

COUNTY OF MONTEREY

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 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, March 25, 2024 – Regular Meeting

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

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Vice Chair) Scherer 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, Stewart, Cleveland, Scherer, Kerr – a quorum

Commissioners Not Present and Not Represented by Proxy:

Commissioners Donaldson, Cohan

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning
Edgar Sanchez, Housing and Community Development (HCD)-Planning

For Informational Purposes Only, Members of the Public Participating:

Dean Mills, Century Communities

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.

Introduction of Edgar Sanchez, as co-ALUC staff

5. APPROVAL OF MINUTES

The Commission voted 5-0 (5 ayes – 0 naves) to approve the minutes of the February 26, 2024 special meeting. Motion to approve made by Commissioner Stewart and seconded by Commissioner Kerr.

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. PLN030204-AMD2 – County of Monterey

Proposed Amendment to the East Garrison Specific Plan of the County of Monterey’s 2010 General Plan
Proposed Action: Find the project consistent with the 2019 Airport Land Use Compatibility Plan for Marina Municipal Airport.

Staff presented the project.

Commissioners Cleveland commented on proximity to the Marina Airport, Safety Zone location, construction hours, exterior lighting, noise, and whether the Marina Municipal had the opportunity to comment on the project.

Commissioner Carbone raised questions about the location of affordable housing and proximity to bus transit.

Commissioner Stewart had questions about parking availability.

Commission Kerr, seconded by Commissioner Stewert, made a motion to find PLN030204-AMD2 consistent with the Marina Muni ALUCP, subject to two conditions of approval (ALUC-9 and 10) requires notes on the Final Map. Motion failed, Commission voted 2-3 (2 ayes – 3 naves).

The Commission voted 5-0 (5 ayes – 0 naves) to find PLN030204-AMD2 consistent with the Marina Muni ALUCP, with an additional condition that the Marina Airport Manager provide comments raising no consistency concerns prior to noticing of the Monterey County Planning Commission’s April 10, 2024 meeting. Motion to approve made by Commissioner Carbone and seconded by Commissioner Cleveland.

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. All affected jurisdictions still have outstanding planning documents that need to be referred to the ALUC.

Direction to staff to present at an upcoming City Mayor's meeting regarding this requirement.

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

9. ADJOURNMENT

Meeting adjourned at 4:00pm.

Next scheduled regular meeting: April 22, 2024