APRIL 18, 2018

TO: Hearing Officer/Public

FROM: Shanna Farley-Judkins
Coastal Permits Section

SUBJECT: Hearing Officer Continuance Summary
Project No. R2015-03796-(3)
Conditional Use Permit No. RCUP-201500135
Parking Permit No. RPPL2017009910
HO Meeting: April 17, 2018
Agenda Item: 31

At the Hearing Officer meeting of April 17, 2017, the above mentioned project was considered and upon extensive discussion, the item was continued to the June 19, 2018 meeting of the Hearing Officer.

The Hearing Officer asked the applicant and staff to consider a number of comments and concerns prior to returning for further review. Below is a summary of items which the Hearing Officer indicated should be considered.

- Noise – develop a benchmark or standard noise level, in accordance with the Department of Public Health regarding the appropriate noise levels at the site. Such benchmark should be incorporated to ensure enforcement of the noise limiting standards.
- Number of Special Events – develop a reduced number or limit of occurrence of special events, for example three per month, which equate to no more than 36 per year.
- Vineyards Compliance – the applicant was asked to provide more information about their intention and timeline to show compliance with the Vineyards Ordinance of the Santa Monica Mountains Community Standards District, prior to further review of this project.
- Vineyard and Tasting Room Standard – the Hearing Officer requested the applicant submit an annual report showing evidence of proper licensing of the offsite winery and onsite tasting room pursuant to the California Department of Alcohol Beverage Control.
- Evacuation/Emergency Management Plan – the draft condition requiring an evacuation and emergency management plan should more clearly identify the appropriate departments and County Codes where such standards would be applied.
- Rural Outdoor Lighting District – the applicant shall employ a lighting consultant to prepare a professional lighting assessment of the site and the proposed lighting. The Assessment should include suggested mitigation measures which can be incorporated as Conditions to further ensure compliance with the County Code for the Rural Outdoor Lighting District.
Vineyard Tours – the applicant was asked to provide additional details regarding the vineyard tours. Specifically, the Hearing Officer asked for details on the number of tours per day or week, the number of persons to be included in a tour group, the typical schedule of such tours. The Hearing Officer asked to ensure that no tours be conducted after sunset when there is no natural light available and that the description of such tours consider noise impacts created by tours on neighboring residential uses.

Noise Monitoring – the Hearing Officer requested a quarterly report regarding the results of the noise monitoring, as prepared by a noise specialist. The report should include a description of both ambient and event noise levels and should indicate whether they comply with the stipulated benchmark, as recommended above and if not, the report should indicate how the issue was resolved.

Online Schedule “Good Neighbor System” – the applicant should consider in addition to the posting of the online schedule, a registry option which would automatically generate updates to the schedule through an email to interested parties. The registry should include similar contact information as posted on the online schedule. Additionally, the Conditions should include periodic reporting (possibly more frequent) to the Department to monitor compliance of the system.

Annual Community Meeting – the Hearing Officer indicated that the project should be conditioned to require annual meetings between the permittee and the surrounding community to address any concerns or questions that arise. The permittee should provide an annual report of the minutes of such meeting to ensure compliance with the permit conditions.

Alternative Vehicle Plan – the Hearing Officer requested that the applicant consider the ability for guests of the site to more easily make use of alternative transportation, like taxi’s, Uber, Lift or other such transportation besides personal vehicle use. Such plan should be identified in the project description and site plan, as appropriate.

If you need further information, please contact Shanna Farley-Judkins at (213) 974-1516 or sfarley-judkins@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

RG:SF