

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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Millbrae • Pacifica • Portola Valley • Redwood City • San Bruno • San Carlos • San Mateo • San Mateo County • South San Francisco • Woodside*

AIRPORT LAND USE COMMITTEE (ALUC) AGENDA

Date: Thursday, April 23, 2026	Join by Zoom Webinar: https://us02web.zoom.us/j/81335481228?pwd=eEQ2cmI4VzUrRHk0Nk4ybKZ4cWtDUT09
Time: 4:30 p.m.	Webinar ID: 813 3548 1228
Location: Burlingame Community Center 850 Burlingame Avenue Burlingame, CA	Passcode: 839437
	Join by Phone: (669) 900-6833

*** IN-PERSON MEETING WITH REMOTE PUBLIC PARTICIPATION AVAILABLE***

This meeting of the Airport Land Use Committee will be held in person (at the location listed above). Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person at the location above. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

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| 1. Call to Order/Roll Call | Action
(Pappajohn) | |
| 2. Public Comment on Items not on the Agenda | Limited to 2
minutes per
speaker | |
| 3. Approval of Minutes for the March 26, 2026 meeting. | Action
(Pappajohn) | Page 1 |
| 4. San Carlos Airport Land Use Compatibility Plan
Consistency Review – Draft Northeast Area Specific
Plan, San Carlos. | Action
(Charpentier) | Page 4 |
| 5. San Carlos Airport Land Use Compatibility Plan
Consistency Review – Review of amendments to the
Redwood City Zoning Code including general updates, | Action
(Charpentier) | Page 36 |

measures to implement programs in the Housing Element and permit streamlining provisions.

- 6. Member Comments/Announcements Information
- 7. Items from Staff Information
- 8. Adjournment – *Next regular meeting – May 28, 2026*

NOTE: All items appearing on the agenda are subject to action by the Committee. Actions recommended by staff are subject to change by the Committee.

If you have any questions regarding the C/CAG Airport Land Use Committee Meeting Agenda, please contact Matt Petrofsky, mpetrofsky@smcgov.org

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PUBLIC NOTICING: All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Courtyard, 555 County Center, Redwood City, CA, and on C/CAG’s website at: <http://www.ccag.ca.gov>.

PUBLIC RECORDS: Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the office of the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG’s website at: <http://www.ccag.ca.gov>. Please note that C/CAG’s office is open to the public by appointment only; please contact Mima Guilles at (650) 599-1406 to arrange for inspection of public records.

ADA Requests: Persons with disabilities who require auxiliary aids or services to participate in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

PUBLIC PARTICIPATION: Members of the public may address the Committee as follows:

Written comments should be emailed in advance of the meeting. Please read the following instructions carefully:

1. Written comments should be emailed to mpetrofsky@smcgov.org
2. The email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda.
3. If your emailed comments are received at least 2 hours prior to the meeting, they will be provided to the ALUC Committee members, made publicly available on the C/CAG website along with the agenda, but will not be read aloud by staff during the meeting. We cannot guarantee that comments received less than 2 hours before the meeting will be distributed to the Committee members, but they will be included in the administrative record of the meeting.

In Person Participation

1. Persons wishing to speak should fill out a speaker's slip provided in the meeting room. If you have anything that you wish distributed to the Committee and included in the official record, please hand it to C/CAG staff who will distribute the information to the Committee members.
2. Public comment is limited to two minutes per speaker.

Remote Participation

Oral comments will be accepted during the meeting through Zoom. Please read the following instructions carefully:

1. The ALUC Committee meeting may be accessed through Zoom at the online location indicated at the top of this agenda.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by your name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the C/CAG staff member or ALUC Committee Chair call for the item on which you wish to speak, click on "raise hand." The C/CAG staff member will activate and unmute speakers in turn. Speakers will be notified shortly before they are called on to speak. If calling in via phone, press *9 to raise your hand and when called upon press *6 to unmute.
5. When called, please limit your remarks to the two-minute time limit.

If you have any questions about this agenda, please contact C/CAG staff:

Executive Director: Sean Charpentier (650) 599-1409 or scharpentier@smcgov.org

ALUC Staff: Matt Petrofsky, mpetrofsky@smcgov.org

C/CAG AGENDA REPORT

Date: April 23, 2026

To: Airport Land Use Committee

From: Sean Charpentier, C/CAG Executive Director

Subject: San Carlos Airport Land Use Compatibility Plan Consistency Review – Review of amendments to the Redwood City Zoning Code including general updates, measures to implement programs in the Housing Element and permit streamlining provisions.

(For further information please contact Sean Charpentier, scharpentier@smcgov.org)

RECOMMENDATION

That the C/CAG Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the San Mateo County Airport Land Use Commission, determine that the proposed amendments to the Redwood City Zoning Code including general updates, measures to implement programs in the Housing Element and permit streamlining provisions are consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (San Carlos ALUCP), subject to the following condition:

- Prior to adoption, the Use Tables for the MUC and MUT zone districts shall be amended to note that health/fitness club uses need to be reviewed for ALUCP Safety Compatibility criteria related to assembly uses.

BACKGROUND/ PROJECT DESCRIPTION

The City of Redwood City has prepared amendments to its Zoning Code in order to: 1) clean up sections that have become outdated over time and/or internally inconsistent; 2) implement required programs in the City's Housing Element; and 3) implement streamlining policies to encourage expedited review of development applications. In accordance with California Public Utilities Code (PUC) Section 21676(b), Redwood City has submitted these amendments to the ALUC for a determination of consistency with relevant airport / land use compatibility criteria in the San Carlos ALUCP.

The proposed amendments (complete text) are included in **Attachment 3**, and cover a wide range of topics, many of which are not relevant to ALUCP compatibility. Accordingly, this report will focus only on those text amendments that relate to ALUC concerns.

The proposed amendments build on previous Zoning Ordinance revisions that Redwood City adopted in 2023, that included a section in the Code entitled, “Airport Land Use Compatibility Plan Consistency”, referencing the provisions of the San Carlos ALUCP, and requiring all applicable projects comply with the relevant Noise, Safety, Airspace Protection and Overflight policies (see **Attachment 2**). Relevant to ALUCP consistency, the proposed amendments include minor changes

