

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



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

Action Minutes of the Proceedings of the Commissioners of the Monterey County Airport Land Use Commission for Monday, May 21, 2018

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Cohan presiding, convened in the Board Meeting Room at the Monterey Peninsula Airport District, 200 Fred Kane Drive, Suite 200, Monterey, California, at 3:00 p.m.

2. ROLL CALL

Commissioners (or Proxy) Present:

Cohan, McGregor, Sabo, Cleveland, Healy, and Gunter – a quorum.

Commissioners Not Present and Not Represented by Proxy:

Carbone

ALUC (Monterey County) Staff Present:

Joseph Sidor, Resource Management Agency (RMA) – Planning
Shelley Glennon, RMA-Planning

For Informational Purposes Only, Members of the Public Present:

Chris Morello, Monterey Regional Airport staff
Jim McClenahan, Proxy (Cleveland)
Brett Godown, Airport Manager, Salinas Municipal Airport
Jill Miller, Community Development Department, City of Salinas
Michael Harrington, Attorney Representative, Salinas Travel Center

3. PUBLIC COMMENT

The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.

None

4. COMMISSIONER'S COMMENTS

Commissioners may speak on non-agenda items within the purview of the Commission.

None

5. APPROVAL OF MINUTES

The Commission voted 5 – 0 to approve the minutes of the April 23, 2018, regular meeting. Motion to approve made by Commissioner Sabo and seconded by Commissioner Healy (Sabo, Healy, McGregor, Cleveland, and Cohan). Commissioner Gunter abstained.

6. CONSENT

The Commission voted 6 – 0 to accept the proposed calendar of regular meeting dates for June 2018 through May 2019. Motion to accept made by Commissioner McGregor and seconded by Commissioner Sabo (McGregor, Sabo, Healy, Cleveland, Gunter, and Cohan).

7. SCHEDULED ITEMS

Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.

a. Salinas Travel Center/REF160064.

ALUC review of the proposed development of a 64-acre site located approximately 900 feet southeast of the intersection of State Route 101 and Airport Blvd (City of Salinas and County of Monterey). The proposed project would consist of the following: 1) Annexation, General Plan Amendment, Zoning Reclassification, and Specific Plan; 2) subdivision of the 64-acre site into 4 parcels; 3) construction of a travel center with 20,349 square feet of total building area on a proposed 13.86-acre parcel, consisting of a convenience store, fast-food restaurant, automobile and truck fueling stations, and a mechanic's facility; and 4) construction of a 79-room hotel on a proposed 2.19-acre parcel with 50,371 square feet of building area. No development is currently planned for the proposed third and fourth parcels. Maximum building potential for the 17.93 total acres contained within the third and fourth parcels is 390,515 square feet based on the General Industrial land use designation. Approximately 30.02 acres of the 64-acre site is Caltrans highway and City street right-of-way.

Action: Consistency determination

ALUC staff (Sidor) presented a project overview. Brett Godown and Michael Harrington commented on the proposed project, including conditions to be applied by the City of Salinas, traffic concerns, and the City's sphere of influence. Commissioners Cleveland, McGregor, Sabo, Healy, and Cohan commented on and asked questions regarding lighting, night-time construction, availability of electric fueling stations, hotel structure height, avigation easement, use of solar panels and potential for glare, possible timeframe for development of Parcels 3 and 4, zoning and land use, site use density, timeframe for development of Parcels 1 and 2, identification of the hotel operator, and use of solar panels at Salinas Municipal and Monterey Regional Airports. Michael Harrington, Jill Miller, Brett Godown, Chris Morello, and Joseph Sidor responded to questions and comments.

Commissioner Sabo made a motion to make a finding of consistency, and to include conditions to require an avigation

easement and to require the City of Salinas to submit future development of Parcels 3 and 4 to the ALUC for review. After discussion, this motion failed due to lack of a second.

Commissioner McGregor then made a motion, seconded by Commissioner Gunter, to adopt the resolution as proposed to approve a finding of consistency. The Commission voted 5 – 0 – 1 to approve the motion (McGregor, Gunter, Cleveland, Cohan, and Healy; Commissioner Sabo abstained).

b. Election of ALUC Officers

Commissioner (Chair) Cohan called for nominations.

Commissioner McGregor nominated Commissioner Cohan for Chair, and Commissioner Cleveland seconded the nomination. There were no other nominations for Chair. The Commission voted 6 – 0 (McGregor, Cleveland, Healy, Sabo, Cohan, and Gunter) to select Commissioner Cohan as Chair for June 2018 through May 2019.

Commissioner Cleveland nominated Commissioner McGregor for Vice Chair, and Commissioner Gunter seconded the nomination. There were no other nominations for Vice Chair. The Commission voted 6 – 0 (Cleveland, Gunter, Cohan, Sabo, Healy, and McGregor) to select Commissioner McGregor as Vice Chair for June 2018 through May 2019.

8. ANNOUNCEMENTS

ALUC staff (Sidor) announced that on April 30, 2018, the Airport Managers re-appointed Commissioner Cohan to a new 4-year term.

9. ADJOURNMENT

Meeting adjourned at 3:54 p.m.
Next scheduled public meeting: June 25, 2018