



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

APPLICANT INFORMATION

Agency: City of Belmont

Project Name: 580 Masonic Way

Address: 500-580 Masonic Way

APN: 040-315-010

City: Belmont

State: California

ZIP Code: 94002

Staff Contact: Rob Gill

Phone: (650) 598-4204

Email: [rgill@belmont.gov](mailto:rgill@belmont.gov)

PROJECT DESCRIPTION

The 500-580 Masonic Way Project consists of the construction of a five story, approximately 147,198 sq. ft. building with a total of 140 apartment units, including 25 Affordable units, parking for 138 vehicles, landscaping and site improvements. The proposed apartment building will have a maximum structural height of 60 feet with an additional 8-foot mechanical equipment screen, resulting in a total height of 68 feet 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 Exhibit 4-1 and 4-2 (Existing and Future Noise Conditions) of the ALUCP. 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 site is located outside of Zone 6 on Exhibit 4-3 (Airport Safety Zones). See attached location map. 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 has an average mean sea level (AMSL) of 93 feet. The proposed building, measuring approximately 68 feet in height to its topmost features, will reach a total elevation of 161 feet AMSL. The total height is well below the maximum elevation (Approx. 255 feet MSL) denoted on Exhibit 4-4 (San Carlos Airport Part 77 Airspace Protection Surfaces). See attached map.

The project site 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. 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 applicant has received an FAA Determination of No Hazard to Air Navigation, confirming the structure does not exceed obstruction standards and poses no threat to air navigation. See attached FAA letter dated 3/1/24. However, the use of a crane during construction may exceed height thresholds. As conditioned, applicant must determine whether they are required to file FAA Form 7460-1 for construction equipment.

2. Real Estate Disclosure requirements related to airport proximity.

**Response:** The project is subject to the following Conditions of Approval:

- The applicant has an obligation to comply with the real estate disclosure requirements outlined in Overflight Policy 1 of the San Carlos ALUCP.
- The applicant shall 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 amended San Carlos ALUCP, Appendix E, Exhibit E.

3. Any related environmental documentation (electronic copy preferred)

**Response:** The project is being processed "by right" as defined in Government Code Section 65583.2(i), as it meets the following criteria: at least 20 percent of the units are designated as affordable to lower income households as defined in Government Code Section 65584; and the

project is proposed wholly on a property that is identified in the 2023-2031 Housing Element for by right processing. Per State law, CEQA does not apply to this project.

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"

Latitude and longitude of development site – (Attached)

Latitude: 37°31'26.2"N

Longitude: 122°16'26.4"W

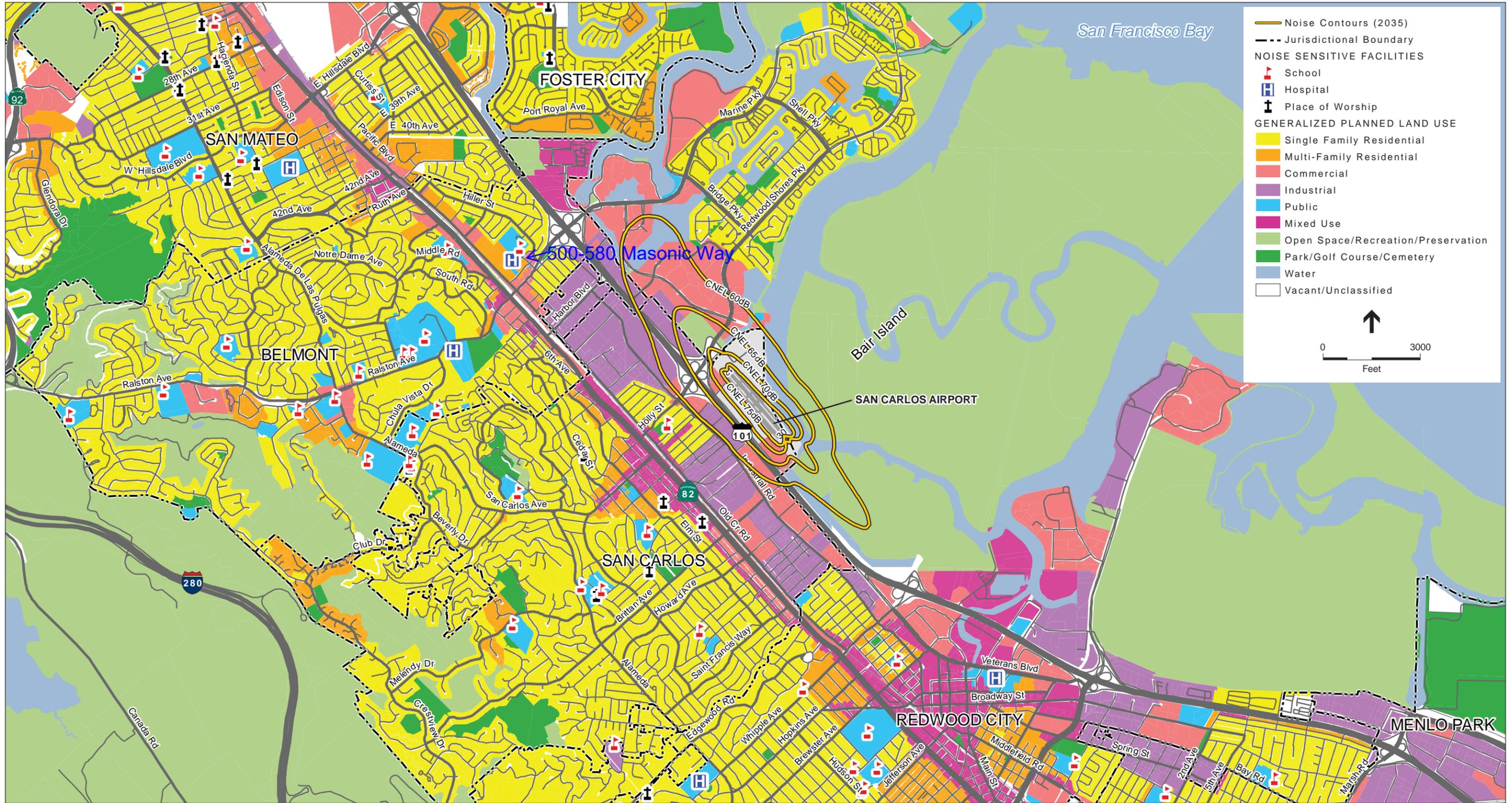
2. Building heights relative to mean sea level (MSL) - (30' above MSL)

161 feet AMSL

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

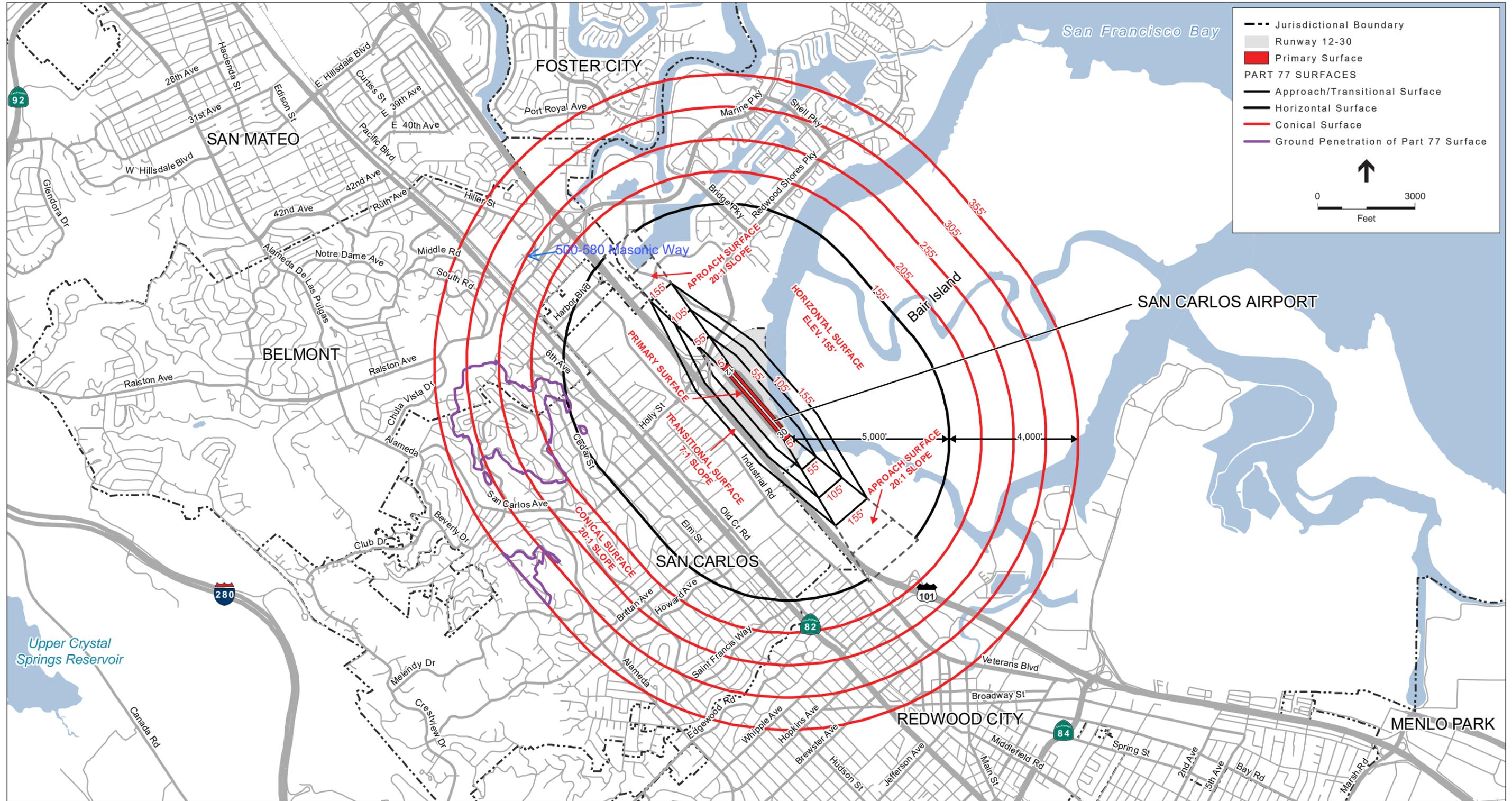
*Please contact C/CAG staff at 650 599-1467 with any questions.*

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



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

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**



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2024-AWP-396-OE

Issued Date: 03/01/2024

Jonathan Stone  
 Prometheus  
 1 North B Street  
 Suite 4000  
 San Mateo, CA 94401

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Multi-purpose Building 580 Masonic
Location:	Belmont, CA
Latitude:	37-31-24.64N NAD 83
Longitude:	122-16-25.81W
Heights:	18 feet site elevation (SE)
	75 feet above ground level (AGL)
	93 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 09/01/2025 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7641, or [tameria.burch@faa.gov](mailto:tameria.burch@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AWP-396-OE.

**Signature Control No: 609276347-614451851**

( DNE )

Tameria Burch  
Technician

**PROJECT TEAM**

**OWNER:**  
PROMETHEUS REAL ESTATE GROUP  
1000 S MORTOLA STREET, SUITE 100  
SAN MATEO, CA 94403

**ARCHITECT:**  
JONES ARCHITECTURE  
950 HOWARD STREET  
SAN FRANCISCO, CA 94103

**DESIGN ARCHITECT:**  
JONES ARCHITECTURE  
120 NW 5TH AVE, SUITE 210  
PORTLAND, OREGON 97209

**LANDSCAPE ARCHITECT:**  
PLACE  
735 NW 18TH AVE,  
PORTLAND OREGON 97209

**CIVIL ENGINEER:**  
BPK ENGINEERS  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065

**JOINT TRENCH ENGINEER:**  
GALCALONE DESIGN SERVICES, INC.  
8920 STONERIDGE HALL RD, SUITE 345  
PLEASANTON, CA 94588

**TRASH MANAGEMENT:**  
AMERICAN TRASH MANAGEMENT  
1900 POWELL STREET, SUITE 220  
EMERYVILLE, CA 94608

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**PROJECT INFO**

**PROJECT ADDRESS:**  
580 MASONIC WAY, BELMONT, CA 94002  
**ASSESSOR'S PARCEL NUMBER:** 040-310-010  
**PROJECT DESCRIPTION:**  
1 BUILDING - 5 STORIES  
RESIDENTIAL UNITS OVER PARTIAL RETAIL / PARKING / UNITS

**ZONING INFO**

**LOT AREA:** 1.24 ACRES  
54,139 SF  
**ZONING DISTRICT:** VILLAGE STATION CORE (VSC)  
**LANDUSE TYPE:** MULTI-FAMILY RESIDENTIAL  
**ZONING HEIGHT:** 45' (UP TO 60' WITH COMMUNITY BENEFITS)  
**PROPOSED HEIGHT:** MAX 60'-0" W/ 8'-0" MECHANICAL SCREEN ROOF

	REQUIRED:	PROPOSED:
ZONING BULK: (MAX FLR PLATE AS % OF 1ST FLOOR) (31.4 1h) / TABLE 31-2	1-STORY: 100% 2-STORY: 100% 3-STORY: 85% 4+ STORY: 70%	1-STORY: 100% 2-STORY: 80.8% 3-STORY: 62.8% 4+ STORY: 77.3%
LOT COVERAGE:	80% MAX	78.9% (EXCLUDES STOOPS)
RESIDENTIAL UNITS:	140 RESIDENTIAL UNITS	140 RESIDENTIAL UNITS
PARKING:	136 PARKING STALLS	138 PARKING STALLS
BICYCLE PARKING:		SHORT-TERM: 4 LONG-TERM: 140
OUTDOOR LIVING AREA:	36 SF / UNIT + 5,004 SF	44 SF / UNIT + 6,116 SF
LANDSCAPING:	5,414 SF (10%)	5,414 SF (10%)
PUBLIC OPEN SPACE:	300 SF	693.75 SF

**THE WREN**  
UNIT AND AREA SUMMARY  
10/9/2024

CONSTRUCTION TYPE:	TYPE V-A O/ TYPE I-A
FLOORS:	3 WOOD O/ 2 CONCRETE

UNITS TYPE	NAME	DESCRIPTION	UNIT AVG SF	FLOOR					UNIT TOTAL	NET RENTABLE		
				1ST	2ND	3RD	4TH	5TH				
STUDIOS	STUDIO A		629	5	5	7	1	1	19	11,950		
	STUDIO B		627	1	2	1	7	7	18	11,290		
	STUDIO C		552	0	0	2	0	0	2	1,194		
<b>STUDIO SUB-TOTAL</b>			<b>624</b>	<b>6</b>	<b>7</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>39</b>	<b>24,344</b>		
1 BEDROOMS	1 BED A		752	6	6	8	10	10	40	30,097		
	1 BED B		731	0	0	4	4	4	12	8,767		
	1 BED C		626	0	1	1	1	1	4	2,693		
	1 BED D		676	0	0	1	1	1	3	2,627		
	1 BED E		897	0	0	1	1	1	3	2,692		
	1 BED F		777	0	4	0	0	0	4	3,199		
	1 BED G		584	0	1	0	0	0	1	984		
	1 BED H		1,090	1	0	0	0	0	1	1,090		
	<b>1 BEDROOM SUB-TOTAL</b>			<b>748</b>	<b>7</b>	<b>12</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>68</b>	<b>60,869</b>	
2 BEDROOMS	2 BED A		1,153	1	1	6	6	6	20	23,059		
	2 BED B		1,137	0	0	4	4	4	12	13,640		
	2 BED C		1,239	1	0	0	0	0	1	1,238		
<b>2 BEDROOM SUB-TOTAL</b>			<b>3,150</b>	<b>2</b>	<b>1</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>33</b>	<b>37,937</b>		
<b>TOTAL UNITS</b>			<b>AVERAGE</b>	<b>808</b>	<b>15</b>	<b>20</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>140</b>	<b>100.0%</b>	<b>113,150</b>

Net rentable residential area is measured center of demising wall, ext face of sheathing of ext wall, ext face or stud of corridor, excludes decks

	1ST	2ND	3RD	4TH	5TH	TOTAL
<b>NET RENTABLE</b> Residential by floor (excludes decks)	11,355	14,656	28,851	29,144	29,144	113,150
CIRCULATION / BIKE PARKING	4,053	4,382	3,735	3,428	3,428	19,026
RESIDENTIAL AMENITIES	1,416	1,503	1,838			4,757
LEASING OFFICE / LOBBY / THE POST	3,680					3,680
UTILITY / MEP	4,479	580	680	423	423	6,585
GARAGE	17,713	18,556				36,269
<b>TOTAL GROSS</b>	<b>42,696</b>	<b>39,677</b>	<b>36,104</b>	<b>32,996</b>	<b>32,996</b>	<b>183,469</b>

SITE AREA	54,139
SITE COVERAGE	78.86%

RESIDENTIAL PARKING			
	MIN	MAX	REQ.
STUDIO	0.5	2	20
1 BED	1	2	68
2 BED	1.5	2	80
<b>TOTAL :</b>	<b>138</b>		<b>138</b>
<b>TOTAL STALLS PROVI</b>			<b>138</b>

BIKE PARKING	
ZONING : 1 Bike per 20 units : 140/20 = 7 required	
BIKE ROOM	142
<b>TOTAL</b>	<b>142</b>

ALLOWING FLOOR AREA (2.75:1)	148,882
PROVIDED FLOOR AREA	147,198
FLOOR AREA RATIO	2.72

OPEN SPACE	
95% of units have Private Decks (50 SF Average)	
PRIVATE	132 UNITS X 50 SF (AVG): 6,600
COMMON	11,220
PUBLIC	694
<b>TOTAL</b>	<b>18,514</b>



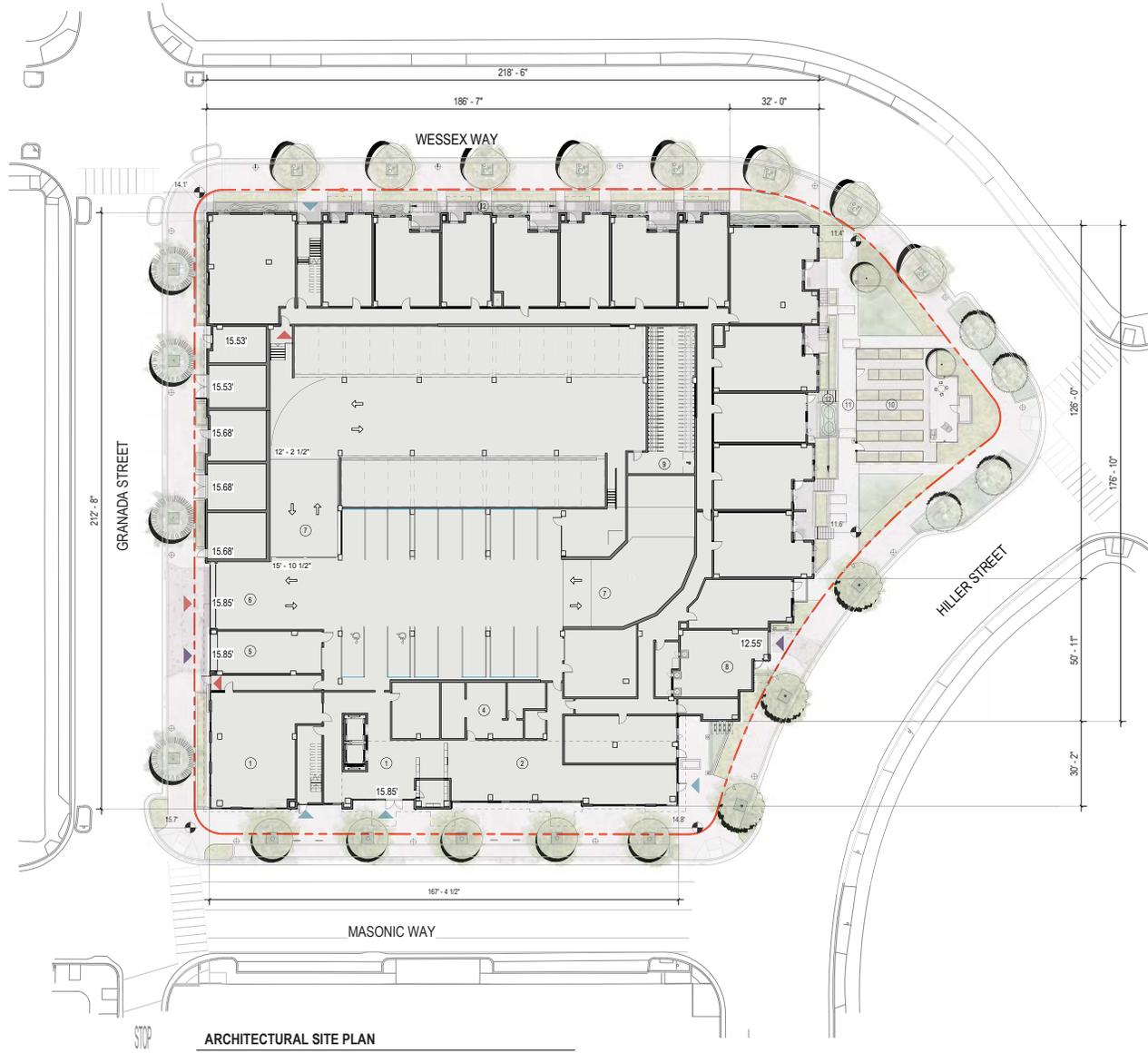
**GENERAL NOTES**

1. PLEASE SEE PROJECT APPLICATION LETTER FOR FURTHER SPECIFICS ON ZONING CRITERIA.
2. THE PROJECT HAS BEEN DESIGNED TO BE COMPLIANT WITH THE 2022 CBC. FURTHER DEMONSTRATING COMPLIANCE OF ALL BUILDING ELEMENTS CAN BE PROVIDED AT THE TIME OF FINAL BUILDING PERMIT SUBMITTAL FOR REVIEW BY THE CITY AND/OR 3RD PARTY REVIEWER.
3. PD WILL BE GIVEN ACCESS TO ANY AND ALL SECURED AREAS.

**PROJECT INFO SHEET**

**KEY**

- ▲ RESIDENTIAL ENTRY
- ▲ PARKING ENTRY
- ▲ SERVICE ENTRY
- ① LEASING OFFICE
- ② RESIDENTIAL LOBBY
- ③ CO-WORK
- ④ RETAIL / CAFE
- ⑤ OFF STREET LOADING
- ⑥ PARKING ENTRY
- ⑦ PARKING RAMP
- ⑧ TRASH ROOM
- ⑨ BIKE ROOM
- ⑩ GARDEN
- ⑪ GARDEN PATH
- ⑫ EXTERIOR TERRACES



**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"

SITE PLAN



**MASONIC WAY**

SCALE : 1/16" = 1'-0"



WHITE DOVE (7)

**GRANADA STREET**

SCALE : 1/16" = 1'-0"

**EXTERIOR ELEVATIONS**

580 MASONIC WAY  
 BELMONT, CA 94002  
 DECEMBER 20, 2024

**A2.1**

