

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Agenda - Final

Monday, October 27, 2025

3:00 PM

**Monterey Peninsula Airport District, Board Meeting Room. 200 Fred Kane Drive,
Suite 200, Monterey, CA 93940**

Airport Land Use Commission

IMPORTANCE NOTICE REGARDING PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

To participate in this County of Monterey 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:

- 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.
- 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.
- 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.
- 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.

- 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.

- 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.

- The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

3:00 P.M. - CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL**

Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.

PUBLIC COMMENTS

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'S COMMENTS

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

APPROVAL OF MINUTES

1. Approval of the September 22, 2025 Airport Land Use Commission Meeting.

Attachments: [Cover Page](#)
 [Draft Minutes_ALUC_092225](#)

CONSENT**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.

2. **REF250035 - MHT Holdings LLC**

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into an event space and vehicle storage (ALUC File No. REF250035) consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

Attachments: [Staff Report](#)
 [Attachment A - Draft ALUC Resolution Monterey Regional Airport](#)
 [Attachment B - City of Monterey Consistency Analysis Letter](#)
 [Attachment C - Monterey Regional Airport District Letter](#)

3. **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.

Attachments: [Staff Report](#)

4. 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.

Attachments: [Staff Report](#)

ANNOUNCEMENTS

ADJOURNMENT



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-784

October 27, 2025

Introduced: 10/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approval of the September 22, 2025 Airport Land Use Commission Meeting.



County of Monterey

Item No.1

Airport Land Use Commission

Legistar File Number: 25-784

October 27, 2025

Introduced: 10/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approval of the September 22, 2025, Airport Land Use Commission Meeting.

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Minutes - Draft

Monday, September 22, 2025

3:00 PM

Airport Land Use Commission

CALL TO ORDER

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Scherer presiding, convened at 3:00 p.m.

PLEDGE OF ALLEGIANCE

Commission members and members of the public attended/participated physically.

ROLL CALL

Commissioners (or Proxy) Present:

Commissioners Carbone, Cleveland, Scherer, Kerr, and Donaldson

Commissioners Not Present and Not Represented by Proxy:

Commissioners Cohan & Leffel

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

PUBLIC COMMENTS

None

COMMISSIONER'S COMMENTS

Requested that any proxy fill in any absent Commissioner.

APPROVAL OF MINUTES

The Commission voted 5-0 (5 ayes – 0 nays, and 2 abstain) to approve the minutes of the July 28, 2025 regular meeting., as amended in the hearing Motion to approve made by Commissioner Kerr and seconded by Commissioner Cleveland.

CONSENT

None

SCHEDULED ITEMS

a. REF250032: Mandeville Court

Proposed Use: Consider the 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.

Staff presented. City of Monterey responded to Commission comments regarding the use of the subject property.

Commissioner Cleveland made a motion, seconded by Commissioner Carbone, to find the project consistent with the 2019 Monterey Regional Airport Land Use

Compatibility Plan (5 ayes, 0 nays, 2 absent). Motion passes.

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.

ANNOUNCEMENTS

None

ADJOURNMENT

Meeting adjourned at 3:20 pm.

Next scheduled regular meeting: October 27, 2025.



County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-780

October 27, 2025

Introduced: 10/21/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

REF250035 - MHT Holdings LLC

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into an event space and vehicle storage (ALUC File No. REF250035) consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

PROPOSED PROJECT:

On September 2, 2025, the City of Monterey submitted an application (ALUC File No. REF250035) to ALUC staff requesting consideration of a proposed project converting a portion of an existing 28,000 square foot office building at 2555 Garden Road from office space into an event space and vehicle storage area. The number of square feet to be converted is 5,340 for the event space and 2,780 for the vehicle storage area. The remaining 19,880 square feet would remain for office uses.

The General Plan land use designation is employment, and the zoning designation is I-R-130-RAES (Industrial, Administration, and Research District - 130,000 sq. ft. Minimum Lot Area - Religious Assembly Overlay - Emergency Shelter Overlay). The subject site is approximately 130,000 square feet, or 3 acres, and is in a commercial/industrial area. The proposed project does not include any expansion or physical changes to the existing exterior of the building on site. As proposed, the conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into an event space and vehicle storage would be consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

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 project does not propose increasing building heights beyond what currently exists on the site and would not add any sources of glare, highly reflective building materials, or bright lights. The project would not add any sources of dust, smoke, or water vapor; or produce any sources of electrical interference or thermal plumes; or create any increased attraction for wildlife or birds. As such, the proposed partial conversion of existing office space to an event space and vehicle storage area will not interfere with airspace protection and will remain consistent with ALUCP Policy 4.2.3.

SAFETY COMPATIBILITY

The northern half of the subject site is located within Safety Zone 5 (Sideline Safety Zone) of Monterey Regional Airport (MRY), whereas the southern half is located within Safety Zone 7 (Airport Influence Area), as designated in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP). The majority (approximately 22,000 square feet) of the office building's footprint is located on the southern half of the site, within Safety Zone 7. The remainder of the property is within Safety Zone 5. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Safety Zone 5 is more restrictive and allows a maximum intensity of 100 persons per acre for non-residential land uses, and prohibits a variety of land uses, such as hospitals, schools, places of worship, hazardous uses, landfills, and medium- to high-density residential.

The majority of the building that is proposed to be converted to event space and vehicle storage is on the southern portion of the site within Safety Zone 7. However, approximately 2000 square feet of the building to be converted is within Safety Zone 5. Due to the split safety zones of the property, ALUCP Policy 4.1.7 requires that the more restrictive safety zone criteria apply for the purpose of this safety compatibility analysis. Safety Zone 5 limits non-residential development to an intensity of 100 persons per acre. Accordingly, the subject three-acre site could support approximately 300 individuals. The applicant has confirmed that there would be no more than approximately 100 people inside the building at any single point in time. As proposed, the project would result in a non-residential intensity of no more than 50 persons per acre. The proposed occupancy falls within the allowable intensity standards for Safety Zone 5. As proposed, there are no exterior modifications, including to existing exterior lighting. The proposed conversion 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 100 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 September 24, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District had no major issues but requested two standard conditions: (1) file

FAA Form 7460-1 if a crane or similar equipment is used and have any new outdoor lighting approved by the Airport Executive Director; and (2) record an aviation easement (**Attachment C**). Both of which have been applied as conditions of approval (Attachment 1 of the Draft Resolution).

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.

Prepared by: Edgar Sanchez, Assistant Planner

SanchezE8@CountyofMonterey.gov, (831) 783-7058,

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Attachment A - Draft ALUC Resolution Monterey Regional Airport

- Draft Conditions of Approval

Attachment B - City of Monterey Consistency Analysis Letter

Attachment C - Monterey Regional Airport District Letter

cc: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Monterey (Fernanda Roveri); Project Agent (Charles Tope); ALUC File No. REF250035.



County of Monterey

Item No.2

Airport Land Use Commission

Legistar File Number: 25-780

October 27, 2025

Introduced: 10/21/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

REF250035 - MHT Holdings LLC

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into an event space and vehicle storage (ALUC File No. REF250035) consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

PROPOSED PROJECT:

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The General Plan land use designation is employment, and the zoning designation is I-R-130-RAES (Industrial, Administration, and Research District - 130,000 sq. ft. Minimum Lot Area - Religious Assembly Overlay - Emergency Shelter Overlay). The subject site is approximately 130,000 square feet, or 3 acres, and is in a commercial/industrial area. The proposed project does not include any expansion or physical changes to the existing exterior of the building on site. As proposed, the conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into an event space and vehicle storage would be consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

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).

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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 project does not propose increasing building heights beyond what currently exists on the site and would not add any sources of glare, highly reflective building materials, or bright lights. The project would not add any sources of dust, smoke, or water vapor; or produce any sources of electrical interference or thermal plumes; or create any increased attraction for wildlife or birds. As such, the proposed partial conversion of existing office space to an event space and vehicle storage area will not interfere with airspace protection and will remain consistent with ALUCP Policy 4.2.3.

SAFETY COMPATIBILITY

The northern half of the subject site is located within Safety Zone 5 (Sideline Safety Zone) of Monterey Regional Airport (MRY), whereas the southern half is located within Safety Zone 7 (Airport Influence Area), as designated in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP). The majority (approximately 22,000 square feet) of the office building's footprint is located on the southern half of the site, within Safety Zone 7. The remainder of the property is within Safety Zone 5. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Safety Zone 5 is more restrictive and allows a maximum intensity of 100 persons per acre for non-residential land uses, and prohibits a variety of land uses, such as hospitals, schools, places of worship, hazardous uses, landfills, and medium- to high-density residential.

The majority of the building that is proposed to be converted to event space and vehicle storage is on the southern portion of the site within Safety Zone 7. However, approximately 2000 square feet of the building to be converted is within Safety Zone 5. Due to the split safety zones of the property, ALUCP Policy 4.1.7 requires that the more restrictive safety zone criteria apply for the purpose of this safety compatibility analysis. Safety Zone 5 limits non-residential development to an intensity of 100 persons per acre. Accordingly, the subject three-acre site could support approximately 300 individuals. The applicant has confirmed that there would be no more than approximately 100 people inside the building at any single point in time. As proposed, the project would result in a non-residential intensity of no more than 50 persons per acre. The proposed occupancy falls within the allowable intensity standards for Safety Zone 5. As proposed, there are no exterior modifications, including to existing exterior lighting. The proposed conversion 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 100 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 September 24, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District had no major issues but requested two standard conditions: (1) file

FAA Form 7460-1 if a crane or similar equipment is used and have any new outdoor lighting approved by the Airport Executive Director; and (2) record an aviation easement (**Attachment C**). Both of which have been applied as conditions of approval (Attachment 1 of the Draft Resolution).

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.

Prepared by: Edgar Sanchez, Assistant Planner

SanchezE8@CountyofMonterey.gov, (831) 783-7058,

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

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- Draft Conditions of Approval

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Attachment C - Monterey Regional Airport District Letter

cc: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Monterey (Fernanda Roveri); Project Agent (Charles Tope); ALUC File No. REF250035.

Attachment A

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DRAFT RESOLUTION

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

Resolution No. 25-

Finding that the proposed conversion of a portion of an existing office building into event space and vehicle storage is consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.
REF250035, 2555 Garden Road, Monterey, (APN: 013-321-003-000).

WHEREAS, on September 2, 2025, the City of Monterey (City) submitted an ALUC application (ALUC File No. REF250035) to ALUC staff requesting a consistency determination of the proposed conversion of portion of an existing office building into an event space and vehicle storage on the property located at 2555 Garden Road, 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 converting a portion of an existing 28,000 square foot office building at 2555 Garden Road from office space into an event space and vehicle storage area. The square feet to be converted is 5,340 for the event space and 2,780 for the vehicle storage area. The remaining 19,880 square feet would remain for office uses. The proposed project does not include any exterior 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 majority (approximately 22,000 square feet) of the office building's footprint is located on the southern half of the site, within Safety Zone 7 (Airport Influence Area). The remainder of the property is within Safety Zone 5 (Sideline Safety Zone). Given that the property is divided by multiple compatibility zone

boundaries, ALUCP Policy 4.1.7 requires that the more restrictive safety zone criteria apply for the purpose of this safety compatibility analysis. Safety Zone 5 limits non-residential development to an intensity of 100 persons per acre. Accordingly, the subject three-acre site could support approximately 300 individuals. The applicant has confirmed that there would be no more than approximately 100 people inside the building at any single point in time. As proposed, the project would result in a non-residential intensity of no more than 50 persons per acre. The proposed occupancy falls within the allowable intensity standards for Safety Zone 5 per ALUCP Table 4B (Safety Compatibility Criteria); and

WHEREAS, as conditioned, the proposed conversion is an allowed use within Safety Zones 5 and 7, will not introduce a substantial number of vulnerable occupants into an area subject to higher aircraft-related risk, and is therefore a compatible use under ALUCP Table 4B; and

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

WHEREAS, on September 24, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. The District had no concerns but requested two conditions, ALUC-5 and ALUC-6, which have been applied; and

WHEREAS, on October 27, 2025, the ALUC conducted a duly noticed public meeting to consider the proposed project located at 2555 Garden Road, Monterey, (APN: 013-321-003-000); and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find that the proposed conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into an event space and vehicle storage 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 27th day of October 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
October 27, 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: 2555 Garden Road City of Monterey - MHT Holdings LLC
ALUC FILE NO.: REF250035

☒	ALUC-7	NON-STANDARD: REAL ESTATE DISCLOSURE NOTICE 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." If such Notice has already been recorded on title, evidence must be provided to City of Monterey staff.
☒	ALUC-6	EXTERIOR LIGHTING If exterior lighting is modified or proposed, prior to the issuance of a construction permit for a new source of outdoor lighting, an Exterior Lighting Plan shall be reviewed and approved by the applicable airport manager prior to the issuance of any construction permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
☒	ALUC-5	OBJECTS AFFECTING NAVIGABLE AIRSPACE The project shall conform to FAR, Part 77 – Objects Affecting Navigable Airspace.

PROJECT REVIEWED BY THE ALUC ON: 10/27/25.

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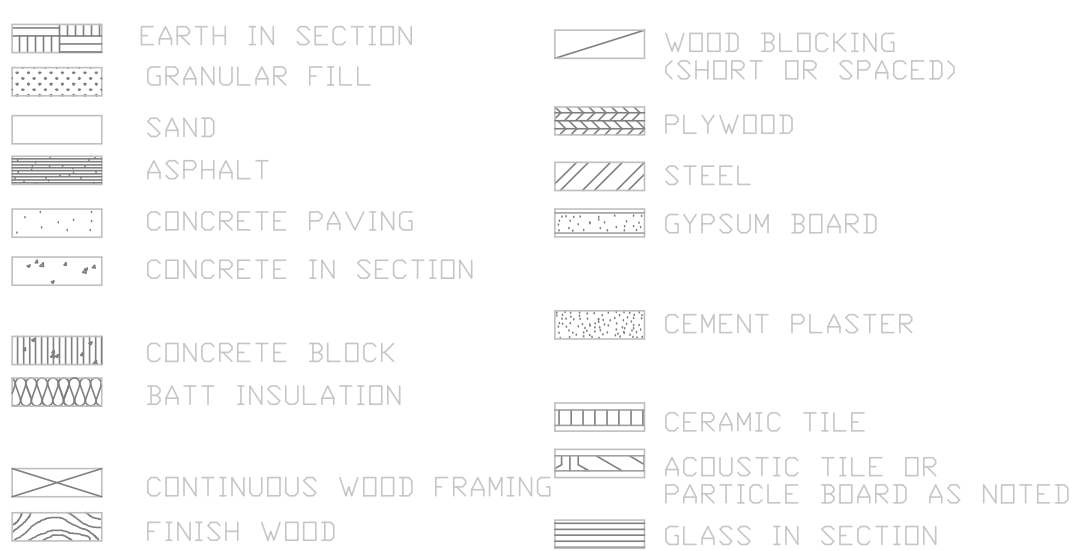
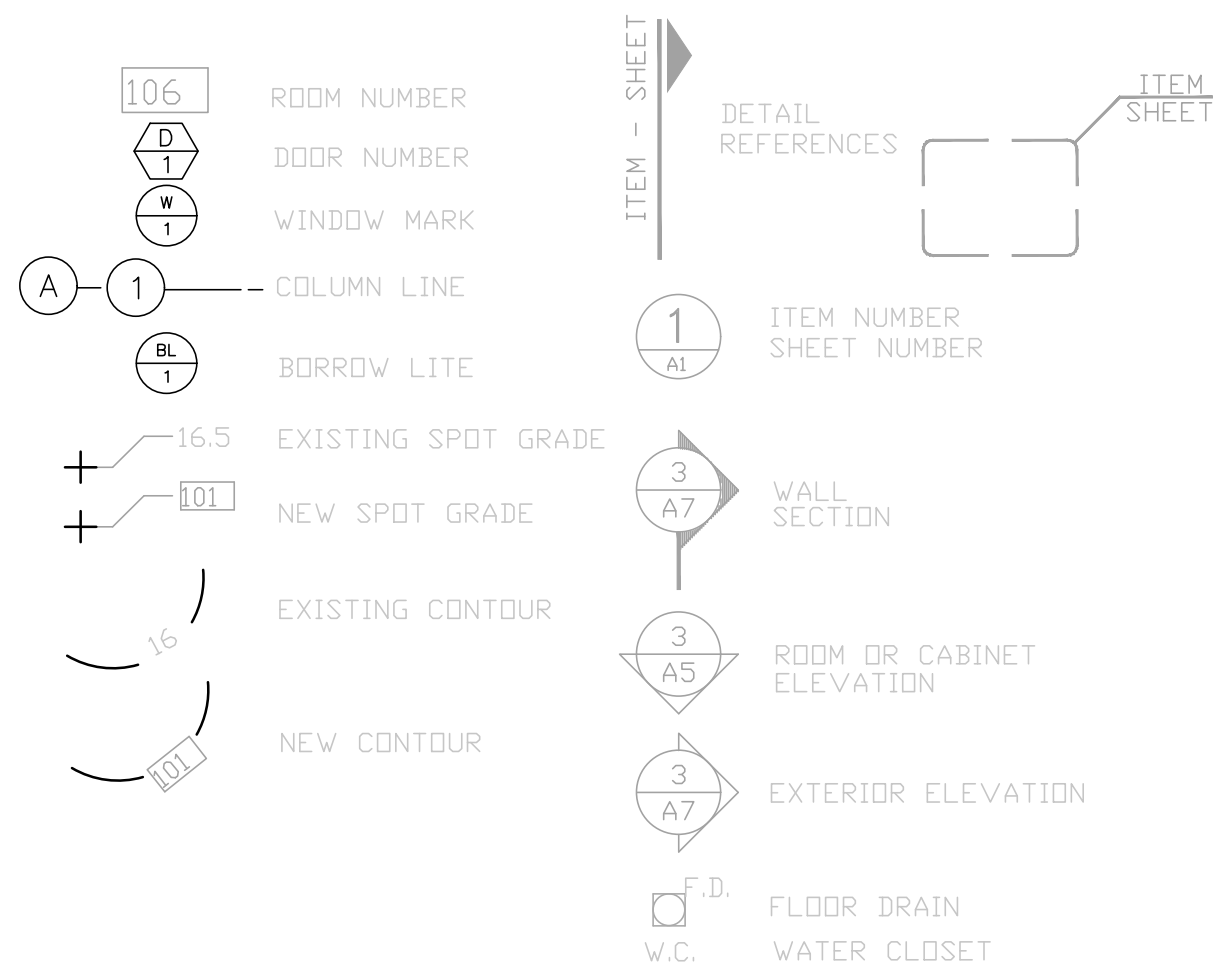
SHEET INDEX

Sheet number	description
1	Title sheet, Site Plan
1.1	Exit Plan
2	Existing Floor Plan
2.1	Existing Floor Plan
3	Proposed Floor Plan
3.1	Proposed Floor Plan
4	Existing Exterior Elevations
5	Proposed Exterior Elevations
6	Fire Rated Corridor Details
7	Hood Notes
8	General Notes

ABBREVIATIONS

& AND		FDF	FACE OF FIN	R	RISER
< ANGLE		FDS	FACE OF STUDS	RAD	RADIUS
@ AT		FPFR	FIREPROOF	REINF	REINFORCED
^ CENTERLINE		FTG	FOOTING	REQ	REQUIRED
* DIA DR ROUND		FURR	FURRING	RESIL	RESILIENT
⊥ PERPENDICULAR		FUT	FUTURE	RWD	ROUGH OPENING
# POUND DR ND				RWD	REDWOOD
ACDUS	ACQUSTICAL	GA	GAUGE	SC	SOLID CORE
ADJ	ADJUSTABLE	GALV	GALVANIZED	SCD	SEAT COVER DISP.
AFF	ABOVE FINISHED FLOOR	GL	GLASS	SD	SOAP DISPENSER
AFX	ALUMINUM	GR	GRATE	SHT	SHEET
ARCH	ARCHITECT	GYP	GYPSUM	SIM	SIMILAR
				SND	SANITARY NAPKIN DISP.
BD	BOARD			SPEC	SPECIFICATION
BOT	BOTTOM	HBD	HARDBOARD	(S) STL	STAINLESS STEEL
CAB	CABINET	HDW	HARDWOOD	SSK	SERVICE SINK
CPT	CARPET	HDW	HARDWARE	STD	STANDARD
CEM	CEMENT	HDR	HORIZONTAL	SUSP	SUSPENDED
CER	CERAMIC	HGT	HEIGHT	SURF	SURFACE
CLG	CEILING			SM	SURFACE MOUNTED
CLKG	CAULKING	ID	INSIDE DIAMETER	SW	SWITCH
CLR	CIRCUIT	ICI	INSULATION	SVD	SHIELD BOARD
CLR	CLEAR	INT	INTERIOR	SYM	SYMMETRICAL
CONC	CONCRETE				
C	CONDUIT	JT	JOINT	T	TREAD
CONDUIT ONLY				TB	TOWEL BAR
CONST	CONSTRUCTION	LAM	LAMINATE	TC	TERMINAL CAN
CONT	CONTINUOUS	LAV	LAVATORY	TEL	TELEPHONE
CONTR	CONTRACTOR	LIGHT		T&G	TONGUE AND GROOVE
CTR	CENTER	M&W	Mining Coast Water District	THK	THICK
		MECH	MECHANICAL	TPD	TOILET PAPER DISP.
		MEMB	MEMBRANE	TV	TELEVISION
		MED	MEDICINE CABINET	TYP	TYPICAL
		MTL	METAL		
DET	DETAIL	MIR	MIRROR	UNF	UNFINISHED
DIA	DIAMETER	MNT	MOUNT	UNQ	UNLESS OTHERWISE NOTED
DIM	DIMENSION	MTD	MOUNTED	UR	URINAL
DISC	DISCONNECT				
DR	DOR				
DBL	DOUBLE	NIC	NOT IN CONTRACT	VERT	VERTICAL
DN	DOWN	NOM	NOMINAL		
DWG	DRAWING	NTS	NOT TO SCALE		
				WDW	WINDOW
EA	EACH			W/	WITH
ELEV	ELEVATION	DBS	DBSCURE	WC	WATER CLOSET
ELEC	ELECTRICAL	DC	DC CENTER	WD	WOOD
EMER	EMERGENCY	OD	OUTSIDE DIAMETER	WH	WATER HEATER
ENCL	ENCLOSURE	OPN	OPENING	W/O	WITHOUT
EQ	EQUAL	OPP	OPPOSITE	WP	WATERPROOF
EQPT	EQUIPMENT			WR	WATER RESISTANT
EXT	EXISTING	PRCST	PRECAST	WGT	WEIGHT
EXP	EXPOSED	PL	PLATE		
EXP	EXPANSION	P	PLASTIC		
EXT	EXTERIOR	PLAS	PLASTER		
		PLYWD	PLYWOOD		
FDN	FOUNDATION	PR	PAIR		
FIN	FINISH	PNT	PAINT		
FIX	FIXTURE	PTD	PAPER TOWEL DISP.		
FL	FLOOR	PTN	PARTITION		
FLASH	FLASHING				
FLOUR	FLOURESCENT	QT	QUARRY TILE		
FDC	FACE OF CONCRETE				

SYMBOLS



PERTINENT DATA

Zoning: Commercial
Type of Construction: V-B
Occupancy: A-3
EXISTING LOT SIZE: 128706 Square Feet
Existing Building - 28000 SF
Sprinklers: No
Existing lot coverage - $28000/128706 = 21.75\%$

SCOPE OF WORK:

Repair fire damage, legalize new uses including new event center A-3 occupancy and new vehicle storage.

General Notes

GENERAL NOTES

Do not scale these drawings. Use the written dimensions and verify all dimensions prior to construction.

Construction drawings are the property of the architect and are not to be used in part or in whole for any work other than the location shown herein.

--The architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures or for any safety precautions or programs in connection with the work.

--Verify all utility data and locations prior to any work. Insure utilities shall be coordinated with the appropriate agency or utility company.

--The contractor shall schedule and coordinate all inspections and at the end of the work provide the owner with all the original signed documents from the inspecting entity.

--Annular spaces around pipe, electric cable, conduits and other openings in plates at exterior walls shall be protected against passage of rodents.

-- Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste.

-- Use materials with not less than 10% recycled content value.

-- Reduce construction waste by not less than 65%. Documentation shall be submitted to the enforcing agency demonstrating compliance.

-- Solvents, sealants, and caulks shall be compliant with VOC and other toxic compound limits.

-- Paints stains and other coatings shall be compliant with VOC limits.

-- Aerosol paints and coatings shall be compliant with product weighted MIR limits for RDC and other toxic compounds.

-- Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

-- Carpet and carpet systems shall be compliant with VOC limits.

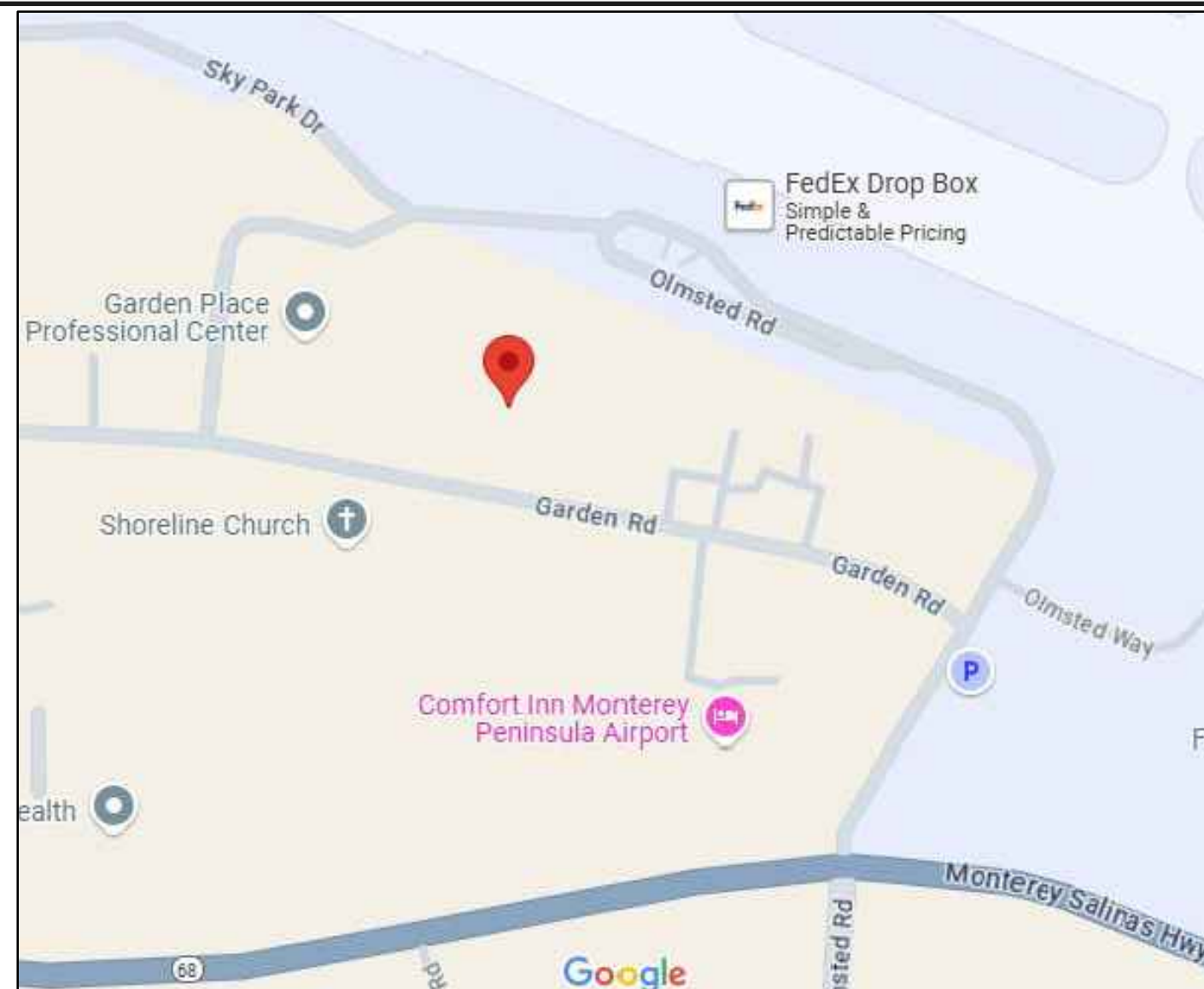
-- Vapor retarder and capillary break is installed at slab-on-grade foundations.

-- Do not install building materials used in wall and Floor Framing shall not exceed 19% and shall be check before enclosure

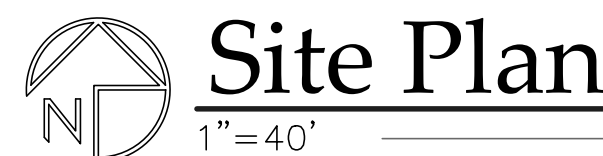
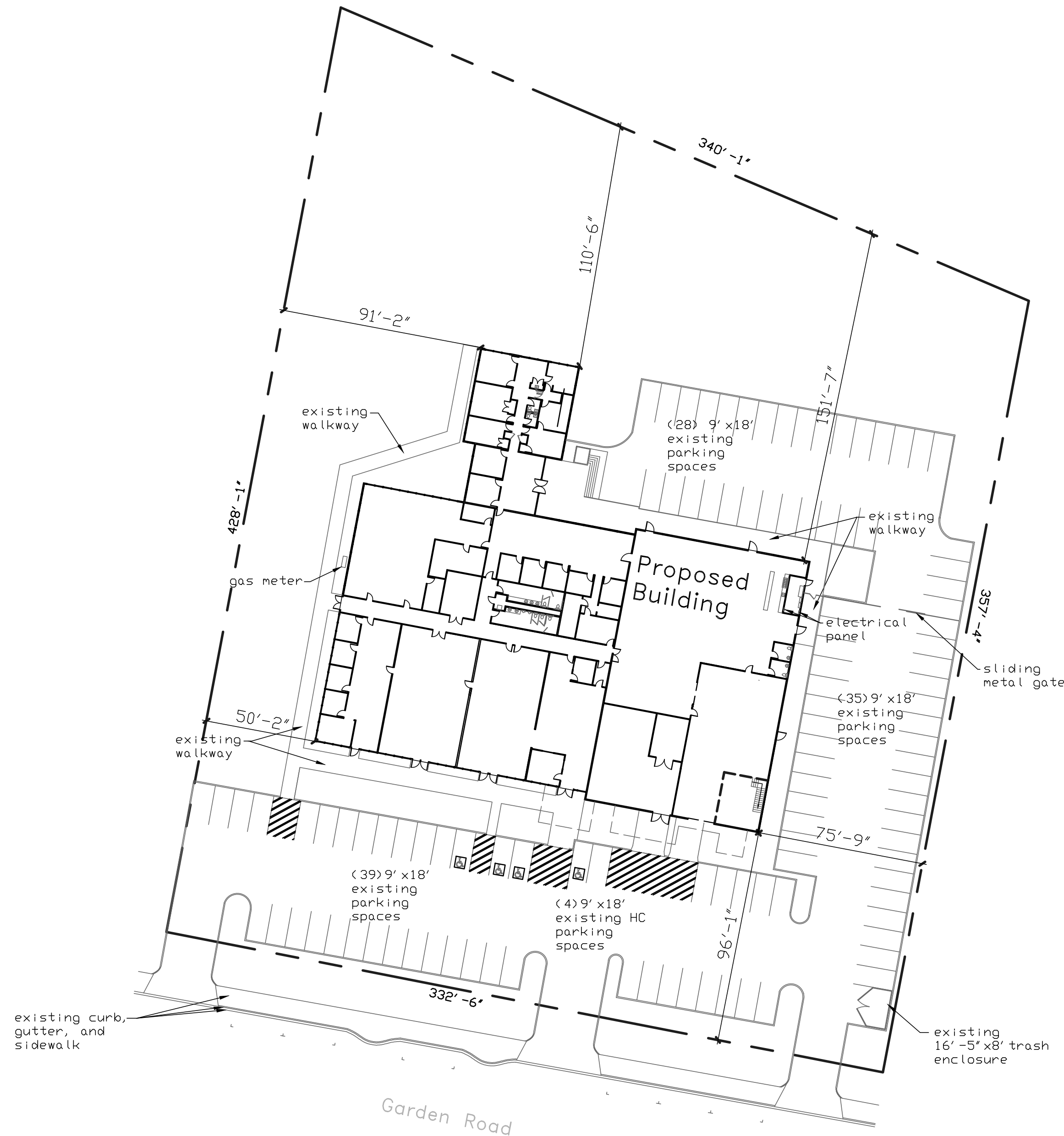
Ordinances and Regulations

2022 California Fire Code
2022 California Building Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California CalGreen Code
2022 California Energy Standards
2022 California Residential Code
City of Monterey standards and state regulatory requirements.

VICINITY MAP



All colors and materials to match existing



REVISION DATE	KEY
	
	
	
	

DRAWING DATE:
1-4-25

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Ability
VENTURES INC.

JAMES "JIM" VOCELKA

SHEET TITLE
Site plan Vicinity Map Sheet Index Pertinent Data

PROJECT	Fire Damage for: Employnet 2555 Garden Road Monterey, CA 93940 A.P. # 013-321-003 PHONE: (408) - 857-5218
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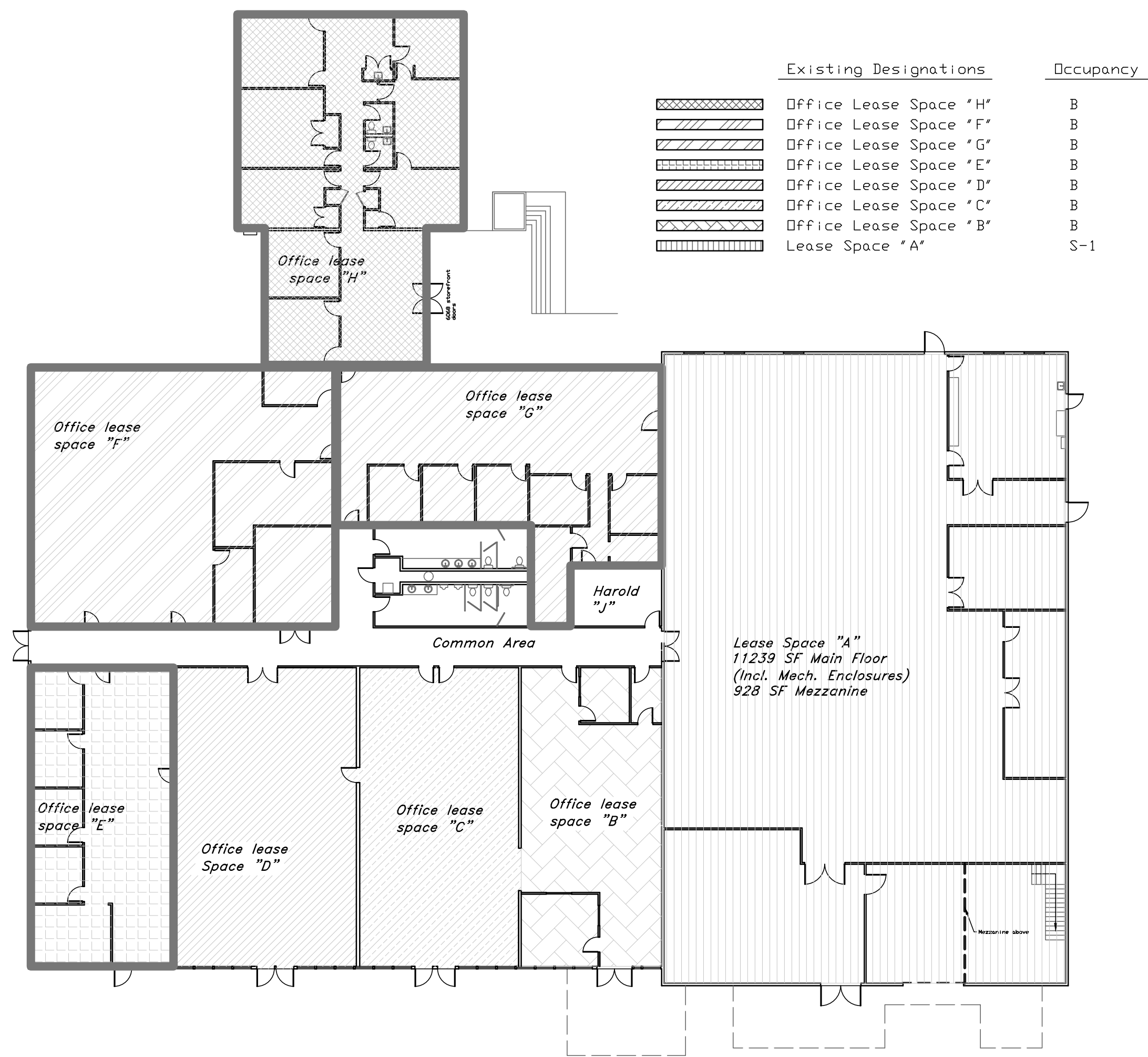
SCALE AS NOTED

DRAWN CADD

JOB —

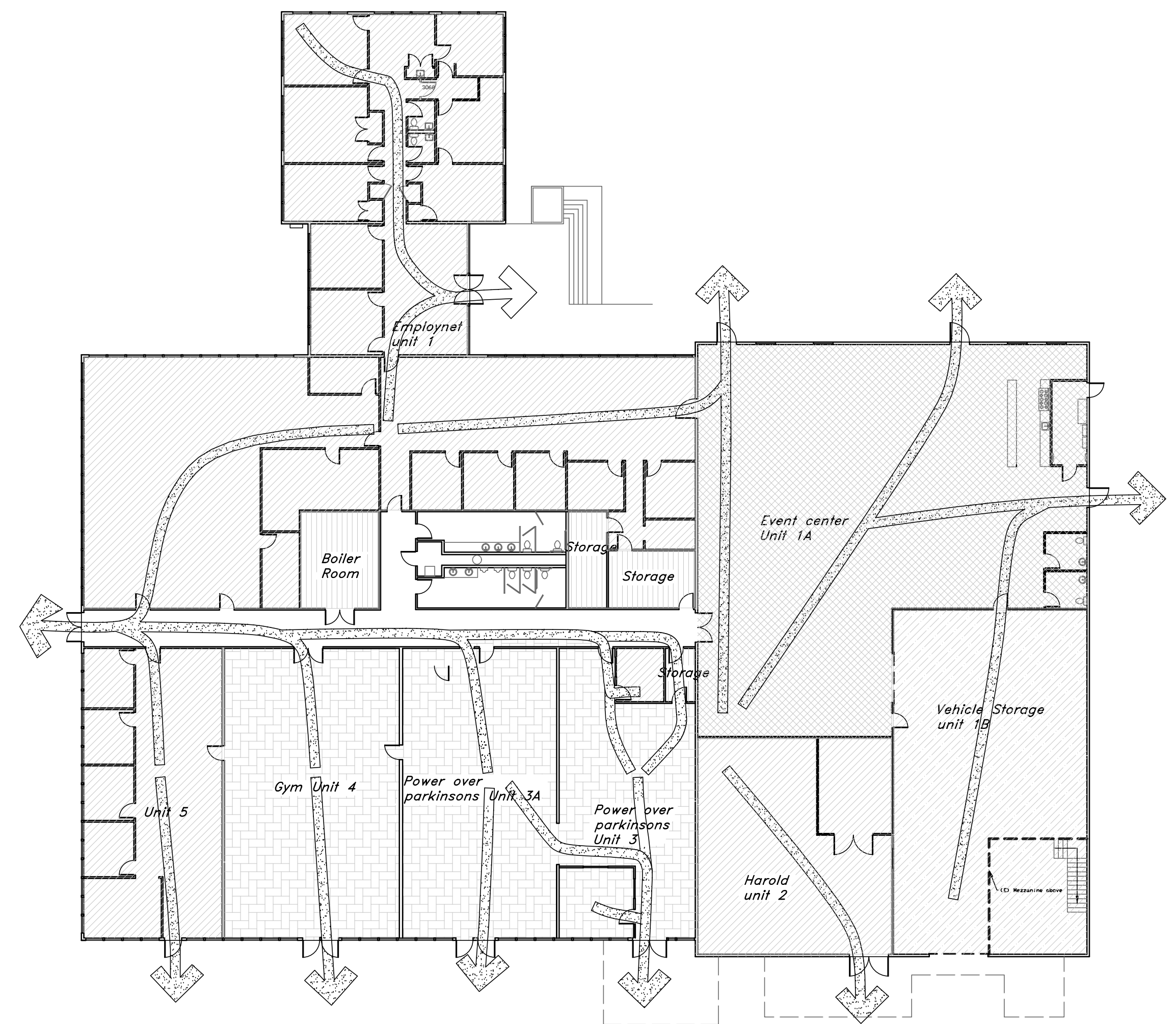
SHEET

OF 11 SHEETS



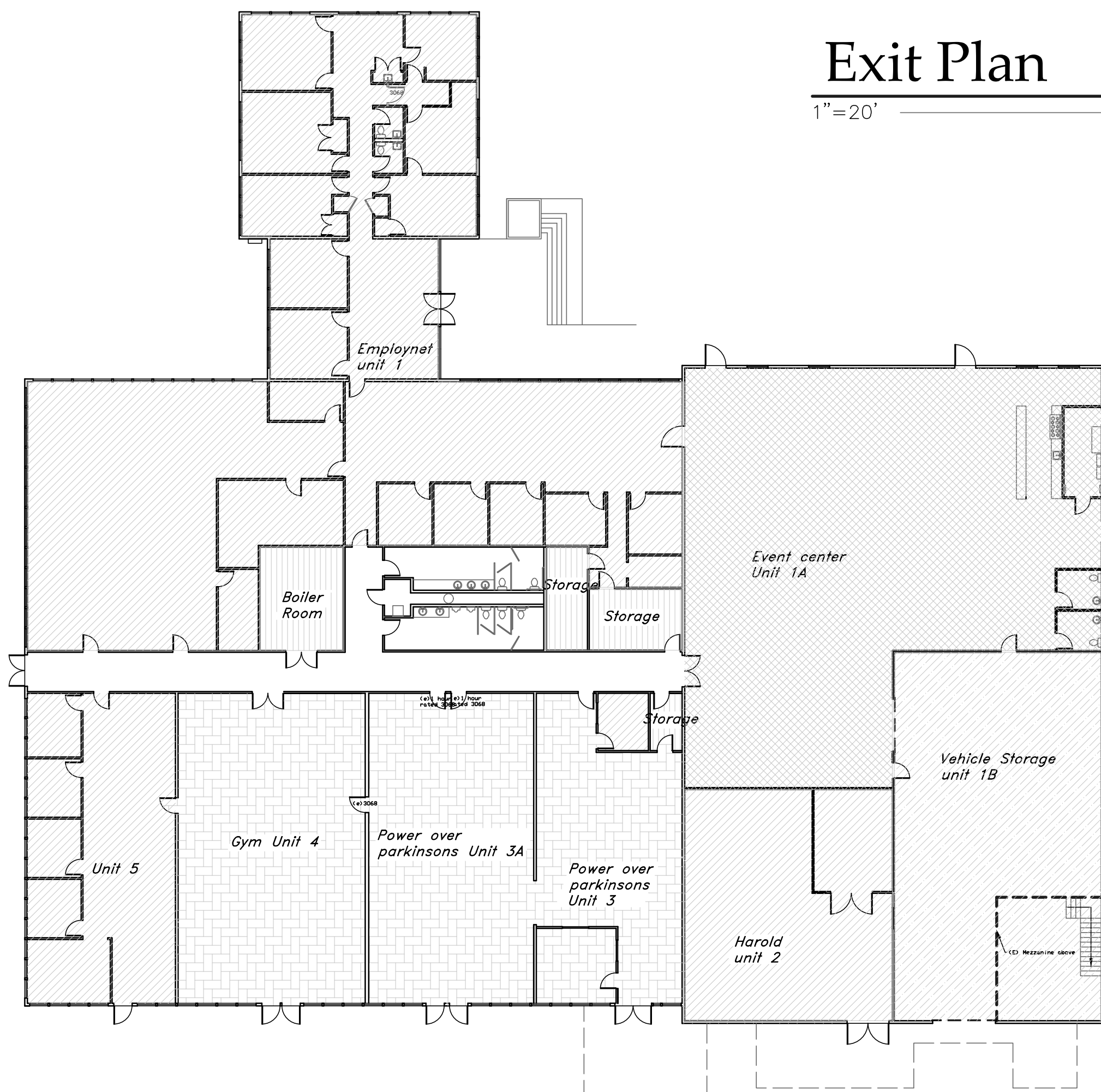
Existing Occupancy Load

1"=20' _____ 0'



Exit Plan

1"=20' _____ 0"



Proposed Occupancy Load

1"=20' 0"

REVISION DATE	KEY
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DRAWING DATE:
1-14-25

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AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY UNLAWFUL. NO SUCH USE, PUBLICATION OR ANY METHOD OF REPRODUCTION BY ANY WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

JAMES "JIM" VOGLKA
ARCHITECT
19020 KAREL DR.
33045 S. FORT LAUDERDALE, FL 33045
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

Exit Pla	Existing	Propose
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Fire Damage for:
Employnet
2555 Garden Road
Monterey, CA 93940
A.P. # 013-321-003 PHONE: (408)-857-5218

SCALE AS NOTED

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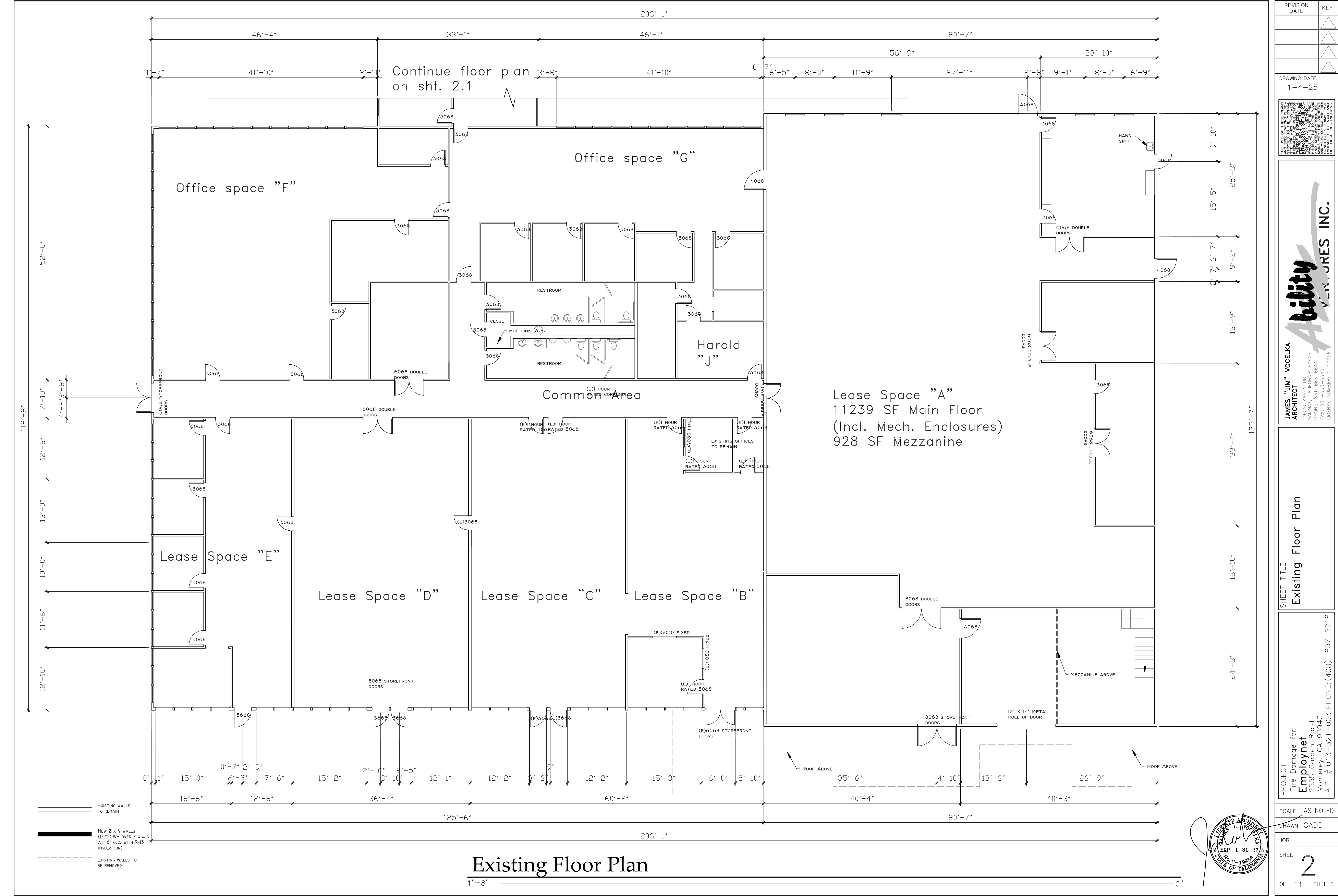
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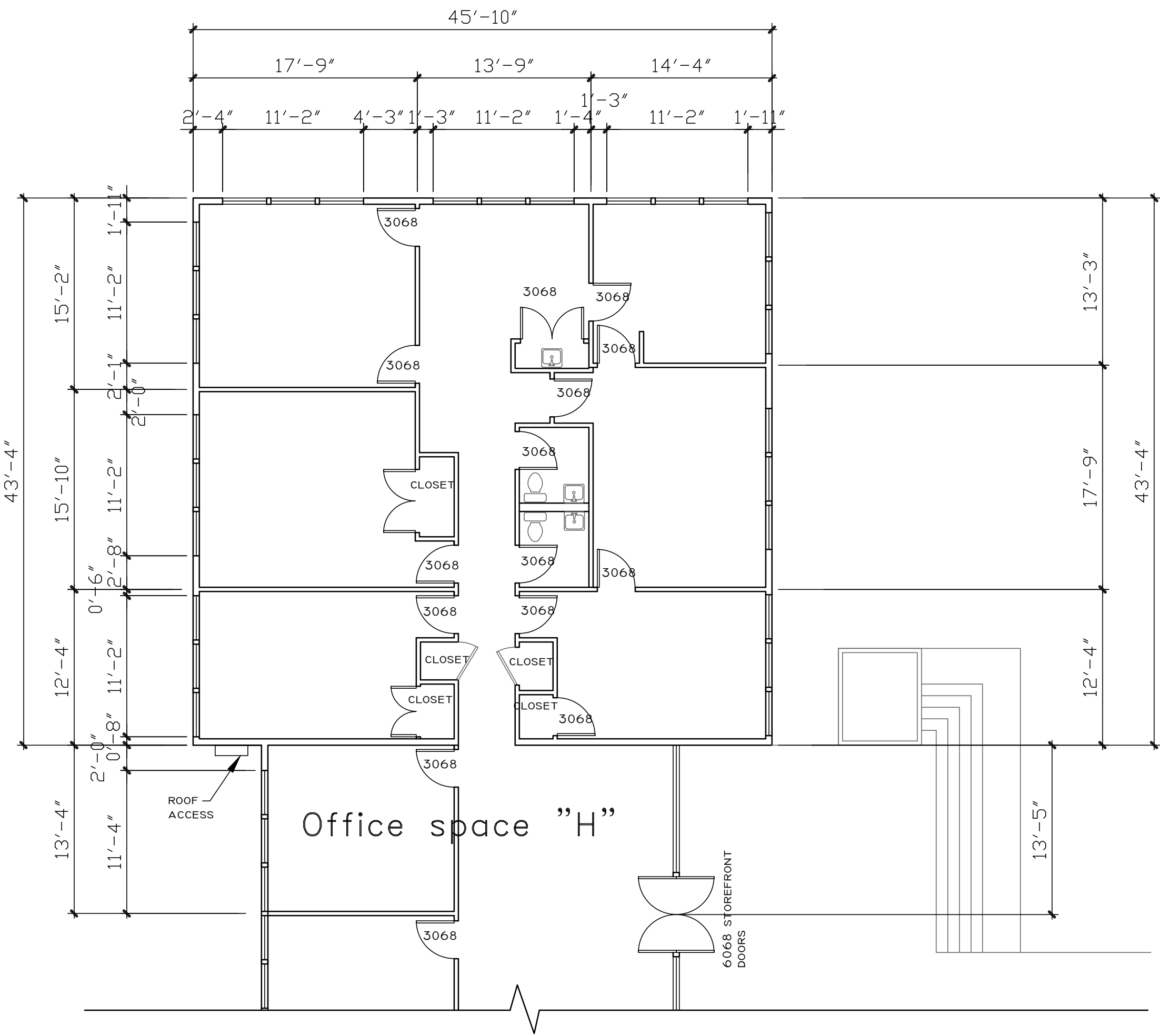
SHEET 1 1

1.1

11 SHEETS

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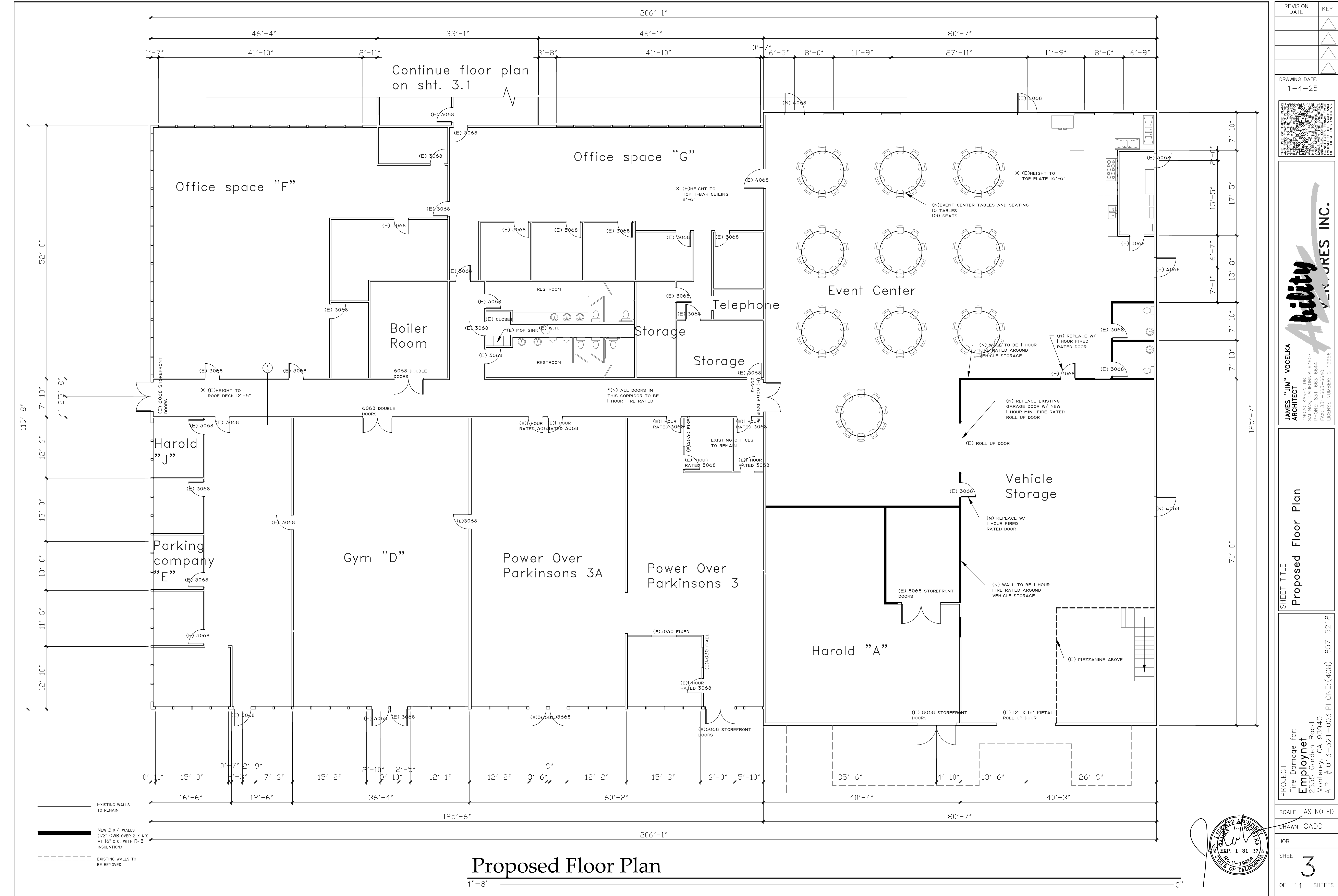


Continue floor plan
on sht. 2

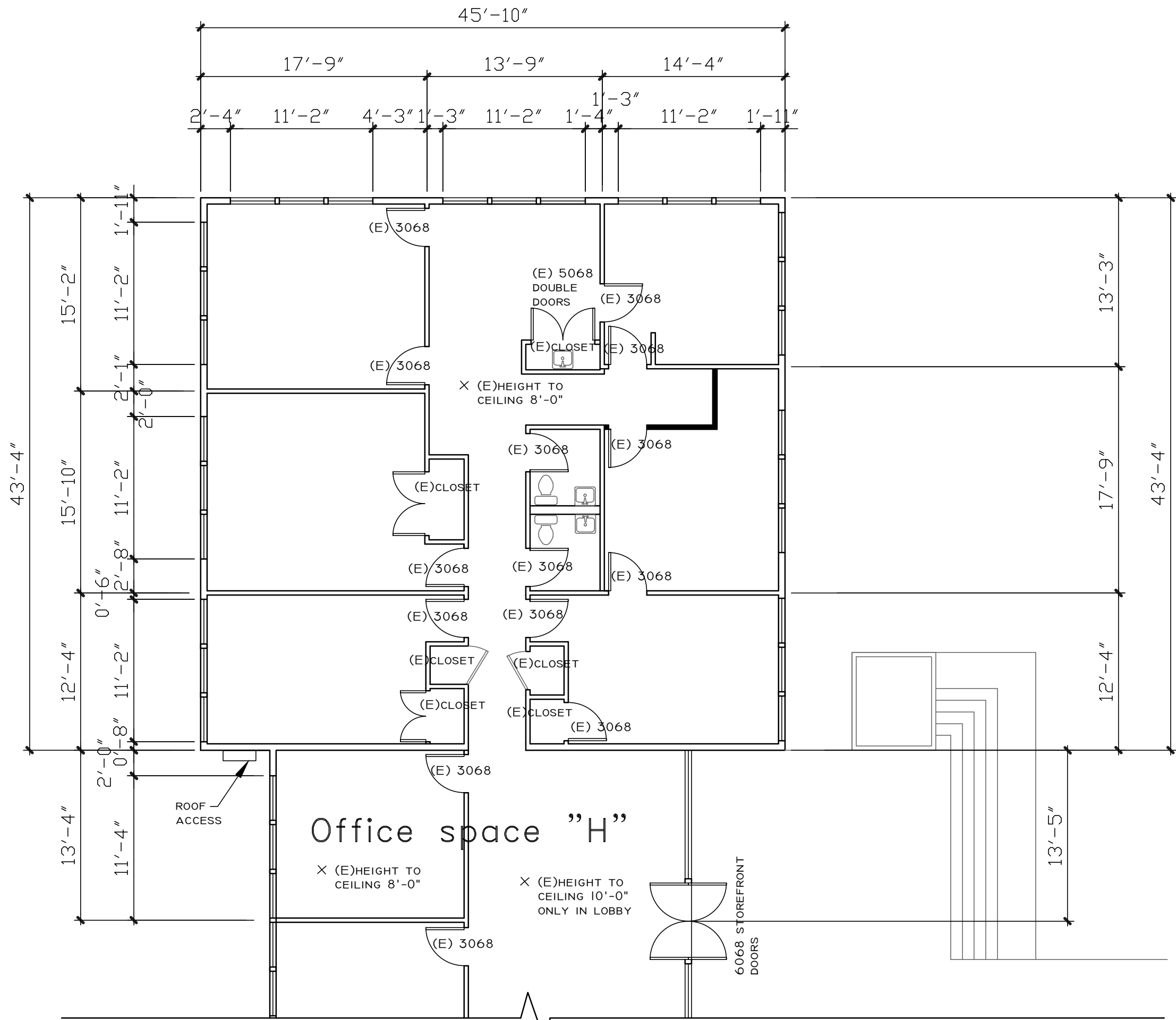
Existing Floor Plan



REVISION DATE	KEY
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DRAWING DATE: 1-4-25	
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JAMES "JIM" VOCELKA ARCHITECT 1000 MARLIN DR. SAN JOSE, CALIFORNIA 95128 PHONE: 831-663-6644 FAX: 831-663-6640 LICENSE NUMBER: C-19956	
PROJECT	Fire Damage for: Employnet 2555 Garden Road Monterey, CA 93940 A.P. # 013-321-003 PHONE: (408)-857-5218
SCALE	AS NOTED
DRAWN	CADD
JOB	-
SHEET	2.1
OF 11 SHEETS	



- EXISTING WALLS
TO REMAIN
- NEW 2 X 4 WALLS
(1/2" GWB OVER 2 X 4'S
AT 16" O.C. WITH R-13
INSULATION)
- EXISTING WALLS TO
BE REMOVED



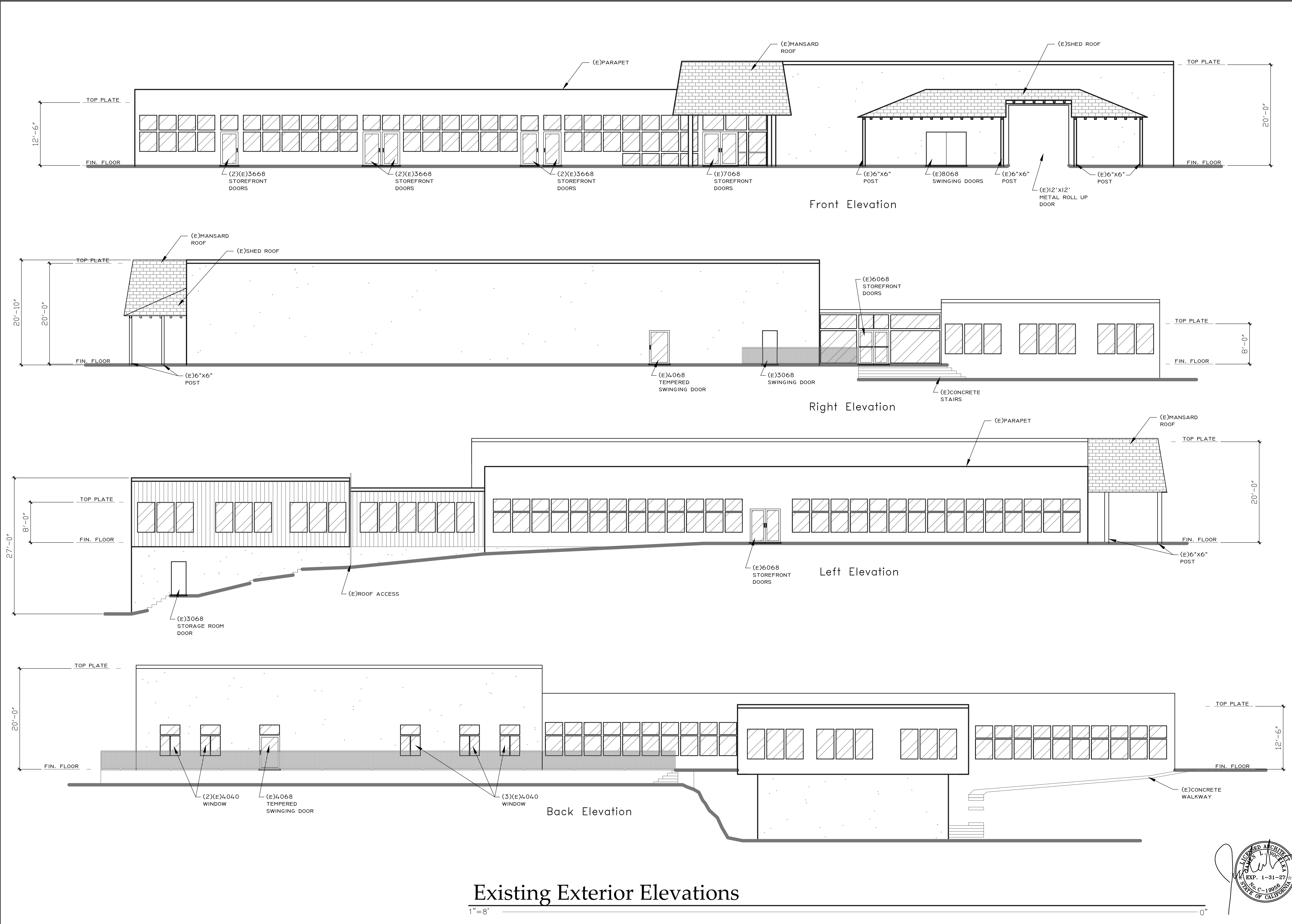
Continue floor plan
on sht. 3

Proposed Floor Plan

1"=8' 0'



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DATE		
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JAMES "JIM" VOGELKA ARCHITECT 10000 KARL BOSS SAUNAS, CALIFORNIA 93907 PHONE: 831-663-6644 FAX: 831-663-6640 LICENSE NUMBER: C-19956		
PROJECT Fire Damage for: Employnet 2555 Garden Road Monterey, CA 93940 A.P. # 013-321-003 PHONE: (408)-857-5218		
SHEET TITLE Proposed Floor Plan		
SCALE AS NOTED		
DRAWN CADD		
JOB -		
SHEET 3.1		
OF 11 SHEETS		



Existing Exterior Elevations

1"=8'



REVISION		KEY
DATE		▲
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DRAWING DATE:
1-4-25

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Ability
SOLUTIONS INC.

JAMES "JIM" VOGELKA
ARCHITECT
1000 MARLIN DR.
SAUNAS, CALIFORNIA 93907
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

SHEET TITLE
Existing Exterior Elevations

PROJECT
Fire Damage for:
Employnet
2555 Garden Road
Monterey, CA 93940
A.P. # 013-321-003 PHONE: (408)-857-5218

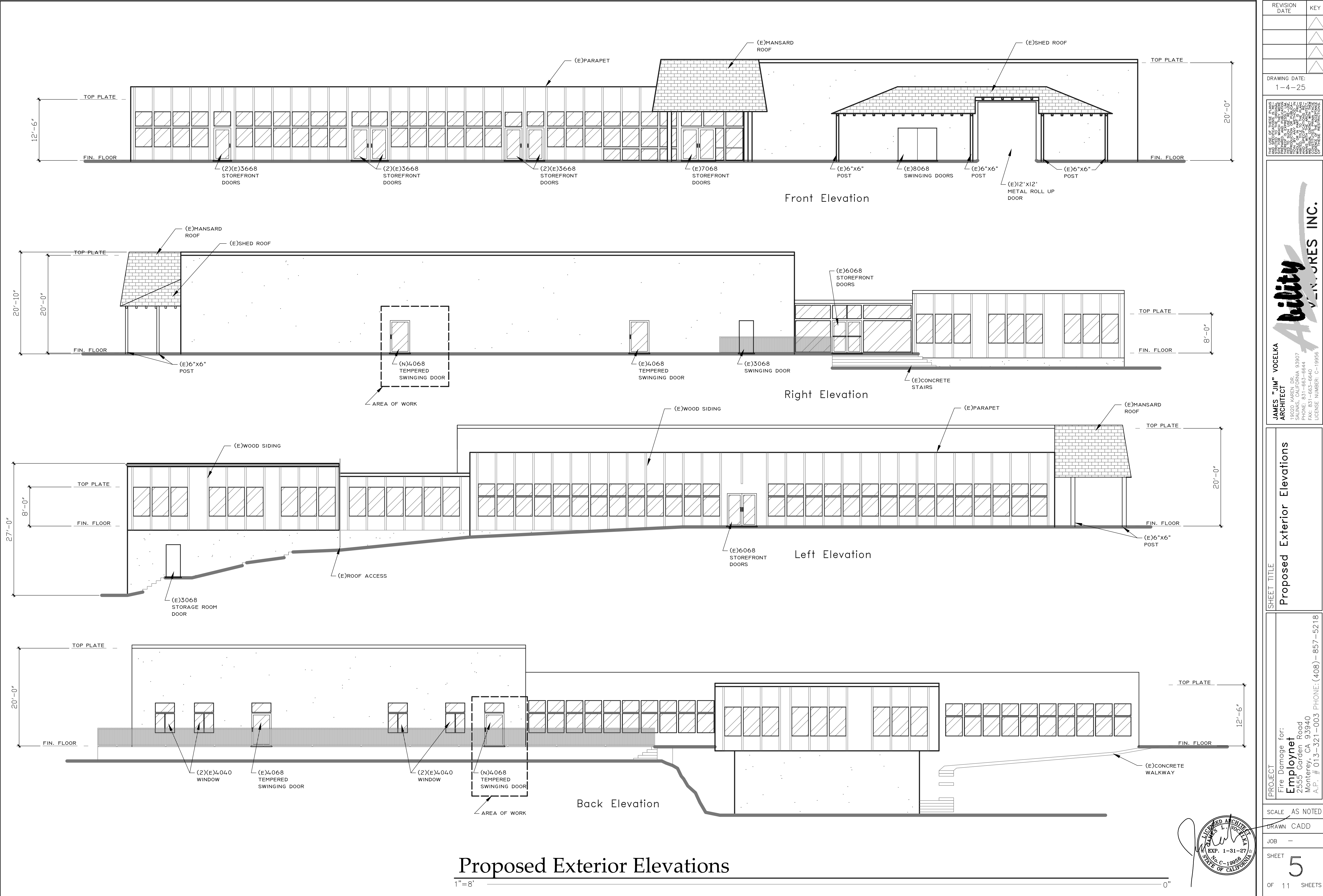
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JOB -

SHEET
4

OF 11 SHEETS



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DATE	KEY
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1-4-25

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Ability
CONSTRUCTORS INC.

JAMES "JIM" VOCIELKA
ARCHITECT
1000 MARLIN DR.
SANTA MONICA, CA 90407
PHONE: 818-663-6644
FAX: 818-663-6640
LICENSE NUMBER: C-19956

SHEET TITLE
Proposed Exterior Elevations

PROJECT
Fire Damage for:
Employnet
2555 Garden Road
Monterey, CA 93940
A.P. # 013-321-003 PHONE: (408)-857-5218

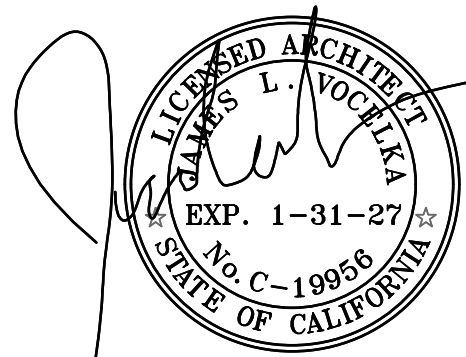
SCALE AS NOTED

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JOB -

SHEET
5
OF 11 SHEETS

STATE OF CALIFORNIA
JAMES L. VOCIELKA
No. C-19956
EXP. 1-31-27



REVISION DATE	KEY
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DRAWING DATE: 1-4-25	
THE USE OF THESE PLANS CONSTITUTES AN AGREEMENT BETWEEN THE USER AND THE DESIGNER THAT THE USER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS NEEDED TO PROCEED WITH THE PROJECT. THE USER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS NEEDED TO PROCEED WITH THE PROJECT. THE USER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS NEEDED TO PROCEED WITH THE PROJECT.	
 JAMES "JIM" VOELKA ARCHITECT 3089 STEWART COURT MARINA, CALIFORNIA 93933 PHONE: 415-435-1122 FAX: 415-384-3121 LICENSE NUMBER: 0-19856	
SHEET TITLE	Details
PROJECT	Fire Damage for: Employnet 2555 Garden Road Monterey, CA 93940 A.P. # 013-321-003 PHONE: (408)-857-5218
SCALE	AS NOTED
DRAWN	CADD
JOB	-
SHEET	6
OF 11 SHEETS	

GENERAL NOTES

All construction unless otherwise indicated shall conform to U.B.C. latest edition, 1994.
All plumbing shall conform to Uniform Plumbing Code latest edition.
All electrical shall conform to Uniform Electrical Code latest edition.
All mechanical shall conform to the Uniform Mechanical Code latest edition.
Do not scale these drawings. Use the written dimensions and verify all dimensions prior to construction.
These drawings are the property of the architect and are not to be used in part or in whole for any work other than the location shown herein.
All users of these drawings agree by using these drawings to hold the architect harmless for any and all work that does not conform to requirements and minimum standards of the U.B.C., local ordinances, and acceptable standards.
The architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures or for any safety precautions or programs in connection with the work.
The architect assumes no responsibility for the performance of products or materials not specified in these drawings.
Nailing as per U.B.C 25-Q
Wood in contact with concrete shall be pressure treated douglas fir conforming to AWPB LP-2 standard.
Exhaust and make-up air systems shall be connected by an interlocking electrical switch.
Provide recepticle within 25'-0" of exhaust and make-up air units.
Contractor to submit Ansul System plans to Fire Dept. prior to installation.
All electrical, plumbing, and mechanical equipment is required to be listed and labeled by an approved testing agency that is acceptable to the City of Salinas Building Inspection Division.
At time of permit issuance, contractor shall provide evidence of current worker's compensation insurance.

NOTE:
CONTRACTOR SHALL HAVE A CURRENT CITY OF MONTEREY BUSINESS LICENSE

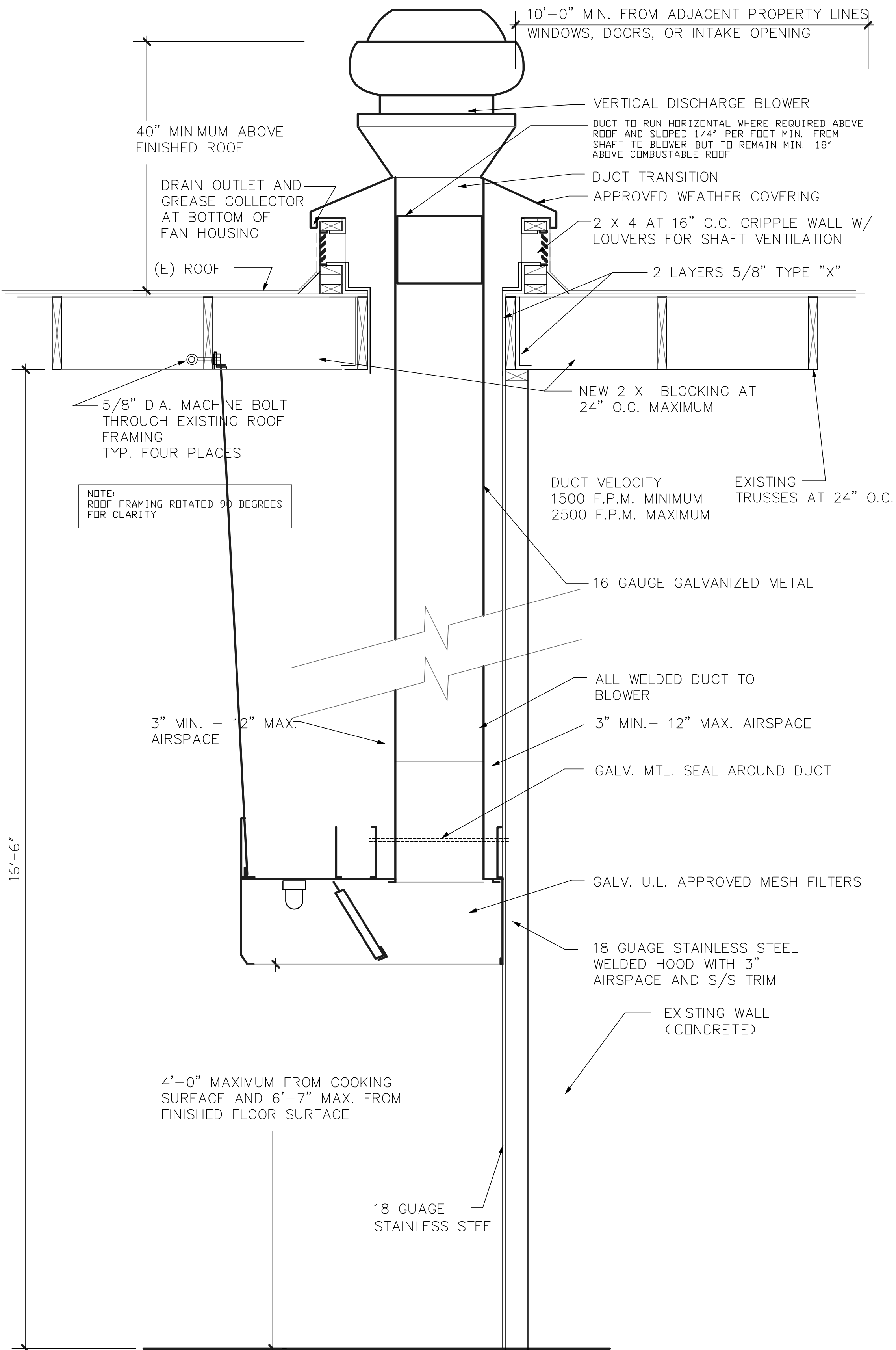
CONTRACTOR SHALL PROVIDE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE TO THE BUILDING DIVISION.

COOKING EQUIPMENT SCHEDULE

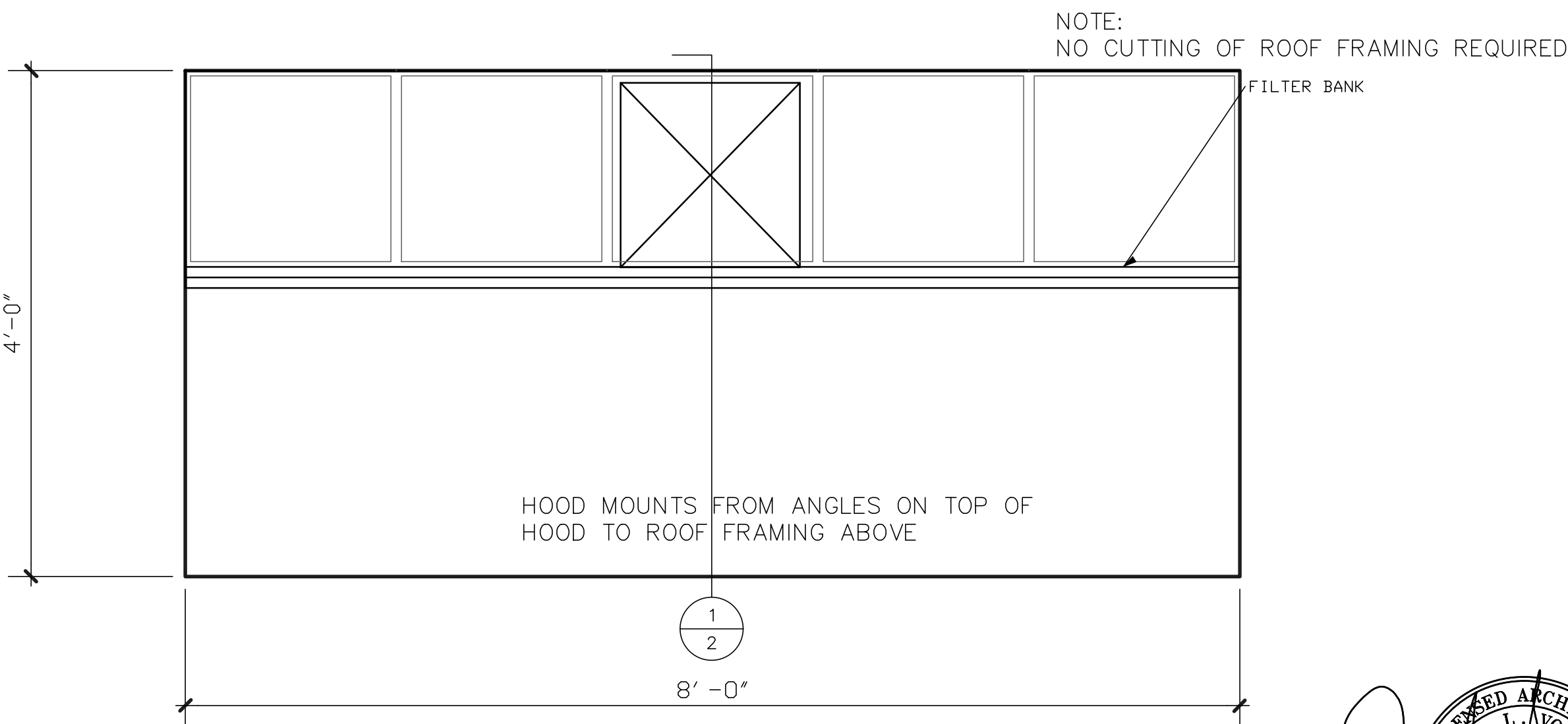
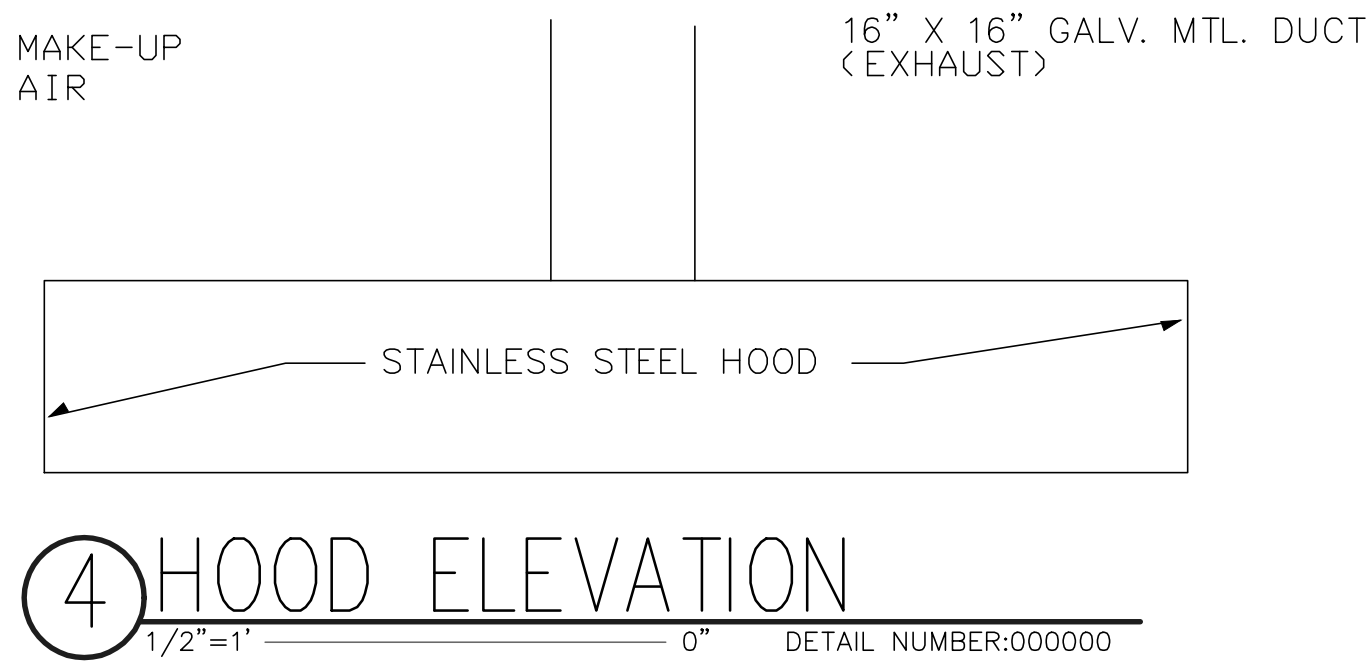
EQUIPMENT	BRAND	MODEL #	B.T.U.	PHASE/VOLT
10 BURNER GAS RANGE	KRATOS	29Y-025-LP	360,000	

MECHANICAL EQUIPMENT SCHEDULE

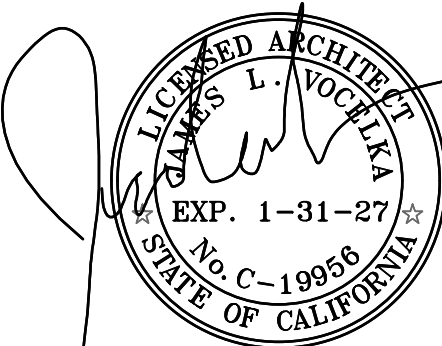
EQUIPMENT	BRAND	MODEL #
BLOWER/VENTILATOR	CAPTIVEAIRE	
BAFFLE GREASE FILTERS	CAPTIVEAIRE	
MAKE-UP AIR	CAPTIVEAIRE	



1 SECTION THRU HOOD/SHAFT
1"=1' 0" DETAIL NUMBER:000000



3 HOOD PLAN
1"=1' 0" DETAIL NUMBER:000000



REVISION DATE	KEY
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JAMES "JIM" VOELKA ARCHITECT 3085 STEWART COURT MARINA, CALIFORNIA 93933 PHONE: (408) 351-1922 FAX: (408) 351-1121 LICENSE NUMBER: C-19956	
SHEET TITLE Hood Drawings	
PROJECT Fire Damage for: Employnet 2555 Garden Road Monterey, CA 93940 PHONE: (408) 857-5218 FAX: (408) 321-0093	
SCALE AS NOTED	
DRAWN CADD	
JOB -	
SHEET 8	
OF 11 SHEETS	

REVISION
DATE

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1-14-25

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JAMES "JIM" VOCELKA
ARCHITECT

19020 KAREN DR.
SALINAS, CALIFORNIA 93907
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

ABILITY
VENTURES INC.

PROJECT

Fire Damage for:
Employment
2555 Garden Road
Monterey, CA 93940
A.P. # 013-321-003 PHONE: (408)-857-5218

SHEET TITLE

General Notes

SCALE

AS NOTED

DRAWN

CADD

JOB

-

SHEET

9

OF 11

SHEETS

GENERAL NOTES

--ALL CONSTRUCTION UNLESS OTHERWISE INDICATED SHALL CONFORM TO THE 2022 CBC AND THE LATEST ADOPTED VERSION OF THE CMC, CBC, CRC, CPC, CMC, CEC, CGBSC, TITLE 24, FEDERAL ADA, AND LOCAL CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN CODES AND THESE DRAWINGS, THE MORE STRINGENT SHALL GOVERN.
--DO NOT SCALE THESE DRAWINGS. USE THE WRITTEN DIMENSIONS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
--THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN PART OR IN WHOLE FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREIN.
--THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND INFORMATION IN THE DRAWINGS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR STARTING THE WORK.
--ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., U.P.C., U.M.C., N.E.C., LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
--THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK.
--THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
--CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SETBACKS AND EASEMENTS (PUBLIC OR PRIVATE) INCLUDING BUT NOT LIMITED TO; SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
--CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, FLOOR ELEVATIONS, FRAMING SIZES AND OTHER CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WHICH AFFECT THE DESIGN OR INTENT AS SHOWN IN THESE DRAWINGS.
--VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
--ALL IRREGULAR STRUCTURAL CONDITIONS SHALL BE REVIEWED AND APPROVED BY A CERTIFIED ENGINEER.
--THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.
--CHANGE ORDERS WILL ONLY BE ACCEPTED FOR UNFORESEABLE CIRCUMSTANCES. THE CONTRACTOR SHALL INSPECT EXISTING FACILITIES AND BRING TO THE ATTENTION OF THE ARCHITECT OR OWNER/TENANT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE WORK TO BE DONE. CHANGE ORDERS SHALL BE SUBMITTED TO THE ARCHITECT TO DETERMINE IF THE CHANGE ORDER IS VALID. NO WORK SHALL BE PERFORMED OR PURCHASES MADE PRIOR TO THE SUBMITTAL AND ACCEPTANCE OF SAID CHANGE ORDER. IF THE ARCHITECT DETERMINES THAT A CHANGE ORDER IS VALID, THEN THE OWNER HAS THE RESPONSIBILITY TO PAY FOR THE CHANGE ORDER. IF THE CHANGE ORDER IS DEEMED INVALID(MEANING SUCH WORK SHOULD HAVE BEEN INCLUDED IN THE ORIGINAL BID), THEN THE CONTRACTOR SHALL TAKE THE RESPONSIBILITY. OWNER HAS THE RIGHT TO HIRE OTHERS OR PERFORM THE WORK HIMSELF IF THE CHANGE ORDER IS DEEMED VALID.

GENERAL SPECIFICATIONS

DEMOLITION NOTES

--VERIFY WITH OWNER ABOUT ANY MATERIALS, EQUIPMENT, ETC. WHICH IS TO BE SALVAGED AND KEPT BY OWNER.
--ALL DISCARDED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY CONTRACTOR.
--VERIFY CONDITION OF EXISTING SUBFLOOR, FLOOR FRAMING, FOUNDATIONS, ETC. REMOVE AND REPLACE ANY DAMAGED, DECAYED, OR SUBSTANDARD MATERIALS.
--BEFORE BEGINNING ANY CUTTING OR DEMOLITION WORK, THE CONTRACTOR SHALL CAREFULLY SURVEY THE EXISTING WORK AND EXAMINE THE DRAWINGS AND SPEC'S TO DETERMINE THE EXTENT OF WORK.
--THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE AGAINST DAMAGE TO EXISTING WORK TO REMAIN IN PLACE OR TO BE REUSED.
--THE CONTRACTOR SHALL CAREFULLY CONSTRUCT AND MAINTAIN SHORING, BRACING, AND SUPPORTS AS REQUIRED.
--THE CONTRACTOR SHALL INSURE THAT STRUCTURAL SUPPORTS ARE NOT OVERLOADED AND BE RESPONSIBLE FOR INCREASING THE SIZE OF STRUCTURAL MEMBERS OR ADDING NEW MEMBERS AS MAY BE REQUIRED AS A RESULT OF ANY CUTTING, REMOVAL, OR DEMOLITION WORK PERFORMED UNDER ANY PART OF THIS CONTRACT.
--REMOVE EXISTING GYPSUM WALLBOARD OR CEMENT PLASTER AND TRIM BACK TO FACE OF EXISTING 2x STUDS OR BLOCKING.
--REMOVE EXISTING PLUMBING, DUCTS, ELECTRICAL WIRING, ETC. AS REQUIRED TO PREPARE AREA FOR NEW WORK.
--REMOVE ALL STUD WALLS AS REQUIRED BY NEW WORK ONLY AFTER SHORING AND BRACING AS NOTED ABOVE.

FLOOR

--Provide 1-1/2" SQUARE FEET OF UNDERFLOOR VENTILATION FOR EVERY 25 LINEAL FEET OF WALL. THE TOTAL AREA OF THE OPENINGS SHALL BE AT LEAST 1/150 OF THE FLOOR AREA AND VENTS SHALL BE CLOSE TO THE CORNERS AND PROVIDE CROSS-VENTILATION.
--CONTRACTOR TO PROVIDE A MINIMUM 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS. LANDING SHALL BE NOT MORE THAN 7 3/4" INCHES LOWER THAN THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

WALLS

--SLEEPING ROOM SHALL HAVE AT ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).
--ALL HEADERS OVER OPENINGS IN BEARING WALLS SHALL CONSIST OF A SOLID MEMBER THE WIDTH OF THE STUDS BY THE MINIMUM NOMINAL DEPTH AS GIVEN BELOW UNLESS OTHERWISE NOTED.

MAXIMUM SPAN	MINIMUM NOMINAL DEPTH
4'-0"	4"
6'-0"	6"
8'-0"	8"
10'-0"	10"
12'-0"	12"

--GLASS AND GLAZING TO COMPLY WITH C.R.C. SEC. R308.3 AND R308.4. SHALL BE CONSIDERED IN A "HAZARDOUS" LOCATION AND SHALL BE TEMPERED AND GLASS ETCHED AS SUCH.
A) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
B) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN NINE SQUARE FEET.
2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
5. GLAZING IN RAILINGS
6. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
8. HINGED SHOWER DOORS SHALL OPEN OUTWARD.
--TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE DRAIN INLET. MATERIALS USED AS WALL BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER REINFORCED GYPSUM PANELS, NON ASBESTOS FIBER CEMENT BACKER BOARD, OR NON ASBESTOS FIBER CEMENT REINFORCED CEMENTATIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SHOWER COMPARTMENT SHALL HAVE A CLEAR WIDTH OPENING OF 22 INCHES. ALSO, SHOWER DOOR SHALL OPEN TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS. [CPC408.5]
--STUCCO SHALL BE 7/8" THICK AND TO BE APPLIED WITH THREE COAT APPLICATION. PROVIDE 26 GAGE GALVANIZED WEEP SCREED AT BASE OF STUCCO, MINIMUM OF 4" ABOVE THE EARTH OR TWO INCHES ABOVE PAVED AREAS. PROVIDE TWO LAYERS OF "GRADE D" PAPER UNDER THE PORTLAND CEMENT PLASTER COVERING WHEN APPLIED OVER PLYWOOD SHEATHING.
--BRICK VENEER SHALL BE ANCHORED TO THE STUD WALL FRAMING WITH ANCHOR TIES FOR EVERY TWO SQUARE FEET OF WALL AREA. IN SEISMIC ZONE FOUR, WALL TIES SHALL HAVE A LIP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A HORIZONTAL JOINT REINFORCEMENT WIRE. ANCHORED VENEERS SHALL BE SUPPORTED ON FOOTINGS, FOUNDATIONS, OR OTHER NON-COMBUSTIBLE SUPPORT.
--AT ANY ATTACHED GARAGE THE COMMON WALL TO THE HOUSE SHALL CONSIST OF 5/8" TYPE " X" GWB FROM FOUNDATION TO ROOF SHEATHING ON THE GARAGE SIDE OF THE WALL.

--NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 AND 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625. EXCEPTIONS: ON A CASE BY CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:
1) WHERE THERE IS NO COMMERCIAL POWER SUPPLY.
2) WHERE THERE IS EVIDENCE SUBSTANTIATING THAT MEETING THE REQUIREMENTS WILL ALTER THE LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS ON THE UTILITY SIDE OF THE METER SO AS TO INCREASE THE UTILITY SIDE COST TO THE HOMEOWNER OR THE DEVELOPER BY MORE THAN 400.00 PER DWELLING UNIT.
- A LISTED RACEWAY TO ACCOMMODATE A 208/240 VOLT BRANCH CIRCUIT MINIMUM OF 1" . THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE AND TERMINATE AT BOX IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP DEDICATED BRANCH CIRCUIT.

MECHANICAL

--FURNACE AND WATER HEATER - PROVIDE COMBUSTION AIR OPENINGS TO THE EXTERIOR, AND THE GAS FLUE RISE AND ROOF CAP TERMINATION PER CPC REQUIREMENTS. STRAP THE WATER HEATER AT POINTS WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF IT'S VERTICAL DIMENSION. LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE CONTROLS.
--TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF THREE FEET FROM ANY OPENING INTO THE BUILDING I.E. DRYERS, BATH AND UTILITY FANS ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS.
--THE KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO THREE SONE, AND WITH A MINIMUM AIRFLOW SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING APPLIANCE RANGE HOODS MUST BE 100 CFM, WHILE ALL OTHER HOOD TYPES INCLUDING DOWN DRAFT MUST BE 300 CFM.
--AN EXHAUST FAN (50 CFM MINIMUM OR 25 CFM CONTINUOUS MINIMUM) IS REQUIRED IN EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBO. THE ROOM SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH CMC CHAPTER 4 AND THE CGBSC CHAPTER 4, DIVISION 4.5.

PLUMBING

--PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT ALL NEW HOSE BIBS.
--PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR HOMES BUILT PRIOR TO 1994, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).
--ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 50 PSI OR LESS.
--NO WATER CLOSET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSEWR THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR BIDET SHALL BE NOT LESS THAN 24 INCHES.
--PROVIDE A 30" WIDE MINIMUM CLEARANCE AT THE WATER CLOSET, EXTENDING AT LEAST 24" IN FRONT OF THE WATER CLOSET.
--PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS OR TUB/SHOWER COMBINATION.
--SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, TO HAVE A MINIMUM INTERIOR FLOOR AREA OF 1024 SQUARE INCHES, AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
--SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22INCH UNOBSTRUCTED OPENING FOR EGRESS.
--PROVIDE SAFETY GLAZING IN WALLS ENCLOSING TUBS/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.
--SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
--CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.
--CPC 807.3 - NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.

WASTE NOTES

--PIPE AND FITTINGS SHALL BE ABS IN ACCORDANCE WITH ASTM D-2662-82 INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS THE UNIFORM PLUMBING CODE AND IAPMO INSTALLATION STANDARD IS 5-90.
--PIPE SHALL BE PROTECTED WHERE IT PASSES THROUGH FRAMING WITH METAL PLATES DESIGNED FOR THE PURPOSE.
--TRAP LENGTHS SHALL NOT EXCEED THE AMOUNTS SHOWN IN TABLE 7-1 OF THE UPC AS FOLLOWS:

1-1/4"	2'6"
1-1/2"	3'6"
2"	5'0"
3"	6'0"

--CLEANOUTS SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR ACCESS, BUT IN NO CASE LESS THAN: 2" OR LESS AT 12" IN FRONT OF CLEANOUT OR MORE THAN 2" AT 18" IN FRONT OF CLEANOUT
--CLEANOUTS ON UNDERFLOOR PIPING SHALL BE EXTENDED TO FLOOR LEVEL OR TO OUTSIDE IF LESS THAN 18" X 30" ACCESS TO UNDERFLOOR SPACE. GRADE CLEANOUTS SHALL BE PROVIDED WITH PLUG OR COVER FLUSH TO THE FINISH SURFACE.

WATER SUPPLY

--INTERIOR PIPES SHALL BE COPPER TUBING TYPE "M" OR HIGHER, SIZED IN ACCORDANCE WITH CHAPTER TEN OF THE UPC AND MAXIMUM VELOCITY SPECIFIED IN IAPMO INSTALLATION STANDARD IS 3-89. FITTINGS SHALL BE WROUGHT COPPER. ALL INSTALLATION WORK TO CONFORM TO THE UPC AND IAPMO IS 3-89.
--ALL VALVES SHALL BE FULL PORT TYPE.
--ALL VALVES, EQUIPMENT AND PLUMBING SPECIALTIES SHALL BE INSTALLED WITH ADEQUATE CLEARANCE AND ACCESS FOR SERVICE. ALL SCREW TYPE FITTINGS SHALL BE PROVIDED WITH A UNION FOR EASE OF SERVICE. DIELECTRIC UNIONS SHALL BE USED AT CONNECTIONS OF FERROUS METALS WITH COPPER.
--PIPE SHALL BE PROTECTED BY METAL STRAPS DESIGNED FOR THE PURPOSE AT ALL POINTS WHERE IT PASSES THROUGH FRAMING.
--PIPES PASSING THROUGH CONCRETE SHALL BE WRAPPED IN FIBERGLASS OR WITH FOAM INSULATION.
--PIPES SHALL BE ISOLATED FROM FRAMING USING STANDARD PIPE ISOLATORS OR FOAM PIPE INSULATION.
--EXTERIOR PIPE SHALL BE COPPER TUBING TYPE "L" OR HIGHER, OR PVC SCHEDULE 40, SIZED IN ACCORDANCE WITH CHAPTER TEN OF THE UPC AND MAXIMUM VELOCITIES SHOWN ON THE APPROPRIATE IAPMO INSTALLATION STANDARD IS 3-89
--SOLDER JOINTS WILL BE MADE WITH SOLDER CONTAINING LESS THAN 0.2% LEAD.
--ALL PIPE CARRYING HOT WATER SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 24.

EXP. 1-31-27
C-19956

ABILITY
VENTURES INC.

PROJECT

Fire Damage for:
Employment
2555 Garden Road
Monterey, CA 93940
A.P. # 013-321-003 PHONE: (408)-857-5218

SHEET TITLE

General Notes

SCALE

AS NOTED

DRAWN

CADD

JOB

-

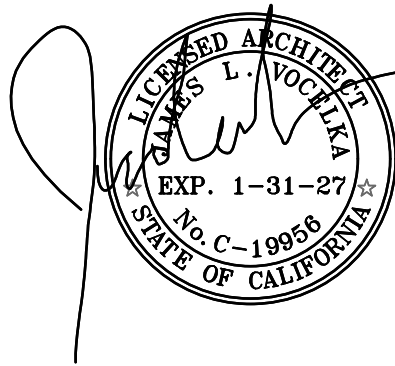
SHEET

9

OF 11

SHEETS

REVISION	KEY
DATE	
	△
	△
	△
	△
DRAWING DATE:	
1-14-25	
ALL SPECIFICATIONS ARE TO BE CONSIDERED AS PART OF THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
JAMES "JIM" VOCELKA ARCHITECT 1000 MARCO RD. SAJAS, CALIFORNIA 93907 PHONE: 831-663-6644 FAX: 831-663-6640 LICENSE NUMBER: C-19956 Ability VENETURES INC.	
SHEET TITLE	
General Notes	
PROJECT	Fire Damage for: Employnet 2555 Garden Road Monterey, CA 93940 A.P. # 013-321-003 PHONE: (408)-857-5218
SCALE	AS NOTED
DRAWN	CADD
JOB	-
SHEET	9
OF	11 SHEETS



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Attachment B

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FILE #:



AIRPORT LAND USE COMMISSION (ALUC)

PROJECT SUBMITTAL FORM FOR ALUC CONSISTENCY REVIEW

Pursuant to 21671.5(c) of the Public Utilities Code, staff assistance shall be provided by the County. All projects to be reviewed by the ALUC shall be submitted through the County pursuant to the fees and submittal requirements stated on this form. Projects will not be placed on the agenda for ALUC review unless submittal is complete. (see back of form for submittal requirements)

ASSESSOR'S PARCEL NUMBER: 013-321-003-000

PROJECT ADDRESS: 2555 Garden Road, Monterey, CA 93940

PROPERTY OWNER: MHT Holdings LLC

Telephone: (408) 857-5218

Address: 2887 Oak Knoll Road

Fax: _____

City/State/Zip: Pebble Beach/CA/93953

Email: ctopec@employnet.com

AGENT: Charles Tope

Telephone: (408) 857-5218

Address: 2887 Oak Knoll Road

Fax: _____

City/State/Zip: Pebble Beach/CA/93953

Email: ctopec@employnet.com

PROJECT PLANNER: Fernanda Roveri, AICP

Telephone: (831) 242-8788

(of applicable jurisdiction)

Email: roveri@monterey.gov

PROJECT DESCRIPTION:

Interior remodel of existing commercial building at 2555 Garden Road to include new event space and vehicle storage area. Building footprint would not expand.

PROPERTY OWNER/AGENT SIGNATURE: _____

DATE: 6/13/2015

FOR ALUC STAFF USE ONLY

ZONING: _____

COUNTY/CITY: _____

CLUP: _____

ALUC STAFF

ACCEPTED BY: _____ **DATE:** _____

REVIEWED BY: _____ **DATE:** _____

COMMENTS: _____

DATE RECEIVED:

AIRPORT LAND USE COMMISSION PROJECT SUBMITTAL REQUIREMENTS

The following information must be submitted prior to the subject project being placed on the agenda for review by the ALUC. Incomplete submittals will not be submitted for review by the ALUC until the submittal packet is deemed complete.

NOTE: All materials, plans, multi-page plans, and other data must be submitted digitally.

- 1) Completed "Project Submittal Form."
- 2) Memo letter prepared by the project planner of the applicable jurisdiction* stating:
 - a) Project Description/Location
 - b) Land Use Designation/ Zoning for the applicable jurisdiction
 - c) Consistency recommendation with applicable airport land use compatibility plan
 - d) If applicable, attach existing aviation easement documentation
- 3) **1 copy** of the site plan showing:
 - a) Assessor's parcel number
 - b) North arrow and scale
 - c) Property boundaries with dimensions
 - d) Location and dimensions of all existing and proposed buildings and structures on the site/ property including fences
 - e) Location as to distance from airport; location according to applicable Runway Zoning Map
 - f) Lot size
 - g) Proposed occupancy of all structures
- 4) **1 copy** of exterior elevation plans showing:
 - a) All four sides of structure(s)
 - b) Materials to be used on walls, roof, etc
 - c) Roof appurtenances
 - d) Site and structural elevations compared to runway elevation
- 5) **Fee** to be paid at the time of project submittal. (Refer to the most current adopted Monterey County Land Use Fees document posted on the RMA Planning website at http://www.co.monterey.ca.us/planning/fees/fee_plan.htm)

*Applicable jurisdictions include County of Monterey, City of Monterey, City of Marina, City of Salinas, City of King, City of Del Rey Oaks, City of Pacific Grove, City of Seaside, and City of Sand.



TO: Airport Land Use Commission (ALUC) – Monterey County
FROM: Fernanda Roveri, AICP, Principal Planner, City of Monterey
DATE: September 2, 2025
SUBJECT: ALUC Consistency Review – Convert Portion of Existing Office Building at 2555 Garden Road into Event Space and Vehicle Storage

Project Description/Location:

The proposed project consists of converting a portion of an existing 28,000 square-foot office building at 2555 Garden Road into an event space and vehicle storage area (see Attachment 1 – Project Plans). The number of square feet to be converted is 5,340 for the event space and 2,780 for the vehicle storage area. The remaining 19,880 square feet would remain office uses (see Figure 1).

Figure 1 – Floor Plan Changes



Land Use Designation/Zoning:

The General Plan land use designation is Employment and the zoning designation is I-R-130-RA-ES (Industrial, Administration, and Research District - 130,000 sq. ft. Minimum Lot Area - Religious Assembly Overlay - Emergency Shelter Overlay). The subject site is approximately 130,000 square feet, or 3 acres, and is in a commercial/industrial area (see Figure 2).

Figure 2 – Project Site and Surrounding Area

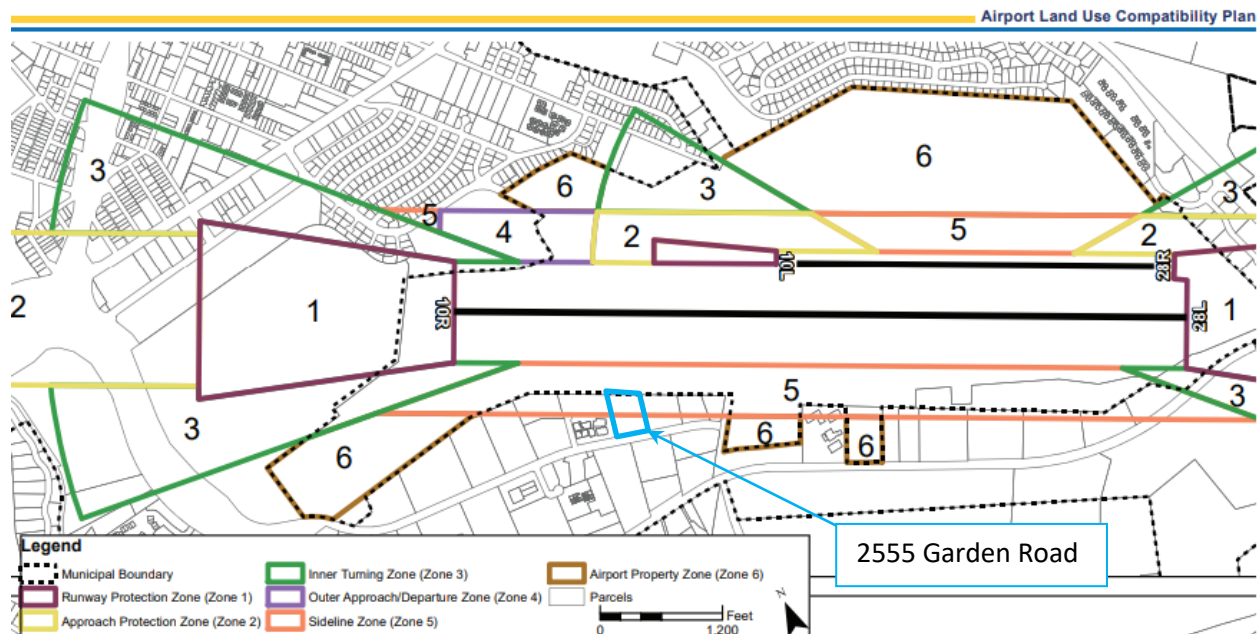


City of Monterey staff recommends that the ALUC find that the proposed project is consistent with the Monterey Regional Airport Land Use Compatibility Plan, as discussed below.

Safety and Compatibility Zones and Criteria

The northern half of the subject site is located within Safety Zone 5 (Sideline Safety Zone) of Monterey Regional Airport (MRY), whereas the southern half is located within Safety Zone 7 (Airport Influence Area), as designated in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP). The vast majority (approximately 25,000 square feet) of the office building's footprint is located on the southern half of the site in Safety Zone 7. Figure 3 below illustrates the subject site's location relative to the airport safety zones.

Figure 3 – Monterey Regional Airport Safety Zones (ALUCP Exhibit 4C (continued))



Section 4.2.2 of the ALUCP includes mapping of the airport's safety zones, and describes the safety zone criteria (densities, intensities, and land uses) within Table 4B. As mentioned earlier, the vast majority of the building's footprint is located on the southern portion of the subject site, which is in Safety Zone 7. The portion of the building that is proposed to be converted to event space and vehicle storage is on the southern portion of the site in Safety Zone 7. However, as a precaution, City staff used Safety Zone 5 criteria to analyze the proposal's compatibility.

According to Safety Zone 5 criteria, the maximum non-residential intensity is 100 persons per acre, and the required open land is 30%. The applicant has noted that there would be no more than approximately 100 people inside the building at any single point in time. The number of people outdoors would be much less than that, since the building is surrounded by a parking lot. Therefore, it is safe to assume that the proposed project would create a total non-residential intensity of no more than 50 persons per acre. The project would also meet the open land requirement because the building footprint would not expand. The current breakdown on site is 78% open land and 22% building area.

Noise Compatibility Criteria

The objective of noise compatibility criteria is to minimize the number of people exposed to frequent and/or high levels of airport noise capable of disrupting noise-sensitive activities. The proposed event space and vehicle storage would be located outside of the noise contours; therefore, the uses are compatible and may be permitted without any special requirements related to the attenuation of aircraft noise.

Airspace Protection

The objective of airspace protection is to avoid development of land use conditions which, by posing hazards to flight, can increase the risk of an accident occurring. The particular hazards of concern are: (1) airspace obstructions; (2) wildlife hazards, particularly bird strikes; and (3) land

use characteristics which pose other potential hazards to flight by creating visual or electronic interference with air navigation.

Within the Sideline Safety Zone, ALUC review is required for any proposed structure taller than 35 feet AGL. However, the proposed project does not include any expansion of the building envelope. The project would not add any sources of glare, highly reflective building materials, or bright lights. The project would not add any sources of dust, smoke, or water vapor; or produce any sources of electrical interference or thermal plumes; or create any increased attraction for wildlife or birds. Therefore, the proposed event space and vehicle storage uses would be compatible and may be permitted without any special requirements related to airspace protection.

Recommendation:

City of Monterey staff asserts that the proposed project is consistent with the ALUCP.

Attachment: 1. Project Plans for 2555 Garden Road

Attachment C

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BOARD OF DIRECTORS

Carl Miller, Chair
Danial Pick
Jonathan Ahmadi
Mary Ann Leffel

EXECUTIVE STAFF

Chris Morello
Interim Executive Director
Scott Huber
District Counsel

Via email -

October 2, 2025

TO: Airport Land Use Commission
RE: **2555 Garden Road. Monterey CA 93940**

The Monterey Regional Airport (Airport) staff have reviewed the Planning Set for the proposed conversion project at 2555 Garden Road. The site is currently developed with an existing 28,000 square-foot office building. The proposal is to convert approximately 5,340 square feet into event space and 2,780 square feet into vehicle storage.

The majority of the building, approximately 25,000 square feet, is located in Safety Zone 7 and the project does not include any expansion of the building envelope.

If a crane or similar construction vehicle is needed to complete the conversion. The airport would request that the developer be required to submit a FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, for final determination of airspace obstruction.

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. However, should a new source of outdoor lighting be proposed, 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,

Monterey Regional Airport

Chris Morello
Interim Executive Director

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County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-785

October 27, 2025

Introduced: 10/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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.



County of Monterey

Item No.3

Airport Land Use Commission

Legistar File Number: 25-785

October 27, 2025

Introduced: 10/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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.



County of Monterey

Item No.4

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-786

October 27, 2025

Introduced: 10/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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.



County of Monterey

Item No.4

Airport Land Use Commission

Legistar File Number: 25-786

October 27, 2025

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Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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.