

County of Monterey

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



Meeting Minutes - Draft

Monday, April 27, 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

The Airport Land Use Commission meeting was called to order at 3:03 p.m.

ROLL CALL

Present: Carbon, Scherer, Cohan, Cleveland

Absent: Leffel & Donaldson

Vacant: BOS appointee

PUBLIC COMMENTS

None.

COMMISSIONER'S COMMENTS

Update on ALUC commissioner vacancies and upcoming term appointments provided by Staff.

APPROVAL OF MINUTES

1. Approval of the March 9, 2026 Airport Land Use Commission Special Meeting minutes.

Motion made by Commissioner Scherer, seconded by Commissioner Cohan, to approve the March 9, 2026 minutes (3 ayes – 0 nays – 1 abstain)

CONSENT

None.

SCHEDULED ITEMS

1. **REF260008 - City of Monterey (Ward)**

Public hearing to consider whether a proposed four story mix-use building within 49 residential units and a total building area of 71,726 square feet is consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for the Monterey Regional Airport (MRY)

Staff presented the item.

Commissioner Cohan and Scherer asked for clarity on the proposed height in relation to Part 77

Surfaces, and the density of the project.

City of Monterey had no comments. No other public comment.

Motion made by Commissioner Cleveland, seconded by Commissioner Carbone, to find the project consistent with the 2019 ALUCP, subject to four conditions of approval (4 ayes – 0 nays)

2. **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.

Staff presented the item.

Commissioner Carbone raised parking-related questions

City of Monterey commented on local parking standards.

Commissioner Scherer and Cleveland asked for clarity on the use of structure (residential vs commercial)

Applicant introduced the item and clarified the project scope/use of structure.

Motion made by Commissioner Carbone, seconded by Commissioner Cohan, to find the project consistent with the 2019 ALUCP, subject to four conditions of approval (4 ayes – 0 nays – 2 absent)

3. REF260012 - City of Monterey

Public hearing to consider whether the proposed lot line adjustment and 42 unit multi-family affordable housing project and associated site improvements (ALUC File No. REF260012) are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

Staff presented the item.

Commissioner Scherer asked about the existing conditions of the site and the timeline of the project.

Applicant and City of Monterey provided additional comments on timeline and MidPen Housing projects. No cranes are required.

Motion made by Commissioner Scherer, seconded by Commissioner Cleveland, to find the project consistent with the 2019 ALUCP, subject to four conditions of approval (4 ayes – 0 nays – 2 absent)

4. 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 at this time.

5. 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 at this time.

ANNOUNCEMENTS

ALUC requested Chris Morello (MRY staff) provide discussion on new airport plans at next meeting.

ADJOURNMENT

The Airport Land Use Commission meeting was adjourned at 3:34 p.m.