



Airport Land Use Commission

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REF260011 - City of Monterey (Avila Family Living Trust)

Public hearing to consider whether the demolition of an existing two-story office building and construction of a new three-story building, inclusive of an 18-unit single room occupancy dormitory project and associated site improvements (ALUC File No. REF260011) is consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport.

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed project (ALUC File No. REF260011) consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport.

PROPOSED PROJECT:

On March 19, 2026, the City of Monterey submitted an application (ALUC File No. REF260011) to ALUC staff requesting a consistency review to allow demolition of an existing two-story office building and construction of a new three-story building, consisting of 18-unit single room occupancy dormitories, and associated site improvements. The project site is located at 437 Figueroa Street, Monterey (APN: 001-712-018-000).

CONSISTENCY DETERMINATION ANALYSIS:

ALUC staff reviewed the City of Monterey's referral in accordance with the adopted ALUCP for the Monterey Regional Airport, as discussed below:

NOISE COMPATIBILITY

The proposed project 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. The project will be required to conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24). Based on the above analysis, the proposed project 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. Figueroa Street Dormitory is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 Approach surface for Monterey Regional Airport. The elevation of the property ranges from approximately 14 to 15 ft above mean sea level (AMSL). The project site's existing terrain is located entirely below Title 14 Code of Federal Regulation's (CFR) Part 77 horizontal surface, which has an elevation of 365.6 feet AMSL. Currently, there is no existing or proposed development on the subject property that penetrates the Part 77 airspace surfaces. The highest possible elevation of a structure on this site would be approximately 54.4 feet AMSL (39.4 feet + 15 feet). Therefore, it is not anticipated that the proposed project will penetrate the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended. The proposed project does not conflict with the required airspace protection policies.

SAFETY COMPATIBILITY

Figueroa Street Dormitory is entirely located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). 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. Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Figueroa Street Dormitory 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. Further, the site is located in an area designated by the ALUCP as an "Urban Area", which is exempt from ALUC density and intensity standards of Table 4B. The proposed project does not conflict with the required safety compatibility policies. There is no non-residential development proposed, and implementation of the project will result in 18% open land/common space. 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).

MONTEREY REGIONAL AIRPORT REVIEW:

On April 7, 2026, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with the proposed project and requested that an aviation easement be recorded. See **Attachment C**. The District's request has been added as ALUC Condition No. ALUC-3.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC find 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

- Draft Conditions of Approval

- Project Plans

Attachment B - City of Monterey Consistency Analysis Letter

Attachment C - MRY Comments

CC: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Monterey (Chris Schmidt); Kathryn Avila, Applicant; Project Planner (Jack Sorensen); ALUC File No. REF260011