

COUNTY OF MONTEREY

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, October 9, 2023 – Special Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Cohan presiding, convened at 3:01 p.m. Commission members and members of the public attended/participated physically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioner Williamson, Cleveland, Scherer, Cohan, Stewart – a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Carbone

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning
Robert Brayer, County of Monterey Counsel

For Informational Purposes Only, Members of the Public Participating:

Jim McCLenahan

Troy Lawson (Denise Duffy and Associates, c/o City of Del Rey Oaks)
Monterey Regional Airport Staff – Chris Morello
Guido Persicone, City of Marina

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

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

Commissioner Cohan spoke about the recent Reno Air races and general airport safety.

5. APPROVAL OF MINUTES

The Commission voted 5-0 (5 ayes – 0 naves) to approve the minutes of the August 28, 2023 special meeting. Motion to approve made by Commissioner Stewart and seconded by Commissioner Scherer.

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. REF230027 – City of Marina

Proposed adoption of the City of Marina’s draft Housing Element.
Proposed Action: Find the project consistent with the 2019 Airport Land Use Compatibility Plan for Marina Municipal Airport.

The Commission voted 4-1 (4 ayes – 1 naves) to find REF230027 consistent with the 2019 Marina Municipal Airport Land Use Compatibility Plan. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Williamson.

Staff provided a verbal presentation and responded to commissioner comments/questions.

Commissioner Cohan commented on the ALUC’s previous consistency determination of the Marina Station Specific Plan (MSSP) and raised the need to retain open space for airport/flying safety.

Commissioner Cleveland requested clarity on the City’s ability to overrule the ALUC’s determination and whether all affordable units within the MSSP are located in areas subject to high aircraft accidents. All ALUC decisions are subject to override by the local jurisdiction provide a 3/5 vote is made and specific health and safety findings can be made. The affordable housing is dispersed throughout MSSP.

Commissioner Scherer asked City of Marina staff whether there were plans to extend the runway length. No plans at this time.

Commission Stewart raised questions about noise and the need for insulation. California Building Code requires all interior living spaces

to be designed or insulated to achieve interior noise levels of less than 45 dBA.

b. REF230020 – City of Del Rey Oaks

Proposed adoption of City of Del Rey Oaks' draft Housing Element and Zoning Ordinance amendments.

Proposed Action: Find the project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

The Commission voted 5-0 (5 ayes – 0 nays) to find REF230020 consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan. Motion to approve made by Commissioner Williamson and seconded by Commissioner Scherer.

Staff provided a verbal presentation and responded to commissioner comments/questions.

Commission Stewart raised questions about noise and the need for insulation. California Building Code requires all interior living spaces to be designed or insulated to achieve interior noise levels of less than 45 dBA.

Commissioner Scherer asked if the housing inventory sites were within the Fort Ord National Monument, which staff clarified that they are not.

c. 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.

Staff provided an update on recent outreach to affected local jurisdictions. County of Monterey, City of Seaside, Sand City, City of Salinas, City of Pacific Grove and City of Monterey are expected to refer their respective Draft Housing Elements to the ALUC by the end of 2023.

d. 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

9. ADJOURNMENT

Meeting adjourned at 3:45pm
Next scheduled regular meeting: October 23, 2023