County of Monterey

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

Meeting Agenda - Final-Revised

Monday, August 24, 2026

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:

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.

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.

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.

1. REF260015 - City of Monterey
   Continued from June 22, 2026 - Public hearing to consider whether installation of a commercial roof mounted & solar carport canopy grid-tied photovoltaic & battery storage systems is consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

   Attachments: Staff Report
   Exhibit A - Draft ALUC Resolution
   Exhibit B - City of Monterey Consistency Analysis Letter
   Exhibit C - MRY Comments
   Exhibit D - Bright Future Solar Energy Report

2. REF260023 - County of Monterey (Housing Element Update)
   Public hearing to consider whether the actions required to implement the County of Monterey's Sixth Cycle (2023-2031) Housing Element Update (HEU6) including the rezoning of Opportunity Sites 31, 46, 47, 52, and 53, adoption of a By-Right Housing Ordinance, adoption of Objective Design Standards, and associated amendments to the Monterey County Code, 2010 General Plan, and Local Coastal Program are consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for the Monterey Regional Airport and the Marina Municipal Airport.

Attachments: Staff Report
Exhibit A - OAR Consistency Determination Analysis
Exhibit B – Draft ALUC Resolution (Monterey Regional Airport)
Exhibit C – Draft ALUC Resolution (Marina Municipal Airport)
Exhibit D – County of Monterey Consistency Analysis Letter
Exhibit E – MRY Comments

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

ADDENDUM

Agenda Item No. 1 - REF260015 - City of Monterey
Update - Correction to include full Staff Report.

Agenda Item No. 2 - REF260023 - County of Monterey (Housing Element Update)
Updates - Correction to include full Staff Report. Additional attachment "OAR Consistency Determination Analysis" was included.