

# COUNTY OF MONTEREY

## 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  
FAX: (831) 757-9516  
Fionna Jensen : (831) 796-6407

## REGULAR MEETING AGENDA

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

**March 24, 2025**

**3:00 p.m.**

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### IMPORTANCE NOTICE REGARDING PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

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@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov) (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@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov) (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@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov) (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@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov) (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@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov) (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@countyofmonterey.gov](mailto:JensenF1@countyofmonterey.gov) (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**

January 13, 2025

**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. CalTrans Training**

Project: CalTrans Aeronautics will conduct an in-person training on the State Aeronautics Act, ALUC roles and duties, the Caltrans Airport Land Use Planning Handbook, and the County's ALUCPs.  
Proposed Action: For information only. 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.

**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.

**8. ANNOUNCEMENTS**

**9. ADJOURNMENT**

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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 13, 2025 – Special 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 3:02 p.m. Commission members and members of the public attended/participated physically.

**2. ROLL CALL**

**Commissioners (or Proxy) Present:**

Commissioners Cohan, Carbone, Cleveland, Scherer, Kerr, and Leffel

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

Commissioner Donaldson

**ALUC (Monterey County) Staff Present:**

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

**For Informational Purposes Only, Members of the Public Participating:**

Airport District Staff  
Uve Grobecker  
City of Marina Staff  
County 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.*

General public comments received from Monterey Fly Safe Coalition and Monterey Peninsula Chamber of Commerce. No actions required.

#### 4. **COMMISSIONER'S COMMENTS**

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

Commissioner Cohan received a gliding certificate.

Commissioner Kerr commented on the purpose of the ALUC

#### 5. **APPROVAL OF MINUTES**

The Commission voted 6-0 (6 ayes – 0 naves,) to approve the minutes of the July 1, 2024 special meeting. Motion to approve made by Commissioner Kerr and seconded by Commissioner Leffel.

#### 6. **Consent Calendar**

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. County of Monterey (Housing Element Update)**

Project: Proposed adoption of County of Monterey's draft Sixth Cycle Housing Element (ALUC File No. REF240038).

Proposed Action: Find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan, subject to three conditions of approval, and the 2019 Marina Municipal Airport Land Use Compatibility Plan, subject to two conditions of approval.

ALUC staff presented the project.

ALUC Commission inquired on the status of the County's General Plan and its consistency with the MRY and OAR ALUCPs.

City of Marina commented on the item, raising concerns over consistency with the General Plan and LUACP, and the economic growth of the Marina Airport.

The Commission voted 6-0 (6 ayes – 0 naves) to find the County of Monterey's Draft Housing Element consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport, subject to conditions of approval. Motion made by Commissioner Cleveland and seconded by Commissioner Leffel.

The Commission voted 4-2 (6 ayes – 2 naves) to find the County of Monterey's Draft Housing Element consistent with the 2019 ALUCP for the Marina Municipal Airport, subject to conditions of approval. Motion made by Commissioner Leffel and seconded by Commissioner Kerr.

**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.

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

**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 4:35 pm.

Next scheduled regular meeting: April 28, 2025