



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:

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.

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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.