

Airport Land Use Committee (ALUC)

Meeting Minutes

April 23, 2026

1. Call to Order/Roll Call

Chair Pappajohn called the meeting to order at 4:30 pm. The attendance sheet is attached.

2. Public Comment on items not on the Agenda

None.

3. Minutes of the March 26, 2026 Meeting

Motion: Member O'Connor moved, and Member Sullivan seconded, approval of the March 26, 2026 minutes. Motion carried (6-0-1). Member Nagengast abstained due to not being present at the March meeting. Member Sturken was not yet present for this vote.

4. San Carlos Airport Land Use Compatibility Plan Consistency Review – Draft Northeast Area Specific Plan, San Carlos.

Sean Charpentier, C/CAG Executive Director, presented the staff report.

Member Sullivan asked for clarification if the definition of “hospital” would include urgent care services. Patrick Hickman, of Environmental Science Associates (ESA) clarified that urgent care would qualify as an outpatient facility, which is a different land use type. Member O'Connell noted a typo in the “Safety Compatibility – cont.” slide: a bullet references table 4.4, that should say table 4.5. There was no public comment.

Motion: Member O'Connell, and Member Hamilton seconded, approval of the staff recommendation. Motion carried (8-0-0).

5. 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

Sean Charpentier, C/CAG Executive Director, presented the staff report.

Member Sullivan asked for clarification about the conditions that Redwood City was requesting. Sean Charpentier summarized that Redwood City had a previously adopted ALUCP that was being updated due to zoning amendments related to the incorporation of state-required housing element implementation and streamlining activities. Member Sullivan noted that the adopted land use patterns were based on static airport impacts, and that airport usage and impacts may change over time. He asked about how ALUCPs would adapt to potential changes in impacts over time. Patrick Hickman (ESA) responded that Member Sullivan is correct in that the impacts are static, but added that they include anticipated growth. Should there be a substantial change in airport usage or geometry, an update to the ALUCP would be needed. Member Ford added that it was unlikely that sound impacts would increase over time, due to improving technologies and existing runway length and weight restrictions. There was no public comment.

Motion: Member O'Connell, and Member Sturken seconded, approval of the staff recommendation. Motion carried (8-0-0).

6. Member Comments/Announcements

Member Sturken requested the other members sign the Connect Bay Area transit measure petition.

7. Items from Staff

Sean Charpentier, C/CAG Executive Director, notified the Committee that going forward the agenda would include a verbal update on incorporation of the ALUCPs into the zoning of the County and San Bruno. He noted that the County is moving quickly to achieve compliance with its housing element for unincorporated areas and did not have time to bring some of its zoning amendments to the ALUC. Until they update that plan, they will bring projects forward on a project-by-project basis. A copy of the correspondence between the County and CCAG was distributed to the members.

Regarding staffing, a recruitment is underway for permanent staff. In the short-term C/CAG has entered into contract with Regional Government Services to provide support to the committee. Matt Petrofsky, C/CAG Senior Program Staff would be staffing the committee until a new staff member was onboard as well. Sean also noted this would be his last meeting with C/CAG, as he would soon be starting in his new position of City Manager for Pacifica. Kaki Cheung will be C/CAG Acting Executive Director.

Committee members offered their congratulations and wished him well in the future.

8. Adjournment

The meeting was adjourned at 5:03 pm.