

Attachment B

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AIRPORT LAND USE COMMISSION (ALUC)

PROJECT SUBMITTAL FORM FOR ALUC CONSISTENCY REVIEW

Pursuant to 21671.5(c) of the Public Utilities Code, staff assistance shall be provided by the County. All projects to be reviewed by the ALUC shall be submitted through the County pursuant to the fees and submittal requirements stated on this form. Projects will not be placed on the agenda for ALUC review unless submittal is complete. (see back of form for submittal requirements)

ASSESSOR'S PARCEL NUMBER: 013-321-003-000

PROJECT ADDRESS: 2555 Garden Road, Monterey, CA 93940

PROPERTY OWNER: MHT Holdings LLC

Telephone: (408) 857-5218

Address: 2887 Oak Knoll Road

Fax: _____

City/State/Zip: Pebble Beach/CA/93953

Email: ctopec@employnet.com

AGENT: Charles Tope

Telephone: (408) 857-5218

Address: 2887 Oak Knoll Road

Fax: _____

City/State/Zip: Pebble Beach/CA/93953

Email: ctopec@employnet.com

PROJECT PLANNER: Fernanda Roveri, AICP

Telephone: (831) 242-8788

(of applicable jurisdiction)

Email: roveri@monterey.gov

PROJECT DESCRIPTION:

Interior remodel of existing commercial building at 2555 Garden Road to include new event space and vehicle storage area. Building footprint would not expand.

PROPERTY OWNER/AGENT SIGNATURE: _____

DATE: 6/13/2015

FOR ALUC STAFF USE ONLY

ZONING: _____

COUNTY/CITY: _____

CLUP: _____

ALUC STAFF

ACCEPTED BY: _____ **DATE:** _____

REVIEWED BY: _____ **DATE:** _____

COMMENTS: _____

DATE RECEIVED:

AIRPORT LAND USE COMMISSION

PROJECT SUBMITTAL REQUIREMENTS

The following information must be submitted prior to the subject project being placed on the agenda for review by the ALUC. Incomplete submittals will not be submitted for review by the ALUC until the submittal packet is deemed complete.

NOTE: All materials, plans, multi-page plans, and other data must be submitted digitally.

- 1) Completed "Project Submittal Form."
- 2) Memo letter prepared by the project planner of the applicable jurisdiction* stating:
 - a) Project Description/Location
 - b) Land Use Designation/ Zoning for the applicable jurisdiction
 - c) Consistency recommendation with applicable airport land use compatibility plan
 - d) If applicable, attach existing aviation easement documentation
- 3) **1 copy** of the site plan showing:
 - a) Assessor's parcel number
 - b) North arrow and scale
 - c) Property boundaries with dimensions
 - d) Location and dimensions of all existing and proposed buildings and structures on the site/ property including fences
 - e) Location as to distance from airport; location according to applicable Runway Zoning Map
 - f) Lot size
 - g) Proposed occupancy of all structures
- 4) **1 copy** of exterior elevation plans showing:
 - a) All four sides of structure(s)
 - b) Materials to be used on walls, roof, etc
 - c) Roof appurtenances
 - d) Site and structural elevations compared to runway elevation
- 5) **Fee** to be paid at the time of project submittal. (Refer to the most current adopted Monterey County Land Use Fees document posted on the RMA Planning website at http://www.co.monterey.ca.us/planning/fees/fee_plan.htm)

*Applicable jurisdictions include County of Monterey, City of Monterey, City of Marina, City of Salinas, City of King, City of Del Rey Oaks, City of Pacific Grove, City of Seaside, and City of Sand.



TO: Airport Land Use Commission (ALUC) – Monterey County
FROM: Fernanda Roveri, AICP, Principal Planner, City of Monterey
DATE: September 2, 2025
SUBJECT: ALUC Consistency Review – Convert Portion of Existing Office Building at 2555 Garden Road into Event Space and Vehicle Storage

Project Description/Location:

The proposed project consists of converting a portion of an existing 28,000 square-foot office building at 2555 Garden Road into an event space and vehicle storage area (see Attachment 1 – Project Plans). The number of square feet to be converted is 5,340 for the event space and 2,780 for the vehicle storage area. The remaining 19,880 square feet would remain office uses (see Figure 1).

Figure 1 – Floor Plan Changes



Land Use Designation/Zoning:

The General Plan land use designation is Employment and the zoning designation is I-R-130-RA-ES (Industrial, Administration, and Research District - 130,000 sq. ft. Minimum Lot Area - Religious Assembly Overlay - Emergency Shelter Overlay). The subject site is approximately 130,000 square feet, or 3 acres, and is in a commercial/industrial area (see Figure 2).

Figure 2 – Project Site and Surrounding Area

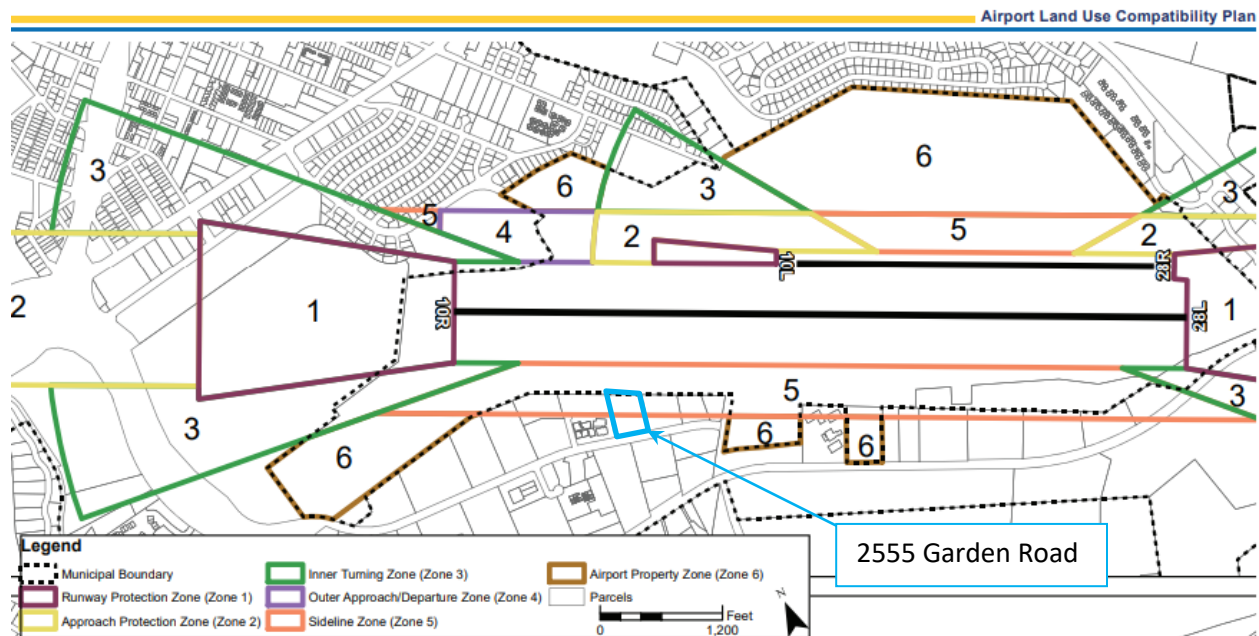


City of Monterey staff recommends that the ALUC find that the proposed project is consistent with the Monterey Regional Airport Land Use Compatibility Plan, as discussed below.

Safety and Compatibility Zones and Criteria

The northern half of the subject site is located within Safety Zone 5 (Sideline Safety Zone) of Monterey Regional Airport (MRY), whereas the southern half is located within Safety Zone 7 (Airport Influence Area), as designated in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP). The vast majority (approximately 25,000 square feet) of the office building's footprint is located on the southern half of the site in Safety Zone 7. Figure 3 below illustrates the subject site's location relative to the airport safety zones.

Figure 3 – Monterey Regional Airport Safety Zones (ALUCP Exhibit 4C (continued))



Section 4.2.2 of the ALUCP includes mapping of the airport's safety zones, and describes the safety zone criteria (densities, intensities, and land uses) within Table 4B. As mentioned earlier, the vast majority of the building's footprint is located on the southern portion of the subject site, which is in Safety Zone 7. The portion of the building that is proposed to be converted to event space and vehicle storage is on the southern portion of the site in Safety Zone 7. However, as a precaution, City staff used Safety Zone 5 criteria to analyze the proposal's compatibility.

According to Safety Zone 5 criteria, the maximum non-residential intensity is 100 persons per acre, and the required open land is 30%. The applicant has noted that there would be no more than approximately 100 people inside the building at any single point in time. The number of people outdoors would be much less than that, since the building is surrounded by a parking lot. Therefore, it is safe to assume that the proposed project would create a total non-residential intensity of no more than 50 persons per acre. The project would also meet the open land requirement because the building footprint would not expand. The current breakdown on site is 78% open land and 22% building area.

Noise Compatibility Criteria

The objective of noise compatibility criteria is to minimize the number of people exposed to frequent and/or high levels of airport noise capable of disrupting noise-sensitive activities. The proposed event space and vehicle storage would be located outside of the noise contours; therefore, the uses are compatible and may be permitted without any special requirements related to the attenuation of aircraft noise.

Airspace Protection

The objective of airspace protection is to avoid development of land use conditions which, by posing hazards to flight, can increase the risk of an accident occurring. The particular hazards of concern are: (1) airspace obstructions; (2) wildlife hazards, particularly bird strikes; and (3) land

use characteristics which pose other potential hazards to flight by creating visual or electronic interference with air navigation.

Within the Sideline Safety Zone, ALUC review is required for any proposed structure taller than 35 feet AGL. However, the proposed project does not include any expansion of the building envelope. The project would not add any sources of glare, highly reflective building materials, or bright lights. The project would not add any sources of dust, smoke, or water vapor; or produce any sources of electrical interference or thermal plumes; or create any increased attraction for wildlife or birds. Therefore, the proposed event space and vehicle storage uses would be compatible and may be permitted without any special requirements related to airspace protection.

Recommendation:

City of Monterey staff asserts that the proposed project is consistent with the ALUCP.

Attachment: 1. Project Plans for 2555 Garden Road