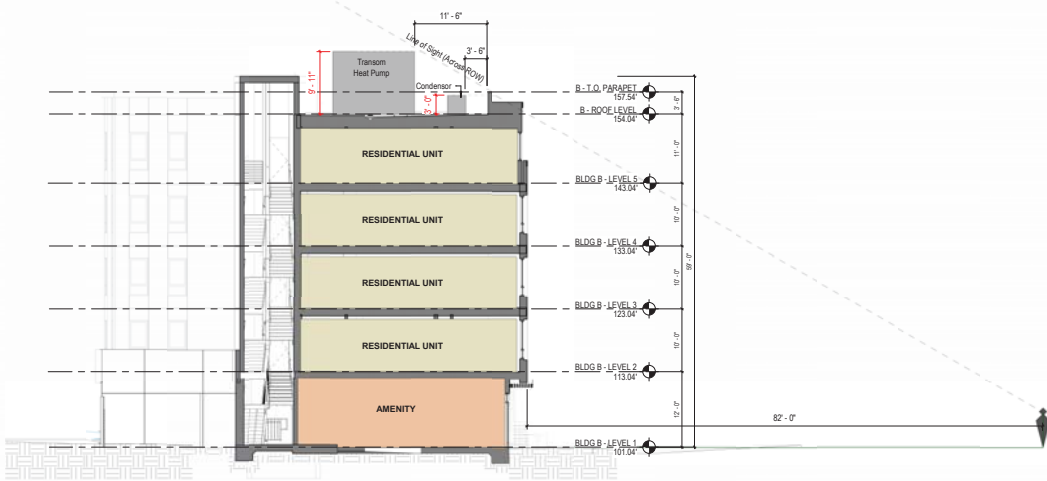
APPROVED
X.Y.

JOB NO.
17369.BAH

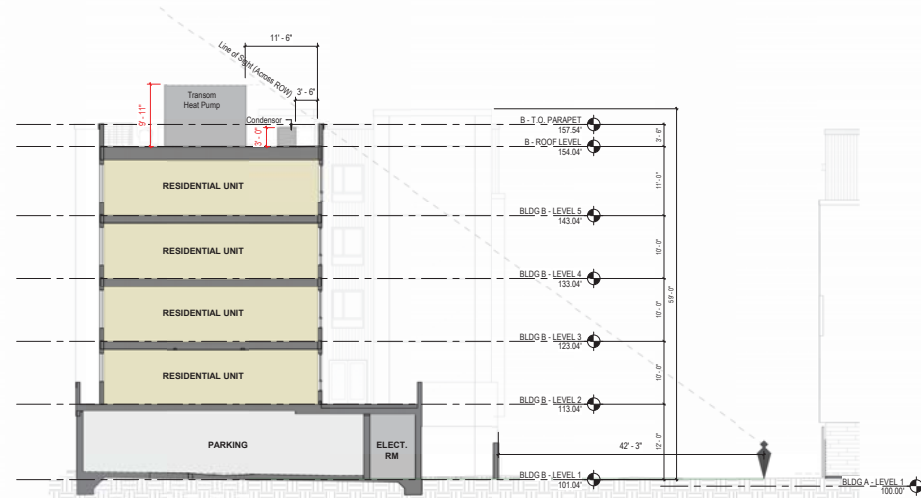
DRAWING NO.

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
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 PARO TEAL 742
E03D	EXTERIOR STUCCO, COLOR BM GRAY MOUNTAIN 1462
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Revisions

NO. DATE



**BUILDING
ELEVATIONS**

PRINCIPAL IN CHARGE

X.Y.

PROJECT ARCHITECT

CJ

DRAWN

JMI NS

DATE

10/18/2024

SCALE:

1/8" = 1'-0"

JOB NO.

17369.BAH

DRAWING NO.

A-A501



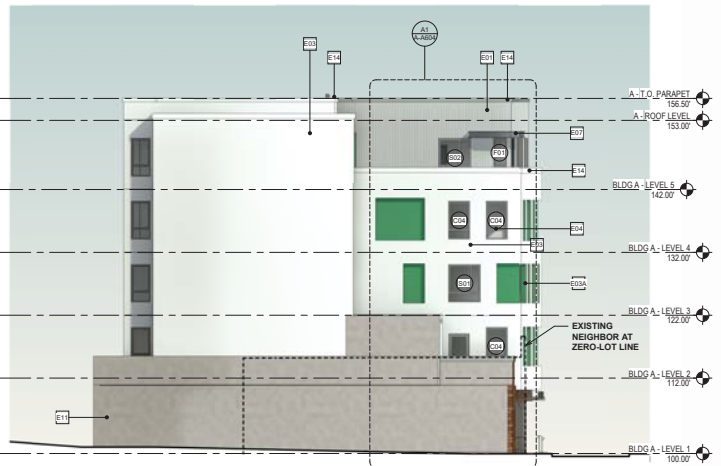
C1 BLDG A - EL CAMINO REAL ELEVATION
1/8" = 1'-0"



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
E01	CORRUGATED METAL SIDING - DOVE GREY
E01A	METAL END CAP. FINISH TO MATCH CORRUGATED METAL SIDING
E02	COMPOSITE ALUMINUM PANEL - SLATE GREY
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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

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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

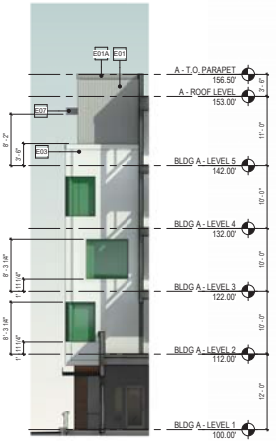
**BUILDING
SECTIONS**

PRINCIPAL IN CHARGE
X.Y.
PROJECT ARCHITECT
C.J.
DRAWN
J.M. NS
DATE
10/18/2024
SCALE:
1/8" = 1'-0"
DRAWING NO.
A-A401

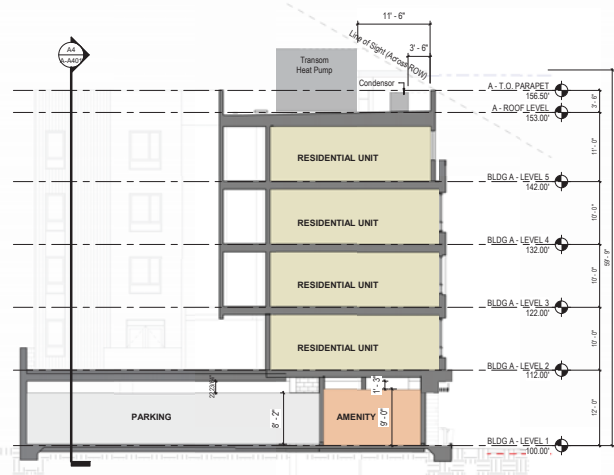
10/18/2024 50% CD SET



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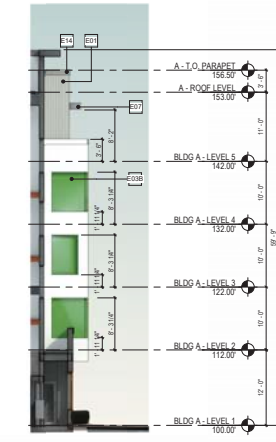
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D6 BLDG A - SECTION - WEST FACING
1/8" = 1'-0"



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

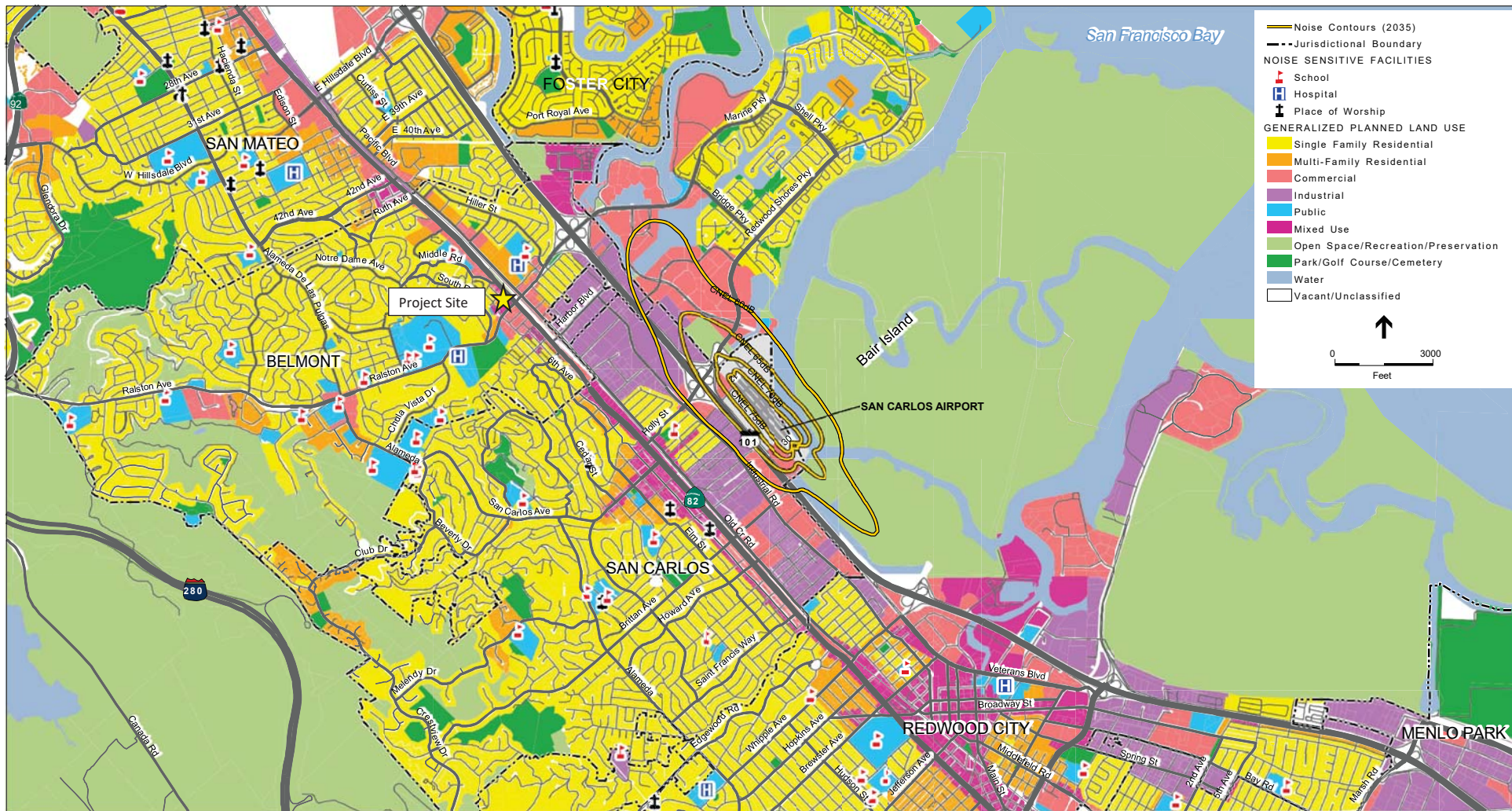


A4 BLDG A - SECTION - NORTH FACING
1/8" = 1'-0"

MATERIAL LEGEND Copy 1

NUMBER	MATERIAL
E01	CORRUGATED METAL SIDING - DOVE GREY
E01A	METAL END CAP. FINISH TO MATCH CORRUGATED METAL SIDING
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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 10:01:08 AM



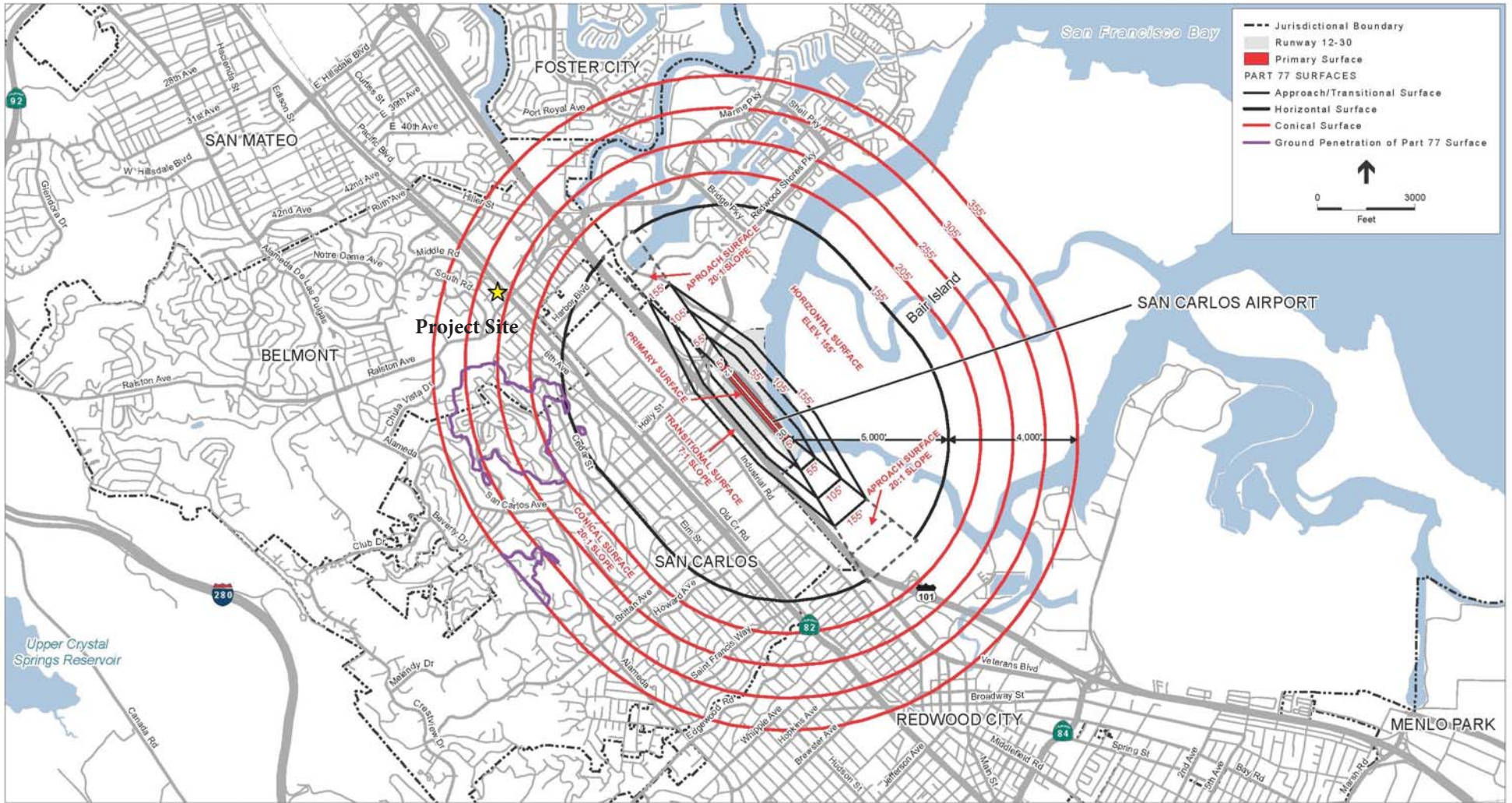
SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours





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

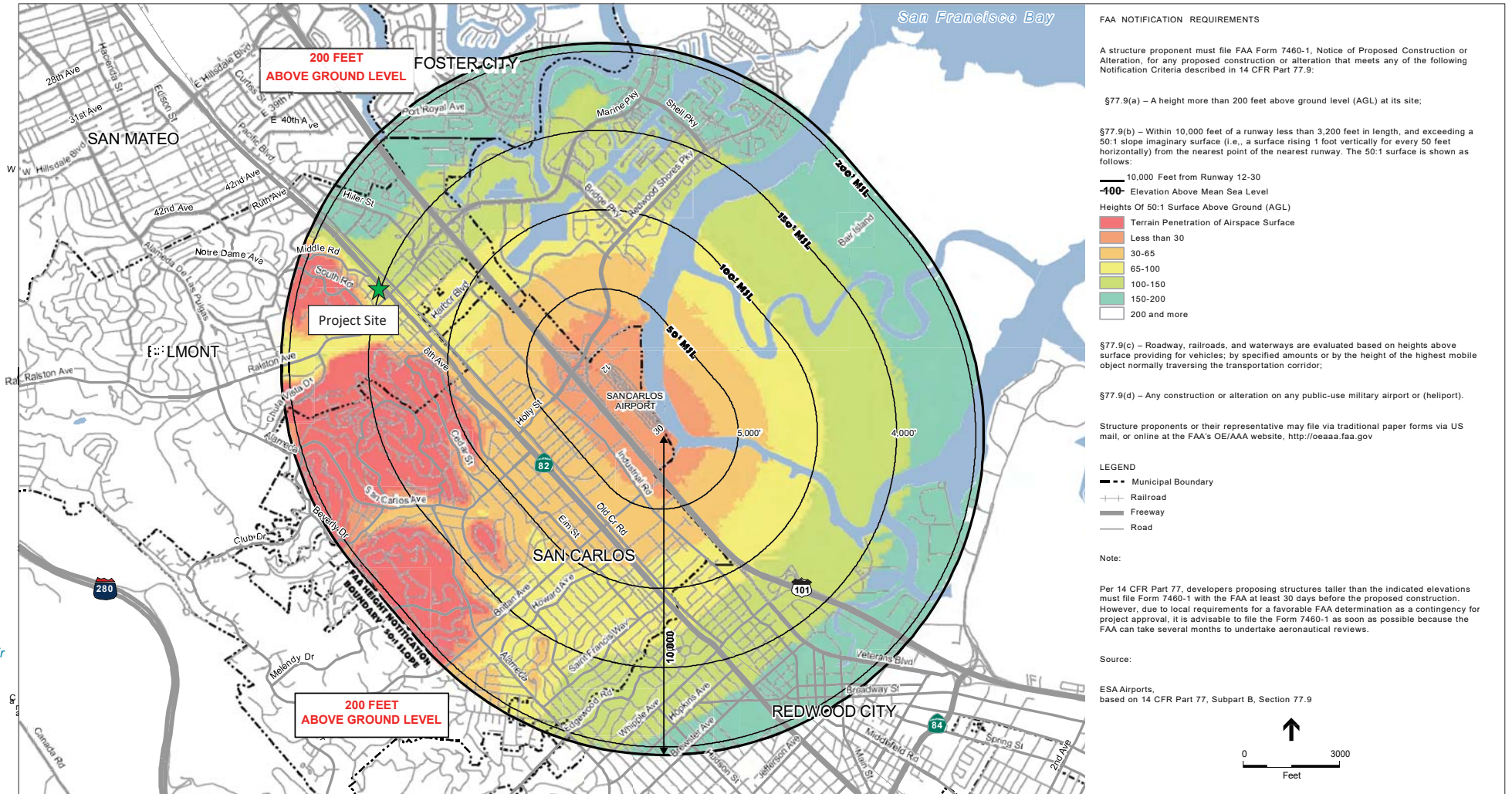
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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

San Carlos Airport ALUCP . 130753

Exhibit 4-4

San Carlos Airport Part 77 Airspace Protection Surfaces



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

San Carlos Airport ALUCP . 130753