



Legislation Details (With Board Report)

**File #:** ZA 19-129      **Name:** PLN180257 HIDDEN VALLEY  
**Type:** Zoning Administrator      **Status:** Agenda Ready  
**File created:** 9/30/2019      **In control:** County of Monterey Zoning Administrator  
**On agenda:** 10/10/2019      **Final action:**  
**Title:** 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)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report

Date	Ver.	Action By	Action	Result
10/10/2019	1	County of Monterey Zoning Administrator		

**PLN180257 - HIDDEN VALLEY**

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**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.