



Monterey County Zoning Administrator

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

Agenda Item No. 3

Legistar File Number: ZA 19-136

November 14, 2019

Introduced: 11/4/2019

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN180257 - HIDDEN VALLEY (Continued from October 10, 2019)

Public hearing to consider approving a private winery producing 300 cases of wine per year including expansion of a private vineyard (approximately 69,00 square foot) on previously uncultivated lands containing slopes between 15-24%, 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

Proposed CEQA action: Consider a Negative Declaration.

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the public hearing on the project to January 9, 2020.

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 January 9, 2020, to allow time to prepare and circulate an Initial Study for the project.

Prepared by: Kenny Taylor, Associate Planner x5096

Reviewed by: Craig Spencer, 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.