



Monterey County Zoning Administrator

Board of Supervisors
Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 1
Legistar File Number: ZA 19-129

October 10, 2019

Introduced: 9/30/2019

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN180257 - HIDDEN VALLEY

Public hearing to consider permits for a private vineyard (approximately 69,00 square foot) on previously uncultivated lands containing slopes between 15-24% and construction of a 3,018 square foot two story barn with office space and an 853 square foot wine cave associated with the private vineyard.

Project Location: 11729 Hidden Valley Road, Carmel Valley (Assessor's Parcel Number 185-051-019-000), Carmel Valley Land Use Plan.

CEQA Action: Categorically Exempt per Section 15303(e)

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the public hearing to November 14, 2019.

PROJECT INFORMATION:

Agent: Joshua Stewman

Property Owners: David Arizini/Hidden Valley LLC

APN: 185-051-019-000

Parcel Size: 11.36 Acres

Zoning: LDR/2.5-D-S

Plan Area: Carmel Valley Area Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

Staff requests that the Zoning Administrator continue the public hearing on this project to November 14, 2019 in order to allow time for staff to coordinate with the applicant. Staff has requested that the applicant provide additional details about the water demand, number of employees (if any), deliveries, and other relevant information related to the project. More time is needed to gather and analyze the information.

Prepared by: Kenny Taylor, Associate Planner x5096

Reviewed by: Craig Spencer, acting RMA Planning Services Manager

Approved by: John M Dugan, FAICP, Deputy RMA Director of Land Use and Community Development

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, Chief of RMA-Planning; Craig Spencer, RMA Services Manager; Kenny Taylor, Project Planner; Hidden Valley LLC, Owner; Joshua Stewman, Agent; The Open Monterey Project; LandWatch; Planning File PLN180257.

