

County of Monterey

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



Meeting Minutes - Draft

Monday, October 27, 2025

3:00 PM

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

Airport Land Use Commission

3:00 P.M. - CALL TO ORDER

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

PLEDGE OF ALLEGIANCE**ROLL CALL**

Commissioners (or Proxy) Present:

Commissioners Carbone, Cleveland, Scherer, Kerr, Cohan and Donaldson

**Commissioners Not Present and Not Represented by Proxy:
Commissioners Leffel**

**ALUC (Monterey County) Staff Present:
Fionna Jensen, Housing and Community Development (HCD)-Planning**

**For Informational Purposes Only, Members of the Public
Participating:
City of Monterey staff
Project Applicant (MHT Holdings LLC; Charles Tope)**

PUBLIC COMMENTS

None

COMMISSIONER'S COMMENTS

Confirmation of ALUC proxies.

APPROVAL OF MINUTES

1. Approval of the September 22, 2025 Airport Land Use Commission Meeting.

The Commission voted 6-0 (6 ayes – 0 nays, and 1 abstain) to approve the minutes of the September 22, 2025 regular meeting. Motion to approve made by Commissioner Kerr and seconded by Commissioner Cleveland.

CONSENT

None

SCHEDULED ITEMS

2. **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 Use: Consider the partial conversion of an existing office building into event space and vehicle storage. Proposed Action: Find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan, subject to two conditions of approval.

Staff presented.

Commission Cleveland inquired as to the timing of compliance with ALUC conditions and on-going compliance.

Commissioner Scherer asked what types of events would be held (private car events, etc.)

Commissioner Cohan had questions regarding on-going occupancy. Staff recommended that an additional condition of approval be applied, requiring a notice be recorded on title, limiting occupancy to be consistent with the ALUCP.

Commissioner Carbone made a motion, seconded by Commissioner Kerr, to find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan (6 ayes, 0 nays, 1 absent), subject to four conditions of approval. Motion passes.

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.

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 at this time. County of Monterey is expected to submit a project to the ALUC.

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.

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 at this time.

ANNOUNCEMENTS

None

ADJOURNMENT

Meeting adjourned at 3:30 pm.

Next scheduled regular meeting: November 17, 2025.