

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

**Resolution No. 21-001**

Finding the proposed amendment to Chapter 37 of the City of Salinas' Municipal Code consistent with the 1982 Salinas Municipal Airport Land Use Plan (ALUP).

REF210020, City of Salinas (Multiple Assessor's Parcel Numbers)

**WHEREAS**, on May 4, 2021, the City of Salinas (City) submitted an ALUC application for a proposed amendment to Chapter 37 of the City's Municipal Code (Zoning) (ALUC File No. REF210020) to ALUC staff; and

**WHEREAS**, the ALUC is responsible for the review of projects within the Airport Influence Area for Salinas Municipal Airport, as identified in the 1982 ALUP; and

**WHEREAS**, the proposed Zoning amendment would revise the Chapter 37 of the City's Municipal Code to allow extended stays in existing motels and hotels properties, thereby providing short-term and long-term housing for travelers, residents, employees, and other individuals; and

**WHEREAS**, the amendment would allow existing motels and/or hotels, located in Commercial Thoroughfare, Mixed Arterial Frontage, Mixed Use, or New Urbanism (Village Center) districts, to extend their maximum stay length (per individual) to a 10-month period within a year (365 day) timeframe with approval of a Conditional Use Permit (administrative process); and

**WHEREAS**, the amendment would clarify the current maximum stay limit in hotels and motels, subject to being located in specific zoning districts, by deleting existing language in Zoning Code sections 37-30.200 and 37-30.240; and

**WHEREAS**, the amendment proposes addition of a new section, Extended Stays for Hotels/Motels Uses, to Chapter 37 of the Salinas Municipal Code. This proposed section details the purpose, general summary, development regulations, inspections, application, fees, revocation of permit and conflict between regulations of the Extended Stays for Hotel/Motel Uses; and

**WHEREAS**, the amendment does not propose any development or new zoning districts in the Clear Zones Approach Perimeter (as shown in Attachment D and Map 7 – Building Restriction Area - of the ALUP), nor are any of the existing hotels and motels located in this safety area. The amendment does not authorize existing hotels or motels to

increase their current occupancy levels, and therefore, the risk associated with potential aircraft accidents would not increase; and

**WHEREAS**, the City's existing motels and hotels do not penetrate Part 77 – Salinas Municipal Airport's airspace transitional surface - and no new development or changes to land-use are proposed in the amendment. The amendment emphasizes the use of these existing hotels and motels and therefore, the proposed amendment would not increase the risk of nor introduce new hazards to flight; and

**WHEREAS**, there are eight (8) existing hotels or motels located within the Airport Overlay District that also meet the zoning district requirement of the Zoning Code Amendment. Five of these eight hotels/motels are located within the 60 CNEL contour, per the 1980 CNEL Noise Contour Map (Map 5) of the Salinas Municipal ALUP. The remaining 3 hotels/motels are located within the 55 CNEL contour. The amendment does not propose changes to the existing motels or hotels, or the zoning district uses, nor does it propose any new development. The amendment does not authorize existing hotels or motels to increase their current occupancy levels, and therefore, the number of individuals potentially exposed to frequent and/or high levels of airport noise would remain unchanged; and

**WHEREAS**, a complete copy of the proposed amendment is on file with the ALUC staff, and a full Draft Zoning Amendment is included in the May 24, 2021 staff report to the ALUC; and


**WHEREAS**, on May 24, 2021, the ALUC conducted a duly noticed public meeting to consider the proposed amendment to Chapter 37 of the City's Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, the Monterey County Airport Land Use Commission does hereby find that the proposed amendment to Chapter 37 of the Salinas Municipal Code (Zoning) consistent with the 1982 ALUP for Salinas Municipal Airport, incorporated herein by reference.

**PASSED AND ADOPTED** on this 24<sup>nd</sup> day of May 2021, upon motion of Commissioner Cromeenes and seconded by Commissioner Carbone, by the following vote, to-wit:

AYES: Commissioners Cromeenes, Carbone, McGregor, Stewart, Cleveland and Cohan  
NOES: Commission Sabo  
ABSENT: None  
ABSTAIN: None

ATTEST  
Mike Novo, AICP, Interim Secretary to the ALUC

By:   
Fionna Jensen, Designee of Secretary to the ALUC  
May 24, 2021