

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



Monterey County ALUC Staff
c/o HCD-Planning
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

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REGULAR MEETING AGENDA

Monterey Peninsula Airport District
Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California

June 27, 2022

3:00 p.m.

IMPORTANCE NOTICE REGARDING PARTICPATION IN THE LAIRPORT LAND USE COMMISSION MEETING

Starting January 24, 2022, all meetings of the Monterey County Airport Land Use Commission shall be held at the Monterey Peninsula Airport District Board Meeting Room. No teleconference option will be available for this meeting. Airport Land Use Commission members must attend in-person. To participate in this Monterey County Airport Land Use Commission meeting, public participants are invited to observe and address the Commission in-person at the Board Meeting Room. Instructions for the public to participate are below:

Participate at the Physical Meeting Site: Monterey Peninsula Airport District, Board Meeting Road. 200 Fred Kane Drive, Suite 200, Monterey, CA 93940.

Meeting Instructions:

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). Comments should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Commission and will be placed in the record.
2. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents via email to the Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). Documents should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the document relates, the public is requested to include the file number in the subject line.
3. If applicants or members of the public want to present documents and/or Power Point presentations while speaking, they should submit the document and/or presentation electronically by 2:00 p.m. on the business day prior to the commission meeting date to Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make the document and/or presentation available to present during the meeting.
4. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to Commission staff JensenF1@co.monterey.ca.us (Fionna Jensen). To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file

number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (e.g., if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

5. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Airport Land Use Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). The Airport Land Use Commission name and meeting date, and "general comment", should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
6. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the Commission staff at JensenF1@co.monterey.ca.us (Fionna Jensen). Such requests include but are not limited to: Wheelchair Accessible Facilities, Sign Language Interpreters and Printed Materials in large print, Braille, or on disk, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. The request should be made no later than 12:00 p.m. (i.e., noon) two (2) business days prior to the Airport Land Use Commission meeting date in order to provide time for the Commission staff to address the request.
7. The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

1. CALL TO ORDER – Pledge of Allegiance

2. ROLL CALL

Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.

3. PUBLIC COMMENT

The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.

4. COMMISSIONER'S COMMENTS

Commissioners may speak on non-agenda items within the purview of the Commission.

5. APPROVAL OF MINUTES

May 23, 2022

6. CONSENT

7. SCHEDULED ITEMS

Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.

a. ALUC File No. REF220028 / City of Monterey

Proposed adoption of an amendment to Chapter 38-112.4, Personal Wireless Service Facilities, of the City of Monterey's Municipal Code
Proposed Action: Continue the proposed amendment to the July 25, 2022, regular meeting.

b. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the

adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

c. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

8. ANNOUNCEMENTS

9. ADJOURNMENT

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Monterey, California

Action Minutes of the Proceedings of the Commissioners of the Monterey County Airport Land Use Commission for Monday, May 23, 2022 – Special Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Carbone presiding, convened at 3:04 p.m. Commission members and members of the public attended/participated physically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioner Sabo, Cohan, Carbone, Cleveland, Delgado, Stewart (Proxy Pat Healy), McGregor– a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Stewart (excused) and Delgado

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning

For Informational Purposes Only, Members of the Public Participating:

3. PUBLIC COMMENT

The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.

None

4. COMMISSIONER'S COMMENTS

None

Commissioners may speak on non-agenda items within the purview of the Commission.

5. APPROVAL OF MINUTES

The Commission voted 5-0 (5 ayes – 0 nays; 1 abstain) to approve the minutes of the May 02, 2022 special meeting. Motion to approve made by Commissioner Sabo and seconded by Commissioner Cleveland (Commissioner Sabo, Cohan, Carbone, Cleveland, Delgado, Stewart (Proxy Pat Healy), McGregor).

6. CONSENT

The Commission voted 5-0 (5 ayes – 0 nays; 1 abstain) to accept the proposed calendar of ALUC Regular Meeting dates for June 2022 through May 2023. Motion to approve made by Commissioner Cleveland and seconded by Commissioner McGregor (Commissioner Sabo, Cohan, Carbone, Cleveland, Delgado, Stewart (Proxy Pat Healy), McGregor).

7. SCHEDULED ITEMS

Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.

a. ALUC File No. REF220028 / City of Monterey

Proposed adoption of an amendment to Chapter 38-112.4, Personal Wireless Service Facilities, of the City of Monterey's Municipal Code
Proposed Action: Continue the proposed amendment to the June 27, 2022, regular meeting.

The Commission voted 6-0 (6 ayes – 0 nays) to continue REF220028 to the June 27, 2022. Motion to approve made by Commissioner Cleveland and seconded by Commissioner McGregor (Commissioner Sabo, Cohan, Carbone, Cleveland, Delgado, Stewart (Proxy Pat Healy), McGregor).

b. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

No update at this time.

Commissioner Carbone distributed letter from City of Sand City re: January 2022 letter requesting a consistency determination with applicable general plans, etc.

c. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

No update at this time.

Commissioner Sabo asks what the timeline and process is for seeking County funds. Commissioner Sabo asked if Staff can prepare annual reports summarizing the Commissioners actions over the year and bring up the need for funding. Staff to determine if this request is appropriate.

Commissioner Cohan asked what the timelines are for the Caltrans grants.

Commissioner Carbone asked if Staff could provide the Board of Supervisors with a letter/report indicating that the MRY and OAR ALUCP were updated and now need funding for the Salinas ALUCP.

d. **Commissioner Appointment**

On March 1, 2022, ALUC Staff received submittal of an ALUC Application from Mr. John Scherer. On May 12, 2022, Ad hoc committee members (Commissioners Carbone, Cleveland, and Sabo) recommended the ALUC appoint Mr. John Scherer to a 4-year term.

Proposed Action: ALUC to vote on the appointment of John Scherer to a 4-year term.

The Commission voted 6-0 (6 ayes – 0 naves) to appoint Mr. Scherer to a four-year term (ending May 2026). Motion to approve made by Commissioner Cleveland and seconded by Commissioner McGregor (Commissioner Sabo, Cohan, Carbone, Cleveland, Delgado, Stewart (Proxy Pat Healy), McGregor).

Commissioner voiced their gratitude for Commissioner McGregor.

e. **Election of ALUC Officers**

Action: Commission to elect the Chair and Vice Chair for June 2022 through May 2023.

The Commission voted 6-0 (6 ayes – 0 naves) to appoint Commissioner Carbone as ALUC Chair. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Cohan (Commissioner Sabo, Cohan, Carbone, Cleveland, Delgado, Stewart (Proxy Pat Healy), McGregor).

The Commission voted 5-0 (5 ayes – 0 naves; 1 abstain (Cleveland)) to appoint Commissioner Cleveland as ALUC Chair. Motion to approve made by Commissioner Choan and seconded by Commissioner McGregor (Commissioner Sabo, Cohan, Carbone, Delgado, Stewart (Proxy Pat Healy), McGregor).

8. **ANNOUNCEMENTS**

Commissioner Carbone commented on the unfunded mandate and the League of California Cities.

Staff to inquire whether the ALUC is a funded or unfunded mandate. (21.67.95 PUC). State deciding on where new budget (\$70 Billion) is being allocated.

Acting as a public member, newly appointed Commissioner Scherer introduced himself.

Commissioner Sabo requested that Staff prepare a letter thanking CaTrans and Mark Bautista for the training.

9. ADJOURNMENT

Meeting adjourned at 4:10PM.

Next scheduled regular meeting: June 27, 2022.

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



MEMORANDUM

To:	Airport Land Use Commission
From:	Fionna Jensen, ALUC Staff; June 17, 2022 (831) 796-6407, JensenF1@co.monterey.ca.us
Meeting Date:	June 27, 2022
Subject:	Scheduled Item 7a – Proposed adoption of an amendment (update) to Chapter 38-112.4, Wireless Communications Facilities, of the City of Monterey’s Municipal Code (ALUC File No. REF220028).

RECOMMENDATION:

Staff recommends the Monterey County Airport Land Use Commission (ALUC) continue this item to the July 25, 2022, ALUC regular meeting to allow additional time for respective Council members and Staff members to review the recommended ordinance language.

BACKGROUND AND DISCUSSION:

On March 30, 2022, the City of Monterey submitted an application (ALUC File No. REF220028) to ALUC staff requesting consideration of a proposed amendment to the Chapter 38 of the City’s Municipal Code (Zoning). The goal of this proposed Zoning Code amendment is to make the City’ Wireless Communications Facilities Ordinance consistent with the Monterey Regional Airport Land Use Compatibility Plan (2019; ALUCP), incorporate Federal and State regulations pertaining to wireless communication facilities, and to provide clarity to the public pertaining to the City’s Conditional Use Permit (CUP) processing, conditions and requirements for wireless communication facilities.

This item was originally scheduled for the May 02, 2022 ALUC special meeting. During this meeting, the ALUC voted 6 to 0 (6 ayes – 0 nays) to continue the item to the May 23, 2022, annual ALUC meeting. Prior to distribution of the May 23, 2022, ALUC agenda, Staff met with County Counsel and City of Monterey staff and determined that additional time was needed to allow for respective City Council members to review the recommended ordinance language. At the May 23, 2022 ALUC annual meeting, the Commission voted 6-0 (6 ayes – 0 nays) to continue REF220028 to the June 27, 2022 meeting. Multiple conversations with County Counsel and City staff members have occurred since this meeting; however, Staff is requesting that this item is continued to the July 25, 2022 ALUC meeting to allow additional time to finalize the recommended ordinance language.

cc: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Monterey (Kim Cole); ALUC File No. REF220028