



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

APPLICANT INFORMATION

Agency: [City of San Carlos](#)

Project Name: [Northeast Area Specific Plan](#)

Address: [600 Elm Street](#)

APN: [See description below](#)

City: [San Carlos](#)

State: [CA](#)

ZIP Code: [94070](#)

Staff Contact: [Rendell Bustos](#)

Phone: [\(650\) 802-4255](#)

Email: rbustos@cityofsancarlos.org

PROJECT DESCRIPTION

The Northeast Area Specific Plan (NEASP) is a comprehensive planning and policy document that establishes a long-term vision and guides growth in the Northeast Area of San Carlos. The Northeast Area consists of approximately 145 acres and is roughly bound by Belmont Creek, US Highway 101, the western property lines of residential parcels along Northwood Drive, the northeastern property lines of the residential parcels along Fairfield Drive, the southeast property line of the Palo Alto Medical Foundation, and Old County Road (see Exhibit B). The NEASP incorporates key guiding principles into an overall vision for a district that balances traditional industry, innovation, environmental resiliency, and inclusive community life. Key updates include amendments to General Plan Land Use designations, zoning reclassifications, increases to maximum building heights, introduction of a bonus height and community benefits program, updates to permitted land uses, and increases to maximum floor area ratio. Refer to Exhibit A for a complete version of the draft NEASP.

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: [See Exhibit A: Draft Northeast Area Specific Plan](#)

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.
 - [See Exhibit B: Northeast Area Specific Plan Boundary](#)
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - [See San Carlos Municipal Code Section 18.21.050.](#)
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - [See Exhibit B: Northeast Area Specific Plan Boundary](#)
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - [See San Carlos Municipal Code Section 18.21.050.](#)
 - 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 Exhibit A: Northeast Area Specific Plan, sections 4.6 Height Standards, and 4.7 Bonus FAR and Building Height Provisions](#) for proposed amendments to maximum building heights.

- 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 San Carlos Municipal Code Section 18.21.050(F)(2).

2. Real Estate Disclosure requirements related to airport proximity
See San Carlos Municipal Code Section 18.21.050(D).
3. Any related environmental documentation (electronic copy preferred)
See Exhibit C: Draft EIR (In Public Review until April 16, 2026). Appendices can be viewed online at www.sancarlosnortheastplan.com
4. Other documentation as may be required (ex. related staff reports, etc.)

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>

18.21.150 San Carlos Airport land use compatibility plan consistency.

This section establishes standards and requirements related to consistency within the County of San Mateo's Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (ALUCP). The ALUCP outlines the following requirements and criteria for proposed development projects, alterations, or changes of use that are subject to the ALUCP:

A. Safety Compatibility Evaluation. All proposed development projects, alterations, or changes of use subject to the ALUCP will be reviewed for consistency with the County of San Mateo's Safety Compatibility Policies of the ALUCP. Project applicants shall be required to evaluate potential safety issues if the property is located within any of the safety compatibility zones established in the ALUCP.

B. Airspace Protection Evaluation. All proposed development projects, alterations, or changes of use subject to the ALUCP will be reviewed for consistency with Airspace Protection Policies of the ALUCP. These include notice of proposed construction or alteration, maximum compatible building height and other flight hazards and aviation easement requirements of San Carlos ALUCP Airspace Protection Policy 7.

C. Airport Noise Evaluation and Mitigation. All proposed development projects, alterations, or changes of use subject to the ALUCP will be reviewed for consistency with the noise policies of the ALUCP, including the aviation easement requirements of San Carlos ALUCP Noise Policy 7. Uses listed as "conditionally compatible" in the ALUCP will be required to mitigate impacts to comply with the interior noise standards established in the ALUCP or General Plan, whichever is more restrictive.

D. Airport Real Estate Disclosure Notices. Proximity to the airport could affect allowable development and uses. All proposed developments, alterations, or changes of use that are subject to the ALUCP are required to comply with the real estate disclosure requirements of State law (California Business and Professions Code Section [11010\(b\)\(13\)](#)). The following statement by the seller must be included in the notice of intention to offer the property for sale or lease:

Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the

property before you complete your purchase and determine whether they are acceptable to you.

E. Overflight Notification Requirement. All new residential development projects, other than additions and accessory dwelling units (ADUs), within Overflight Notification Zone 2 shall incorporate a recorded overflight notification requirement as a condition of approval in order to provide a permanent form of overflight notification to all future property owners, consistent with ALUCP Overflight Policies.

F. Federal Aviation Administration (FAA) Requirements. Proof of consistency with FAA rules and regulations must be provided through one (1) of the following ways:

1. A Federal Aviation Administration Review Not Required Form must be signed prior to issuance of building permit.
2. Receive a determination of no hazard by the FAA after submittal of FAA Form 7460-1, Notice of Proposed Construction. Instructions and additional information on Form 7460 can found within the ALUCP and on the FAA's website.

G. Local Agency Override of an Airport Land Use Commission Determination. A process under which the City Council may overrule certain Airport Land Use Commission determinations under certain circumstances is established in Sections [21675.1\(d\)](#), [21676\(b\)](#) and [21676\(c\)](#) of the Public Utilities Code and outlined in the ALUCP.

H. Required Disclosures. In the event of local override action of an Airport Land Use Commission determination, disclosures may be required from property owners as a condition of approval for any use listed as conditional in the ALUCP noise or safety compatibility zone that corresponds with the site of the proposed project, including childcare, congregate care facilities, etc. Property owners are encouraged to provide appropriate notices to their tenants. (Ord. 1606 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

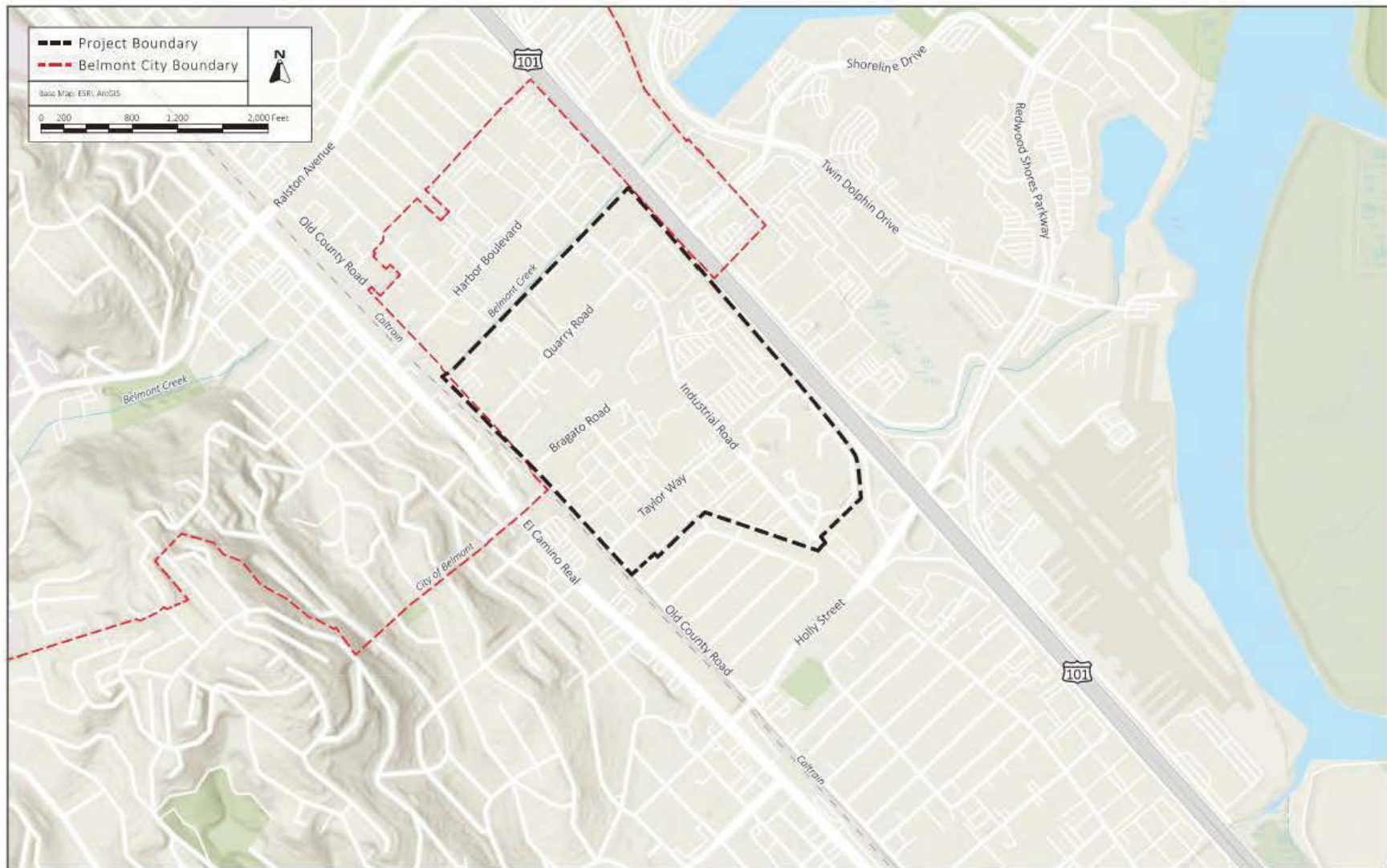


Figure 2 Vicinity Map

Source: City of San Carlos; David J. Powers & Associates, Inc.

LAND USE AND URBAN FORM

4.1

Land Use Designations

The framework provides flexibility for both existing and future land use designations to advance a 21st century model for mixed-use development focused on makers and innovators.

STANDARDS

4.1.1 Land Use Designations

The District is organized into two land use designations: Planned Industrial and Mixed-Use, 75 and Mixed-Use 90 DUs/Acre.

Planned Industrial

The Planned Industrial land use designation includes the area in purple as illustrated in **Figure 22**. Consistent with the General Plan, this designation permits research and development, bio-tech, light industrial, flex, warehousing, and related uses.

Mixed-Use 75 and Mixed-Use 90 DUs/Acre

The Mixed-Use 75 Du/Acre permits densities of 57-75 Dwelling Units per Acre (DUs/Acre) and Mixed-Use 90 Du/Acre allows densities of 68-90 Dwelling Units per Acre (DUs/Acre). These designations are shown as the area in light yellow and yellow respectively, in **Figure 22**. Due to its proximity to the San Carlos Caltrain Station, Downtown San Carlos, and the Greater East San Carlos Neighborhood, this designation permits multi-family residential uses and mixed-uses at densities of 75-90 DU/Acre.

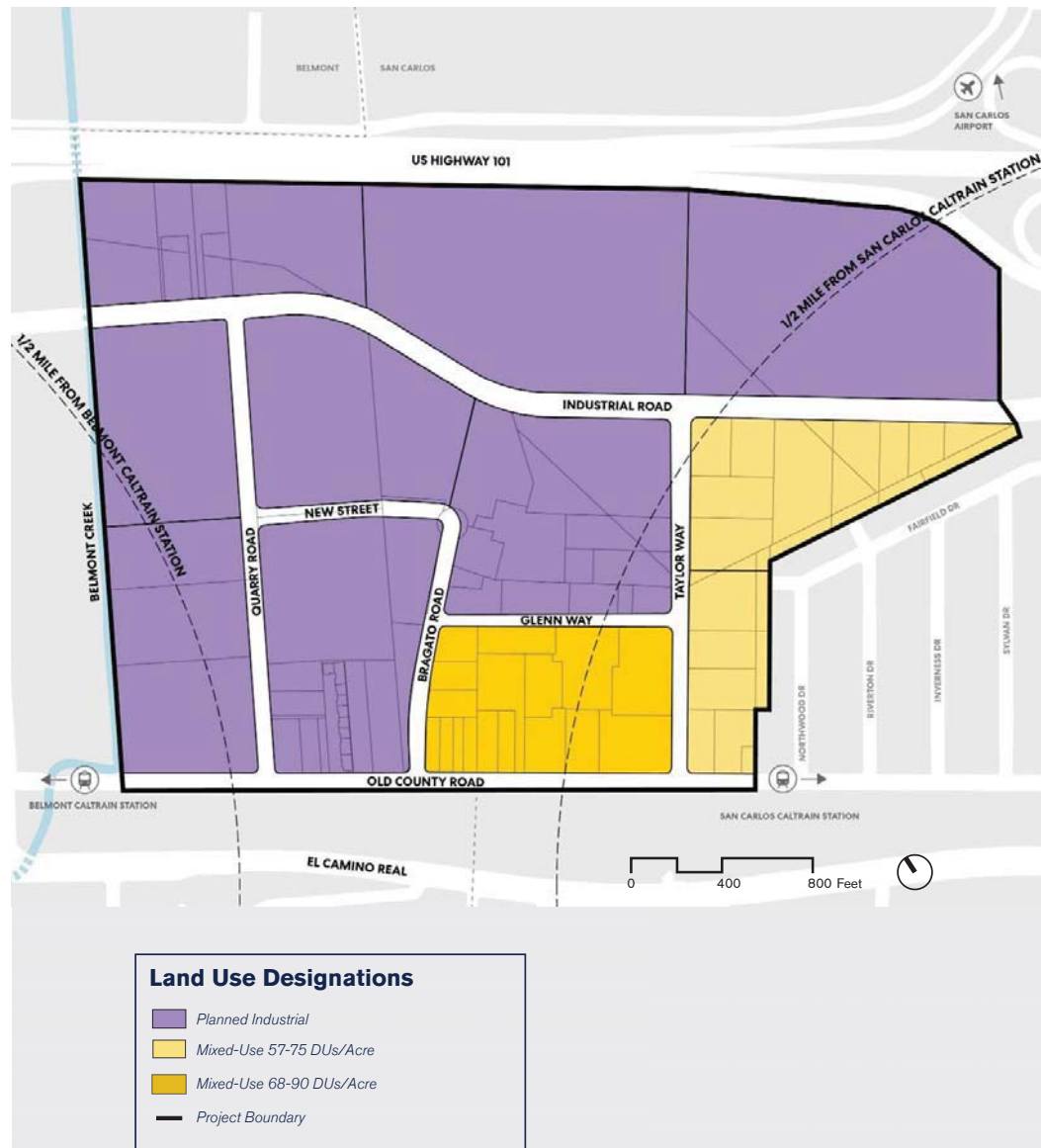


Figure 22 Land Use Designations Map

LAND USE AND URBAN FORM

4.2 Zoning Districts

The Northeast Area's land use designations are codified into distinct Zoning Districts.

STANDARDS

4.2.1 Zoning

The Northeast Area shall be organized into the following zoning districts: Production and Innovation, Mixed-Use Northeast 90, Mixed-Use Northeast 75, Industrial Professional, and Planned Development.

Production and Innovation (P-I)

The Production and Innovation Zone is shown in the area in purple as illustrated in Figure 23. This District is intended to foster a mix of industrial workshops, warehouses, commercial recreation, research and development, office, and retail.

Mixed-Use Northeast 90 (MU-NE-90)

The Mixed-Use Northeast 90 Zone is shown in the area in gold as illustrated in Figure 23. Due to its proximity to both the San Carlos and Belmont Caltrain Stations, Downtown San Carlos, and El Camino Real, this District is intended for higher density multi-family residential, retail, and ground floor active uses.

Mixed-Use Northeast 75 (MU-NE-75)

The Mixed-Use Northeast 75 Zone is shown in the area in yellow as illustrated in Figure 23. Due to its adjacency to the Greater East San Carlos Neighborhood, this District is intended to provide medium to high density mix of multi-family residential, retail and ground floor active uses.

Industrial Professional (IP)

As illustrated in Figure 23, the Industrial Professional District is intended for large or campus-like office and technology development that includes office, research, and development, manufacturing, and other large-scale professional uses.

Planned Development (PD)

The Northeast Area contains three Planned Development sites as shown in the blue hatching as illustrated in Figure 23. These PDs were established to provide site specific coordination and development standards. This includes PD 18, PD 21, and PD 28.

4.2.2 Legal Non-Conforming Uses

Applicants shall refer to **San Carlos Municipal Code (SCMC) 18.19 Nonconforming uses, Structures, and Lots.**

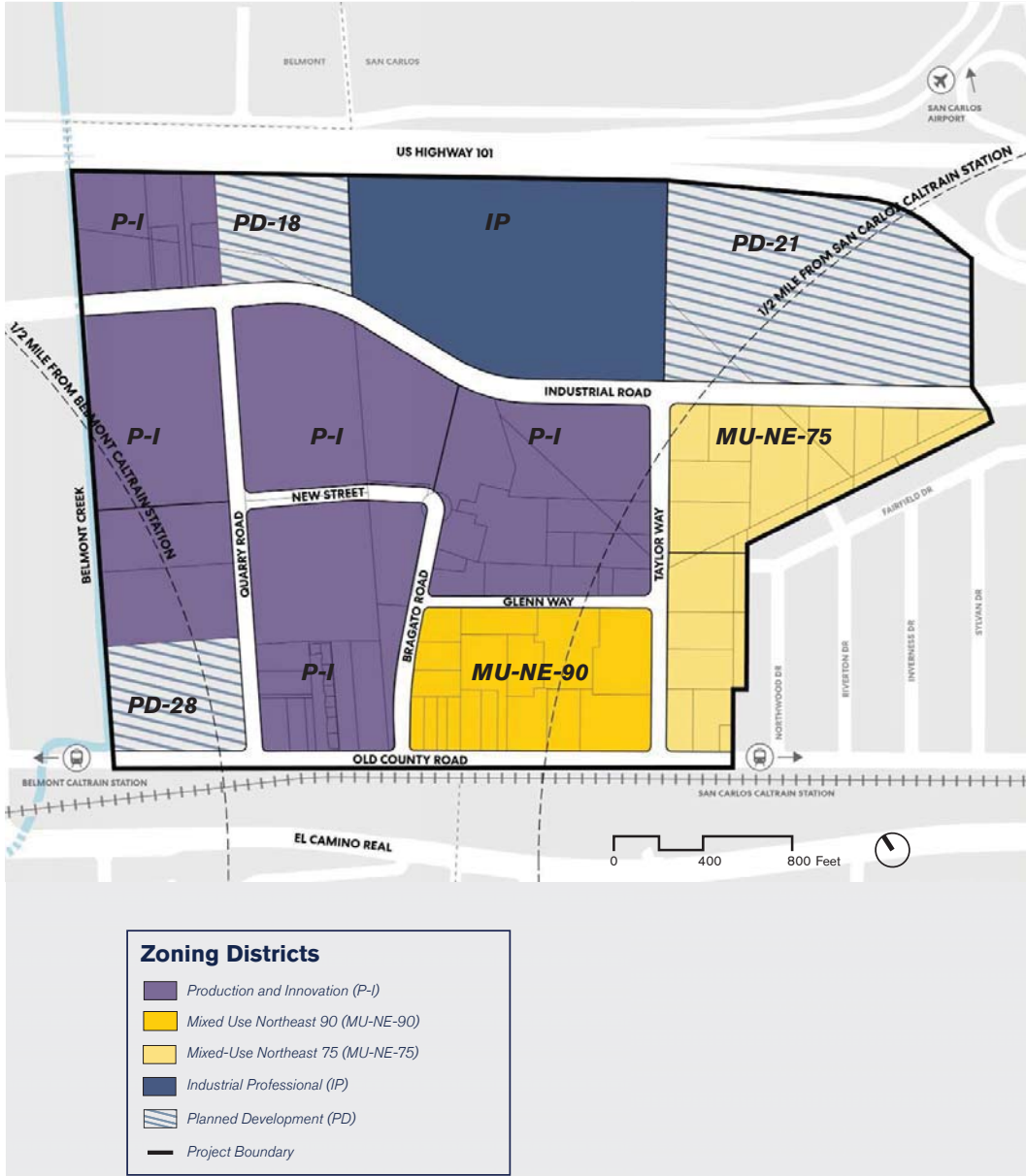


Figure 23 Zoning Districts Map

4.5

Land Use Regulations - Mixed-Use Districts

Use classifications are defined in **San Carlos Municipal Code (SCMC) Chapter 18.40**, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this title.

Use classifications describe one (1) or more uses of land having similar characteristics but do not list every use or activity that may appropriately be within the classification. The Planning and Transportation Commission, upon request from the Director, shall determine whether a specific use shall be deemed to be within one (1) or more use classifications or not within any classification in this chapter. The Commission may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

4.5.1 Permitted Uses for Mixed-Use Districts

The regulations for each are established by letter designation as follows:

- “ **P** ” designates permitted uses.
- “ **C** ” designates use classifications that are permitted after review and approval of a conditional use permit by the Planning and Transportation Commission.
- “ - ” designates uses that are not permitted.
- “ **M** ” designates use classifications that are permitted after review and approval of a minor use permit by the Zoning Administrator.

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
RESIDENTIAL USES						
Residential Housing Types	See subclassifications below					
Multi-Unit Residential	P	P		P	-	
Accessory Dwelling Unit	P	P		P	-	Only if the site includes a proposed or existing dwelling. See Section 18.23.210, Accessory dwelling units
Junior Accessory Dwelling Unit	-	-		-	-	
Elderly and Long-Term Care	C	C		P	-	
Family Child Care	See subclassifications below					

Table 3 Land Use Regulations - Mixed-Use Districts

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Small	P	P		P	-	
Large	P	P		P	-	See Section 18.23.090, Day care centers and large family child care homes
Residential Care Facilities	See subclassifications below					
General	-	-		-	-	See Section 18.23.200, Residential care facilities
Limited	P	P		P	-	
Senior	P	P		P	-	See Section 18.23.200, Residential care facilities
Single Room Occupancy	C	C		C	-	See Section 18.23.220, Single room occupancy hotels
Transitional Housing	P	P		P	-	See Section 18.23.250, Transitional and supportive housing
Supportive Housing	P	P		P	-	See Section 18.23.250, Transitional and supportive housing
PUBLIC AND SEMI-PUBLIC USES						
Colleges and Trade Schools, Public or Private	-	-		C	-	
Community Assembly, Less Than 3,500 Square Feet	-	-		P	-	See Section 18.23.080, Community assembly facilities
Community Assembly, 3,500 Square Feet or More	-	-		C	-	See Section 18.23.080, Community assembly facilities
Community Garden	P	P		P	C	
Cultural Institutions	-	-		P	M	
Day Care Centers	-	-		P(4)	-	See Section 18.23.090, Day care
Emergency Shelters	C	C		-	-	

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Government Offices	-	-		M	-	
Hospitals	-	-		-	-	
Clinics	-	-		P	-	
Instructional Services	-	-		P(4)	M	
Park and Recreation Facilities, Public	P	P		P	-	
Public Safety Facilities	-	-		M	-	
Schools, Public or Private	-	-		C	-	
Social Service Facilities	-	-		C	-	
COMMERCIAL USES						
Animal Care, Sales and Services	See subclassifications below					
Grooming and Pet Stores	-	-		P	P	
Veterinary Services	-	-		C	C	
Artist's Studio	-	-		P	M	
Automobile/Vehicle Sales and Services	See subclassifications below					
Automobile Rentals	-	-		C	-	See Section 18.23.050, Automobile/vehicle sales and services
Automobile/Vehicle Repair, Major	-	-		-	-	
Automobile/Vehicle Service and Repair, Minor	-	-		-	-	
Automobile/Vehicle Sales and Leasing	-	-		-	-	
Automobile/Vehicle Washing	-	-		-	-	
Large Vehicle and Equipment Sales, Service and Rental	-	-		-	-	

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Service Station	-	-		-	-	See Section 18.23.050, Automobile/ vehicle sales and services
Towing and Impound	-	-		-	-	
Vehicle Storage	-	-		-	-	
Banks and Financial Institutions	-	-		P	-	
Business Services	-	-		P	-	
Commercial Entertainment and Recreation	See subclassifications below					
Cinema/Theaters	-	-		C	C	
Large-Scale	-	-		C	C	
Small-Scale	-	-		C	C	
Eating and Drinking Establishments	See subclassifications below					
Bars/Night Clubs/Lounges	-	-		C	C	See Section 18.23.060 Bars/nightclubs/ lounges and commercial entertainment and recreation
Full Service	-	-		P	P	See Section 18.23.140, Outdoor dining
Convenience	-	-		P	P	
Food Preparation	-	-		P(4)	-	
Lodging	-	-		-	-	
Offices	See subclassifications below					
Business and Professional	-	-		P	-	
Medical and Dental	-	-		P	-	
Walk-In Clientele	-	-		P	-	

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Funeral Parlors and Interment Services	-	-		-	-	
Personal Services	See subclassifications below					
General Personal Services	-	-		P	C	
Tattoo or Body Modification Parlor	-	-		P	C	See Section 18.23.170, Personal service
Retail Sales	See subclassifications below					
Building Materials and Services	-	-		-	-	
Cannabis Dispensary	-	-		-	-	
Convenience Markets	-	-		P	P	
Food and Beverage Sales	-	-		P(3)	P(3)	
General Retail	-	-		P(3)	P(3)	
Price Point Retail	-	-		-	-	
Second Hand Store	-	-		P	P	
Retail Establishments Selling Ammunition or Firearms	-	-		-	-	See Section 18.23.290, Retail establishments selling ammunition or firearms
Construction and Material Yards	-	-		-	-	See Section 18.23.160, Outdoor storage
Custom Manufacturing	-	-		P	C	
Industry, General	-	-		-	-	See Section 18.23.270, Commercial cannabis businesses
Industry, Limited	-	-		-	-	
Recycling Facility	See subclassifications below					

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Reverse Vending Machine	-	-		-	-	See Section 18.23.190, Recycling facilities
Recycling Collection Facility	-	-		-	-	
Recycling Processing Facility	-	-		-	-	
Research and Development	-	-		-	-	See Section 18.23.270, Commercial cannabis businesses
Salvage and Wrecking	-	-		-	-	
Warehousing and Storage	See subclassifications below					
Chemical, Mineral, and Explosives Storage	-	-		-	-	
Indoor Warehousing and Storage	-	-		-	-	
Outdoor Storage	-	-		-	-	
Wholesaling and Distribution	-	-		-	-	
Cannabis Microbusiness	-	-		-	-	See Section 18.23.270, Commercial cannabis businesses
Communication Facilities	See subclassifications below					
Antenna and Transmission Towers	See Chapter 18.24, Wireless Telecommunications Facilities					
Facilities within Buildings	-	-		-	-	
Freight/Truck Terminals and Warehouses	-	-		-	-	
Light Fleet-Based Services	-	-		-	-	
Parking, Public or Private	-	-		-	-	
Utilities, Major	-	-		-	-	
Utilities, Minor	P	P		P	P	

USE CLASSIFICATIONS	MU-NE-75	MU-NE-90		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Waste Transfer Facility	-	-		-	-	
OTHER APPLICABLE TYPES						
Accessory Uses and Structures	See Section 18.23.030, Accessory uses, and Section 18.15.020, Accessory buildings and structures					
Home Occupations	P	P		P	-	See Section 18.23.120 Home occupations
Drive-In and Drive-Through Facilities	Prohibited in MU districts; see Section 18.23.100, Drive-in and drive-through facilities					
Nonconforming Use	Chapter 18.19, Nonconforming Uses, Structures, and Lots					
Temporary Use	Chapter 18.31, Temporary Use Permits					

Specific Limitations:

1. Shall be conducted entirely within an enclosed building.
2. Limited to establishments with a gross floor area of five thousand (5,000) square feet.
3. Minor use permit required for uses adjacent to R districts.
4. Shall be required to submit a Pick-Up and Drop-Off Plan, subject to review and approval by the Planning Director. The Planning Director may refer items directly to the Zoning Administrator when in his/her/their opinion the public interest would be better served by having the Zoning Administrator conduct review and approval of Instructional Services.

4.6

Land Use Regulations - Industrial District

4.6.1 Permitted Uses for Production and Innovation, and Industrial Professional Uses

The regulations for each are established by letter designation as follows:

“ **P** ” designates permitted uses.

“ **C** ” designates use classifications that are permitted after review and approval of a conditional use permit by the Planning and Transportation Commission.

“ - ” designates uses that are not permitted.

“ **M** ” designates ministerial approval

USE CLASSIFICATIONS	P-I	IP		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	INDUSTRIAL, ARTISAN, MANUFACTURING USES (IAM) FRONTAGES	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
PUBLIC AND SEMI-PUBLIC USES							
Colleges and Trade Schools, Public or Private	C	-		C	C	-	
Government Offices	C	C		M	-	-	
Hospitals	-	C		-	-	-	
Clinics	-	-		P	-	-	
Public Safety Facilities	M	-		M	-	-	
COMMERCIAL USES							
Animal Care, Sales and Services	See subclassifications below						
Grooming and Pet Stores	M	-		P	-	P	
Kennels	M	-		M	-	-	

Table 4 Land Use Regulations - Industrial Districts

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	P-I	IP		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	INDUSTRIAL, ARTISAN, MANUFACTURING USES (IAM) FRONTAGES	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Veterinary Services	M	-		M	-	C	
Artist's Studio	P	-		P	P	M	
Automobile/Vehicle	See subclassifications below						
Automobile Rentals	C(1)	C(4)		C(1)	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Automobile/Vehicle Repair, Major	P	C		P	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Automobile/Vehicle Service and Repair, Minor	P	-		P	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Automobile/Vehicle Sales and Leasing	C(1)	C(4)		C(1)	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Automobile/Vehicle Washing	P	-		P	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Large Vehicle and Equipment Sales, Service and Rental	P	-		M	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Service Station	P(3)	-		P(3)	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Towing and Impound	M	-		M	-	-	See Section 18.23.050, Automobile/vehicle sales and services
Vehicle Storage	M	-		M	-	-	See Section 18.23.050, Automobile/vehicle sales and services

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	P-I	IP		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	INDUSTRIAL, ARTISAN, MANUFACTURING USES (IAM) FRONTAGES	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Banks and Financial Institutions	-	-		P	-	-	
Business Services	P	P		P	P	-	
Commercial Entertainment and Recreation	See subclassifications below						
Cinema/Theaters	C	-		C	-	C	See Section 18.23.060 Bars/nightclubs/lounges and commercial entertainment and recreation
Large-Scale	C	-		C	-	C	See Section 18.23.060 Bars/nightclubs/lounges and commercial entertainment and recreation
Small-Scale	C	-		C	-	C	See Section 18.23.060 Bars/nightclubs/lounges and commercial entertainment and recreation
Eating and Drinking Establishments	See subclassifications below						
Bars/Night Clubs/Lounges	C	-		C	C	C	See Section 18.23.140, Outdoor dining See Section 18.23.060 Bars/nightclubs/lounges and commercial entertainment and recreation
Full Service	P(5)	P(5)		P(5)	P(5)	P(5)	See Section 18.23.140, Outdoor dining
Convenience	M(5)	M(5)		P(5)	P(5)	P(5)	

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	P-I	IP		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	INDUSTRIAL, ARTISAN, MANUFACTURING USES (IAM) FRONTAGES	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Food Preparation	P	-		M	P	-	
Nurseries and Garden Centers	M	-		M	M	-	
Lodging	-	-		-	-	-	
Bed and Breakfast	-	-		-	-	-	
Hotels and Motels	C	-		C	-	-	
Offices	See subclassifications below						
Business and Professional	P	M		P	M	-	
Medical and Dental	P	M		P	-	-	
Walk-In Clientele	P	P		P	M	-	
Funeral Parlors and Interment Services	-	-		-	-	-	
Personal Services	See subclassifications below						
General Personal Services	C	C		P	P	C	See Section 18.23.170 Personal services
Tattoo or Body Modification Parlor	C	C		M	P	C	See Section 18.23.170 Personal services
Retail Sales	See subclassifications below						
Building Materials and Services	M	-		-	-	-	
Cannabis Dispensary	-	-		-	-	-	
Convenience Markets	M(5)	M(5)		P(5)	-	P(5)	
Food and Beverage Sales	M(5)	M(5)		P(5)	P(5)	P(5)	
General Retail	M(5)	-		P(5)	-	P(5)	

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	P-I	IP		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	INDUSTRIAL, ARTISAN, MANUFACTURING USES (IAM) FRONTAGES	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Price Point Retail	-	-		-	-	-	
Second Hand Store	P(5)	P(5)		P(5)	P(5)	P(5)	
Retail Establishments Selling Ammunition or Firearms	-	-		-	-	-	See Section 18.23.290, Retail establishments selling ammunition or firearms
INDUSTRIAL USES							
Construction and Material Yards	P	-		M	M	-	
Custom Manufacturing	P	-		P	P	M	
Industry, General	P	-		P	P	-	
Industry, Limited	P	P		P	P	-	
Reverse Vending Machine	P	-		P	-	-	
Recycling Collection Facility	C	-		C	-	-	See Section 18.23.190 Recycling facilities.
Recycling Processing Facility	C	-		C	-	-	
Salvage and Wrecking	M	-		-	-	-	
Research and Development	P	P		P	M	-	
Research and Development Activities Requiring BSL-1 and BSL-2 Containment	P	P		P	M	-	
Research and Development Activities Requiring BSL-3 Containment	-	-		-	-	-	
Research and Development Activities Requiring BSL-4 Containment	-	-		-	-	-	
Warehousing and Storage	See subclassifications below						

LAND USE AND URBAN FORM

USE CLASSIFICATIONS	P-I	IP		ALLOWED GROUND FLOOR ACTIVE USE CORRIDORS	INDUSTRIAL, ARTISAN, MANUFACTURING USES (IAM) FRONTAGES	REQUIRED RETAIL CORNERS	ADDITIONAL REGULATIONS
Chemical, Mineral, and Explosives Storage	C(6)	-		C(6)	-	-	
Indoor Warehousing and Storage	P	-		P	-	-	See Section 18.15.090, Screening
Outdoor Storage	P	-		-	-	-	See Section 18.15.090, Screening See Section 18.23.160 Outdoor storage
Wholesaling and Distribution	P	-		P	-	-	
Cannabis Microbusiness	-	-		-	-	-	See Section 18.23.270, Commercial cannabis businesses
Communication Facilities	See subclassifications below						
Antenna and Transmission Towers	See Chapter 18.24, Wireless Telecommunications Facilities						
Facilities within Buildings	M	M		M	-	-	
Freight/Truck Terminals and Warehouses	C	-		C	-	-	
Light Fleet-Based Services	P	-		P	-	-	
Parking, Public or Private	P	-		P	-	-	
Utilities, Major	C	C		C	-	-	
Utilities, Minor	P	P		P	P	P	
Waste Transfer Facility	P	-		P	-	-	
OTHER APPLICABLE TYPES							
Accessory Uses and Structures	See Section 18.23.030, Accessory uses, and Section 18.15.020, Accessory buildings and structures						
Nonconforming Use	Chapter 18.19, Nonconforming Uses, Structures, and Lots						
Temporary Use	Chapter 18.31, Temporary Use Permits						

Specific Limitations:

1. Shall be conducted entirely within an enclosed building.
2. Limited to establishments with a gross floor area of five thousand (5,000) square feet or less.
3. Limited to alternative fueling stations such as for electric or hybrid vehicles, hydrogen-powered vehicles, and similar vehicles using alternative fuels.
4. Limited to properties between Industrial Road and Highway 101 and adjacent to Shoreway Road.
5. Permitted only as an accessory use.
6. Prohibited within five hundred (500) feet of a residential district.

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4.8

Height Standards

The Northeast Area uses a calibrated height framework designed to accommodate future growth and redevelopment, while preserving an appropriate scale and transition to surrounding residential neighborhoods.

STANDARDS

4.8.1 Maximum Building Heights

Maximum building heights shall adhere to **Figure 27**, with heights ranging from 75 feet to 100 feet. Bonus heights for select properties shall be allowed as set forth under **Section 4.8**. Properties zoned MU-NE-75 and MU-NE-90 do not qualify for additional heights unless otherwise allowed under State Law for housing development.

4.8.2 Measuring Building Height

Building height shall be measured pursuant to **San Carlos Municipal Code (SCMC) 18.03 Rules of Measurement**.

4.8.3 San Carlos Airport FAA Compliance

Applicants shall measure mean sea level (MSL) of development site to determine allowable maximum height envelop. All development shall comply with Federal Aviation Administration (FAA) regulations and subject to review by C/CAG Airport Land Use Commission (ALUC), as necessary.

4.8.4 Height Stepdowns

New development in the MU-NE-75 Zoning District shall step down to 35 feet when a building is within 130 feet of the rear lot line abutting the 50 foot easement. The minimum 30 foot landscape buffer shall occur within the 130 feet. For more information on Landscape Buffers go to **Section 4.13.2**. An example of the stepdown is illustrated in **Figure 26**.

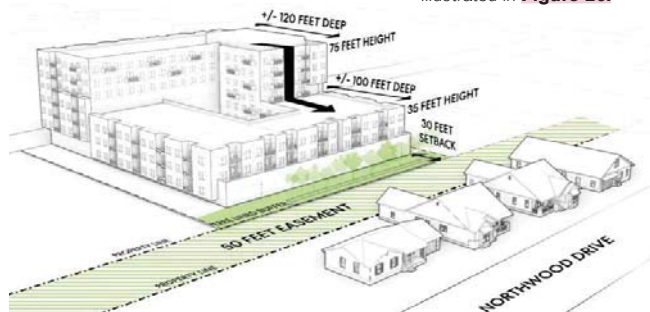


Figure 26 Easement, Setback and Height Diagram

Northeast Area Specific Plan



Figure 27 Maximum Building Heights Map



4.9

Bonus FAR and Building Height Provisions

To provide an incentive for development, and in partnership with the City to provide community benefits that would not otherwise be created, a non-residential project may have increased FAR, and/or height in return for provision of specific community benefits. Bonus FAR and height regulations provide opportunity to deliver tangible community benefits within the district. These standards apply to new development within sites zoned P-I.

STANDARDS

4.9.1 Bonus FAR and Building Height

Applicants shall adhere to **Figure 28** to determine if property is qualified to earn an FAR or Building Height bonus. There is no cap on bonus FAR.

4.9.2 Community Benefits Menu

Applicants shall refer to **Section 7.10** to review the Community Benefits menu and calculation method.

4.9.3 San Carlos Airport FAA Compliance

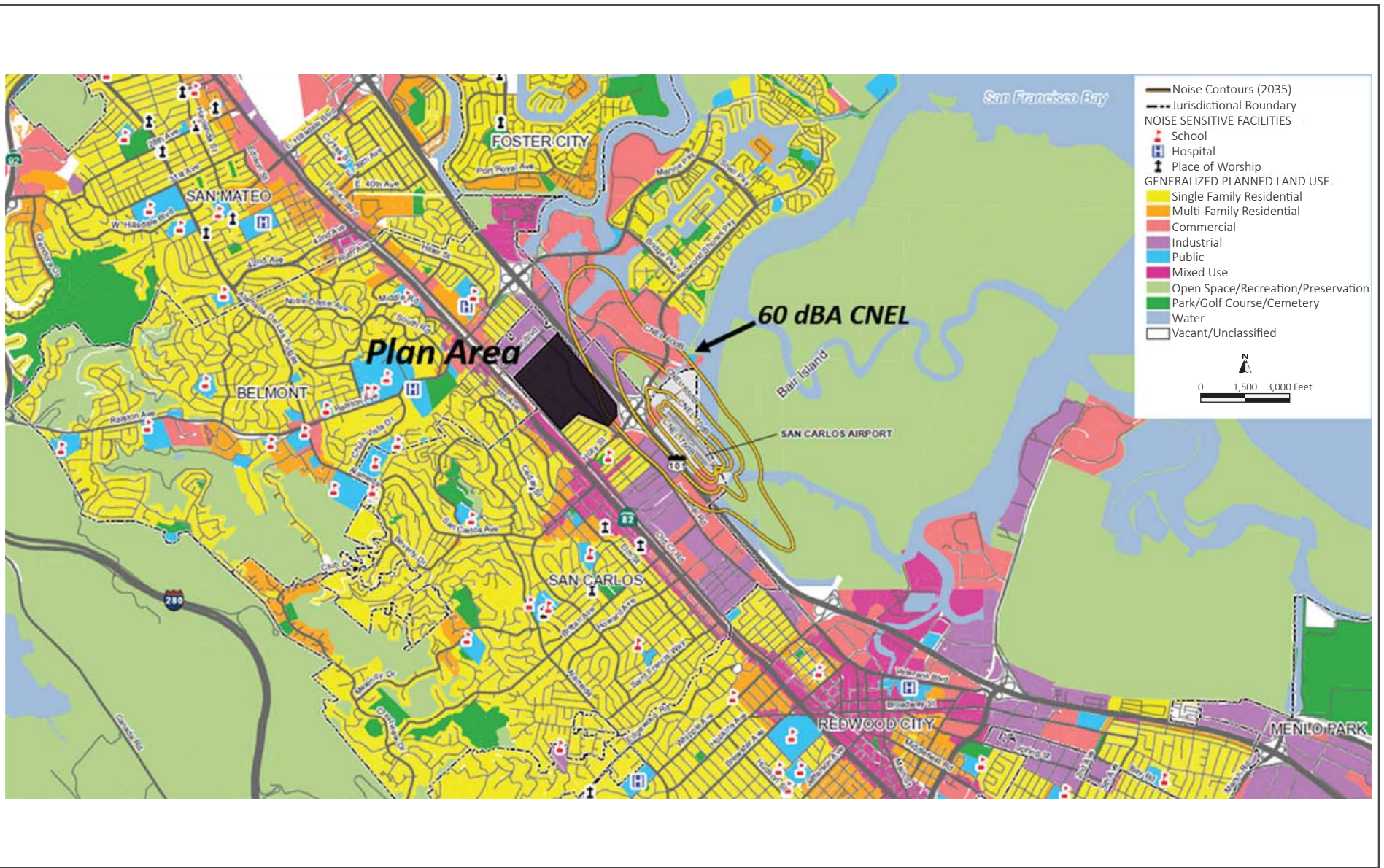
Applicants shall measure mean sea level (MSL) of development site to determine allowable maximum height envelop. All development shall comply with Federal Aviation Administration (FAA) regulations and maintain compliance with C/CAG Airport Land Use Compatibility Plan (ALUCP).



Figure 28 Bonus Density and Height Map

Bonus FAR and Building Height Provisions

- No FAR Cap, Maximum Height - 155 Feet above MSL
- Project Boundary

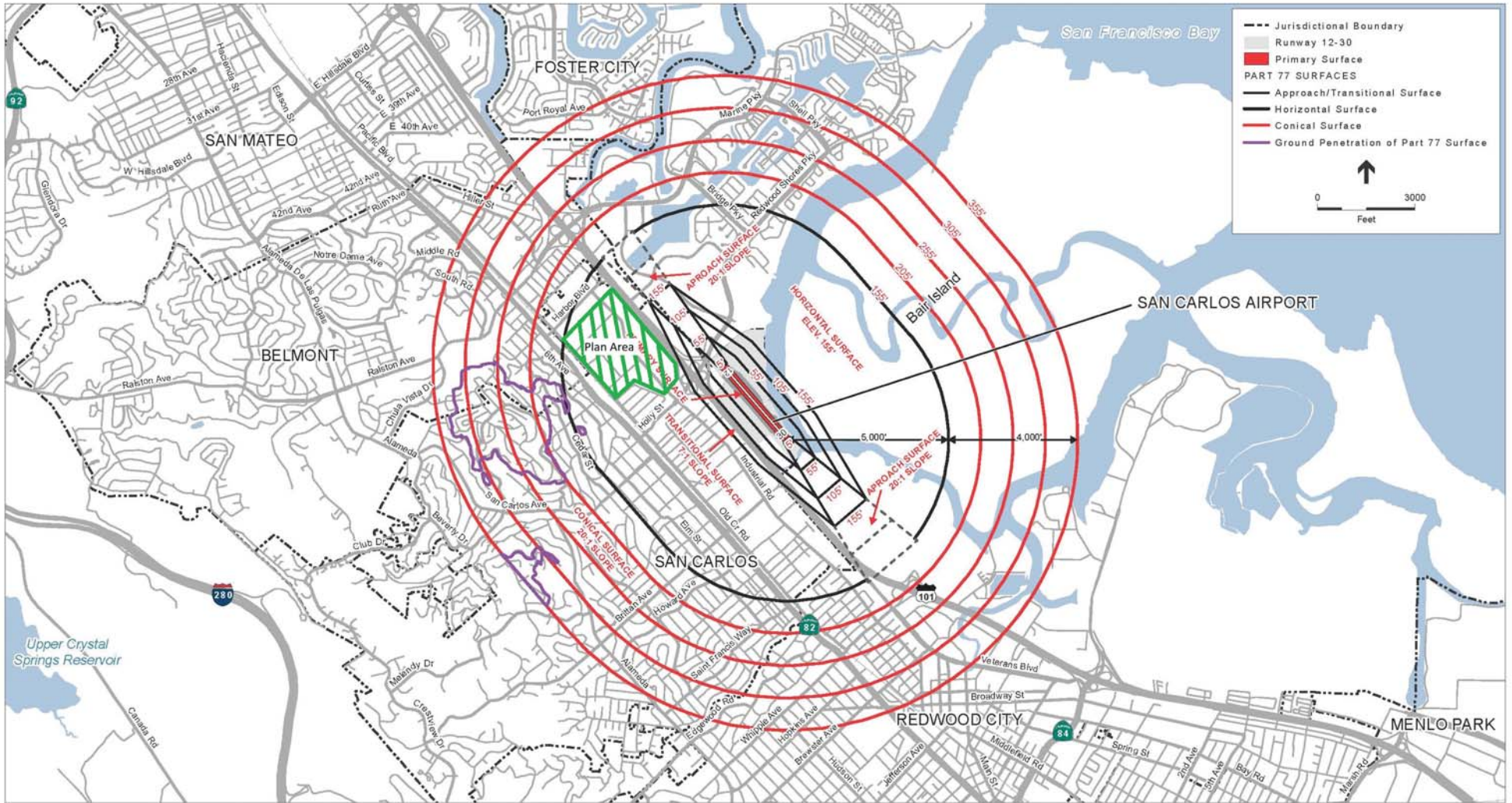


SAN CARLOS AIRPORT 2035 NOISE CONTOURS

FIGURE 3.13-2



SOURCE: ESRI, 2014; ESA Airports, 2014



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

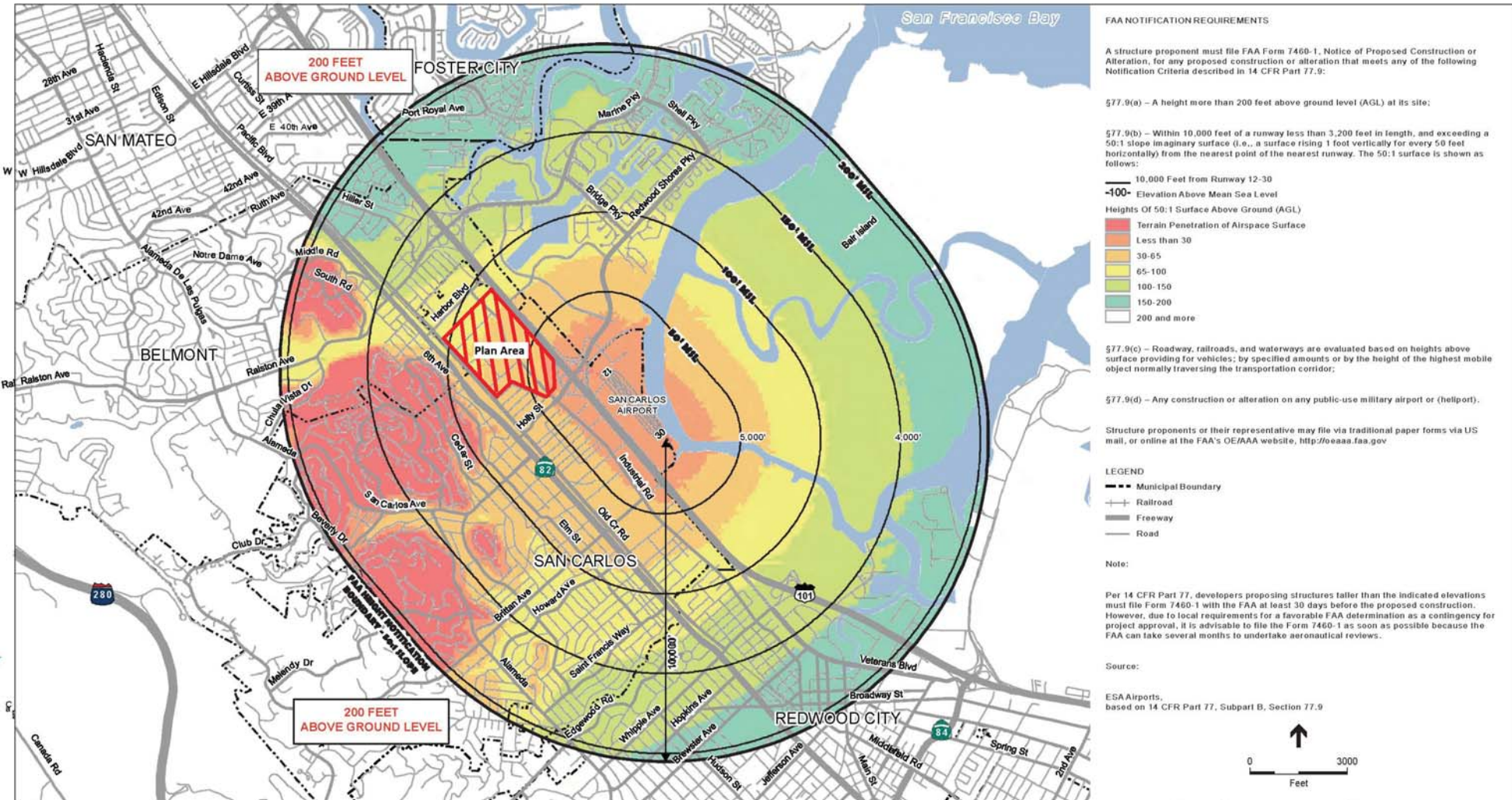
NOTE 1: All elevations on this exhibit are expressed in feet above mean sea level (MSL). The elevation of San Carlos Airport is 5 feet MSL.

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>

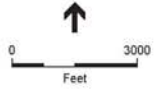
LEGEND

- 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, 1989-2013; ESRI, 2014; San Mateo County Planning and Building Department, 2014; ESA Airports, 2014