



County of Monterey

Item No.2

Airport Land Use Commission

December 15, 2025

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REF250041 - County of Monterey (HE Update)

Public hearing to consider whether the proposed amendments to the County of Monterey's Housing Element (ALUC File No. REF250041) are consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and Marina Municipal Airport.

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed amendments to the County of Monterey's Sixth Cycle Housing Element (ALUC File No. REF250041) consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and the Marina Municipal Airport.

PROPOSED PROJECT:

On November 24, the County of Monterey submitted an application (ALUC File No. REF250041) to ALUC staff requesting a consistency review of the County's draft Housing Element update, which includes additional opportunity sites.

The County of Monterey previously submitted an application (ALUC File No. REF240038) to the ALUC to consider an update to the County's draft 6th Cycle Housing Element (HEU6). This prior Housing Element was being updated to demonstrate the County's ability to accommodate its 6th Cycle Regional Housing Need Allocation (RHNA). On January 13, 2025, the ALUC reviewed the County of Monterey's Sixth Cycle Draft Housing Element Update for consistency with the 2019 ALUCPs for both the Marina Municipal Airport and the Monterey Regional Airport. This prior version of the draft Housing Element included two Housing Opportunity Sites within the Monterey Regional Airport Influence Area and two Housing Opportunity Sites within the Marina Municipal Airport Influence Area. After deliberation, the Commission adopted two consistency determinations, one for each applicable ALUCP area (Monterey and Marina). Although the ALUC found that the County's draft Housing Element was consistent with each applicable ALUCP, the ALUC required targeted modifications to several proposed housing opportunity sites to ensure compliance with the 2019 Airport Land Use Compatibility Plans for both the Marina Municipal and Monterey Regional Airports. Additionally, the ALUC included a condition of approval to amend or establish Airport Approach Zoning (AAZ) regulations for the Airport Influence Area consistent with the 2019 ALUCPs and to rezone all affected parcels to apply an AAZ overlay district. These actions collectively document the Commission's findings of consistency and the required implementation steps tied to the County's Sixth Cycle Housing Element. Pursuant to ALUC Resolution Nos. 25-001 and 25-002, the County of Monterey has informed ALUC staff that a program/policy will be added to the draft Housing Element program requiring the County to amend or establish Airport Approach Zoning

(AAZ) regulations for the Airport Influence Area consistent with the 2019 ALUCPs and to rezone all affected parcels to apply an AAZ overlay district.

Since the ALUC's January 2025 consistency determination for the County's prior draft Housing Element, additional Housing Opportunity sites have been proposed. Accordingly, additional ALUC review and consideration are required for these additional sites. In comparison to the draft Housing Element considered in January, the primary change to the current draft is a revised Sites Inventory, which includes Opportunity Site 52 within the Monterey Regional Airport influence area and Site 53 within the Marina Municipal Airport Influence area (See **Attachment C**). Given that all other Housing Opportunity sites within an AIA (Sites 7, 31, 46, and 47) have already been considered at the January 2025 hearing, only Sites 52 and 53 are subject to the ALUC's consideration. The ALUC shall not reconsider the prior sites. Additionally, no major changes to draft Housing Element programs or policies have been made since January 2025, except for the addition of Program H-2.D, discussed below. The attached draft resolutions (**Attachments A and C**) are specific to the consistency of the additional program and additional Housing Opportunity Sites 52 and 53 with the respective ALUCP.

The County's Draft Housing Element may be viewed in its entirety on the County's public website at the following link:

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development/general-plan-elements-update-housing-element-6th-cycle-update-2023-2031-ref220020-lrpwp-task-no-21-02>

The draft Housing Element is only a policy document. It is important to note that none of the above-mentioned opportunity sites introduce site-specific development approvals. Consideration of the County's draft Housing Element does not include consideration of its Zoning Ordinance Amendments or Rezones. Accordingly, should the ALUC find the updated draft Housing Element consistent with the 2019 Marina Municipal and 2019 Monterey Regional ALUCPs, future Zoning Ordinance Amendments and Rezones outlined in the draft Housing Element Policies and Programs will require separate ALUC review. Since the draft Housing Element proposes opportunity sites within the Airport Influence Areas of both the Monterey Regional Airport and the Marina Municipal Airport, the following consistency determination analysis is separated by applicable ALUCP.

Proposed (additional) Program

In addition to identifying sites that are anticipated to accommodate housing developments, the County's draft Housing Element proposes programs and related policies to incentivize and maximize residential development within the opportunity sites. In January 2025, the ALUC considered and found consistent various program and policies, including Program H-3A (Rezoning to HDR Zoning), Program H-3.C (Zoning Ordinance Amendments for Opportunity Sites to increase allowable densities), and Program H-4.G (Zoning Ordinance and General Plan Efficiencies to streamline processes). The revised draft Housing Element includes an additional program, **Program H-2.D**. This additional program does affect land use site development standards (such as height, site coverage, setbacks, etc.) or airport-related hazards, but instead aims to further streamline certain development of Housing Opportunity Sites to be "by-right" or ministerial approval. Although the development would be by-right or ministerial, it would still be subject to compliance with applicable ALUCP standards, including avoiding the introduction of hazards to flight.

Monterey Regional Airport Influence Area- Site 52

Opportunity Site 52, located at the intersection of Olmstead Road and Highway 68 and known as “Tarp Flats”, has a General Plan designation of Resource Conservation with Affordable Housing Overlay as designated by the 2010 County of Monterey General Plan and zoning district of Rural Density Residential with Urban Reserve and Viewshed sensitivity overlay (RDR/10-UR-VS). Through the implementation of the proposed draft Housing Element, Opportunity Site 52 will be rezoned to High Density Residential, 20 units per acre (HDR/20).

Marina Municipal Airport Influence Area- Site 53

Opportunity Site 53, located at the intersection of Imjin Road, 6th Ave, and 8th Street within the City of Marina, has a General Plan designation of Commercial Multiple Use and a zoning district of Commercial/Multiple-family residential (C-R (City of Marina)). Through the implementation of the proposed draft Housing Element, Opportunity Site 53 will retain the same zoning district.

CONSISTENCY DETERMINATION ANALYSIS (MONTEREY REGIONAL AIRPORT):

ALUC staff reviewed the County’s proposed amendment (update) to the Housing Element of the County’s General Plan in accordance with the adopted ALUCP for the Monterey Regional Airport, as discussed below:

NOISE COMPATIBILITY

Opportunity Site 52 was reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the site 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. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Proposed Program H-2.D does not conflict with the required noise compatibility policies. Based on the above analysis, the proposed draft Housing Element is consistent with the Monterey Regional ALUCP, with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

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. Site 52 is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Monterey Regional Airport. The elevation on Opportunity Site 52 ranges from approximately 190 to 350 ft above mean sea level (AMSL). Opportunity Site 52’s existing terrain is located entirely below Title 14 Code of Federal Regulation’s (CFR) Part 77 horizontal surface, which has an elevation of 406 feet AMSL. Currently, there is no existing development on Opportunity Site 52 that penetrates the Part 77 airspace surfaces. Opportunity Site 52 would be rezoned to High-Density Residential. Accordingly, any new development on this site would be subject to the maximum height restrictions of the County’s High Density Residential zoning district (35 feet). The highest possible elevation of a structure on this site would be approximately 385 feet AMSL (350 feet + 35 feet). Therefore, it is not anticipated that

future structures on Opportunity Site 52 will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. Future development proposals on Opportunity Site 52 would be reviewed to ensure the development does not introduce any hazards to flight. Proposed Program H-2.D does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Opportunity site 52 is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. 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. Proposed Program H-2.D does not conflict with the required safety compatibility policies. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this Housing element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

CONSISTENCY DETERMINATION ANALYSIS (MARINA MUNICIPAL AIRPORT):

ALUC staff reviewed the County's proposed amendment (update) to the Housing Element of the County's General Plan in accordance with the adopted ALUCP for the Marina Municipal Airport, as discussed below:

NOISE COMPATIBILITY

Opportunity Site 53 was reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the site 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. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Proposed Program H-2.D does not conflict with the required Noise Compatibility policies. Based on the above analysis, the proposed draft Housing Element is consistent with the Monterey Regional ALUCP, with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

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. Site 53 is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Marina

Municipal Airport. The elevation on Opportunity Site 53 ranges from approximately 170 to 220 ft AMSL. Opportunity Site 53's existing terrain is located below Title 14 Code of Federal Regulation's (CFR) Part 77 horizontal surface, which has an elevation of 300 feet above mean sea level (AMSL). Currently, there is no existing development on Opportunity Site 53 that penetrates the Part 77 airspace surfaces. Opportunity Site 53 would retain the existing zoning C-R, which allows residential development of at least 20 residential units per acre. Accordingly, any new development on this site would be subject to the maximum height restrictions of the City of Marina's C-R zoning district (55 feet). The highest possible elevation of a structure on this site would be approximately 275 feet AMSL (220 feet + 55 feet). Therefore, it is not anticipated that future structures on Opportunity Site 53 will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. Future development proposals on Opportunity Site 53 would be reviewed to ensure the development does not introduce any hazards to flight. Proposed Program H-2.D does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Opportunity site 53 is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Marina Municipal Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. 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. Proposed Program H-2.D does not conflict with the required safety compatibility policies. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this Housing Element update. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

MONTEREY REGIONAL AIRPORT REVIEW:

On December 1, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with Site 52 (located with MRY AIA) and requested that future development on this site be required to record an avigation easement and obtain airspace analysis from the FAA, if a crane is needed during construction. See **Attachment D**.

MARINA MUNICIPAL AIRPORT REVIEW:

On December 1, 2025, ALUC staff forwarded project information to Marina Airport District (District) staff for review. District staff had no issues with Site 53 (located within OAR AIA) and outlined the requirements of the ALUCP. See **Attachment E**.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC adopt the following resolutions, finding the proposed draft Housing Element, specifically Opportunity Sites 52 and 53, and Program H-2.D, consistent with the 2019 Airport Land Use Compatibility Plans for Monterey Regional Airport and the Marina Municipal Airport.

Attachments:

Attachment A - Draft ALUC Resolution Monterey Regional Airport

Attachment B - Draft ALUC Resolution Marina Municipal Airport

Attachment C - County of Monterey Consistency Analysis Letter

Attachment D - MRY Comments

Attachment E - OAR comments

CC: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Marina (Adrian Lawson); Project Planner (Sarah Wikle); Jaime Scott Guthrie; Melanie Beretti; Craig Spencer; ALUC File No. REF250041