

# 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 23, 2023 – Regular Meeting**

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#### **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:**

Commissioners Carbone, McGregor, Cleveland, Cohan, Stewart – a quorum

##### **Commissioners Not Present and Not Represented by Proxy:**

Commissioners Williamson

##### **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:**

Joe Sidor, Harris & Associates, City of Pacific Grove  
Alyssa Kroeger, City of Pacific Grove  
Anastazia Aziz, EMC Planning Group, City of Sand City  
Garrett McCown, City of Pacific Grove  
Kathryn Avila, Avila Construction  
Jim McClenahan

#### **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.*

None.

**5. APPROVAL OF MINUTES**

The Commission voted 4-0 ( 4 ayes – 0 naves) to approve the minutes of the October 9, 2023 special meeting, as amended on October 23, 2023. Motion to approve made by Commissioner Carbone and seconded by Commissioner Stewart.

Commissioner Carbone attended meeting after roll call of the October 9, 2023 minutes.

**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. REF230031 – City of Pacific Grove**

Proposed adoption of City of Pacific Grove's draft Housing Element.  
Proposed Action: Find the project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

Staff presented and responded to Commissioner questions.

The Commission voted 5-0 ( 5 ayes – 0 naves) to find the City of Pacific Grove's draft Housing Element consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport. Motion made by Commissioner Cleveland and seconded by Commissioner Stewart.

Commissioner Cleveland had questions regarding the NOAA building and whether Airport District Staff commented. Joe Sidor informed the Commission that the NOAA building was removed from the Housing Element inventory list.

**b. REF230032 – City of Seaside**

Proposed adoption of City of Seaside's draft Housing Element  
Proposed Action: Find the project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

Item trailed to end of scheduled matters to allow time for Seaside staff to arrive.

Staff presented and responded to Commissioner questions.

The Commission voted 5-0 ( 5 ayes – 0 naves) to find the City of Seaside's draft Housing Element consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport. Motion made by Commissioner Stewart and seconded by Commissioner McGregor.

Commissioner Cohan asked City staff when their General Plan would be submitted to the ALUC.

Commissioner Cleveland had questions regarding nighttime lighting during construction.

**c. REF230033 – City of Sand City**

Proposed adoption of City of Sand's 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

Staff presented and responded to Commissioner questions.

The Commission voted 4-0 ( 5 ayes – 0 naves – 1 recused) to find the City of Sand City's draft Housing Element consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport. Motion made by Commissioner Cleveland and seconded by Commissioner Stewart.

Commissioner Cleveland had questions about the City's height restrictions and future development along Highway 1.

**d. PLN230035 – Bengard Family Partnership et al (County of Monterey)**

Proposed construction of three two-story 16,286 agricultural employee housing apartment buildings (48,858 square foot total) containing 45 residential units to accommodate up to 360 employees, and associated site improvements.

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

Staff presented and responded to Commissioner questions.

The Commission voted 5-0 ( 5 ayes – 0 naves) to find the project consistent with the 1982 Airport Land Use Plan for Salinas Municipal Airport. Motion made by Commissioner McGregor and seconded by Commissioner Cohan.

Commissioner Cohan had questions relating to the distance to the airport and whether cranes would be in use during construction.

Commissioner Stewart asked whether parking lot lighting would be downlit and how close the project was to Runway 13-31.

Commissioner Cleveland asked whether construction would occur at night. Applicant responded that it would not.

**e. 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 Salinas, City of Monterey are expected to refer their respective Draft Housing Elements to the ALUC by the end of 2023.

**f. 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 asked County Counsel whether proxies could be shared or if the number of proxies for the entire Commission could be reduced.

**9. ADJOURNMENT**

Meeting adjourned at 4:00pm

Next scheduled regular meeting: November 13, 2023