

Attachment A

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

Resolution No. 26-XXX

Finding the proposed ALUC Consistency review of the redevelopment of multiple City of Monterey-owned parcels, including merging and adjusting lot lines from four to two parcels and constructing a three-story affordable housing development complex (42 units), a playground, and other site improvements consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

REF260012, 587 & 593 Van Buren St, Monterey (APN: 001-522-015-000, 001-522-009-000, 001-522-011-000, and 001-522-011-000)

WHEREAS, on March 10, 2026, the City of Monterey submitted an application (ALUC File No. REF260012) to ALUC staff requesting a consistency review of multiple parcels, lot line adjustment, and a new multi-family affordable housing project located at 587 & 593 Van Buren St, 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 a lot line adjustment from four (4) to two parcels. Parcel 1 would be occupied by a new three-story multi-family affordable housing development project consisting of 42 units, and Parcel 2 would be occupied by a playground and parking lot; and

WHEREAS, pursuant to Table 4A of the ALUCP and Exhibit 2E, Noise Compatibility Criteria and Long-Range Noise Exposure Contours, the subject property is not located within the 65-, 70-, or 75- Community Noise Equivalent Levels (CNELs) and therefore the proposed development is a compatible use and is not expected to be exposed to loud airport noise; and

WHEREAS, the proposed development will have a height of approximately 111.5 feet above mean sea level and therefore will not encroach on Part 77 Surfaces (506.6 feet for the Intermediate Part 77 Surface) and does not require ALUC review with respect to airspace protection criteria (ALUCP Policy 4.2.3.2); and

WHEREAS, per Exhibit 4C of the ALUCP, the subject property is located within Safety Zone 7 (Airport Influence Area). Per Table 4B (Safety Criteria Matrix) of the

ALUCP, only hazards to flight, outdoor stadiums, and similar uses with very high intensity uses are considered prohibited uses in Safety Zone 7. Table 4B does not establish a residential density maximum, but does require that non-residential uses not exceed 300 persons per acre and that development have 10% open land; and

WHEREAS, as designed and conditioned, the proposed development will not create a hazard to flight as the proposed use will not introduce electrical interference, high-intensity lighting, bird attraction, or glare. The proposed housing development component of this project is consistent with the ALUCP, as there is no residential development density maximum in Safety Zone 7. The playground and parking lot are considered non-residential and therefore subject to the 300 person per acre density limitation and 10% open space requirement of Table 4B. The non-residential parking lot and playground would occupy Adjusted Parcel A (0.57 acres). With a non-residential intensity limit of 300 people per acre, there shall be no more than 171 people in Adjusted Parcel 2. It is unlikely that an intensity exceeding 171 people per 0.57 acres will be reached, given the limited size and capacity of the proposed and existing facilities. The proposed parking lot will be occupied only by vehicles and will not be used as a gathering place. The playground will be relatively small and is expected to accommodate approximately 30 people at one time. The project will also meet the minimum 10% open land requirement. Approximately 4,600 square feet of Parcel 1's 0.62-acre site will be dedicated to open space, representing about 17% of the parcel. Therefore, the proposed project does not conflict with the required safety compatibility policies. To ensure that the proposed project does not introduce hazards to flight, all exterior lighting is conditioned to be downlit (Condition No. ALUC-1). Additionally, the property owner shall record the Airport Disclosure Notice (Condition No. ALUC-2). There, the proposed project is consistent with Safety Zone 7 limitations; and

WHEREAS, as requested by the Monterey Regional Airport District, the project has been conditioned to require recordation of an Avigation Easement (Condition No. ALUC-3). No concerns were raised by the Monterey Regional Airport District; and

WHEREAS, on April 27, 2026, the ALUC conducted a duly noticed public meeting to consider the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find the ALUC Consistency review of the redevelopment of multiple City of Monterey-owned parcels, including merging and adjusting lot lines from four to two parcels and constructing a three-story affordable housing development complex (42 units), a playground, and other site improvements consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport, subject to three conditions of approval.

PASSED AND ADOPTED on this 27th day of April 2026, 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
April 27, 2026

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