

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
JULY 31, 2008
MINUTES**

The Monterey County Zoning Administrator hearing met at 1:30 p.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present:	Zoning Administrator	Mike Novo
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Jennifer Bodensteiner
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: APRIL 24, JUNE 12, JUNE 26, AND JULY 10, 2008

The minutes were approved for June 12, June 26, and July 10, 2008. The minutes for April 24, 2008 were approved as corrected.

D. DESIGN APPROVALS – NONE

E. SCHEDULED ITEMS

1. LUCIA HIGHLANDS VINEYARD, INC. (CMB080001)

ADMINISTRATIVE PERMIT TO ALLOW THE INSTALLATION OF A 1,229 SQUARE FOOT MANUFACTURED HOME WHICH WAS MANUFACTURED MORE THAN 10 YEARS AGO. THE UNIT WILL BE USED AS AN EMPLOYEE RESIDENCE FOR AN EXISTING VINEYARD. NEW 36" HIGH, 34 LINEAR FOOT RETAINING WALLS SURROUNDING WATER TANK PAD. GRADING FOR THE NEW SINGLE FAMILY DWELLING, DRIVEWAY AND TO LEVEL EXISTING IRRIGATION POND. (CUT: 2200 CY, FILL: 2200 CY) THE PROJECT IS LOCATED AT 1534 RIVER ROAD, GONZALES (ASSESSOR'S PARCEL NUMBER 216-033-015-000), NORTHWEST OF THE INTERSECTION OF RIVER RD AND GONZALES RIVER RD, CENTRAL SALINAS VALLEY AREA.

Delinda Robinson, Project Planner, presented the project.

Brett Sisney, applicant, accepted the conditions and relayed that he had not spoken with the neighbor that had registered a complaint with the project. He also stated that the site manager for the vineyard will be living in the manufactured home.

After discussion, the Zoning Administrator approved the Administrative (Combo) Permit.

2. REISDORF JEFF D & BECKY S (PLN080165)

VARIANCE REQUEST TO ALLOW 42 PERCENT SITE COVERAGE IN A DISTRICT WHERE 35 PERCENT SITE COVERAGE IS ALLOWED, FOR A PREVIOUSLY CONSTRUCTED 3551 SQUARE FOOT SINGLE FAMILY DWELLING AND ATTACHED 632 SQUARE FOOT THREE CAR GARAGE. DESIGN APPROVAL REQUEST TO ALLOW: 1) EXTERIOR REMODEL (NO CHANGE TO EXISTING

FOOTPRINT); 2) NEW TILE ROOF; AND 3) NEW REAR PATIOS AND FIREPIT. COLORS AND MATERIALS INCLUDE: STONE VENEER SIDING; CAP AND PAN SPANISH CLAY TILE ROOF; COPPER GUTTERS, DOWNSPOUTS AND LEADER BOXES; PAINTED WROUGHT IRON RAILING; EXPOSED WOOD BEAMS AND OUTLOOKERS (MAIN ENTRY); LIGHT BEIGE EXTERIOR PLASTER WALLS; MEDIUM BEIGE TRIM; "BROWN STONE" METAL CLAD WOOD WINDOWS AND EXTERIOR DOOR. THE PROPERTY IS LOCATED AT 3072 BIRDROCK, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-332-004-000) GREATER MONTEREY PENINSULA AREA.

David Mack, Project Planner, presented the project.

John Matthams, representative, agreed to the conditions.

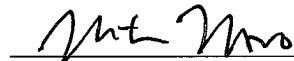
The Zoning Administrator approved the Variance with a change to the Findings, deleting all references to exhibits.

F. OTHER MATTERS:

G. ADJOURNMENT 9:09 a.m.

Date adopted: September 11, 2008

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca