

**FINAL**  
**Monterey County Zoning Administrator**  
**Thursday, July 10, 2003**  
**MINUTES**

**A. ROLL CALL: 9:30 AM**

Present: Mike Novo, Zoning Administrator; Laura Lawrence, Health Department; Bryce Hori, Public Works; and Kay Barrett, Secretary Pro Tem  
Absent: Al Mulholland, Water Resources Agency

**B. PUBLIC COMMENT – None**

**C. APPROVAL OF MINUTES:** The June 26, 2003 minutes were approved.

**D. DESIGN APPROVALS**

**1. PEZZINI RON (DA030228)**

Design Approval to allow the construction of a 3,415 sq. ft. one-story single family dwelling with a 1,040 sq. ft. attached garage. Materials and colors of stucco siding (tan) with masonry trim, gutters and garage doors (brown) and a tile roof (tan and brown). The property is located at 18378 Meadow Ridge Road, Salinas (Assessor's Parcel Number 125-601-027-000), northeast of the intersection of Country Meadows Road and Meadow Ridge Road, North County Area.

It was noted that the North County Land Use Advisory Committee recommended approval of the project.

Ron Pezzini was present and agreed to the conditions.

After discussion, the Zoning Administrator approved the Design Approval with two conditions regarding: 1) providing a copy of a survey documenting a benchmark and elevation of the property and 2) providing documentation which shows that the residence is no more than 20 feet tall from average natural grade.

**E. SCHEDULED ITEMS**

**2. BURNSTEIN JOEL BARRY & MARILYN (PLN030041)**

Use Permit for a winery and tasting room in an existing garage, with a maximum annual production of 2,000 cases per year. The property is located at 645 River Road (Assessor's Parcel Number 167-081-002-000), approximately two miles northwest of the intersection of River Road Chualar River Road, Toro Area.

The project planner, Mr. Pat Kelly, described the project and noted that Health and Fire conditions had been added to the five conditions shown in the staff report.

Laura Lawrence, Environmental Health, deleted Condition #14, the waste discharge condition, under "Continuous Permit Conditions."

Joel Burnstein gave the history of the project and agreed to the conditions.

Douglas Fay spoke in favor of the project but expressed traffic concerns on River Road. He felt that the cumulative impacts of the wineries and growth on River Road have not been addressed.

After discussion regarding the cumulative impacts and traffic issues on River Road with staff, the Zoning Administrator adopted the Negative Declaration and approved the Use Permit for a winery and tasting room including deletion of the waste discharge condition. It was noted that the applicant expressed his desire to drop the tasting room; however, that was also approved, providing certain conditions are met prior to use.

**3. LOPEZ ANN & GEORGE (PLN030136)**

Administrative Permit to allow for the transient use (short-term vacation rental) of an existing one-story single family residence. The property is located at 3157 Bird Rock, Pebble Beach (Assessor's Parcel Number (Assessor's Parcel Number 007-391-003-000), Greater Monterey Peninsula Area, Non-Coastal Zone.

The Zoning Administrator relayed that a letter from the owner had been received requesting withdrawal. Staff recommended a continuance. The Del Monte Forest Land Use Advisory Committee recommended denial.

Jeff Britton, representative, affirmed the withdrawal request.

Jim Nero, Del Monte Property Owners Association representative, spoke in opposition to short term rentals and presented written information to the Zoning Administrator.

David Stern also confirmed the owners wishes to withdraw.

Bettina Hotelling asked about the procedures involved in putting a moratorium on short term rentals.

The Zoning Administrator stated that the application had been withdrawn and that no action was required.

**F. OTHER ITEMS** (no items scheduled)

**G. ADJOURNMENT:** 10:15 a.m.

**ATTEST:**

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**MIKE NOVO**  
**Zoning Administrator**

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