

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
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Fionna Jensen: (831) 796-6407

REGULAR MEETING AGENDA

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

September 22, 2025

3:00 p.m.

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 Room, 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 (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 (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 (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 (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 (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 (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

July 28, 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. REF250032: Mandeville Court

Proposed Use: Consider City of Monterey General Plan land use designation change from Medium Density Residential to Employment.

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

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

COUNTY OF MONTEREY

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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, July 28, 2025 – Regular Meeting

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

The Monterey County Airport Land Use Commission (ALUC),
Commissioner (Chair) Scherer 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 Leffel, Carbone, Cleveland, Scherer, Kerr, and Donaldson

Commissioners Not Present and Not Represented by Proxy:

Commissioners Cohan

ALUC (Monterey County) Staff Present:

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

For Informational Purposes Only, Members of the Public Participating:

City of Monterey staff

Applicant/Owner of Item 7a (Henry Runke & Montessori Community
School)

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 nays, and 2 abstain) to approve the minutes of the June 23, 2025 regular meeting. Motion to approve made by Commissioner Kerr and seconded by Commissioner Cleveland.

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. REF250022: Montessori Community School

Proposed Use: Consider conversion of an existing 11,177 SF commercial office building into a day care/school facility and accompanying proposed improvements.

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

Staff provided verbal presentation. Commissioner Kerr, Scherer and Cleveland raised questions regarding the proposed use, hours of operation, location, exterior improvements, similar uses along Garden Road. Commissioner Leffel commented on the item, raising safety, noise, and traffic concerns. Commissioners Donaldson and Carbone opposed the introduction of a use involving vulnerable occupants near MRY.

Applicant/Owner provided verbal presentation.

City of Monterey staff commented on the project, summarizing the Use Permit process.

Monterey Regional Airport District Staff commented on the project, objecting to the proposed use due to the introduction of vulnerable occupants.

Commissioner Leffel motioned to find the proposed project inconsistent with the 2019 ALUCP due to the exposure of vulnerable occupants to aircraft related hazards, including noise & accidents, Commissioner Cleveland.

Staff presented an alternative resolution recommending that the ALUC find the project inconsistent with the 2019 MRY ALUCP.

ALUC voted 6-0 (6-aye, 0-nays, to find the project inconsistent with the 2019 ALUCP.

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 update at this time.

8. ANNOUNCEMENTS

9. ADJOURNMENT

Meeting adjourned at 4:14 pm.

Next scheduled regular meeting: August 25, 2025 (cancelled), September 22, 2025.

COUNTY OF MONTEREY

AIRPORT LAND USE COMMISSION



MEMORANDUM

To:	Airport Land Use Commission
From:	Edgar Sanchez, ALUC Staff; September 22, 2025 (831) 783-7058, SanchezE8@CountyofMonterey.gov
Meeting Date:	September 22, 2025
Subject:	Scheduled Item 7a – REF250032 – City of Monterey

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed reclassification in land use designation from Medium Residential to Employment (ALUC File No. REF250032) is consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

PROPOSED PROJECT:

On July 23, 2025, the City of Monterey submitted an application (ALUC File No. REF250032) to ALUC staff requesting consideration of a proposed reclassification of an existing land use designation from Medium Density Residential to Employment. The subject property is located at 5 Mandeville Court, Monterey (APN: 259-031-050-000). The City of Monterey amended its General Plan on July 16, 2024, to address State requirements for housing, land use, safety, and circulation issues. The Airport Land Use Commission found the documents consistent with the Airport Land Use Compatibility Plan on January 26, 2024.

The Land Use Element (Map 6) (General Plan Land Use Element) identified 5 Mandeville Court as Medium Density Residential uses. The areas surrounding this parcel are designated Employment. To align with the surrounding land use designation and be consistent with the City's vision of utilizing this property for job-producing uses, the proposed amendment would reclassify the parcel to Employment. The proposed project does not include any physical changes to the existing development on site. As proposed, the land use reclassification from Medium Density Residential to Employment would not conflict with the ALUCP. The site is currently developed with approximately 30,000 square feet of office space.

CONSISTENCY DETERMINATION ANALYSIS:

ALUC staff reviewed the City's proposed development in accordance with the adopted ALUCP as discussed below:

NOISE COMPATIBILITY

The proposed development was reviewed for consistency with Table 4A and Exhibit 4B

of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. The subject property is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. The project will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24).

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. The site is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 horizontal surface, which has an elevation of 406.6 feet above mean sea level (AMSL). The subject parcel has existing site elevations that range between 260 and 290 feet AMSL. Currently, there is existing development on the site. However, the existing development does not penetrate the Part 77 airspace surfaces. The proposed land use designation change would reclassify the parcel to Employment, which allows for business parks, office, and light industrial uses. Permitted uses include administrative and professional offices, light manufacturing, and research and development. The corresponding zoning district associated with the proposed land use designation would be Industrial. The City of Monterey Industrial zoning district prescribes a maximum height of structures to 35 ft. The project does not propose increasing building heights beyond what currently exists on the site. As such, the proposed land use designation and future development consistent with Industrial zoning will not interfere with airspace protection and remain consistent with ALUCP Policy 4.2.3.

SAFETY COMPATIBILITY

The Site is within Safety Zone 4 (Outer Approach/Departure Zone). This Safety Zone allows for non-residential intensity of 150 persons per acre. The proposed site is approximately 3.50 acres in size and currently has an existing office building on site with an occupant capacity of approximately 389 occupants. This equates to a non-residential intensity of 111 persons per acre, which is below the 150 persons per acre threshold. The building is currently occupied by 68 employees, resulting in an existing non-residential intensity of 19 persons per acre. Both the current occupancy and the maximum capacity fall within the allowable intensity standards for Safety Zone 4. As proposed, there is no exterior modifications, including to existing exterior lighting. The land use reclassification will not introduce uses that pose a hazard to flight or very high intensity uses, and the existing building complies with the maximum allowed intensity of 150 persons per acre (Table 4B). In accordance with Table 4B, Condition No. ALUC-7 requires the recordation of the airport disclosure notice.

MONTEREY REGIONAL AIRPORT REVIEW:

On August 22, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with the proposed change to the General Plan, redesignating a property from Residential to Employment.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC adopt a resolution finding the proposed project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

Attachments:

Attachment A – Draft ALUC Resolution Monterey Regional Airport

- Draft Conditions of Approval

Attachment B – City of Monterey Consistency Analysis Letter

cc: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Monterey (Christy Sabdo); ALUC File No. REF250032

DRAFT RESOLUTION

Before the Monterey County Airport Land Use Commission, State of California

Resolution No. 25-

Finding the proposed land use reclassification from Medium Density Residential to Employment is consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport. REF250032, 5 Mandeville Court, Monterey, (APN: 259-031-050-000).

WHEREAS, on July 23, 2025, the City of Monterey (City) submitted an ALUC application (ALUC File No. REF250032) to ALUC staff requesting a consistency determination of the proposed reclassification of an existing land use designation from Medium Density Residential to Employment on the property located at 5 Mandeville Court, Monterey; and

WHEREAS, the ALUC is responsible for the review of local land use regulations affecting land uses within the Airport Influence Area for Monterey Regional Airport, as identified in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP), incorporated herein by reference, for consistency with the ALUCP; and

WHEREAS, the proposed project includes reclassification in land use designation from Medium Residential to Employment. The existing building is currently being used as an office building. The proposed project does not include any physical changes to the existing development on site.

WHEREAS, pursuant to ALUCP Exhibit 4B, Noise Compatibility Criteria and Long Range Noise Exposure Contours, the subject property is located outside of the 65-, 70-, or 75- Community Noise Equivalent Levels (CNELs), and therefore, the proposed development is a compatible use; and

WHEREAS, the project site is entirely located within the 14 Code of Federal Regulations (CFR) Part 77 horizontal surface, which has an elevation of 406.6 feet above mean sea level (AMSL). The proposed development does not include increasing the height of any structure beyond what is currently existing on site and therefore will not encroach on Part 77 Surfaces and is an allowed use with respect to airspace protection criteria (ALUCP Policy 4.2.3); and

WHEREAS, the project site is located within Safety Zone 4 (Outer Approach/Departure Zone), as delineated in the ALUCP. Safety Zone 4 allows for a non-residential intensity of 150 persons per acre. The site is approximately 3.50 acres and contains an existing office building with an occupant capacity of approximately 389 persons, resulting in 111 persons per acre. The building is currently occupied by 68 employees, which equates to 19 persons per acre. Both the current occupancy and maximum capacity comply with Safety Zone 4 criteria. Future development of this site

would need to comply with this requirement. The proposed redesignation does not interfere with ALUCP Table 4B (Safety Compatibility Criteria); and

WHEREAS, as designed and conditioned, the proposed development is an allowed use within Safety Zone 4 and will not introduce a substantial number of vulnerable occupants into an area subject to higher aircraft-related risk, and therefore is a compatible use; and

WHEREAS, in accordance with Table 4B, Condition No. ALUC-7 requires the recordation of the airport disclosure notice; and

WHEREAS, on August 22, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with the proposed change to the General Plan, redesignating a property from Residential to Employment; and

WHEREAS, on September 22, 2025, the ALUC conducted a duly noticed public meeting to consider the proposed project located at 5 Mandeville Court, Monterey (APN: 259-031-050-000); and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find that the land use reclassification from Medium Density Residential to Employment is consistent with the 2019 ALUCP for Monterey Regional Airport, subject to the conditions of approval incorporated here by reference.

PASSED AND ADOPTED on this 22nd day of September 2025, upon motion of Commissioner _____ and seconded by Commissioner _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Craig Spencer, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
September 22, 2025



ALUC CONDITIONS

The following standard and/or non-standard conditions may be applied to an application being considered before the ALUC. If the box next to the condition is marked, that indicates the condition is to be applied to the project as part of the ALUC recommendation.

PROJECT NAME: 5 Mandeville Court City of Monterey – Land use
Reclassification
ALUC FILE NO.: REF250032

<input checked="" type="checkbox"/>	ALUC-7	<p>NON-STANDARD: REAL ESTATE DISCLOSURE NOTICE</p> <p>Prior to issuance of construction permits, the applicant/owner shall record a California Real Estate Disclosure Notice pursuant to California Business and Professions Code, Section 11010(b)(13), that states “This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”</p> <p>If such Notice has already been recorded on title, evidence must be provided to City of Monterey staff.</p>
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PROJECT REVIEWED BY THE ALUC ON: 9/22/25.



July 23, 2025

Fionna Jensen
Senior Planner
County of Monterey Housing & Community Development
1441 Schilling Place, South 2nd Floor
Monterey, CA 93901
VIA EMAIL

Subject: ALUCP Consistency Determination – City of Monterey General Plan Land Use Map

Dear Ms. Jensen,

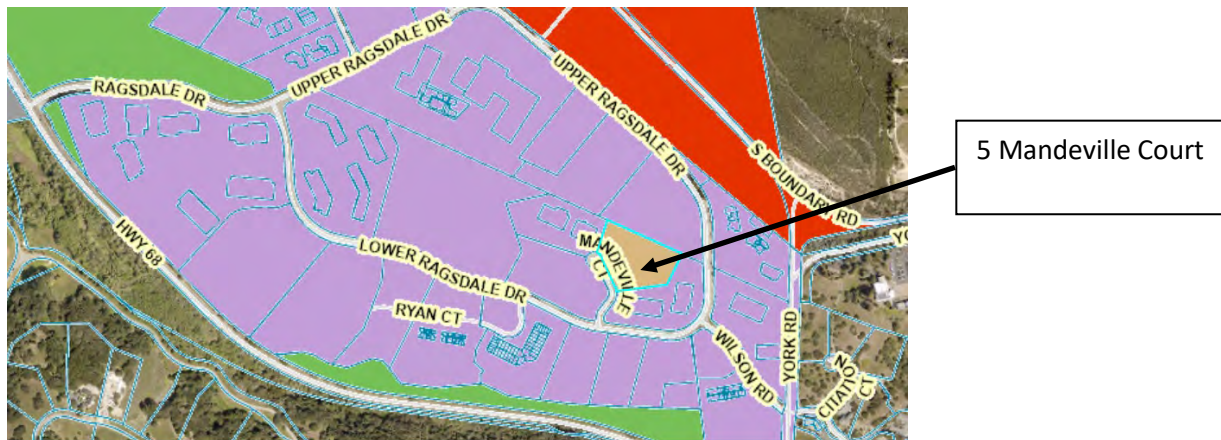
The City of Monterey requests that the Airport Land Use Commission determine that the proposed change to Map 6 General Plan Land Use is consistent with the Monterey Regional Airport Land Use Compatibility Plan (ALUCP).

BACKGROUND

The City of Monterey amended its General Plan on July 16, 2024 to address State requirements for housing, land use, safety and circulation issues. The Airport Land Use Commission found the documents consistent with the Airport Land Use Compatibility Plan on January 26, 2024.

The Land Use Element Map 6 (General Plan Land Use) identified 5 Mandeville Court for Medium Density Residential uses (Figure 1). The City proposes to change the land use designation to Employment (Exhibit 1). The proposed amendment realizes the City's vision for this property for employment land uses.

Figure 1. Adopted General Plan Land Use Map, July 16, 2024



ANALYSIS

Land Use Compatibility

The site (5 Mandeville Court) is located in Safety Zone 4, Outer Approach/Departure Zone. The site is used for employment uses (offices). Offices are allowed in Safety Zone 4 at a non-residential intensity of 150 persons per acre. As such, the Draft map change from Medium Density Residential to Employment would not conflict with the ALUCP.

Sincerely,

Christy Sabdo

Christy Sabdo, AICP
Principal Planner

cc: Kim Cole, AICP, Community Development Director
Levi Hill, AICP, Planning Manager

Exhibit 1. Proposed Land Use Map Amendment

5 Mandeville Court – Proposed General Plan Land Use Map Change to Employment

