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Via email -Fionna Jensen

04/08/2026

TO: Airport Land Use Commission  
RE: 587-593 Van Buren St, 450 Madison, 546 Dutra Street,, Monterey

BOARD OF DIRECTORS

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The Monterey Regional Airport (Airport) staff have reviewed the Project Plans for the 42-unit multi-family affordable housing project at 587-593 Van Buren St, 450 Madison, 546 Dutra Street, Monterey that were provided to the Airport by County Staff on 04/07/2026. The site is currently developed with an existing office building along.

The Airport provides the following comments:

**Safety Criteria Consistency**

The locations are: 001-512-009: 0.044 AC (1,916.6 SF), 001-512-010: 0.065 AC (2,831.4 SF), 001-512-011: 0.080 AC (3,484.8 SF), 001-512-015: 0.994 AC (43,298.6 SF), TOTAL 1.183 AC

The proposed project consists of redeveloping multiple City of Monterey owned parcels, including merging and adjusting lot lines to go from four to two parcels.

1. NEW 42 UNIT MULTI-FAMILY AFFORDABLE HOUSING COMPLEX w/ PUBLIC AND PRIVATE SPACES.
2. NEW CITY-OWNED 32 SPACE PARKING LOT & PEDESTRIAN SIDEWALK
3. NEW CITY-OWNED PLAYGROUND
4. (E) 1,929 SF BUILDINGS TO REMAIN AND (E)1,122 SF BUILDINGS TO BE DEMOLISHED ON ADJACENT CITY OWNED LOT

Based on a review of the proposed project, the development does not appear to include any height or 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. The Airport would request that insulation be required to ensure an appropriate interior noise level of CNEL 45 dB is provided in all habitable rooms.

The Airport requests that an Avigation Easement be required for this site. The easement includes; 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

Christine Morello  
Executive Director

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