



Monterey County Zoning Administrator

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

Agenda Item No. 1
Legistar File Number: ZA 20-004

February 13, 2020

Introduced: 2/6/2020

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN180257 - Hidden Valley

Public hearing to consider an artisan winery producing approximately 300 cases of wine per year including conversion of 1.6 acres of land to vineyards (resulting in 2.95 acres of vineyards in total), construction of a new 3,018 square foot three-story barn, construction of an 853 square foot wine cave and 400 square foot crush pad, and grading of 1,815 cubic yards of cut and 2,150 cubic yards of fill.

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

CEQA Action: A Negative Declaration has been prepared for the project

RECOMMENDATION:

It is recommended that the Zoning Administrator refer the project to the Planning Commission for consideration.

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

The Chief of Planning requests that the Zoning Administrator refer the public hearing on this project to Planning Commission for review pursuant to Section 21.01.030 of the Monterey County Code. Staff has received communications from The Open Monterey Project (TOMP) on the adequacy of the Initial Study and a letter submitted following provision of notice for the hearing on this project that challenges the consistency of the proposal with the General Plan and Zoning designation. Although staff is prepared to respond to the comments, the comments could raise a matter of significant public policy which could impact small private wineries and cottage industry uses County-wide. Given that notice of the hearing before the Zoning Administrator had already been provided before the Chief of Planning determination with respect to the public policy issue, staff recommends that the Zoning Administrator refer the application to the Planning Commission at the noticed public hearing.

Prepared 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.