

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Minutes - Draft

SPECIAL MEETING

Monday, March 9, 2026

3:00 PM

**Monterey Peninsula Airport District, Board Meeting Room. 200 Fred Kane
Drive, Suite 200, Monterey, CA 93940**

Airport Land Use Commission

CALL TO ORDER - Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Scherer presiding, convened at 3:03 p.m. Commission members and members of the public attended/participated physically.

ROLL CALL

Commissioners (or Proxy) Present:

Commissioners Carbone, Cleveland (by proxy), Leffel, Scherer, Cohan

Commissioners Not Present and Not Represented by Proxy:

Commissioners Kerr and Donaldson

ALUC (Monterey County) Staff Present:

Fionna Jensen, Housing and Community Development (HCD)-Planning

For Informational Purposes Only, Members of the Public Participating:

None.

PUBLIC COMMENTS

None.

COMMISSIONER'S COMMENTS

Commissioner Cohan announced the Watsonville Airport's denial of 21 unit housing project and that the lawsuit prevailed.

CONSENT

None.

SCHEDULED ITEMS

1. Approval of the December 15, 2025, meeting minutes.

The Commission voted 5-0 (5 ayes – 0 naves,) to approve the minutes of the December 15, 2025 regular meeting. Motion to approve made by Commissioner Leffel and seconded by Commissioner Carbone.

2. **REF250022 - City of Monterey (Montessori Community School)**

Public hearing to consider responding to the City of Monterey's Notice of Intent to Overrule ALUC Resolution No. 25-003 regarding the proposed conversion of an existing commercial office building to a daycare/school facility located at 2400 Garden Road, Monterey (APN 013-322-008-000) (ALUC File No. REF250022).

Proposed Project: Public hearing to consider responding to the City of Monterey's Notice of Intent to Overrule ALUC Resolution No. 25-003 regarding the proposed conversion of an existing commercial office building to

a daycare/school facility located at 2400 Garden Road, Monterey (APN 013-322-008-000) (ALUC File No. REF250022).

Staff presented a draft letter outlining the ALUC's response to the City of Monterey's Notice of Intent to overrule.

Commissioner Cohan made a motion, seconded by Commissioner Cleveland, to direct staff to transmit the response letter to the City of Monterey and publicly speak at the related hearing.

3. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

No update.

4. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

No update.

ANNOUNCEMENTS

None.

ADJOURNMENT

Meeting adjourned at 3:25 pm.

Next scheduled regular meeting: April 27, 2026.