

# Attachment E

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**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

**REVISED**  
6/21/99

RESOLUTION NO. 99035

A.P. # 169-161-001-000,  
169-151-022-000

**FINDINGS AND DECISION**

In the matter of the Appeal of Administrative Interpretation of  
**COASTAL CYPRESS CORPORATION (PLN990138)**

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, an appeal of Director of Planning and Building Inspection Department's administrative interpretation that the Use Permit for a wine storage building approved by the Planning Commission on April 30, 1997 (File #965157) does not include the use of the building for public assemblage. The property is located on a portion of Lot C 10, James Meadow Tract, fronting on and southerly of Carmel Valley Road, 8940 Carmel Valley Road, Carmel Valley, came on regularly for hearing before the Planning Commission on June 9, 1999.

**DECISION**

THEREFORE, it is the decision of said Planning Commission that said appeal be granted as shown on the attached sketch, subject to the following findings and evidence:

1. Finding: On April 30, 1997 the Monterey County Planning Commission approved a Use Permit for Coastal Cypress Corporation (File # 965157ZA) for the development of an 8,350 square feet wine storage building, truck circulation area, and a 14-space parking area, on a parcel (APN 169-161-001-000) adjacent to the Chateau Julien Winery located at 8940 Carmel Valley Road.  
Evidence: Administrative Record contained in File # 965157ZA.
2. Finding: On February 4, 1999 Coastal Cypress Corporation submitted a request for an Administrative Interpretation by the Director of Planning and Building Inspection that the approved Use Permit for the wine storage building (File # 965157ZA) includes the use of the building for public assemblages.  
Evidence: Administrative Record contained in File # PLN990138.
3. Finding: On March 9, 1999, the Director of Planning and Building Inspection rendered and Administrative Interpretation stating that the approved Use Permit for the wine storage building (File # 965157ZA), did not include the use of the building for public assemblage and that this use was not in conformance with the approved Use Permit (File # 965157ZA).

Evidence: Administrative Record contained in File # PLN990138.

4. Finding: On March 19, 1999, Coastal Cypress Corporation appealed the Administrative Interpretation by the Director of Planning and Building Inspection pursuant to the provisions of Chapter 21.82.050 (D) of the Monterey County Code.

Evidence: Administrative Record contained in File # PLN990138.

5. Finding: The Monterey County Planning Commission held a public hearing on the appeal by Coastal Cypress Corporation on May 12, 1999. The Commission heard presentations by staff and the owner as well as testimony from the public. 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 that the accessory use of the wine storage building for public assemblage is consistent with the approved Use Permit (File # 965157ZA).

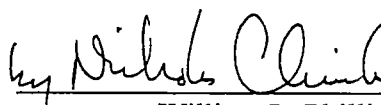
Evidence: Administrative Record contained in File # PLN990138.

PASSED AND ADOPTED this 9th day of June, 1999 by the following vote:

AYES: Errea, Hawkins, Pitt-Derdivanis, Sanchez, Wilmot

NOES: Crane-Franks, Hernandez, Parsons

ABSENT: Hennessy, Lacy



William L. Phillips, SECRETARY

Copy of this decision mailed to applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE APPROPRIATE AUTHORITY AT OR BEFORE THE PUBLIC HEARING.