

Attachment A

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**Before the Monterey County Airport Land Use Commission,
State of California**

Resolution No. 26-XXX

Airport Land Use Commission referral for an ALUC Consistency review to allow 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 consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

REF260011, 437 Figueroa St, Monterey
(APN: 001-712-018-000)

WHEREAS, 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 office building and construct a 3-story dormitory; and

WHEREAS, the ALUC is responsible for the review of local land use regulations affecting land uses within the Airport Influence Area for Monterey Regional Airport, as identified in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP), incorporated herein by reference, for consistency with the ALUCP; and

WHEREAS, the proposed project includes 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; and

WHEREAS, pursuant to Table 4A of the ALUCP and Exhibit 2E, Noise Compatibility Criteria and Long Range Noise Exposure Contours, the subject property is not located within the 65-, 70-, or 75- Community Noise Equivalent Levels (CNELs) and therefore the proposed development is a compatible use; and

WHEREAS, the proposed development will have a height of approximately 54 feet AMSL and therefore will not encroach Part 77 Approach Surfaces, and does not require ALUC review with respect to airspace protection criteria (ALUCP Policy 4.2.3.2); and

WHEREAS, per Exhibit 4C of the ALUCP, the subject property is located within Safety Zone 7 (Airport Influence Area); and

WHEREAS, per Table 4B (Safety Criteria Matrix) of the ALUCP, only Hazards to flight, outdoor stadiums and similar uses with very high intensity uses are considered prohibited uses in Safety Zone 7; and

WHEREAS, there are no limitations on residential density within Safety Zone 7. The proposed development (18 units) will have a medium intensity, like an office building or a small apartment complex, and therefore will not induce a high number of individuals who may be subject to aircraft-related accidents. 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. There is no non-residential development proposed, and implementation of the project will result in 18% open land/common space. The project is considered a compatible use for the subject property; and

WHEREAS, the proposed development will not create a hazard to flight as the proposed use will not introduce electrical interference, high-intensity lighting, bird attraction, or glare. 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); and

WHEREAS, as requested by the Monterey Regional Airport, the project has been conditioned to require the granting of an Avigation Easement (Condition No. ALUC-3); and

WHEREAS, on April 27, 2026, the ALUC conducted a duly noticed public meeting to consider the proposed project located at 437 Figueroa St, Monterey (APN: 001-712-018-000); and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find the proposed 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 consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport, subject to one condition of approval.

PASSED AND ADOPTED on this 27th day of April 2026, upon motion of Commissioner _____ and seconded by Commissioner _____ by the following vote, to-wit:

AYES: Commissioners Carbone, McGregor, Cleveland, Cohan

NOES:

ABSENT: Commissioners Stewart, Williamson

ABSTAIN:

ATTEST

Craig Spencer, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
April 27, 2026