



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.

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



SB 35 APPLICATION
THIRD SUBMITTAL_REVISED
APRIL 17, 2024

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2 OF 2	LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LEVEL 2

Project Team

APPLICANT/OWNER:
CRP Affordable Housing & Community Development
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sknutson@crpaffordable.com

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Contact: Joey Bernaedi
jbernaedi@bkf.com

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

VICINITY MAP



THE RIDGE ON RALSTON

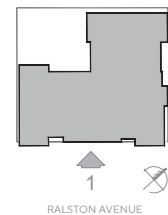
678 RALSTON AVENUE
BELMONT, CA

COVER



G00

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



THE RIDGE ON RALSTON

678 RALSTON AVENUE
BELMONT, CA

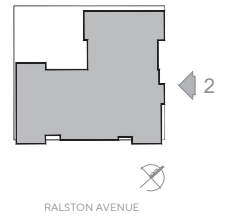
CONCEPTUAL BUILDING ELEVATION
SOUTH



A08

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

EIGHT TO STAIR TOWER PARAPET



THE RIDGE ON RALSTON

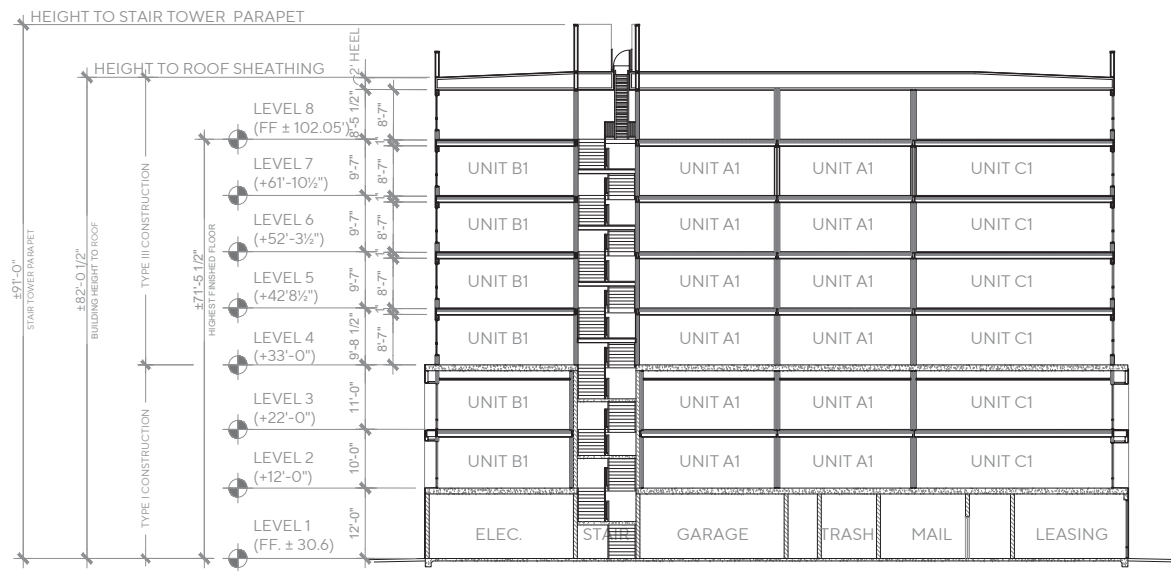
678 RALSTON AVENUE
BELMONT, CA

CONCEPTUAL BUILDING ELEVATION
EAST



A09

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



SECTION A-A



THE RIDGE ON RALSTON

678 RALSTON AVENUE
BELMONT, CA



BUILDING SECTION



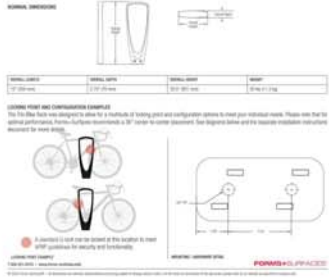
A12

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

TRIO™ BIKE RACK

The Trio Bike Rack is the perfect complement to our Tri-Bike Rack. It provides an excellent opportunity for design flexibility. The Trio Bike Rack allows for the same footprint, shape and dimensions as our Tri-Bike Rack, but the Trio Rack can be configured in a variety of ways to meet your specific needs.

FEATURES	DETAILS	INSTALLATION & MAINTENANCE
• Three bike racks in one	• Three bike racks in one	• Three bike racks in one
• Three bike racks in one	• Three bike racks in one	• Three bike racks in one
• Three bike racks in one	• Three bike racks in one	• Three bike racks in one

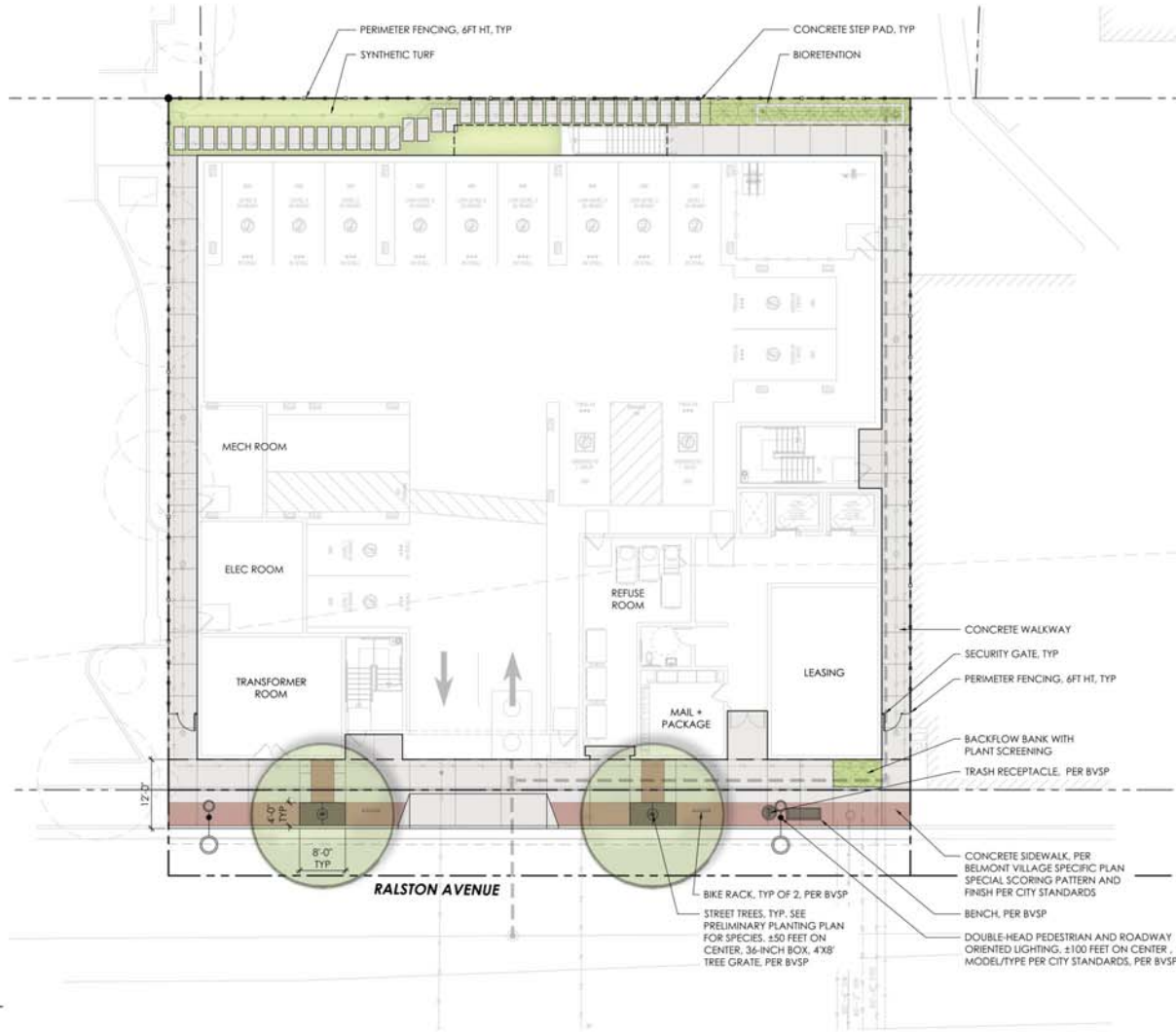


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1 SHORT-TERM BICYCLE RACK CUTSHEET (PER BVSP)



LANDSCAPE CALCULATIONS

ITEM	AMOUNT	PERCENT
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

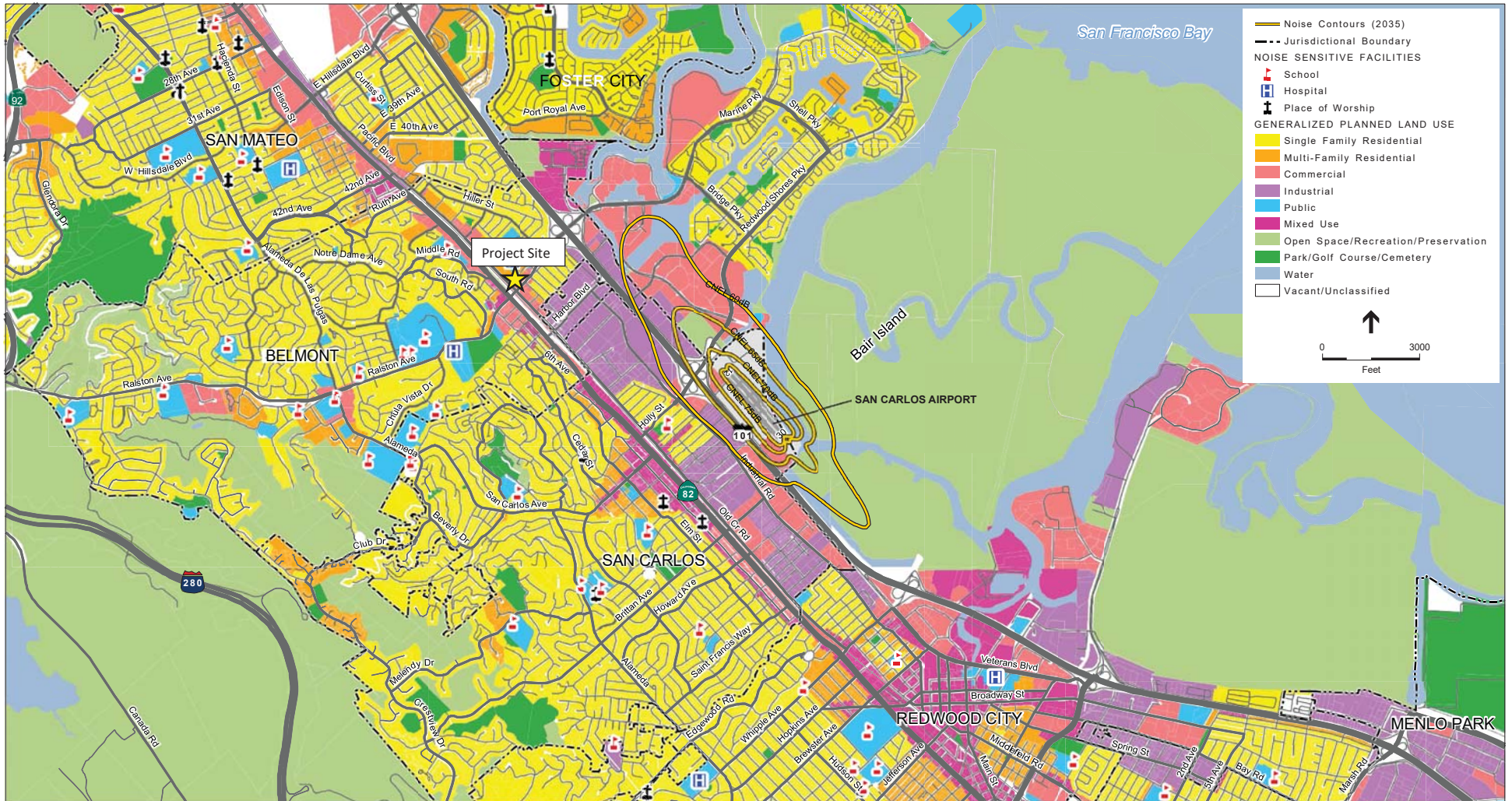


THE RIDGE ON RALSTON
678 RALSTON AVENUE
BELMONT, CA

PRELIMINARY
LANDSCAPE PLAN
Level 1



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

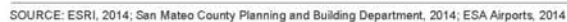
Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours



SOURCE: ESRI, 2014; ESA Airports, 2014

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



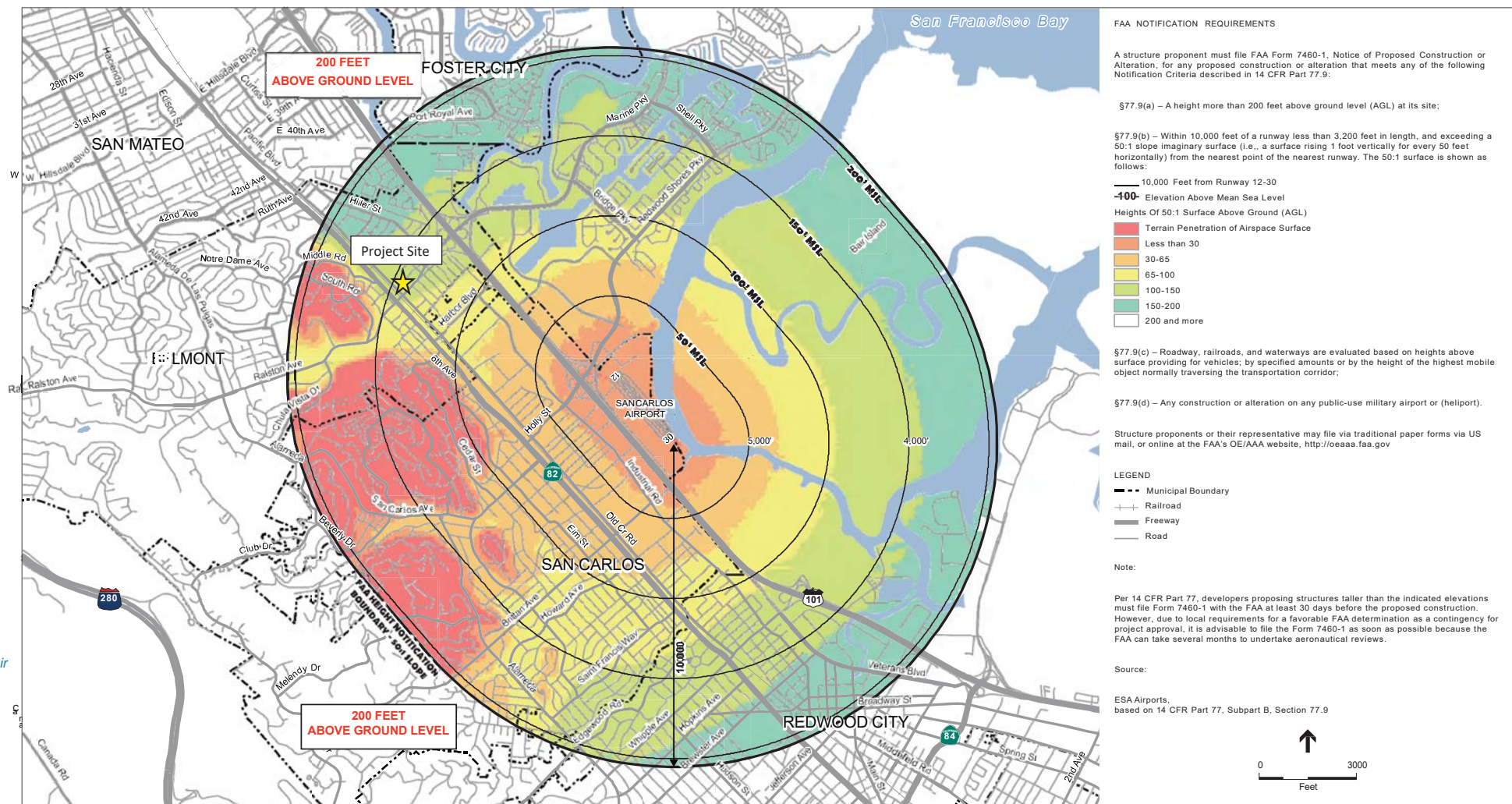
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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