



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

APPLICANT INFORMATION			
Agency: City of Belmont			
Project Name: Ridge on Ralston			
Address: 678 Ralston Avenue		APN: 040-313-280	
City: Belmont	State: California	ZIP Code: 94002	
Staff Contact: Adrienne Smith	Phone:	Email: asmith@belmont.gov	
PROJECT DESCRIPTION			
The development includes a 65-unit, 100% affordable multi-family housing project pursuant to Senate Bill 35 (SB-35). The project would raze			
the existing building on site and replace it with an eight-story residential building with seven residential levels over a, surface-level garage. The			
Building would include approximately 76,000 sq. ft in gross floor area (including the garage), and be ninety-one feet in height at its highest point.			
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.

Response: Determined compatible per Noise Policy-1 (*Noise Impact Area*). The project site is 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 site is 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 site is 27 feet above mean sea level (MSL), and the proposed building would be approximately 91 feet in height (total of 118 feet above MSL). The total height is well below the maximum elevation (approximately 250 feet MSL) 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. 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 site is 27 feet above mean sea level (MSL), and the proposed building would be approximately 91 feet in height to the topmost features on the roofs (total of 118 feet above MSL), where Exhibit 4-4a (FAA Notification Form 7460-1 Filing Requirements) indicates that approximately 250 feet is the maximum threshold for notification. In addition, the applicant's engineer calculated the height of the building based on the distance of the project site to the nearest corner of runway 12-30, using the listed 1:50 ratio and found the maximum height of the building to be 133 feet above mean sea level (see attached communication); 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.

2. Real Estate Disclosure requirements related to airport proximity

Response: Required, but not included as part of the project COAs. Applicant notified that the conditions is forthcoming. Current conditions for notification of the FAA, as follows:

FAA Notification

Prior to issuance of a building permit, the project applicant must determine whether they are required to file Form 7460-1 (*Notice of Proposed Construction or Alternation*) with the FAA, in accordance with Airspace Protection, and if the form is required, provide the City a copy of the FAA's study findings with their applications for a building permit. Once completed, typical standard conditions from the FAA include the following:

- a) A Notice of Actual Construction or Alteration must be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

b) If lighting or marking is installed, it is recommended to be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

3. Any related environmental documentation (electronic copy preferred)

Response: Ministerial Project – no environmental review required or allowed by state law (SB-35)

4. Other documentation as may be required (ex. related staff reports, etc.)

Response: Project approvals attached

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site – (Attached)
3. Building heights relative to mean sea level (MSL) - (27' above 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>



SB 35 APPLICATION
THIRD SUBMITTAL_REVISD
APRIL 17, 2024

SHEET INDEX

SHEET	DESCRIPTION
G00	COVER SHEET
G01	PROJECT SUMMARY
G02	EXISTING SITE CONDITION
A01	SITE PLAN
A02	FIRE CONCEPT PLAN
A03	WASTE PLAN
A04	BUILDING PLAN - LEVELS 1 & 2
A05	BUILDING PLAN - LEVELS 3 & 4
A06	BUILDING PLAN - LEVELS 5 TO ROOF
A07	UNIT PLANS
A08	CONCEPTUAL BUILDING ELEVATION - SOUTH
A09	SOUTH ELEVATION DIAGRAMS
A10	CONCEPTUAL BUILDING ELEVATION - EAST
A11	CONCEPTUAL BUILDING ELEVATION - NORTH
A12	CONCEPTUAL BUILDING ELEVATION - WEST
A13	BUILDING SECTION
A14	CONCEPTUAL PERSPECTIVE
A15	MATERIAL AND COLOR BOARD
L1.01	PRELIMINARY LANDSCAPE PLAN - LEVEL 1
L1.02	PRELIMINARY LANDSCAPE PLAN - LEVEL 2
L2.01	PRECEDENT IMAGERY
L3.01	HYDROZONE PLAN - LEVEL 1
L3.02	HYDROZONE PLAN - LEVEL 2
L4.01	PRELIMINARY PLANTING PLAN - LEVEL 1
L4.02	PRELIMINARY PLANTING PLAN - LEVEL 2
L4.03	PLANT PALETTE AND IMAGERY
L5.01	EXISTING TREE PLAN
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN & SECTIONS
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	EROSION CONTROL PLAN
C6.1	EROSION CONTROL DETAILS
C6.2	BEST MANAGEMENT PRACTICES
1 OF 2	LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LEVEL 1
2 OF 2	LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LEVEL 2

Project Team

APPLICANT/OWNER:
CRP Affordable Housing & Community Development
122 East 42nd Street, Suite 1903
New York, NY 10168
(415) 519.0863
Contact: Sam Knutson
sknutson@crpaffordable.com

RESIDENTIAL ARCHITECT:
AO
144 North Orange Street
Orange, CA 92866
(714) 630-9860
Contact: Ioanna Magiati
ioannam@aoarchitects.com
Jose Ho
joseh@aoarchitects.com

LANDSCAPE ARCHITECT:
JETT
2 THEATER SQUARE
Suite 218
Orinda, CA 94563
(559) 730-6391
Contact: Whitney Miller
whitnym@jett.land

CIVIL ENGINEER:
BKF ENGINEERS
170 N First Street Suite 600
San Jose, CA 95112
(408) 467-9152
Contact: Joey Bernaedi
jbernaedi@bkf.com

LIGHTING:
ALR
7777 Pardee Lane
Oakland CA 94621
(925) 997-5934
Contact: Tim Haley
timhaley@alrinc.com

VICINITY MAP



THE RIDGE ON RALSTON

678 RALSTON AVENUE
BELMONT, CA

COVER

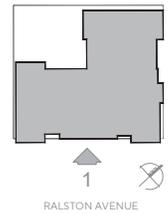


G00

JOB NO. 2023-0025
DATE 04-17-2024



SOUTH ELEVATION



THE RIDGE ON RALSTON

678 RALSTON AVENUE
BELMONT, CA

CONCEPTUAL BUILDING ELEVATION
SOUTH



A08

JOB NO. 2023-0025
DATE 04-17-2024

EIGHT TO STAIR TOWER PARAPET



THE RIDGE ON RALSTON

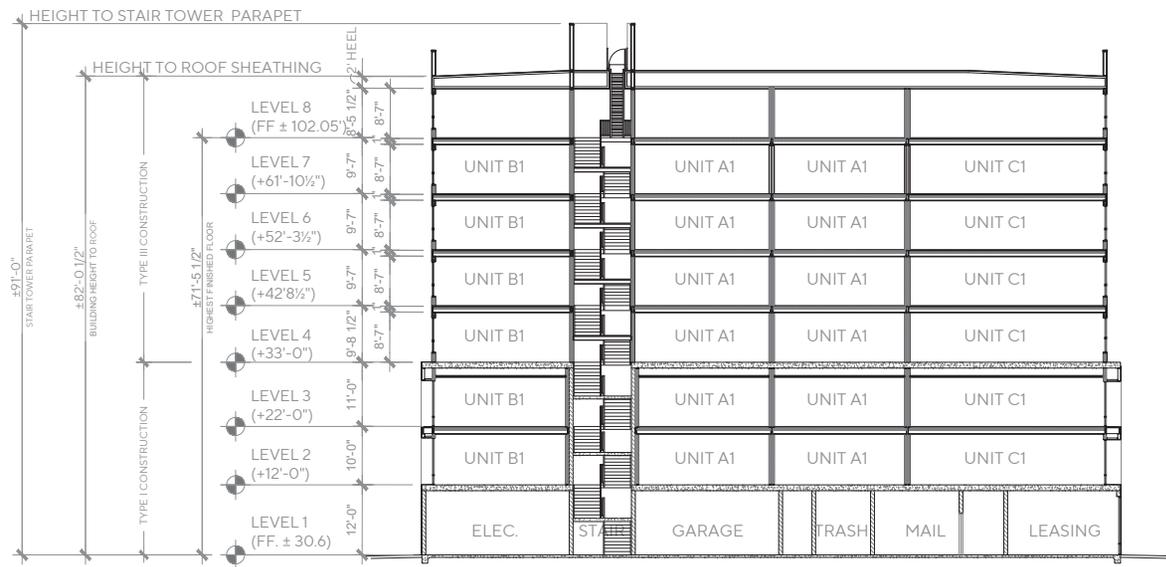
678 RALSTON AVENUE
BELMONT, CA

CONCEPTUAL BUILDING ELEVATION
EAST

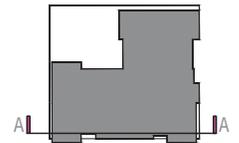


A09

JOB NO. 2023-0025
DATE 04-17-2024



SECTION A-A



RALSTON AVENUE



THE RIDGE ON RALSTON

678 RALSTON AVENUE
 BELMONT, CA



BUILDING SECTION



A12

JOB NO. 2023-0025
 DATE 04-17-2024

TRIO™ BIKE RACK

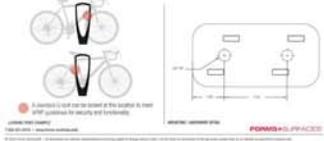
The Trio Bike Rack is the perfect companion to our Trios product line. Featuring an essential attachment for storage workhubs, the Trio Bike Rack allows for the secure transport, storage and organization of your Trios. The Trio Rack and Trios Lighting Combination is designed to display and organize your Trios. It can be attached to a variety of surfaces.

FEATURES	DETAILS	INSTALLATION	MAINTENANCE	ADDITIONAL
• Durable, weather-resistant construction	• Easy to install, no tools required	• Can be mounted to a variety of surfaces	• Minimal maintenance required	• Available in multiple colors
• Fits the most popular Trios models	• Includes a secure lock for your Trios	• Can be used as a storage rack for other items	• Can be used as a display rack for your Trios	• Can be used as a storage rack for other items



ITEM	QUANTITY	UNIT	PRICE
TRIO BIKE RACK	1	EA	\$120.00

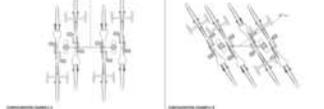
CONCRETE PAD AND CONCRETE CURB CUTSHEET (PER BVSP)



CONCRETE PAD AND CONCRETE CURB CUTSHEET (PER BVSP)

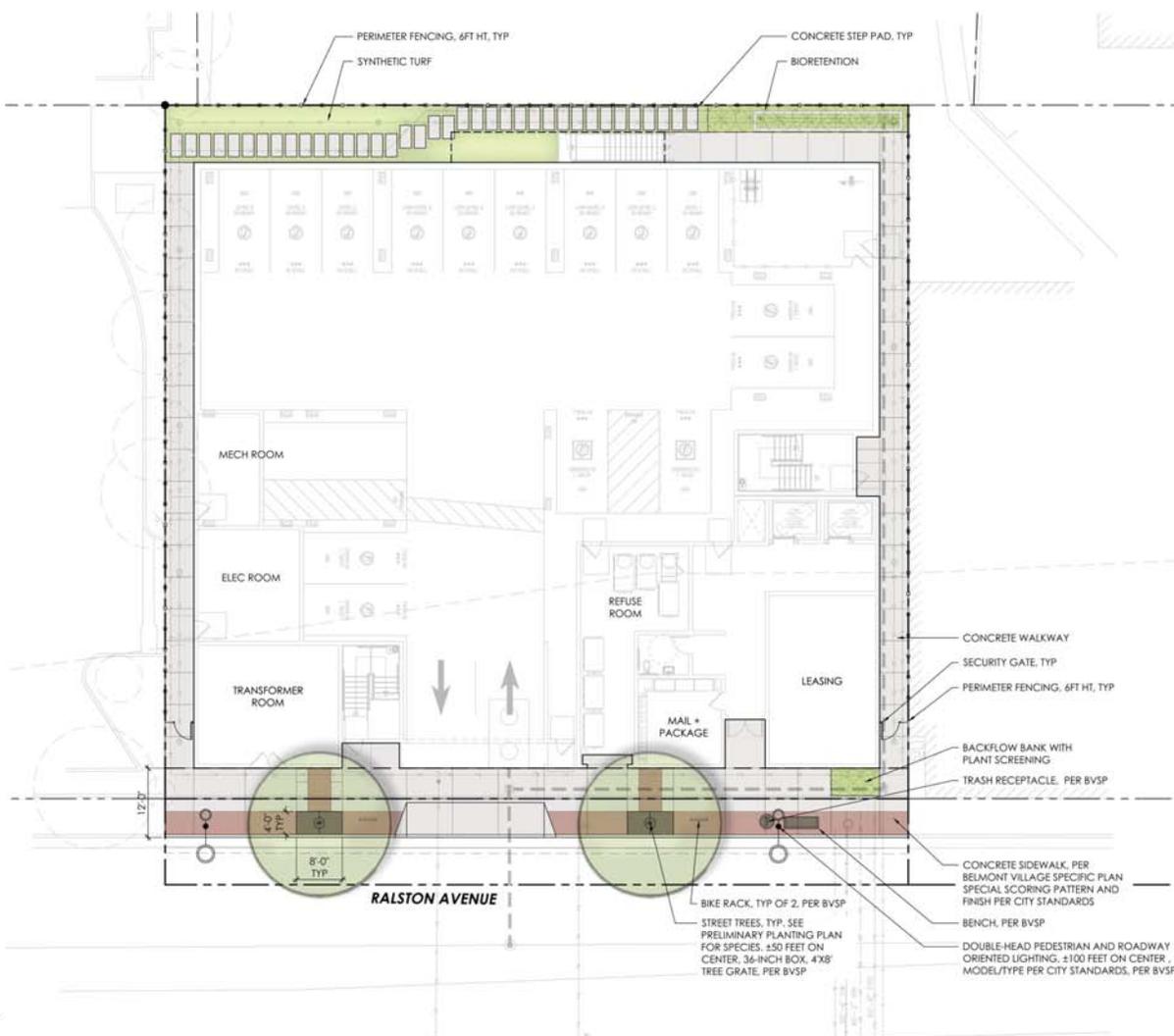
TRIO™ BIKE RACK

The Trio Bike Rack was designed to allow for a maximum of 10 Trios to be stored in a single rack. The Trio Rack and Trios Lighting Combination is designed to display and organize your Trios. It can be attached to a variety of surfaces.



CONCRETE PAD AND CONCRETE CURB CUTSHEET (PER BVSP)

1 SHORT-TERM BICYCLE RACK CUTSHEET (PER BVSP)

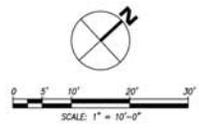


LANDSCAPE CALCULATIONS

SITE AREA	15,693 SF	100%
OPEN SPACE	3,337 SF	34%
LANDSCAPE AREA	755 SF	5%
NUMBER OF NEW TREES	7	

LANDSCAPE SHEET LIST TABLE

Sheet Number	Sheet Title
L1.01	PRELIMINARY LANDSCAPE PLAN Level 1
L1.02	PRELIMINARY LANDSCAPE PLAN Level 2
L2.01	PRECEDENT IMAGERY
L3.01	HYDROLOGIC PLAN Level 1
L3.02	HYDROLOGIC PLAN Level 2
L4.01	PRELIMINARY PLANTING PLAN Level 1
L4.02	PRELIMINARY PLANTING PLAN Level 2
L4.03	PLANT PALETTE AND IMAGERY
L5.01	EXISTING TREE PLAN

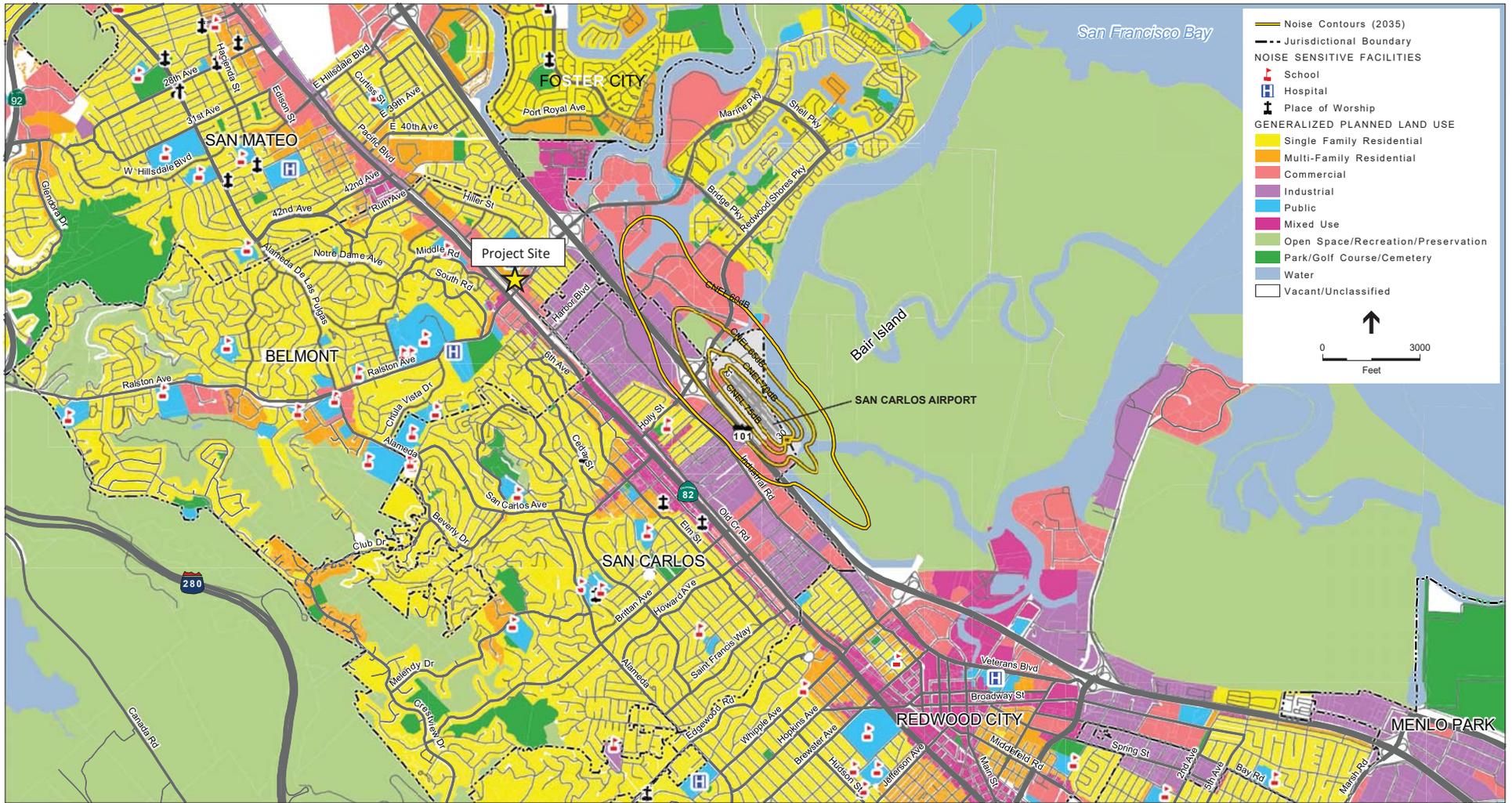


THE RIDGE ON RALSTON
678 RALSTON AVENUE
BELMONT, CA

PRELIMINARY
LANDSCAPE PLAN
Level 1



L1.01
Scale: 1" = 10'-0"
Job No.: 2023-0025
Date: 04-17-2024



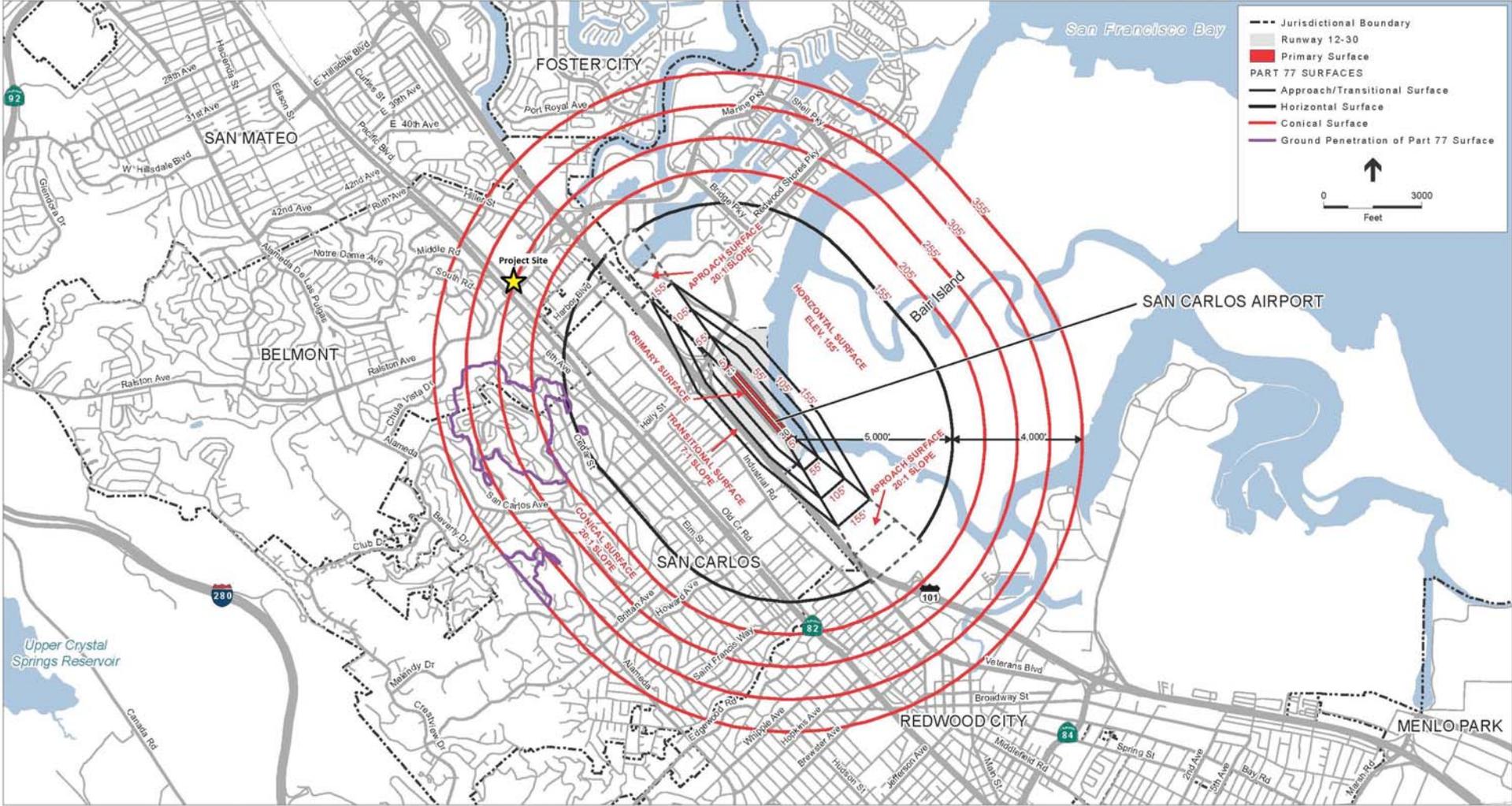
SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

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

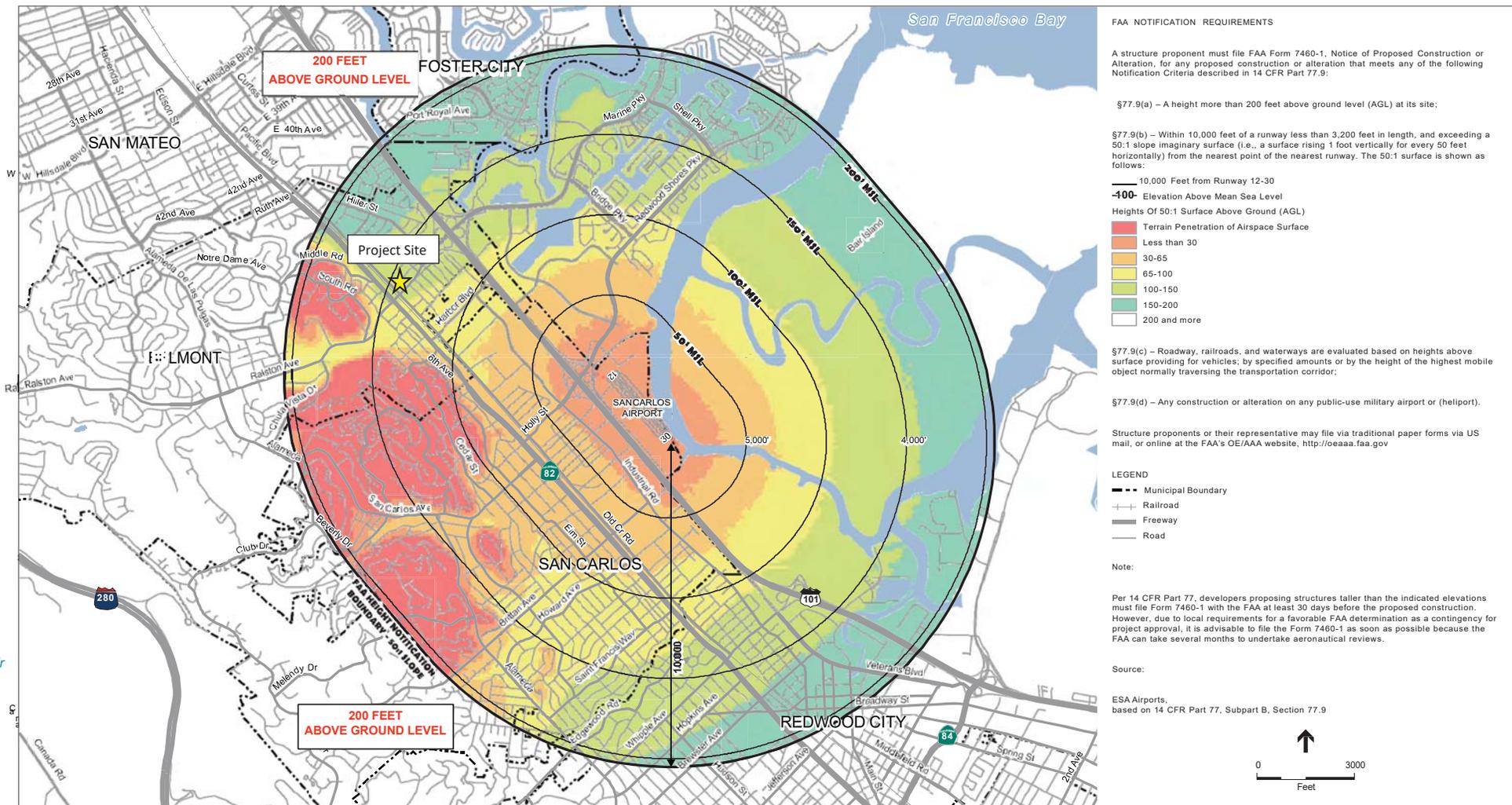
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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



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

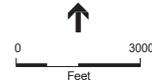
- Municipal Boundary
- +— Railroad
- Freeway
- Road

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