

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



Monterey County ALUC Staff
c/o HCD-Planning
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Phone: (831) 755-5025
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REGULAR AGENDA

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

May 24, 2021

3:00 p.m.

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

Meetings of the Monterey County Airport Land Use Commission shall be held by teleconference to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended. Additionally, the Airport Land Use Commission meetings will be scheduled and held remotely in accordance with the Brown Act exception.

To participate in this Monterey County Airport Land Use Commission meeting, public participants are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/95913321476?pwd=MGhJaysyalRXdWlMdzlySHhsaHVVaUT09>

Participate via Phone: Dial 1-669-900-6833; when prompted enter Password #243615 (if required) and Meeting ID #959 1332 1476

Public Participation Instructions: The meeting will be conducted via teleconference using the Microsoft Zoom program, and Commission Members will attend electronically or telephonically. *The meeting will have no physical location to physically attend.* The public may observe the Zoom meeting via computer by clicking on the meeting link listed above, or the public may listen via phone by dialing the phone number listed above and then when prompted, entering the Meeting ID Access Code listed above as well. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting. Press the pound key (#) again and you will be automatically connected.

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the Commission staff at SidorJ@co.monterey.ca.us (Joseph Sidor) or JensenF1@co.monterey.ca.us (Fionna Jensen). Comments should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the comment relates, the

public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Commission and will be placed in the record.

2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

- a. When the Chair calls for public comment on an agenda item, the Commission staff member running the Zoom meeting will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.
- b. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents via email to the Commission staff at SidorJ@co.monterey.ca.us (Joseph Sidor) or JensenF1@co.monterey.ca.us (Fionna Jensen). Documents should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the document relates, the public is requested to include the file number in the subject line.
- c. If applicants or members of the public want to present documents and/or Power Point presentations while speaking, they should submit the document and/or presentation electronically by 2:00 p.m. on the business day prior to the commission meeting date to Commission staff at SidorJ@co.monterey.ca.us (Joseph Sidor) or JensenF1@co.monterey.ca.us (Fionna Jensen). If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make the document and/or presentation available to present during the meeting.
- d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to Commission staff at SidorJ@co.monterey.ca.us (Joseph Sidor) or JensenF1@co.monterey.ca.us (Fionna Jensen). To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (e.g., if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Airport Land Use Commission staff at SidorJ@co.monterey.ca.us (Joseph Sidor) or JensenF1@co.monterey.ca.us (Fionna Jensen). The Airport Land Use Commission name and meeting date, and "general comment", should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the Commission staff at SidorJ@co.monterey.ca.us (Joseph Sidor) or JensenF1@co.monterey.ca.us (Fionna Jensen). The request should be made no later than 12:00 p.m. (i.e., noon) two (2) business days prior to the Airport Land Use Commission meeting date in order to provide time for the Commission staff to address the request.

5. The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

1. CALL TO ORDER – Pledge of Allegiance

2. ROLL CALL

Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.

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.

4. COMMISSIONER'S COMMENTS

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

5. APPROVAL OF MINUTES

September 28, 2020

6. CONSENT

Accept the proposed calendar of ALUC Regular Meeting dates for June 2021 through May 2022.

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. ALUC File No. REF210020 / City of Salinas

Proposed adoption of a zoning amendment to Chapter 37 of the Salinas Municipal Code to permit extended stays in properties developed as a hotel or motel for a period not to exceed 10 months within a 365 day period.
Proposed Action: ALUC find the proposed zoning amendment consistent with the 1982 Salinas Municipal Airport Land Use Plan.

b. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.
Proposed Action: For information only. No action required.

c. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.
Proposed Action: For information only. No action required.

d. Election of ALUC Officers

Action: Commission to elect the Chair and Vice Chair for June 2021 through May 2022.

8. ANNOUNCEMENTS

9. ADJOURNMENT

**MONTEREY COUNTY
AIRPORT LAND USE COMMISSION
MEETING DATES FOR 2021-2022**

MEETING DATES:
June 28, 2021
July 26, 2021
August 23, 2021
September 27, 2021
October 25, 2021
November 15, 2021 (3 rd Monday)
December 13, 2021 (2 nd Monday)
January 24, 2022
February 28, 2022
March 28, 2022
April 25, 2022
May 23, 2022

**MEETING PLACE: MONTEREY PENINSULA AIRPORT DISTRICT
BOARD MEETING ROOM
200 FRED KANE DR STE 200
MONTEREY CA 93940**

MEETING TIME: 3:00 PM

**ALUC STAFF: JOE SIDOR or FIONNA JENSEN
C/O MONTEREY COUNTY HCD-PLANNING
1441 SCHILLING PLACE, 2ND FLOOR
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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, September 28, 2020

The August 24, 2020, meeting of the Monterey County Airport Land Use Commission was cancelled due to wildfire emergency response activities.

1. CALL TO ORDER – Pledge of Allegiance

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Cleveland presiding, convened via teleconference using the Microsoft Zoom program at 3:05 p.m. Commission members and members of the public attended/participated either electronically or telephonically.

2. ROLL CALL

Commissioners (or Proxy) Present:

Cleveland, Carbone, Cohan, McGregor, Sabo, and Stewart – a quorum.

Commissioners Not Present and Not Represented by Proxy:

Cromeenes

ALUC (Monterey County) Staff Present:

Joseph Sidor, Resource Management Agency (RMA)-Planning

For Informational Purposes Only, Members of the Public Participating:

Paul Anderson, Monterey Peninsula Unified School District
Kim Cole, City of Monterey, Community Development Director
Ande Flower, City of Monterey Planning Staff
Jim McClenahan, Proxy (Cleveland)
Vin Patel, Owner/Applicant for REF200030
Adriana Cook, Arris Studio Architects, Agent for REF200030

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.

Commissioner Stewart asked about the new ALUC Commissioner (i.e., Mayor/Commissioner Cromeenes from the City of Salinas), and Commissioner Sabo asked if she would need to be sworn in.

5. APPROVAL OF MINUTES

The Commission voted 5 – 0 – 1 (5 ayes, 0 noes, and 1 abstention) to approve the minutes of the June 22, 2020, regular meeting. Motion to approve made by Commissioner Stewart and seconded by Commissioner Sabo (Stewart, Sabo, Carbone, Cleveland, and McGregor). Commissioner Cohan abstained.

6. CONSENT

None

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. ALUC File No. REF200030 / Lakshmi Hotel Partners, Inc.

Proposed redevelopment of an existing commercial hotel and restaurant site with a new 25,000 square foot four-story hotel. The proposed redevelopment site is located at 2101 North Fremont Street, City of Monterey, Assessor's Parcel Number 013-112-045-000.

Proposed Action: ALUC find the proposed redevelopment project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

ALUC staff (Sidor) provided an overview of the proposed project. ALUC staff (Sidor), City of Monterey staff (Cole and Flower), and the applicant's representative (Cook) responded to questions from Commissioners Sabo, Cleveland, McGregor, Stewart, and Carbone regarding night construction, lighting, aviation easements, use of a crane, distance to runways, elevations, roof appurtenances, airspace review, non-conforming intensity and use, proximity to Airport Safety Zone 1, noise, hazard lighting, building height and antennas.

Commissioner McGregor made a motion, seconded by Commissioner Stewart, to adopt the draft resolution with additional conditions (ALUC-5, ALUC-6, and ALUC-7), and to find the project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport. The Commission voted 5 – 1 to approve the resolution (ALUC Resolution No. 20-003; McGregor, Stewart, Cleveland, Cohan, and Carbone; Sabo).

b. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

ALUC staff (Sidor) informed the Commission that staff has no update at this time. ALUC staff will continue to prepare a follow-up letter to the local jurisdictions to inform them what type of projects shall be submitted to the ALUC for review pending amendments to their plans and ordinances.

c. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

ALUC staff (Sidor) informed the Commission that staff has no update at this time, and will continue to work with Caltrans to identify grant funding.

8. ANNOUNCEMENTS

Commissioner Stewart announced that former Commissioner Healy would be designated as his Proxy.

Commissioner Carbone announced the Sand City Mural Festival would take place from September 28th through October 5th.

9. ADJOURNMENT

Meeting adjourned at 4:05 p.m.

Next scheduled regular meeting: October 26, 2020

Agenda Item 7.a

MONTEREY COUNTY

AIRPORT LAND USE COMMISSION



MEMORANDUM

To:	Airport Land Use Commission
From:	Fionna Jensen, ALUC Staff; May 17, 2021 (831) 796-6407, JensenF1@co.monterey.ca.us
Meeting Date:	May 24, 2021
Subject:	Scheduled Item 7a – Proposed adoption of an amendment to Chapter 37 of the Salinas Municipal Code to allow extended stays in existing hotel or motel properties (ALUC File No. REF210020).

RECOMMENDATION:

Staff recommends the Monterey County Airport Land Use Commission (ALUC) find the proposed amendment to Chapter 37 of the Salinas Municipal Code (ALUC File No. REF210020) consistent with the 1982 Salinas Municipal Airport Land Use Plan (ALUP).

PROPOSED AMENDMENT & BACKGROUND INFORMATION:

On May 4, 2021, the City of Salinas submitted an application (ALUC File No. REF210020) to ALUC staff for a proposed amendment to Chapter 37 of the Salinas Municipal Code (Zoning) to allow extended stays in existing hotel or motel properties. The goal of this proposed Zoning Code amendment is to allow travelers, residents, employees, and other individuals to extend their stay in existing hotels and motels. The proposed amendment would require an existing hotel or motel to obtain an administrative Conditional Use Permit (CUP) to allow extended stay, subject to being located in Commercial Thoroughfare, Mixed Arterial Frontage, Mixed Use, and New Urbanism (Village Center) districts. Hotels and Motels in these districts are currently allowed with approval of a CUP, Temporary Use of Land Permit (TULP) or Site Plan Review. As of April 2021, the individuals staying within these motels and hotels are limited to 28 days. The proposed Extended Stay CUP would allow an existing motel or hotel to extend their maximum stay length (per individual) to a 10-month period within a year (356 day) timeframe. The proposed amendment does not include additions of new districts. Existing hotels and motels seeking to operate as an Extended Stay Hotel/Motel will be evaluated through the CUP process.

The amendment to Chapter 37 of the Municipal Code, Zoning, proposes to add a new section, Section 37-50.085, to Chapter 37 of the Salinas Municipal Code. This new section, entitled Extended Stays for Hotel/Motel Uses, details the purpose, general summary, development regulations, inspections, application, fees, revocation of permit and conflict between regulations. The amendment revises the language contained in the following Zone Code (ZC) Sections: 37-30.200 (Footnote 25 and Table 37-30.90); 37.30.240 (Footnote 42 and Table 37-30.110); 37-30.310 (Footnote 29 and Table 37-

30.130); 37.30.390 (Footnote 15 and Table 37-30.170); and 37-30.430 (Footnote 38 and Table 37-30.190). All revised ZC Sections reference the proposed Extended Stays for Hotel/Motel Uses Section (Section 37-50.085). The existing Zoning Code Section 37-50.300(e), (g) and (h) detailed the limitations, duration and extensions of the Commercial, Mixed Use, and New Urbanism (Village Center) districts. The proposed Extended Stays to Hotels/Motel Uses section supersedes the contents contained in ZC Section 37-50.300(e), (g) and (h). Therefore, this amendment proposes to remove most of the language contained in these subsections of ZC Section 37-50.300 (e, g, h). See Attachment C for details regarding the revisions and additions made to Chapter 37 of the Salinas Municipal Code.

In March 2019, Salinas City Council approved Ordinance No. 2617 (Zoning Code Amendment 2109-001) to allow temporary employee and interim housing in existing hotels or motels that have a TULP and are located within specific zoning districts (Commercial, Mixed Use, New Urbanism (Village Center), Public/Semipublic, and Industrial Zoning Districts). In January 2021, Salinas City Council approved Ordinance No. 2642 (Zoning Code Amendment 2020-002) to allow a one (1) time renewal of TULPS for temporary employee and interim housing in existing hotels and motels. Per City of Salinas records, there are currently eight (8) existing and vacant hotels located within the Airport Overlay (see Attachment D), all of which are zoning Commercial Thoroughfare, seven of which were or currently are operating under a TULP for temporary employee housing and interim housing. This background information regarding the City's efforts to increase the number of employees and interim housing is relevant to note because it demonstrates the willingness and dedication of the City to adopt regulations which are consistent with the Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley.

CONSISTENCY DETERMINATION ANALYSIS:

ALUC staff reviewed the City's proposed amendment to Chapter 37 of the City's Municipal Code (Zoning) in accordance with the adopted ALUP as discussed below:

NOISE COMPATIBILITY

The proposed amendment was reviewed for consistency with the recommended Community Noise Equivalent Level (CNEL) Control Maps completed in 1980 for the Salinas Airport Master Plan. The Zoning Code Amendment applies to all existing hotels or motels located within the Commercial Thoroughfare, Mixed Arterial Frontage, Mixed Use, and New Urbanism (Village Center) districts of Salinas. There are eight (8) existing hotels or motels located within 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 ALUCP. The remaining 3 hotels/motels are located within the 55 CNEL contour. ALUCP Policy 9 states that any new residential development located within the 60 CNEL Contour boundary shall receive an acoustical analysis prior to construction to determine if interior noise levels from aircraft would exceed an annual CNEL of 45 dB in any habitable room. The Zoning Code Amendment does not propose any development or changes to zoning districts use. Additionally, the Zoning Code Amendment would not authorize existing hotels or motels to increase current occupancy levels, which ensures that the number of occupants currently exposed to frequent and/or high levels of airport noise does not change. Therefore, the proposed amendment is consistent with the ALUCP with regard to noise compatibility criteria, and no further conditions regarding noise are recommended.

AIRSPACE PROTECTION

ALUCP Chapter 2, Section 3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions. In accordance with the Federal Aviation Regulations, Part 77, the ALUP includes the three components that make up the airport's transitional surfaces – building restriction areas, clear zones, and height restrictions. Map 7 and 8 of the ALUP illustrates the building restriction area and clear zone approach perimeters; no development is allowed in these areas. Per Figure 1 and 2 of the ALUP, the amendment does not propose any development in the established transitional zone where height is restricted. The Zoning Code Amendment does not increase the risk of hazards to navigation because the scope of the amendment does not include any development or land-use changes. This proposed amendment emphasizes the use of existing hotels and motels, none of which penetrate Part 77, the airspace transitional surfaces for Salinas Municipal Airport. Therefore, no further conditions regarding airspace protection or other flight hazards are recommended.

SAFETY COMPATIBILITY

The Zoning Code Amendment applies to all existing hotels or motels located within the City's Commercial Thoroughfare, Mixed Arterial Frontage, Mixed Use, and New Urbanism (Village Center) districts. As established in the ALUP, development located within the one-mile approach areas of the runways shall be low occupancy, such as agriculture, parks, certain commercial uses, and industrial activities. The proposed amendment does not increase the risk associated with potential aircraft accidents because there are no motels or hotels located within the one-mile approach area and no development is proposed, as shown in Attachment D. Review of Caltrans' 2011 Airport Land Use Planning Handbook ("Handbook") allows evaluation of the proposed amendment based on current safety criteria. The Handbook includes generic safety zones to assist the ALUC's review of a project's safety compatibility. Caltrans also prepared a draft safety zone figure for Salinas Municipal Airport in 2012 (see Attachment E). Since Safety Zones are not incorporated into the 1982 Salinas Municipal ALUP, ALUC Staff used Figure 3A of the Handbook (Safety Compatibility Zone Examples) and the draft safety zone figure to aid review of the amendment's safety compatibility. Of the eight (8) hotels and motels located within the Airport Overlay District, six (6) properties would be located within Safety Zone 3 (Inner Turning Zone), with the remaining two properties located within Safety Zone 6 (Airport Influence Area). Pursuant to Table 4D (Safety Zone 3 – Inner Turning Zone of the Handbook) residential uses are limited in this zone whereas residential uses are normally allowed in Zone 6 – Traffic Pattern Zone (Figure 4G of the Handbook). The eight (8) motel or hotel properties located within the Airport Overlay District are zoned Commercial Thoroughfare and therefore not restricted in these Safety Zones. The Zoning Code Amendment does not propose any development or changes to zoning districts use. Additionally, the Zoning Code Amendment does not authorize existing hotels or motels to increase their current occupancy levels, which ensures that the current safety risk would not increase. Therefore, the proposed amendment, does not increase the risk associated with potential aircraft accidents. No further conditions regarding safety compatibility are recommended.

CONCLUSION:

Based on review and analysis of this proposed Zoning Amendment, staff recommends the ALUC adopt a resolution finding the proposed amendment to Chapter 37 of the Salinas

Municipal Code consistent with the 1982 Airport Land Use Plan for Salinas Municipal Airport.

The potential application of ALUC conditions would be better suited during ALUC consistency determination review of any future General Plan Land Use Designation and Zoning Map amendments for a specific development proposal.

Attachments:

Attachment A	Draft ALUC Resolution
Attachment B	City of Salinas Consistency Analysis Letter, dated May 3, 2021 (prepared by Megan Hunter, City of Salinas)
Attachment C	Draft Zoning Code Amendment
Attachment D	Map of Hotels/Motels within Airport Overlay District
Attachment E	Caltrans' 2012 Safety Zone Figure for Salinas Municipal Airport

cc: ALUC Commissioners; ALUC Counsel; Salinas Municipal Airport (Brett Godown, Airport Manager); City of Salinas (Megan Hunter and Ana Ambriz); ALUC File No. REFF210020

ATTACHMENT A

DRAFT RESOLUTION

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 (356 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 24nd day of May 2021, upon motion of Commissioner _____ and seconded by Commissioner _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Mike Novo, AICP, Interim Secretary to the ALUC

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

ALUC ATTACHMENT B

Received by ALUC Staff
on May 4, 2021.



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

May 3, 2021

Joe Sidor
Monterey County, Planning Services
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

RE: Airport Land Use Commission Consistency Review and Approval

Dear Mr. Sidor,

This letter is part of the City of Salinas' request for an Airport and Land Use Commission (ALUAC) consistency review and approval to allow extended hotel and motel stays in the City of Salinas Airport Overlay District (Attachment A). The City is proposing to amend Chapter 37 of the Salinas Municipal Code (Zoning) to permit extended stays in properties developed as a hotel or motel.

The proposed Zoning Code Amendment 2021-003 (ZCA 2021-003) (Attachment B) would permit additional options for workforce, residents, and travelers in need of longer hotel/motel stays on the 29th day of occupancy through a Conditional Use Permit (CUP) process. The proposed amendment would limit the use of a hotel/motel for this purpose, not to exceed a ten (10) months period within a three hundred sixty-five (365) day period. The proposed Zoning Code Amendment for hotels and motels extended stay would only apply to the City of Salinas' zoning districts that currently allows hotel/motels use with either a CUP, Temporary Use of Land Permit (TULP) or Site Plan Review. Currently, the City of Salinas allows Extended Stay in conjunction with Hotel and Motel uses located in the Commercial Thoroughfare (CT), Mixed Arterial Frontage (MAF), Mixed Use (MU), and Village Center (VC) Zoning Districts through the CUP Process.

On March 19, 2019, the City Council approved Ordinance No. 2617 (Zoning Code Amendment 2019-001), which allowed temporary employee and interim housing in existing properties developed as a hotel or motel use with a TULP in the Commercial, Mixed Use, New Urbanism (Village Center), Public/Semipublic, and Industrial Zoning Districts. On January 19, 2021, the City Council approved Ordinance 2642 (Zoning Code Amendment 2020-002), which allowed one (1) six-month renewal of TULP's for temporary employee and interim housing on existing properties developed as a hotel or motel use.

The proposed Zoning Code Amendment would allow for employee and interim housing on existing properties developed as a hotel or motel use in the Commercial, Mixed Use, and New

Urbanism (Village Center) Districts with an Administrative Conditional Use Permit (CUP). No new districts would be added with this amendment. Projects and individual sites would be evaluated through the CUP process.

The proposed amendment includes operational standards to ensure community compatibility and to minimize potential hazards. The proposed Amendment would facilitate the urgent need for workforce (short-term) housing, relieve housing shortages and advance Salinas' economic growth.

Consistency Recommendation with the City's Municipal Airport and Land Use Plan

The City of Salinas finds the proposed Zoning Code Amendment consistent with the Salinas' Municipal Airport Land Use Plan, adopted on May 17, 1982 by the Monterey County Airport and Land Use Commission; finds that it is consistent with all General Plan goals, policies, and programs; and finds that it is consistent with The Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley.

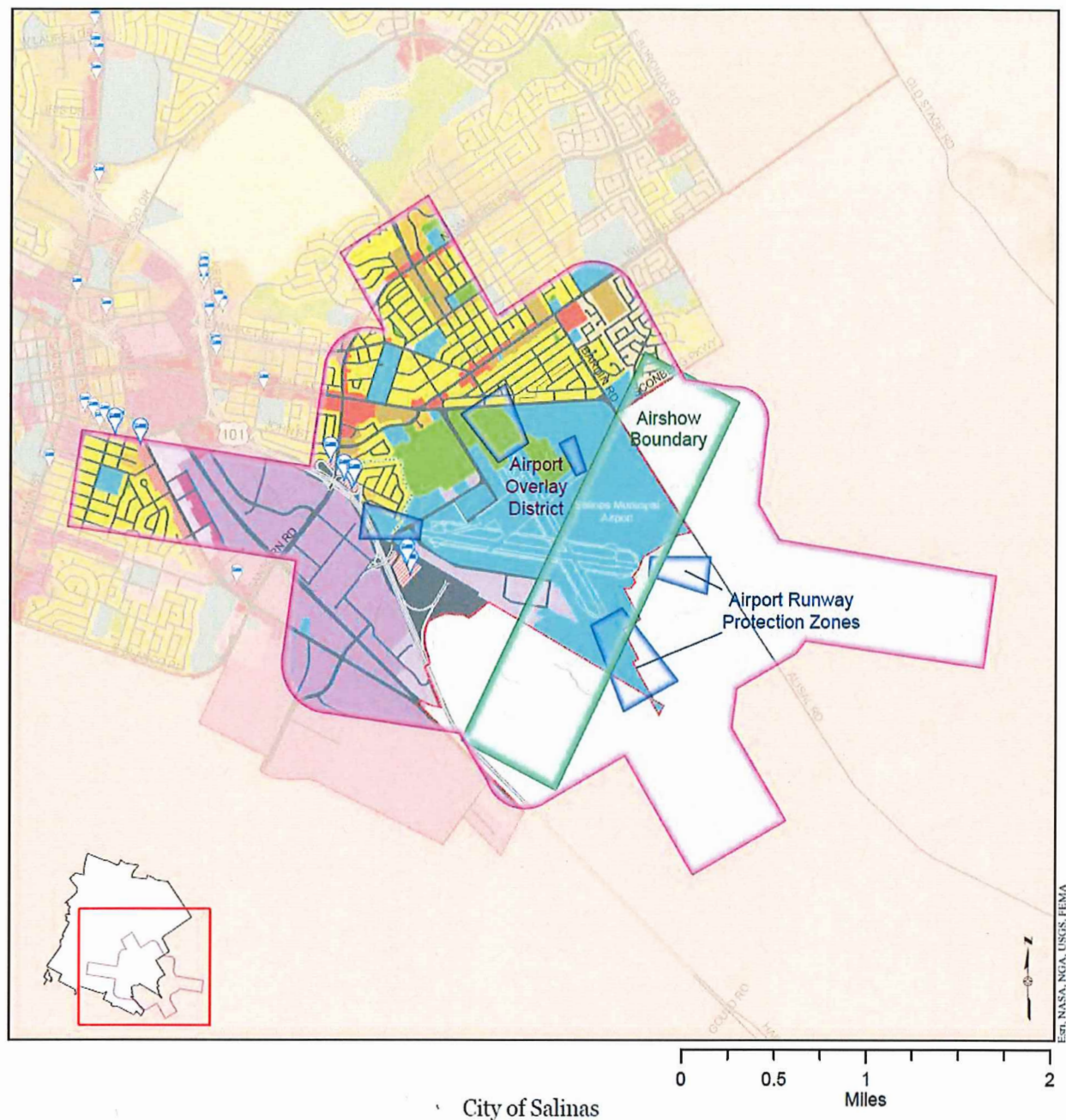
Salinas Municipal Airport and Land Use Plan Policies

The two most important constraints within the Airport Overlay Districts and Area of Influence are aircraft noise and aircraft safety hazards. To mitigate the impact of aircraft noise and safety hazards federal, state and local regulations have been set in place. Policy 8 of the Salinas Municipal Airport and Land Use Plan requires that the "1980 Airport Noise Contour Map, as illustrated within the Airport Master Plan, 1980/2000 shall be the City's guide in determining where excessive noise areas are located". In addition, Policy 8 states that "Development subject to discretionary approval and located within the 55 Community Noise Equivalent Level may be required to grant and avigation and hazard easement". The City of Salinas requires this easement as part of the building process within the Salinas' Airport Overlay District.

The proposed zone amendment is also consistent with the Municipal Airport and Land Use Plan and Federal Aviation Regulations, Part 77, establishing building restrictions in the areas, protection zones and height restrictions for the surrounding airport. In addition, both the City of Salinas and Monterey County have Airport Approaches Zoning Ordinances regulating and restricting the height of structures and objects, and the use of their space in the vicinity of the Salinas Municipal Airport (City of Salinas Ordinance No. 1214 (N.C.S.) and (Monterey County Ordinance No. 1856).

The proposed zone amendment is not only consistent with the policies outlined within the Airport Land Use Plan, but also within the General Plan, The Salinas Plan and the Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, all adopted by the Salinas City Council.

The map below shows the hotels and motels currently located within the City of Salinas Airport Overlay District:



Hotels & Motels in the Airport Overlay District

There are currently eight (8) existing and vacant hotels located within the Airport Overlay District

1. Airport Inn (1226 De La Torre Street)
2. Best 5 Motel (1010 Fairview Avenue)
3. El Sombrero (Motel 210 Abbott Street)
4. Fairview Inn (1060 Fairview Avenue)
5. Inns of California (1215 De La Torre Street)
6. Motel 6 (1257 De La Torre Street)
7. Salinas Inn (1030 Fairview Avenue)
8. Sanborn Inn (180 South Sanborn Road)

AREA OF INFLUENCE -----

CNEL CONTOUR _____

CITY LIMIT -----

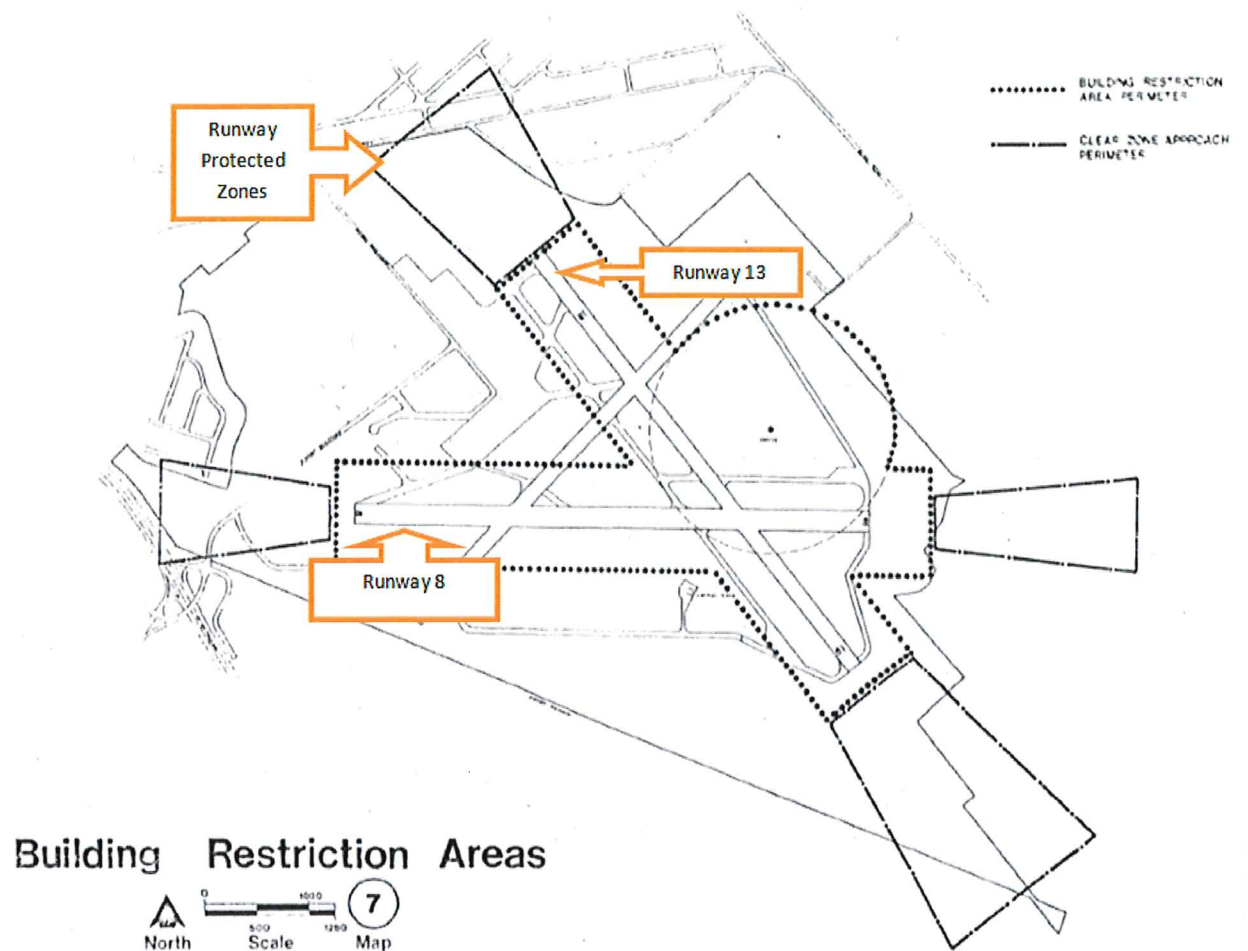
55 CNEL

60 CNEL

NORTH

Policy 9 states that new residential development located either totally or partially within the 60 Community Noise Equivalent Contour boundaries (1980) (see above) shall be subject to the following: an acoustical analysis shall be required prior to construction to determine if interior noise from airport and aircraft operations will exceed an annual CNEL of 45 decibel in any habitable room. California Code, Health and Safety Code - HSC § 17922.6 and Municipal Airport and Land Use Plan require that all motel, hotels, and apartment complexes exceeding 60 CNEL Contour provide enough noise insulation to mitigate the noise problem. In addition, the Salinas Municipal Airport staff have implemented an Airport Noise Abatement Program with the goal to reduce aircraft overflight above developed portions of Salinas.

Besides considering airport noise impacts, safety hazards are also assessed by the Salinas Municipal Airport Land Use Plan. The fear of aircraft accidents is particularly a concern when aircraft depart and approach over inhabited areas as is the case of the Salinas Airport. Runway 8 and 13 are of particular concern, however Policy 3 of the Salinas Municipal Airport Land Use Plan was established to promote safety from aircraft hazards within areas extending off these runways and encourage lower density of development and lower intensity of uses. No hotels and motels are within the Airport Runway Protected Zones identified in the map below.



The Salinas Plan and Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley

The Salinas Plan, like the Farmworker Housing Study and Action Plan of the Salinas Valley and Pajaro Valley, stresses the need for an immediate solution to provide safe, decent housing for both employee and emergency housing. The Plan notes that many low performing hotels and motels in Salinas and in the region are being used to house agricultural workers despite the occupancy restriction in the Zoning Code. Both studies encourage the city to facilitate the conversion of these hotels/motels because of the potential consequences. Enforcement of the zoning occupancy provision could force seasonal or H-2A housing into residential areas where permanent residents including farmworkers are in jeopardy of displacement. For this reason, the Farmworker Housing Study, which focused on the creation of permanent farmworker family housing, also specifically includes an action to “collaborate with other jurisdiction to develop a model ordinance for the temporary use of motels/hotels for H-2A or other seasonal farmworkers”.

The zone amendment would be consistent with multiple provisions of the Land Use Element of the General Plan including Goal LU-3 which encourages “a diverse economy that allows for the continued economic success of the community, while not sacrificing its agricultural base” and

Policy LU-3.8 which encourages “the production of housing that meets the needs of agricultural and other essential workers within the community”. Through this amendment the city can permit conversion of hotels/motels for housing to meet the needs of our vital workforce without sacrificing the agricultural industry. Because the proposed amendment contains requirements for operation and maintenance and regular inspections by the Fire Department and Code Enforcement, LU-4.2 regarding “the enforcement of regulations, such as zoning and building codes to ensure existing and new development is constructed, occupied, and maintained to minimize potential fire and other hazards” can be advanced.

The agricultural industry is a major economic engine for the City. For example, the Farmworker Housing Study found that the “estimated number of unique individual agricultural workers employed in the region during 2016 was 91,433” and “farm cash receipts (inflation-adjusted 2016 dollars) increased by 14%, to \$5.2 billion”. The need for labor to serve these industries is quite acute and unfortunately due to a decline in the permanent labor force, agriculture has had to increasingly rely on the H-2A visa program. By 2017, the number of H-2A working in the Salinas-Pajaro Labor shed was more than 4,300, up from just 636 three years earlier. Because the H-2A Program requires that employers provide housing combined with Salinas’ severe housing shortage, employers often turn to hotels/motels to provide housing. Without the use of these hotels/motels for housing, the agricultural workforce would significantly decline, thereby substantially decreasing productivity and negatively impacting the city’s overall economic prosperity.

Given the number of hotels and motels within the Airport Area of Influence, the City is requesting the approval from the Airport and Land Use Commission to increase the number allowable stay days in hotels and motels from 180 days to a period not to exceed a ten (10) month period within three hundred sixty-five (365) days.

Please do not hesitate to reach out if you have any questions.

Regards,



Megan Hunter
Community Development Director

Attachments

- Attachment A: Salinas Airport Overlay District
- Attachment B: Proposed Changes to the Zoning Code
- Attachment C: Hotel & Motels in the Airport Overlay

ALUC ATTACHMENT C

Draft ZCA Language for Extended Stay for Hotel/Motel Uses

1. Zoning Code Section 37-30.200, Table 37-30.90, Footnote (25), shall be revised to reflect the following (in underline/strikethrough format):

Land Use	CO/R	CR	CT	CR	Additional Land Use Regulations
Hotels and Motels	NP	NP	SPR	SPR	(21)
Extended Stay:	NP	NP	CUP	NP	(21)(25)

- (25) ~~See Section 37-50.085 (*Extended Stay for Hotel/Motel Uses*) Within the CT district, hotel and motel operators may allow occupant guest stays to exceed twenty-eight days subject to approval of a CUP provided the following conditions are satisfied and contained in the CUP:~~
- (a) ~~At any given time, no more than twenty-five percent of the total guest rooms shall exceed a twenty-eight day stay.~~
 - (b) ~~Operator shall require all guests as a condition of occupancy to execute an agreement in writing that the entire stay is a transient occupancy and all guests shall remit payment of TOT to the operator for each day of occupancy regardless of length of stay. The form of agreement shall be reviewed and approved by the city.~~
 - (c) ~~Occupant guest stays shall not exceed one hundred eighty days either consecutive, continuous, or in total, in any calendar year.~~
 - (d) ~~Transient occupancy tax (TOT) shall be paid for each occupied guest room regardless of length of stay.~~
 - (e) ~~Operator shall submit an annual report no later than January 31 of each calendar year to the city of Salinas demonstrating compliance with the extended stay provisions for the previous calendar year.~~
 - (f) ~~Off-street parking: 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area plus parking for other uses and facilities as required by [Section 37-50.360](#): Off-street parking and loading spaces regulations.~~

2. Zoning Code Section 37-30.240, Table 37-30.110, Footnote (42), shall be revised to reflect the following (in underline/strikethrough format):

Land Use	MAF	MX	Additional Land Use Regulations
Hotels and Motels	SPR	CUP	(19)
Extended Stay:	CUP	SPRCUP	(19)(42)

- (42) ~~See Section 37-50.085 (*Extended Stay for Hotel/Motel Uses*) Within the CT district, hotel and motel operators may allow occupant guest stays to exceed twenty-eight days subject to approval of a CUP provided the following conditions are satisfied and contained in the CUP:~~
- (a) ~~At any given time, no more than twenty-five percent of the total guest rooms shall exceed a twenty-eight-day stay.~~
 - (b) ~~Operator shall require all guests as a condition of occupancy to execute an agreement in writing that the entire stay is a transient occupancy and all guests shall remit payment of TOT to the operator for each day of occupancy regardless of length of stay. The form of agreement shall be reviewed and approved by the city.~~
 - (c) ~~Occupant guest stays shall not exceed one hundred eighty days either consecutive, continuous, or in total, in any calendar year.~~
 - (d) ~~Transient occupancy tax (TOT) shall be paid for each occupied guest room regardless of length of stay.~~
 - (e) ~~Operator shall submit an annual report no later than January 31 of each calendar year to the city of Salinas demonstrating compliance with the extended stay provisions for the previous calendar year.~~
 - (f) ~~Off-street parking: 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area plus parking for other uses and facilities as required by [Section 37-50.360](#): *Off-street parking and loading spaces regulations*.~~

3. Zoning Code Section 37-30.310, Table 37-30.130 shall be revised and Footnote (29) shall be added to reflect the following (in underline/strikethrough format):

Land Use	IGC	IBP	IG	Additional Land Use Regulations
Hotels and Motels	NP	NP	NP	
Extended Stay:	NP	NP	NP	(29)

(29) See Section 37-50.085 (*Extended Stay for Hotel/Motel Uses*)

4. Zoning Code Section 37-30.390, Table 37-30.170 shall be revised and Footnote (15) shall be added to reflect the following (in underline/strikethrough format):

Land Use	PS	Additional Land Use Regulations
Commercial Uses		
<u>Hotels and Motels</u>	<u>NP</u>	
<u>Extended Stay:</u>	<u>NP</u>	<u>(15)</u>

(15) See Section 37-50.085 (*Extended Stay for Hotel/Motel Uses*)

5. Zoning Code Section 37-30.390, Table 37-30.170 shall be revised and Footnote 15 shall be added to reflect the following (in underline/strikethrough format):

Land Use	PS	Additional Land Use Regulations
Commercial Uses		
<u>Hotels and Motels</u>	<u>NP</u>	
<u>Extended Stay:</u>	<u>NP</u>	<u>(15)</u>

(15) See Section 37-50.085 (*Extended Stay for Hotel/Motel Uses*)

6. Zoning Code Section 37-30.430, Table 37-30.190 shall be revised and Footnote 38 shall be added to reflect the following (in underline/strikethrough format):

Land Use	NE (Low)	NG-1 (Medium)	NG-2 (High)	VC	Additional Land Use Regulations
Hotels and Motels	NP	NP	NP	CUP	(7)
Extended Stay:	NP	NP	NP	CUP	(7)(38)

(38) See Section 37-50.085 (*Extended Stay for Hotel/Motel Uses*)

7. Section 37-50.085, shall be added to the Zoning Code and reflect the following (in underline/strikethrough format):

“Sec. 37-50.085. – Extended Stay for Hotel/Motel Uses.

- (a) **Purpose.** To provide additional options for the workforce, residents, and travelers in need of longer hotel/motel stays that will advance Salinas’ economic growth and relieve housing shortages. To ensure that hotel/motel, extended stay is

operated in a manner that provide the highest possible livability standards of design, environment, and security and achieve overall neighborhood compatibility.

- (b) **General.** Extended stay for an existing hotel/motel use may be permitted with an administrative Conditional Use Permit (CUP) if located in the Commercial, Mixed Use, and New Urbanism (Village Center subject to all other requirements in this section. Extended stay for a proposed hotel/motel use shall be considered pursuant to the Zoning Code.

(c) **Development Regulations.**

- (1) **Extended Stay for Existing Hotel/Motel Uses.** Hotel/motel, extended stay uses for an existing hotel/motel use located in the Commercial, Mixed Use, and New Urbanism (Village Center) shall require an administrative Conditional Use Permit issued pursuant to *Article VI, Division 8: Conditional use permits*, which may be subject to additional conditions to minimize impacts to adjacent properties.

- (2) **Proposed Extended Stay.** Any proposed Hotel/motel use with an extended stay shall be constructed subject to the development regulations and design standards of the applicable Zoning Code Section.

- (3) **Maximum Stay.** Length of stay per individual shall not exceed ten (10) months within a three hundred sixty-five (365) day period.

- (4) **Parking Requirements.** For new construction, 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area. In addition, parking for other uses and facilities shall be provided as required by [Section 37-50.360: Off-street parking and loading spaces regulations](#).

For conversion of an existing hotel/motel to extended stay, with no additional guest rooms, existing parking spaces shall be retained, and no additional parking spaces required.

- (5) **Floor Area.** A minimum one hundred fifty (150) square feet per room, including bathroom. Kitchen floor area is not included in the minimum calculation.

- (6) **Bathroom.** Each room shall contain a bathroom including a toilet, sink, and shower or tub.

- (7) **Common Area.** A minimum of five hundred (500) square feet of common area shall be provided, which could include a dining area.

- (8) **Laundry Facilities.** Laundry facilities consisting of individual or common washer and dryer shall be provided. A minimum of one washer and one dryer shall be provided for every 25 rooms.
- (9) **Existing Structures.** Existing hotel/motel rooms may be converted to extended stay and exempted from the development standards contained in this section provided the following findings are established:
- (A) There is substantial compliance with the development standards.
 - (B) Alternative means of compliance with development standards are provided which contribute to livability.
 - (C) Strict compliance with development standards would render conversion of the hotel/motel to extended stay is impractical.
- (10) **Operating Standards.**
- (A) **Management Plan.** Hotel/motel, extended stay shall have a management plan included as a condition of the conditional use permit, which will ensure the presence of an on-site twenty-four (24) hour property management or an alternative which affords guests essentially the same level of service and security shall be provided by the hotel/motel operator.
 - (B) **Master Leasing.** The hotel/motel operator may master lease the entire hotel/motel, extended stay to a single user.

Master Leasing. The hotel/motel operator may lease the entire hotel/motel for a single purpose use such as employee housing for agricultural workers. If the hotel/motel operator only leases a portion of the hotel/motel for such a use, the Security Plan as part of the overall Management Plan shall be approved by the police department to ensure the compatibility of uses. The hotel/motel operator shall also register those rooms that will be subject to the transient occupancy tax (TOT) with the city. The lessor (hotel/motel property owner or operator) shall be responsible for compliance with the conditions outlined in Section (e(4)(e).
 - (C) **Transient Occupancy Tax.** The hotel/motel operator shall be responsible for registering those rooms that will be subject to the transient occupancy tax (TOT) with the city.
 - (D) **Compatibility.** Hotel/motel, extended stay shall be operated in a manner that will not adversely affect adjoining properties or be

detrimental to properties or improvements in the vicinity or to the general welfare of the City.

- (E) **Outdoor Activity.** For the purpose of neighborhood compatibility, on-site outdoor activities except food and transportation services shall be conducted between the hours of 7:00 a.m. and 10:00 p.m. Outdoor activity may include recreational games and activities, musical performances, and such other similar activities as deemed appropriate by the city planner. The City Planner may approve a management plan that allows for the loading and unloading of transportation and provision of food services beyond the hours of 7:00 a.m. to 10:00 p.m. if findings can be made that it will not adversely impact the surrounding neighborhood.
- (F) **Performance Standards.** Hotel/motel, extended stay shall be subject to *Section 37-80.180 Performance standards.*
- (G) **Emergency Contact.** Emergency contact information shall be posted on the exterior of the facility adjacent to the main entrance. Street address numbers shall be legibly posted on each building comprising the facility as required by the Fire Department.
- (H) **Parking.** Existing parking spaces shall be retained; Buses, trailers, and portable toilets shall not be parked overnight on site. Passenger vans may be parked overnight.
- (I) **Temporary Storage/Structure.** Temporary storage and structures shall be prohibited unless otherwise approved through a separate Temporary Use of Land Permit (TULP).
- (J) **Food Service.** One catering vehicle, not to exceed fifty (50) feet, shall be permitted for the purposes of providing food service to those living onsite for a ninety (90) minutes, no more than three (3) times per day. The catering vehicle shall be licensed with the health department. The city planner may approve a larger catering vehicle if a designated space can be provided on site that does not impede traffic and circulation, emergency access, pedestrian pathways and sidewalks, and/or ADA access.
- (K) **Transportation.** Buses, vans and similar vehicles shall be permitted to load and unload passengers on site with approval of the transportation plan, part of the overall management plan. A passenger loading area shall be included in the management plan and shall occur in an area that does not impede traffic and circulation, emergency access, pedestrian pathways and sidewalks, and/or ADA access.
- (L) **Alcohol.** Consumption of alcohol shall be permitted indoors. Outdoor consumption of alcohol shall be prohibited.

- (M) **Trash.** Trash and recycling cans shall be provided on site and emptied daily by the hotel/motel operator. Trash cans shall have adequate lids or other devices to prevent airborne trash. The operator also shall provide documentation that regular commercial trash service is being provided on site pursuant to city regulations.
 - (N) **Maintenance.** The site shall be maintained and kept free of weeds, litter, and debris. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired.
- (d) **Inspections.** The City shall conduct a joint Community Development/Fire Department inspection of the Hotel/Motel Extended Stay use prior to issuance of the CUP.
- (e) **Application.** In addition to the CUP application, the applicant shall submit:
 - (1) Any California Housing and Community Development (HCD) approvals pursuant to the California Health and Safety Code § 17008 Health and Safety Code.
 - (2) Emergency contact information.
 - (3) Contact for property maintenance.
 - (4) A written management plan including a transportation plan, security plan, emergency evacuation plan, and neighborhood outreach plan.
 - (5) Any leases excluding any financial information such as rental rates.
- (f) **Administrative Fee.** The City may charge an administrative fee for monitoring compliance with the provisions of this section as determined from time to time by the city council.
- (g) **Application Fee.** The city shall charge a base application fee for processing a Conditional Use Permit (CUP) based upon the adopted fee schedule at the time of application submittal. If the City Planner review time exceeds established for typical CUP processing, the applicant shall pay an additional fee based upon the hourly rate for actual time spent per the City's adopted fee schedule.
- (h) **Revocation of Permit.** The City Planner shall reserve the right to revoke permits authorized by this Section if the City Planner determines that the facility is in violation of any of the provisions in this section. Revocations shall be conducted in accordance with [*Section 37-60.1330: Revocation of permits.*](#)
- (i) **Conflict Between Regulations.** Except as modified by this Section, development regulations applicable to the Zoning District shall apply. Where a

conflict occurs between the base district regulations and this Section of the Code, this section shall prevail."

8. Zoning Code Section 37-50.300(e), (g), and (h), shall be revised to reflect the following (in underline/strikethrough format):

(e) Limitations—C, MU, NU (VC), PS, and I Districts.

- (1) Temporary uses may include temporary tract offices, model homes, or building yards, parking lots, animal shows, Christmas tree sales, circuses and carnivals, commercial filming, personal property sales, religious assembly, outdoor retail sales, street fairs, swap meets, trade fairs and other temporary uses deemed appropriate by the city planner.
- (2) For the purposes of this section, the term "site" includes a shopping center.
- (3) For shopping centers, the number of temporary use of land permits allowable each calendar year shall be calculated for the entire shopping center irrespective of the number or ownership pattern of parcels.
- ~~(4) Temporary use includes the conversion of a hotel or motel for employee or interim housing as defined in Article I. — General Provisions, under Division 2. — Definitions. Employee housing for the purposes of [Section 37-50.300](#) can also include agricultural workers. This temporary use shall be for a limited duration and as conditioned below:~~
 - ~~i. **Master Leasing.** The hotel/motel operator should master lease the entire hotel/motel for a single purpose use such as employee housing for agricultural workers. If the hotel/motel operator only leases a portion of the hotel/motel for such a use, the security plan as part of the overall management plan shall be approved by the police department to ensure the compatibility of uses. The hotel/motel operator shall also register those rooms that will be subject to the transient occupancy tax (TOT) with the city. The lessor (hotel/motel property owner or operator) shall be responsible for compliance with the conditions outlined in Section (e)(4).~~
 - ~~ii. **Compatibility.** Temporary employee and interim housing shall be operated in a manner that will not adversely affect adjoining properties or be detrimental to properties or improvements in the vicinity or to the general welfare of the city.~~
 - ~~iii. **Outdoor Activity.** For the purpose of neighborhood compatibility, on-site outdoor activities except food and transportation services shall be conducted between the hours of 7:00 a.m. and 10:00 p.m. Outdoor activity may include recreational games and activities,~~

musical performances, and such other similar activities as deemed appropriate by the city planner. The city planner may approve a management plan that allows for the loading and unloading of transportation and provision of food services beyond the hours of 7:00 a.m. to 10:00 p.m.

- iv. ~~**Performance Standards.** Temporary employee and interim housing shall be subject to Section 37-80.180 Performance standards.~~
- v. ~~**Property Management.** On-site, twenty-four hours per day property management shall be provided by the hotel/motel operator.~~
- vi. ~~**Emergency Contact.** Emergency contact information shall be posted on the exterior of the facility adjacent to the main entrance. Street address numbers shall be legibly posted on each building comprising the facility.~~
- vii. ~~**Parking.** Existing parking spaces shall be retained; Buses, trailers, and portable toilets shall not be parked overnight on site. Passenger vans may be parked overnight.~~
- viii. ~~**Temporary Storage/Structures.** Temporary storage and structures shall be prohibited unless otherwise approved through a separate Temporary Use of Land Permit (TULP).~~
- ix. ~~**Food Service.** One catering vehicle, not to exceed fifty feet, shall be permitted for the purposes of providing food service to those living onsite for a ninety minute, no more than three times per day. The catering vehicle shall be licensed with the health department. The city planner may approve a larger catering vehicle if a designated space can be provided on site that does not impede traffic and circulation, emergency access, pedestrian pathways and sidewalks, and/or ADA access.~~
- x. ~~**Transportation.** Buses, vans and similar vehicles shall be permitted to load and unload passengers on site with approval of the transportation plan, part of the overall management plan. A passenger loading area shall be included in the management plan and shall occur in an area that does not impede traffic and circulation, emergency access, pedestrian pathways and sidewalks, and/or ADA access.~~
- xi. ~~**Alcohol.** Consumption of alcohol shall be permitted indoors. Outdoor consumption of alcohol shall be prohibited.~~

- xii. ~~**Trash.** Trash and recycling cans shall be provided on site and emptied daily by the hotel/motel operator. Trash cans shall have adequate lids or other devices to prevent airborne trash. The operator also shall provide documentation that regular commercial trash service is being provided on site pursuant to city regulations.~~
- xiii. ~~**Maintenance.** The site shall be maintained and kept free of weeds, litter, and debris. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired.~~
- xiv. ~~**Inspections.** The city shall conduct a joint community development/fire inspection prior to issuance of the TULP and two monitoring inspections after four and eight months if extended beyond the initial six month period.~~
- xv. ~~**Application.** In addition to the temporary use of land permit application, the applicant shall submit:~~
 - (aa) ~~Any California Housing and Community Development (HCD) approvals pursuant to the California Health and Safety Code § 17008 Health and Safety Code.~~
 - (bb) ~~Emergency contact information.~~
 - (cc) ~~Contact for property maintenance.~~
 - (dd) ~~A written management plan including a transportation plan, security plan, emergency evacuation plan, and neighborhood outreach plan.~~
 - (ee) ~~Any leases excluding any financial information such as rental rates.~~
- xvi. ~~**Application Fee.** The city shall charge a base application fee for processing a Temporary Use of Land Permit (TULP). If the city planner review time exceeds established for typical TULP processing, the applicant shall pay an additional fee based upon the hourly rate for actual time spent per the city's adopted fee schedule.~~
- xvii. ~~**Revocation of Permit.** The city planner shall reserve the right to revoke permits authorized by this section if the city planner~~

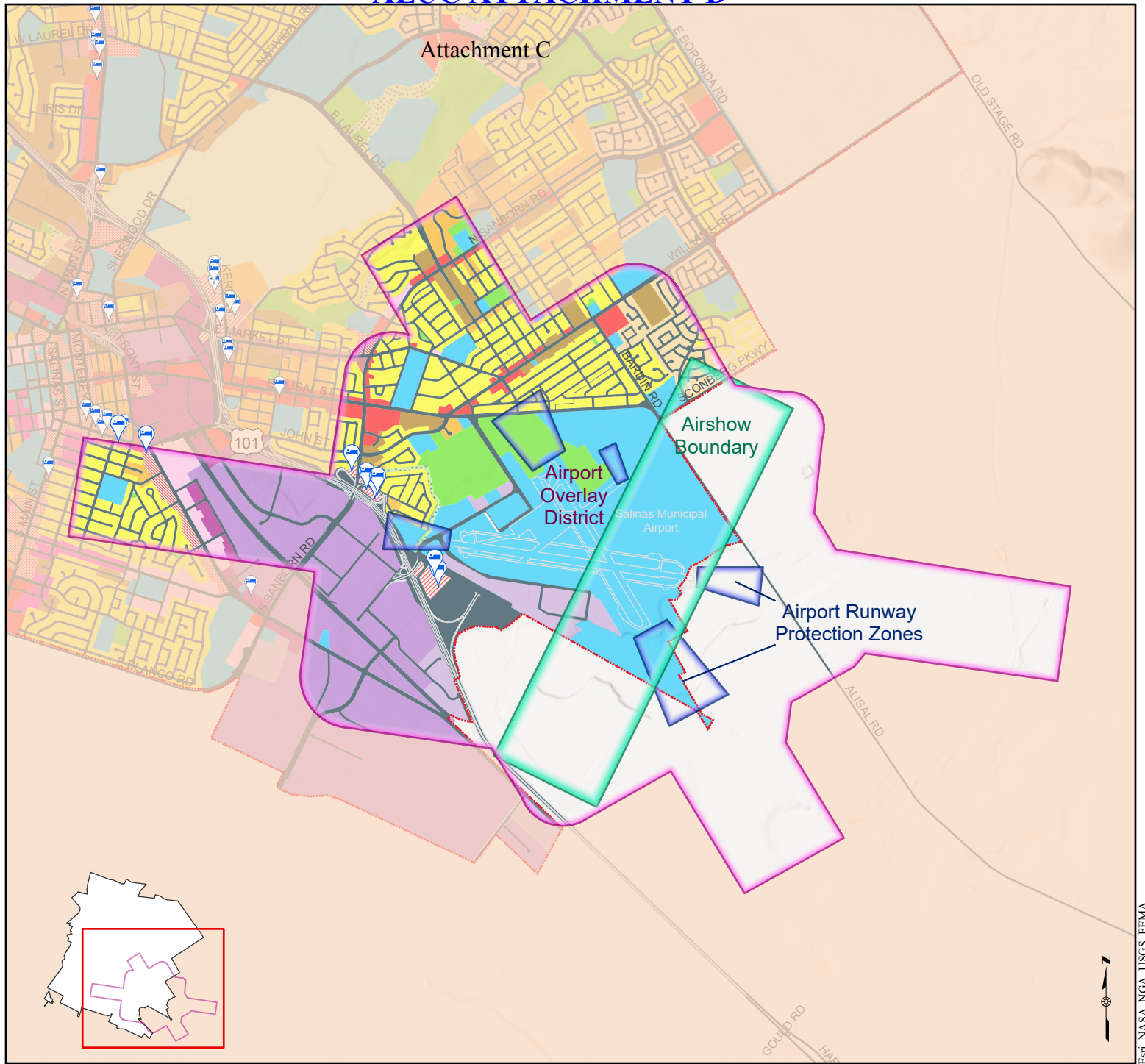
~~determines that the permit holder has violated any of the provisions in this section. Revocations shall be conducted in accordance with [Section 37-60.1330](#): Revocation of permits.~~

~~xviii. **Termination of Use.** The operator shall remove all evidence of the temporary use within two weeks after termination.~~

(g) Duration.

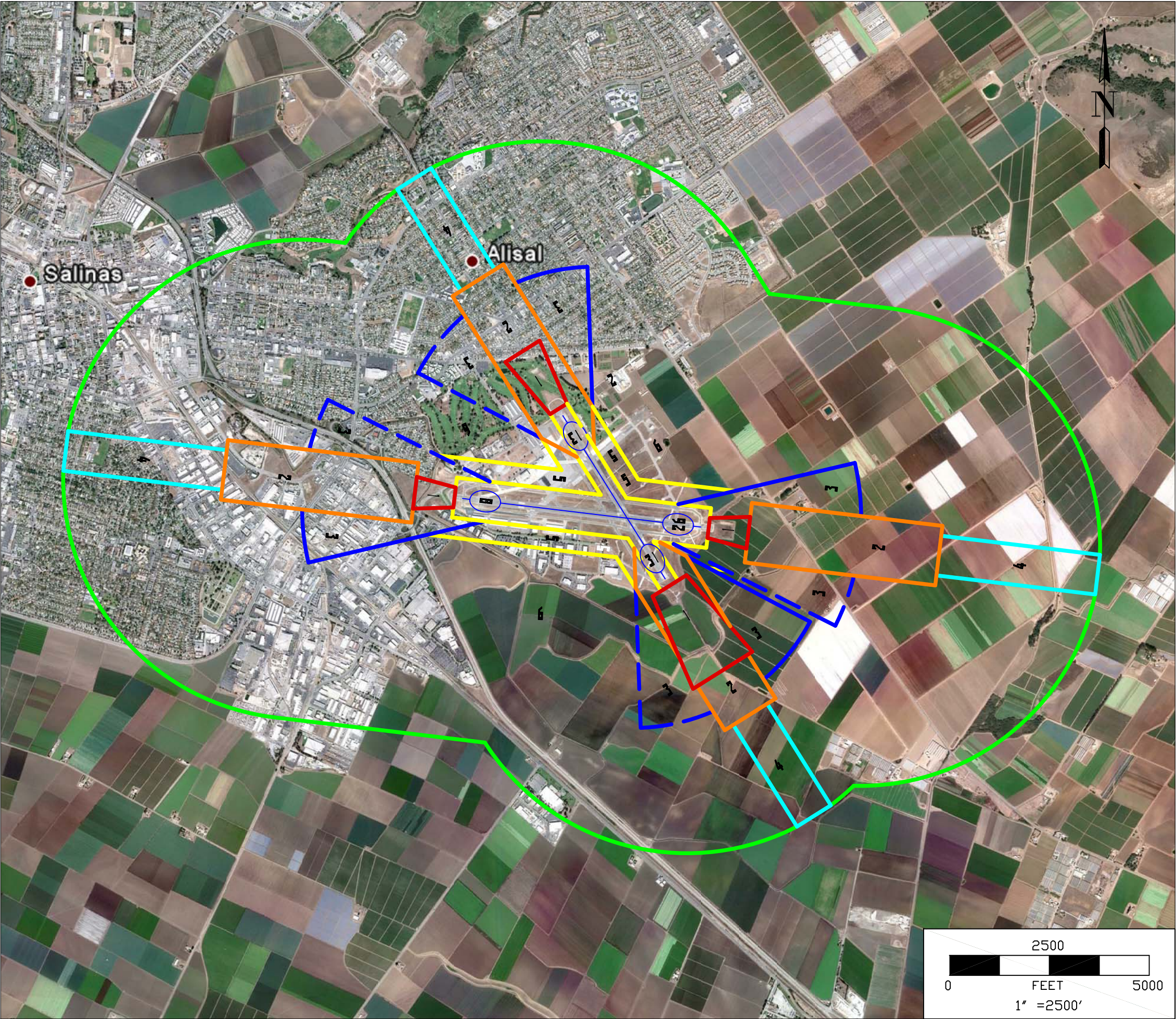
~~(14) Temporary hotel/motel conversion for employee and interim housing shall not exceed six (6) months unless extended for one additional six-month period. Continuation of the use is prohibited beyond 1 year. The TULP shall take effect on the 29th day of occupancy of the hotel/motel.~~

(h) Extensions. If the City Planner makes a finding of special circumstances to warrant the extension, the City Planner may consider the extension of a temporary use for one additional increment of time. ~~Temporary hotel/motel conversion for employee and interim housing may be extended by one additional 6-month period if the hotel/motel operator has complied with all conditions outlined in Section (e)(4).~~



Hotels & Motels in the Airport Overlay District

A, Agricultural	CO, Commercial Office	IG, Industrial—General
R-L-5.5, Residential Low Density (RL)	CR, Commercial Retail	PS, Public/Semipublic
R-M-3.6, Residential Medium Density (RM)	CT, Commercial Thoroughfare	P, Parks
R-M-2.9, Residential Medium Density (RM)	MX, Mixed Use	OS, Open Space
R-H-2.1, Residential High Density (RH)	MAF, Mixed Arterial Frontage	NI, New Urbanism Interim
R-H-1.8, Residential High Density (RH)	IGC, Industrial—General Commercial	
CO/R, Commercial Office/Residential	IBP, Industrial—Business Park	



SALINAS MUNICIPAL Airport (SNS)

Long General Aviation Runway 08/26

Length: 6004'
RWY 08: Approach Visibility 1 Mile
Runway Protection Zone: 500' x 700' x 1000'
RWY 26: Approach Visibility 1 Mile
Runway Protection Zone: 500' x 700' x 1000'

Medium General Aviation Runway 13/31

Length: 4825'
RWY 13: Approach Visibility 1 Mile
Runway Protection Zone: 500' x 700' x 1000'
RWY 31: Approach Visibility 1/2 Mile
Runway Protection Zone: 1000' x 1750' x 2500'

- 1 Runway Protection Zone
- 2 Inner Approach/Departure Zone
- 3 Inner Turning Zone
- 4 Outer Approach/Departure Zone
- 5 Sideline Safety Zone
- 6 Traffic Pattern Zone
- Runway Center Line
- Non-Traffic Pattern Side Safety Zones for School Sites

Notes:
Monterey County
36-39-46.4931N 121-37-06.7464W
Drawing based on: California Airport Land Use
Planning Handbook and Google Earth Pro Imagery
AutoCad Map 3D 2010
19 March 2012