

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



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

Phone: (831) 755-5025
FAX: (831) 757-9516
Fionna Jensen: (831) 796-6407

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, November 14, 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, Cohan, Scherer, Delgado– a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Stewart

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning
Wendy Strimling – County Counsel

For Informational Purposes Only, Members of the Public Participating:

Matthew Buggert– City of Monterey

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

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) to approve the minutes of the September 26, 2022 meeting. Motion to approve made by Commissioner Scherer and seconded by Commissioner Delgado. (Commissioner Sabo, Carbone, Cleveland, 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. REF220059 / CITY OF MONTEREY (ADU & JADU ORDINANCE)

Proposed amendment (update) to Section 38-112.6 of the City of Monterey's Zoning Ordinance (ADUs and JADUs).

Proposed Action: Find the existing ordinance and draft zoning amendment consistent with the 2019 MRY ALUCP, provided the City incorporates staff's recommended language into Section 38-112.6.1.g.

ALUC Staff (Jensen) provided a verbal presentation and responded to Commissioner questions.

City of Monterey staff responded to questions.

Commissioner Sabo questioned the definition of ADUs and JADUs in the ALUCP and raised concerns over occupancy.

Commissioner Delgado raised questions about the City of Monterey's enforcement of occupancy.

Commissioner Scherer had questions on the consistency between staff's analysis of the existing/draft City of Monterey ADU Ordinance and ADU state law.

The Commission voted 5-1 (5 ayes – 1 nays) to find REF220059 consistent with the MRY ALUCP, provided the City of Monterey incorporates staff's recommended language into the existing or draft ADU ordinance. Motion to approve made by Commissioner Delgado and seconded by Commissioner Cleveland (Aye - Carbone, Cleveland, Cohan, 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.

County of Monterey General Plan and inland Zoning Code added to the County's Long Range Work Program.

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.

Funding the Salinas ALUCP added to the County's Long Range Work Program.

8. ANNOUNCEMENTS

Commissioner Delagdo commented on progress of Joby Aviation at the Marina Airport.

Commissioner Sabo requested that staff prepare an ALUCP amendment to address secondary units, ADUs, etc.

Commissioner Carbone cancelled the December 2022 meeting.

9. ADJOURNMENT

Meeting adjourned at 4:21PM

Next scheduled regular meeting: January 23, 2023