

COUNTY OF MONTEREY

AIRPORT LAND USE COMMISSION



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Monterey Peninsula Airport District
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, January 22, 2024 – Regular Meeting

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Cohan presiding, convened at 3:00 p.m. Commission members and members of the public attended/participated physically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Commissioners Carbone, Stewart, Cleveland, Cohan, Scherer, Kerr – a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioner Dondaldson

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning
Robert Breyer, County Counsel

For Informational Purposes Only, Members of the Public Participating:

Rich Weber, consultant for York School
Troy Lawson, consultant for York School
Doug Key, Head of York School
Norelle Boyce, York School
Jim McClenahan
David Johnson
Kevin Brookhouser, York School
Monterey Regional Airport District staff representative

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.

Commissioner Cleveland notified the Commission and public of Brett Godown's departure from being the Salinas Airport Manager.

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 5-0 (5 ayes – 0 nays, 1 abstain) to approve the minutes of the December 11, 2023 special meeting. Motion to approve made by Commissioner Carbone and seconded by Commissioner Cleveland.

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. PLN230239 – County of Monterey (York School) Workshop** meeting to discuss the York School Master Plan consisting of: 1) 60 units of workforce housing, 2) nature and research center, 3) athletic complex, 4) Breakers Football Club Major League Soccer Next Pro Soccer Academy and 5) future Emergency Vehicle Operation Course or solar farm.
Proposed Action: For information only. No action required.

Staff provided a brief summary of the project and potential MRY ALUCP compatibility related concerns.

Doug Key presented York School's Master Plan.

Commissioner Scherer commented on the important of Part 77 surfaces and FAA review.

Commissioner Cohan asked the Applicant what the minimum seating capacity of the proposed stadium is. Doug Key responded with 3,500 seats.

No action required.

- 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 updates at this time.

8. ANNOUNCEMENTS

New ALUC Commissioners: Scott Donaldson, Mayor of Del Rey Oaks (City Selection Committee appointment), and Allison Kerr (Board of Supervisors appointment).

9. OTHER ITEMS

Commissioner Cleveland announced her preference that workshop meetings do not become a reoccurring ALUC item. Commissioners discussed the what the purpose of workshop meetings should be and suggested that the ALUC rule and procedures be amended to address such meeting requests.

Commissioners commented on the York School master Plan workshop item raising concerns relating to safety, airspace obstructions, density, parking lot lighting and intensity, alignment with and proximity to MRY runway (Zone 4), oncoming traffic headlights creating a hazard to flight, allowed uses, and total project capacity.

10. ADJOURNMENT

Meeting adjourned at 4:49pm.

Next scheduled regular meeting: February 26, 2024