

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



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

Action Minutes of the Proceedings of the Commissioners of the Monterey County Airport Land Use Commission for Monday, September 26, 2022 – Regular Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Carbone presiding, convened at 3:03 p.m. Commission members and members of the public attended/participated physically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioner Sabo, Carbone, Cleveland, Stewart, Scherer, Delgado– a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Cohan

ALUC (Monterey County) Staff Present:

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

For Informational Purposes Only, Members of the Public Participating:

Christy Sabdo – City of Monterey
Fernanda Roveri – City of Monterey
Applicants of REF220055

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.

Christy Sabdo informed the Commission that the City of Monterey is updating their General Plan. Referral to the ALUC is forthcoming.

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 6-0 (6 ayes – 0 nays) to approve the minutes of the July 25, 2022 meeting. Motion to approve made by Commissioner Sabo and seconded by Commissioner Delgado. (Commissioner Sabo, Carbone, Cleveland, Stewart, Scherer, Delgado)

6. CONSENT

None

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. REF220055 / CITY OF MONTEREY (CAREY RICHARD W & ELDRED JANET C)**

Proposed construction of a 632 square foot Accessory Dwelling Unit located at 419 Del Rosa Avenue, Monterey.

Proposed Action: Find the proposed development consistent with the 2019 MRY ALUCP.

ALUC Staff (Jensen) provided a verbal presentation and responded to Commissioner questions regarding ADUs and non-habitable accessory structures, density requirements of Zone 3, compatibility with California Law regarding ADUs and lighting.

Commissioner Sabo raised concerns around density and allowing such development.

The Commission voted 5-1 (5 ayes – 1 nays) to find REF220055 consistent with the MRY ALUCP, subject one condition of approval. Motion to approve made by Commissioner Delgado and seconded by Commissioner Cleveland (Aye - Commissioner, Carbone, Cleveland, Stewart, Scherer, Delgado; Naye- Commissioner Sabo).

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.

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.

8. ANNOUNCEMENTS

Commissioner Sabo requested that Staff speak with County Counsel about preparing an amendment to the 2019 MRY ALUCP regarding the preparation of a “secondary dwelling” and “secondary units” definition/interpretation and for Staff to schedule this as a future item.

9. ADJOURNMENT

Meeting adjourned at 4:03PM

Next scheduled regular meeting: October 24, 2022