# C/CAG AIRPORT LAND USE COMMITTEE (ALUC)
# ACTION MINUTES

## Special Meeting, Thursday, March 27, 2003
## Burlingame City Hall Council Chambers
## Burlingame, California

**1. Call to order; Roll Call**

Chair Richard Newman called the Special Meeting to order at approximately 4:05 p.m. in the Council Chambers at Burlingame City Hall. Dave Carbone, ALUC Staff, called the roll. A quorum (at least seven members) was present, as follows:

Members Present:
Lee Panza, Alternate, City of Brisbane
Mary Janney, Alternate, City of Burlingame
Carol Klatt, City of Daly City
Linda Larson, ALUC Vice-Chairperson, City of Millbrae
Barbara Pierce, City of Redwood City
Matt Grocott, City of San Carlos
Supervisor Mark Church, County of San Mateo
Richard Newman, ALUC Chairperson and Aviation Representative
George Auld, Half Moon Bay Airport Pilots Association

Members Absent:
City of Foster City
City of Half Moon Bay
City of San Bruno
City of South San Francisco

Others present:
See attached audience attendance list

**1. a. Public Comment on items not on the Agenda**

None

## 2. Election of ALUC Officers for 2003

### a. Election of ALUC Chairperson

**Action:** Chairperson Newman called for nominations for ALUC Chairperson. Mark Church NOMINATED Chairperson Richard Newman for ALUC Chairperson for 2003. Vice-Chairperson Larson SECONDED the nomination. Carol Klatt MOVED to close the nominations. Vice-Chairperson Larson SECONDED the motion and the MOTION CARRIED. Richard Newman was unanimously ELECTED ALUC Chairperson for 2003.

### b. Election of ALUC Vice-Chairperson

**Action:** Chairperson Newman called for nominations for ALUC Vice-Chairperson. Carol Klatt NOMINATED Vice-Chairperson Linda Larson for ALUC Vice-Chairperson for 2003. Mark Church SECONDED the nomination. Mark Church MOVED to close the nominations. Carol Klatt SECONDED the motion and the MOTION CARRIED. Linda Larson was unanimously ELECTED ALUC Vice-Chairperson for 2003.

## 3. Update on the San Mateo County Airport Master Plan Program status of the Environmental Review Process for the San Carlos Airport Master Plan Update

Mark Larson, San Mateo County Airport Manager, presented a verbal status report on this item. He noted the DEIR on the master plan update needed to be finalized. He also noted the design process is nearing completion. He indicated he expects both documents to be considered by the Board of Supervisors within 90 days. There was no discussion no this item.

## 4. Information Item: Presentation on the proposed Marina Shores Village Project in the Bair Island Road Acres of Redwood City near San Carlos Airport:

Tim Ridner, Project Manager for Glenborough-Parks, LLC, presented an overview of the proposed mixed-use project. He presented colored site plans and perspective drawings to explain the design concept of the project.

Mr. Ridner explained the project would include at least 13 high-rise residential towers that would include up to 1900 dwelling units on the two non-contingent sites, one of which is the current location of Pete's Harbor. Mr. Ridner explained that 15% of the dwelling units will be priced at affordable levels, to meet some of the City of Redwood City's housing needs. He also explained that to offset those costs, height is needed to create premium units.

Mr. Ridner addressed the FAA's preliminary "Determination of hazard" evaluation, regarding an airspace impact evaluation related to the height of the proposed residential towers. He explained developer has no intent to go against a final height determination by the FAA. He noted the height issue is an "open issue" at this point.

Mr. Ridner explained the public comment period on the DEIR for the proposed project will end on April 17, 2003. He suggested the City of Redwood City could approve the project by the end of 2003 and construction could start in 2004. He noted the first dwelling units could be available by mid-2005. He indicated the project would take six to ten years to complete.

Mary Janney noted the original design of the project included a childcare center. Mr. Ridner noted the original plan included a child care center, based on an office space component on 500,000 square feet. He explained that, due to current market conditions, the office space component has been reduced to 150,000 square feet. He further explained that, due to the reduction in office space, the current project design does not include a childcare center at this time.

Lee Panza asked for more clarification regarding the FAA's preliminary hazard determination, related to the proposed height of the residential towers. Mr. Ridner indicated the developer was not aware of the findings of the FAA's height evaluation until he received a copy of the evaluation from ALUC staff. Mr. Ridner indicated he is looking into the FAA's preliminary determination. He noted the developer "will live" with the FAA's final aeronautical study determination.

Matt Grocott asked how the height of the proposed residential towers compares with other tall buildings in the area. Mr. Ridner indicated the Oracle buildings northwest of San Carlos Airport are about 200 feet in height. He noted the electrical towers near the project site are over 200 feet in height.

Matt Grocott asked if height and mass of tall buildings can affect aircraft in flight. Chairperson Newman indicated "yes" to Mr. Grocott's question. He noted that height and mass of the buildings are less critical farther away from the airport runway. He suggested a wind study is needed to evaluate the wind affect from the proposed project.

George Auld noted height and wind are not serious issues. He suggested aircraft noise impacts will be a big factor. Chairperson Newman indicated the project site is located within the San Carlos Airport aircraft traffic pattern. Barbara Pierce indicated insulation for noise migration is an issue. Vice-Chairperson Larson noted aircraft overflight is an issue.

**Action:** This was an information item; no action was necessary.

5. **Consideration/Approval of a comment letter to the City of Redwood City, Re: ALUC comments on a draft environmental. Impact report (DEIR) for the proposed Marina Shores Village project in the Bair Island Road acres of Redwood City near San Carlos Airport.**

Dave Carbone presented an overview of the content of the draft letter that was included in the agenda packet. Chairperson Newman commented on the noise issues and aviation easement request that was included in the draft letter.

Vice-Chairperson Larson asked about the developer's position regarding the avigation easement requests. Tim Ridner indicated his company is internally discussing the avigation easement request. Chairperson Newman noted the draft letter requests that an avigation easement be granted to the County of San Mateo, as the proprietor of San Carlos Airport and a second easement be granted to the City and the County of San Francisco, as the proprietor of the San Francisco International. Airport. The latter request is based on the proximity of the project site to the arrival routes for aircraft on approach to San Francisco International Airport.

Vice-Chairperson Larson inquired about the 20 degree offset on departures on Runway 12 at San Carlos Airport. Chairperson Newman described the rationale for that procedure.

Barbara Pierce asked why the content of the draft letter indicates the DEIR is deficient, regarding aviation issues. Chairperson Newman and Dave Carbone explained the basis for the comments in the draft letter regarding this issue.

George Auld noted he supports the requests for avigation easements. He further noted the proposed project is a "large community" and that the project residents need "total awareness." Chairperson Newman noted the requirements of AB 2776 (Simitian) will provide appropriate disclosure to future occupants of the project.

Chairperson Newman suggested the draft letter needed further revision, especially regarding the adequacy of the aircraft noise impact section of the DEIR. Dave Carbone commented on the applicability of the Title 24 the regulations (re: noise mitigation in mutli-family dwelling unit buildings) related to the proposed project.

Mark Church indicated the DEIR should be adequate and complete. He highlighted the following sentence from the Summary Section of the draft letter: "The content of the DEIR is weak and incomplete, regarding the relationship or the proposed project to airport/aircraft operations at San Carlos Airport and other aircraft operations in the vicinity of the project site." Mr. Church thanked ALUC staff and Chairperson Newman for their efforts in preparing a comprehensive comment letter.

**Action:** Mark Church MOVED approval of the draft comment letter in form and structure and authorized revisions to the letter by ALUC staff and Chairperson Newman, based upon the comment and discussion on this item at this meeting. Vice-Chairperson Larson SECONDED the motion. The MOTION CARRIED unanimously.

6. **Consideration/Approval of a comment letter to the City of Redwood City, Re: ALUC comments on a draft environmental impact report (DEIR) for the proposed Kaiser Permanente Redwood City Medical Center Master Plan.**

Dave Carbone presented a brief overview of the draft comment letter. He noted that the project site is just outside of the FAR Part 77 airspace parameters for San Carlos Airport. He also noted that since the project site is less than two miles from the threshold of Runway 30 at San Carlos Airport, the letter includes a sentence that states that the ALUC " ... strongly recommends that the project sponsor file a copy of the FAA Form 7460-1, "Notice or Proposed Construction on Alteration" with the FAA for an airspace impact evaluation." Chairperson Newman noted aircraft noise is also a major issue.

Mark Church asked about the FAA airspace evaluation. Barbara Pierce indicated the project buildout would occur over a 20-year period. She noted the hospital complex has not moved and has not changed. She urged the Committee not to "get carried away."

Chairperson Newman suggested common sense indicates the proposed new hospital tower is not a hazard to air aviation. He further suggested there would be little risk with a FAA airspace review.

**Action:** Mary Janney MOVED to direct staff to prepare a final version of the letter for submittal to the City of Redwood City. Mark Church SECONDED the motion. The MOTION CARRIED unanimously.

7. **Consideration/Approval of Action Minutes for the Regional C/CAG Airport Land Use Committee (ALUC) meeting on April 25, 2002.**

Note: This item was continued to the April 2003 ALUC meeting.

8. **Review of Correspondence/Information Items**

There was no comment on theses items.

**9. Member Communications/Announcements.**

Dave Carbone noted that the Caltrans Division of Aeronautics will hold a workshop on airport land use planning on Thursday, April 24, 2003. The workshop will be held from 10 a.m. to 3 p.m. at the Marina Municipal Airport in Marina, near Monterey. He noted that date is also the date of the next ALUC meeting. He further noted that due to State budget cuts, this may be the last workshop on this topic for the foreseeable future. After some additional discussion, the Committee decided to reschedule its April 2003 meeting to the fourth Thursday in May 2003 to allow ALUC staff and others to attend the workshop.

**10 Adjourn.**

The meeting was adjourned at approximately 5:30 p.m.

Attachment

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**Note:** A copy of the meeting tape is available form ALUC staff with 48 hour notice, Monday - Thursday, 7:00 a.m. - 6:00 p.m. Please contact Dave Carbone, ALUC staff, at 650/363-4417 for assistance.