

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, October 30, 2019

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:04 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner, Richard Coffelt

ROLL CALL

Present:

Martha Diehl

Melissa Duflock

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Etna Monsalve

Amy Roberts

Ana Ambriz

Francisco Javier Mendoza

Absent:

Keith Vandevere

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Sophia Magana informed the Commission of documents distributed on the dais: A packet of additional correspondence from the public and a memo from Staff for Agenda Item No. 2 (PLN040183 – Paraiso Hot Springs Resort).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS**1. PLN170765 - MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)**

Public hearing to consider a General Development Plan for the Laguna Seca Office Park (LSOP) which would allow residential uses or commercial use on Lots 2 through 7, not to exceed the gross square footage of commercial use within the entire LSOP, in exchange for eliminating residential potential on other individual lots within the office park (Lots 1 and 8-19), and Amendment to the previously approved Combined Development Permit (PLN020332) to change the previously approved permit from construction of an approximately 20,000 square foot office building to construction of an approximately 22,000 square foot two-story 15-unit apartment building on Lot 5 of the office park.

Project Location: The General Development Plan includes all of the Laguna Seca Office Park (Lots 1-19) and the amendment would be for development at 24491 Citation Court (Lot 5), Monterey, all within the Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Addendum together with the Laguna Seca Office Park FEIR (File No. 80-109, Resolution No. PC-3734)

Jaime Guthrie, Project Planner presented a request to continue the matter to January 8, 2020.

Applicants Representative: Anthony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Gonzalez and passed by the following vote to continue the public hearing to January 8, 2020:

AYES: Ambriz, Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza Monsalve, Roberts

NOES: None

ABSENT: Vandever

ABSTAIN: None

2. PLN040183 - PARAISO HOT SPRINGS RESORT

Public hearing to consider the reconstruction of a resort (Paraiso Hot Springs Resort). The proposed project would demolish the former resort structures and construct a resort with 103 hotel rooms, 77 timeshare units, and a wide variety of amenities. Most amenities will be available only for resort guests, but the resort includes a public use area with spa, visitor center, and commercial uses.

Project Location: 34358 Paraiso Springs Road, Soledad, Central Salinas Valley Area Plan (Assessor's Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000)

Proposed CEQA Action: Certify an Environmental Impact Report; Adopt a Statement of Overriding Considerations; Adopt a Mitigation Monitoring and Reporting Program

Mike Novo, Project Planner presented the project.

Applicants Representative: Anthony Lombardo

Applicant: John Thompson

Public Comment: Michael Huff

The commission recessed from 10:51 a.m. – 11:05 a.m.

Continued Public Comment:

Chief David Fulcher; Jefferey Beccum; Nancy Runyon; Tom Ward; Michael DeLapa; Alex Lorca; Steve McIntyre; Kim Stemler, Peter Garren; Keran Martin; Honey Williams; Luciano Reyes.

The Commission recessed for lunch at 11:56 a.m. and reconvened at 1:33 p.m.

It was moved by Commissioner Duflock, seconded by Commissioner Mendoza and passed by the following vote to adopt a resolution certifying an Environmental Impact Report; adopt a Statement of Overriding Considerations; approve a Combined Development Permit; approve a Use Permit for removal of 185 protected oaks trees; a Use Permit for development on slopes in excess of thirty percent; grading of approximately 16,073 cubic yards; and off-site road improvements to Paraiso Springs Road; and adopt a Mitigation Monitoring and Reporting Plan:

AYES: Coffelt, Duflock, Getzelman, Gonzalez, Monsalve, Roberts,

NOES: Ambriz, Duflock, Mendoza

ABSENT: Vandever

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

None

ADJOURNMENT

The meeting was adjourned at 2:17 p.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

**BRANDON SWANSON
PLANNING COMMISSION SECRETARY**

ATTEST:

BY: *Sophia Magana* _____

**SOPHIA MAGANA
PLANNING COMMISSION CLERK**

APPROVED ON 10/13/2021