

Attachment I

This page intentionally left blank.

CHÂTEAU JULIEN

W I N E E S T A T E

March 3, 2015

Hon. Simon Salinas
Chairman
Monterey County Board of Supervisors
168 West Alisal, 3rd Floor
Salinas, CA 93901

Re: Planning Commission Appeal
Last Heard September 7, 1999

Dear Simon:

The matter that is coming before you on March 17th concerns a Board deferred action in 1999 over “Accessory Uses” performed on the Chai (winery) property. Earlier, the Planning Commission approved those uses as consistent with the existing winery uses on the adjacent parcel. In essence the Planning Commission indicated that “anything the winery can do (on the adjacent parcel), can also be done at the Chai.” This fact is also supported in law (The Law of Zoning and Planning, Section 23.03)

Wineries market their wines with food and through personal experiences visitors have at the winery property. Wine is meant to be enjoyed with food as it is a food beverage. We are not just selling grapes that are fermented, as a value added component we must add a positive experience of visiting the winery, enjoying a beautiful setting and tasting wines with food. We only can be successful when you demonstrate the positive nature of our products through the food experience. Many visitors are interested in visiting the property, taking a tour and experiencing food and wine together. The very nature of wine is its’ mystique. Walk into any wine shop or visit your grocery store and the wall of wine that you have in front of you is daunting. It is with the food and wine

experience received at a winery property that provides the consumer with the comfort of which wine pairs with which food.

The Planning Commission correctly addressed the issue in their Finding #5 "The Commission found that the use of the building for public assemblage is an included accessory and incidental use to the Use Permit approved by the Planning Commission on April 30, 1997, for a wine storage building; and the accessory use of the wine storage building for public assemblage is consistent with the approved Use Permit (File #965157ZA).

In addition, the Superior Court ruled in 1985, that accessory uses are clearly permitted at Chateau Julien. The Chai parcel has not intensified the use of the property; it has merely spread the winery out to enhance the visitor experience.

It is noteworthy that in the 15 years since the appeal was filed no complaints, of any kind, have been received by the County.

Respectfully Submitted,



Robert S. Brower Sr.
President

CC: Supervisor Fernando Armenta
Supervisor John Phillips
Supervisor Jane Parker
Supervisor Dave Potter

Mike Novo, Director
Luis Osorio, Senior Planner