

County of Monterey

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



Meeting Minutes - Draft

Monday, December 15, 2025

3:00 PM

Airport Land Use Commission

3:00 PM CALL TO ORDER

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Scherer presiding, convened at 3:04 p.m.

PLEDGE OF ALLEGIANCE

Commission members and members of the public attended/participated physically.

ROLL CALL

Commissioners (or Proxy) Present:

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

Commissioners Not Present and Not Represented by Proxy:

ALUC (Monterey County) Staff Present:

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

**For Informational Purposes Only, Members of the Public
Participating:**

Sarah Wikle, Housing and Community Development (HCD)-Planning

PUBLIC COMMENTS

None.

COMMISSIONER’S COMMENTS

Commissioner Leffel informed the Commission that MRY will have a direct flight to Chicago starting soon.

APPROVAL OF MINUTES

1. Approval of the November 17, 2025, meeting minutes.

The Commission voted 6-0-1 (7 ayes – 0 nays,) to approve the minutes of the November 17, 2025 regular meeting. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Leffel.

CONSENT

None.

SCHEDULED ITEMS

2. **REF250041 - County of Monterey (HE Update)**
Public hearing to consider whether the proposed amendments to the County of Monterey’s Housing Element (ALUC File No. REF250041) are consistent with the 2019 Airport Land Use Compatibility

Plans (ALUCP) for Monterey Regional Airport and Marina Municipal Airport.

Proposed Project: Public hearing to consider whether the proposed amendments to the County of Monterey’s Housing Element (ALUC File No. REF250041) are consistent with the 2019 Airport Land Use Compatibility Plans (ALUCP) for Monterey Regional Airport and Marina Municipal Airport.

Staff presented. Fionna Jensen provided the initial staff presentation.

Staff noted a correction to Housing Element Program H-2-D in the drafted staff report, clarifying that the program language should read “does not affect.”

Commissioner Mary Ann Carbone asked whether the Tarpey Flats Site had been removed from the Housing Element. Staff clarified that the site had been added back into the Sites Inventory following a Board of Supervisors decision.

Commissioner Leffel asked why the County had not referred the Environmental Impact Report (EIR) as part of the application. Staff clarified that the County is seeking the Commission’s recommendation in order to include the identified sites within the Housing Element, and that environmental review would occur at a later stage.

Staff provided a high-level overview of public comments received and reminded the Commission of the limited purview of ALUC review.

Commissioner Donalson asked about Airport Influence Areas and requested clarification on the difference between a Disclosure Notice and an Avigation Easement.

Staff continued the presentation focusing on the Marina Airport site. Sarah presented as County staff and applicant representative, recommending that the ALUC approve the item as proposed in the ALUC staff recommendation.

Public Comments was opened

Several members of the public provided comments, summarized as follows:

- **Concerns regarding the Tarpey Flats site, including traffic impacts, commute times, and coordination with Caltrans.**

- **Requests for clarification regarding the scope and authority of ALUC review versus the Board of Supervisors' role.**
- **Concerns related to aviation safety, aircraft accident risks, and building height limitations.**
- **Environmental and resource concerns associated with Tarpey Flats.**
- **Comments emphasizing the narrow scope of the project and safety considerations for surrounding residents.**

The Commission discussed the scope and purview of ALUC review.

Staff further clarified Housing Element Program H-2-D and discussed related implementation considerations. Revisions included removal of Program H-2-D language, clarification of Title actions, and consistency findings reflected in the revised resolution.

Commissioner Scherer made a motion, seconded by Commissioner Cleveland, to find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan subject to a modification to the resolution removing all references to Housing element Program H-2-D (6 ayes, 0 nays and 1 abstain). Motion passes.

Commissioner Leffel made a motion, seconded by Commissioner Kerr, to find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan subject to a modification to the resolution removing all references to Housing element Program H-2-D (7 ayes, 0 nays). Motion passes.

3. **Airport Land Use Compatibility Plan (ALUCP) Update**

No update.

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

No update.

ANNOUNCEMENTS

None.

ADJOURNMENT

Meeting adjourned at 4:51 pm.

Next scheduled regular meeting: January 26, 2026.