

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

**Thursday, September 1, 2016 11:30 a.m.
Monterey County Administration Building
Monterey Room**

168 W. Alisal Street, 2nd Floor, Salinas, CA 93901

MINUTES

A. CALL TO ORDER

Chair John Scourkes called the meeting to order at 11:45 a.m.

B. ROLL CALL

Present: Salvador Munoz; Judy MacClelland; Sheila Lee Prader (11:50p.m.),
Barbara Rainer; John Scourkes

Absent: Kellie Morgantini

Staff: Meg Clovis, Parks; Melissa McDougal, RMA; Liz Gonzales, RMA; John Ford,
RMA

C. APPROVAL OF MINUTES – July 7, 2016

The Approval of July 7, 2016 meeting minutes was moved by Salvador Munoz, seconded by Judy MacClelland and passed by the following vote:

AYES: Munoz, Rainer, MacClelland, Prader, Scourkes

NOES: None

ABSENT: Morgantini

ABSTAIN: None

D. PUBLIC COMMENT – None

E. PROJECT REVIEW

1. Project Name: 48123 CA INVESTORS LLC PLN160314 & PLN160237

Project Location: 48123 Highway 1, Big Sur

Assessor Parcel Number: 419-321-010-000

HRRB is asked to make recommendation on the approval of two Design Approvals to allow rehabilitation work to the Post Homestead house to include: reconstruction of a stone retaining wall, construction of a detached accessible restroom building and sundeck. Rehabilitation work includes structure and seismic upgrades, exterior repairs, and modifications required for reuse of the house as a commercial space.

The work proposed primarily involves structural and interior changes. The exterior envelope of the house will remain largely untouched. Major proposed project components are described in detail as attached and taken from the Historic Preservation Report for the Post Homestead Rehabilitation Conformance Review dated March 15, 2016. This building is listed on the National Register of Historic Places, the California Register of

Historical Resources, and the Monterey County Register of Historic Resources.

Land Use Plan: Big Sur Coast Land Use Plan, Coastal Zone

Recommendation to: Director of RMA-Planning

Project Planner: Elizabeth Gonzales

Project Planner Liz Gonzales presented the project.

Tony Lombardo and the representatives for Mason Architects presented the project.

Public Comments: 1) Nancy Runyon and 2) Jeffrey Becom

The members of the community spoke regarding their support of the project.

Motion: Salvador Munoz made a motion to approve resolution number PLN160314 & PLN160237 with recommended changes and was seconded by Sheila Lee Prader and passed by the following vote:

AYES: Scourkes, MacClelland, Munoz, Prader, Rainer

NOES: None

ABSENT: Morgantini

ABSTAIN: None

2. **Project Name: PARAISO HOT SPRINGS RESORT (THOMPSON HOLDINGS LLC / PLN040183**

Project Location: 34358 Paraiso Springs Road, Soledad

Assessor's Parcel Numbers: 418-381-021-000/418-361-004-000/418-381-022-000

HRRB is asked to make recommendations on 1) After-the-Fact Demolition Permit to authorize demolition of nine Historic Cabins at the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488) and 2) Mitigation Measures proposed for the removal of nine Victorian cottages for inclusion in an Environmental Impact Report.

Land Use Plan: Central Salinas Valley Area Plan

Recommendation to: Planning Commission

Project Planner: John Ford

Judy MacClelland and Salvador Munoz recused themselves due to their membership with the Alliance of Monterey Area Preservationists.

Public Comment: 1) Mike Dawson; 2) Nancy Runyon; 3) Gary Bertini; 4) Yvette Blomquist; 5) Jeff Becom

The members of the community spoke regarding their concerns with the recommended mitigations.

Motion: No Motion on this project due to no quorum.

F. NEW BUSINESS

1. HRRB Elections needs to be on the next agenda.
2. Meg Clovis will prepare a draft of the Submittal Requirements for the HRRB Members to review at the next meeting.

G. HRRB COMMENTS

H. ADJOURNMENT

The meeting was adjourned at 12:48 p.m.

NEXT MEETING

Date: October 6, 2016

Time: 11:30 a.m.

Location: Monterey County Admin Bldg, 2nd Floor, Monterey Room

Prepared by: Melissa McDougal, Hearing Clerk