

# Attachment B

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Via email

04/08/2026

BOARD OF DIRECTORS

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Christine Morello  
Executive Director  
Scott Huber  
District Counsel

TO: Airport Land Use Commission  
**RE: 2200-2210 North Freemont Street**

The Monterey Regional Airport (Airport) staff have reviewed the Planning Set for the proposed site redevelopment project is on 0.922 acres located at 2200-2210 North Freemont Street (Assessor's Parcel Numbers 013-171-004-000 and 013-171-014-000) the proposal includes demolition of an existing structure on the site, and construction of an 89,282 square foot 3-story mixed-use building with one level of commercial retail and parking space, and two levels of residential units with 40 units total.

The Airport provides the following comments:

**Airspace Criteria Consistency**

Based upon a preliminary review of the hotel elevations and the Part 77 airspace plan, the proposed project will not penetrate protected airspace.

However, we would request that the developer be required to submit an FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, for final determination of airspace obstruction.

When construction is expected to commence, if a crane is to be used this form will need to be completed.

If any rooftop amenities are proposed the Airport would request a new FAA Form 7460-1 should be submitted for FAA determination of airspace obstructions.

The form is to be submitted to the FAA, electronically via the online web link: (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>). The FAA will then conduct an aeronautical study based on information provided by proponents on an FAA Form 7460-1, and if necessary, provide guidance on any course of action to prevent hazards to air navigation.

**Other Flight Hazards**

Based on a review of the proposed project, the development does not appear to include any features that would constitute a flight hazard, such as sources of glare, distracting lights, sources of dust, smoke, or water vapor, or sources of electrical interference with aircraft, air traffic control communications, or navigation equipment.

An Exterior Lighting Plan should be reviewed and approved by the Monterey Regional Airport Executive Director prior to the issuance of any construction permits.

The Airport requests that an Avigation easement be recorded at the Monterey County Recorder's Office for this property. The easement will include: Right-of-flight at any altitude above the acquired easement surfaces, right to cause noise, vibrations, fumes, dust and fuel particle emissions, right to prevent construction or growth of all structures, objects or natural growth above the acquired surfaces, right to prohibit creation of electrical interference, unusual light sources and other hazards to aircraft flight, and other limitations appropriate to protect the public's health, safety and welfare.

Respectfully,



Christine Morello  
Executive Director