

# MONTEREY COUNTY

## AIRPORT LAND USE COMMISSION

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

Phone: (831) 755-5025  
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## ANNUAL MEETING AGENDA

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

**May 22, 2023**

**3:00 p.m.**

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### IMPORTANCE NOTICE REGARDING PARTICIPATION IN THE AIRPORT 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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**

March 27, 2023

**6. CONSENT**

Accept the proposed calendar of ALUC Regular Meeting dates for June 2023 through May 2024.

**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. 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.

**b. 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.

**c. Election of ALUC Officers**

Action: Commission to elect the Chair and Vice Chair for June 2023 through May 2024.

**8. ANNOUNCEMENTS**

The City Selection Committee has re-appointed Tyler Williamson as an Airport Land Use Commissioner. Term will expire on May 3, 2027.

**9. ADJOURNMENT**

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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, March 27, 2023 – Regular Meeting**

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#### **1. CALL TO ORDER – Pledge of Allegiance**

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Carbone presiding, convened at 3:05 p.m. Commission members and members of the public attended/participated physically.

#### **2. ROLL CALL**

##### **Commissioners (or Proxy) Present:**

Commissioner Carbone, Cleveland, Sabo, Scherer, Stewart, Williamson – 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:**

Jim McClenahan (Commission Cleveland proxy)  
Fernanda Roveri, City of Monterey 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**

The Commission voted 6-0 (6 ayes – 0 naves) to approve the minutes of the January 23, 2023 meeting. Motion to approve made by Commissioner Sabo and seconded by Commissioner Stewart. (Carbone, Cleveland, Sabo, Scherer, Stewart, Williamson)

**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**

Response to City of Monterey’s Notice of Intent to overrule Resolution No. 22-005 regarding Chapter 38-112.6, Accessory Dwelling Units and Junior Accessory Dwelling Units, of the City of Monterey’s Zoning Ordinance

ALUC Staff (Jensen) provided a verbal presentation and responded to Commissioner questions regarding square footage allowances, and occupancy loads, and State law pertaining to ADUs.

The Commission voted **6-0 (6 ayes – 0 naves)** to approve the draft response letter regarding the City of Monterey’s Notice of Intent to overrule ALUC Resolution No. 22-005; authorize the ALUC Chair to sign the letter on behalf of the ALUC; direct ALUC staff to provide the letter to the City Council of the City of Monterey; and direct staff to attend the City Council of the City of Monterey public meeting regarding this item. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Stewart (Aye - Commissioner Carbone, Cleveland, Sabo, Scherer, Stewart, Williamson).

**a. 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 updates at this time.

**b. 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 updates at this time.

**8. ANNOUNCEMENTS**

Commissioner Sabo provided an update on the Monterey Regional Airport's terminal/runway updates.

**9. ADJOURNMENT**

Meeting adjourned at 4:07 pm

Next scheduled regular meeting: May 22, 2023 (April 24, 2023 cancelled)

**MONTEREY COUNTY  
AIRPORT LAND USE COMMISSION  
MEETING DATES FOR 2023-2024**

<b>MEETING DATES:</b>
June 26, 2023
July 24, 2023
August 28, 2023
September 25, 2023
October 23, 2023
November 13, 2023 (2 <sup>nd</sup> Monday)
December 18, 2023 (3 <sup>rd</sup> Monday)
January 22, 2024
February 26, 2024
March 25, 2024
April 22, 2024
May 20, 2024 (3 <sup>rd</sup> Monday)

**MEETING PLACE:** MONTEREY PENINSULA AIRPORT DISTRICT  
BOARD MEETING ROOM  
200 FRED KANE DR STE 200  
MONTEREY CA 93940

**MEETING TIME:** 3:00 PM

**ALUC STAFF:** FIONNA JENSEN  
C/O MONTEREY COUNTY HCD-PLANNING  
1441 SCHILLING PLACE, 2<sup>ND</sup> FLOOR  
SALINAS CA 93901  
(831) 796-6407  
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