

San Jose Airport Comments on PLN22-00282

1231 Comstock Street Project

1. The 4/07/2017 plan set identifies a proposed maximum building height (top of roof screen) of 98 feet above ground level (AGL) / 138 feet above mean sea level (AMSL).

Federal regulations applicable to this project site require that any proposed structure higher than approximately 35 feet AGL / 75 feet AMSL must be submitted to the FAA for airspace safety review via applicant filings of a “Notice of Proposed Construction or Alteration” (FAA Form 7460-1).

- The Airport recommends that the applicant file Form 7460-1 notices with the FAA for each roof-top corner and the top point of the structure (if not coincident with a roof-top corner). The location and elevation data on the forms should be prepared by a licensed civil engineer or surveyor at a “1-A” accuracy standard using NAD83 latitude/longitude coordinates out to hundredths of seconds and NAVD88 elevation rounded off to net highest foot.
 - In conformance with Santa Clara General Plan policy (5.10.5-P33), FAA “Determinations of No Hazard” should be issued prior to PLN22-00282 approval, with any conditions set forth in the FAA determinations, such as roof-top obstruction lighting or construction-related notifications, incorporated into PLN22-00282 as permit conditions of approval.
2. If the proposed project is approved, permit conditions of approval to be fulfilled prior to issuance of a building permit would include property owner dedication of an Avigation Easement (City of Santa Clara General Plan policy 5.10.5-P32) to the City of San Jose, as this project is in the Santa Clara County Airport Land Use Commission, Airport Influence Area (AIA).
 3. Federal regulations applicable to this project require that any proposed temporary structure (construction cranes or similar) must also be submitted to the FAA for airspace safety review via applicant filings of a “Notice of Proposed Construction or Alteration” (FAA Form 7460-1).

For any staff or applicant questions regarding the above comments contact San Jose Airport Planning & Development: Ryan Sheelen, at 408-392-1193, rsheelen@sjc.org or John Wilson at 408-392-1136, jwilson@sjc.org.