

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

**NOTICE OF REQUEST FOR MINOR MODIFICATION TO THE CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT 200600040 (PROJECT R2006-00500)**

Notice is hereby given that the project applicant has requested to modify conditions of approval to previously approved Conditional Use Permit 200600040. The Regional Planning Commission approved Conditional Use Permit 200600040 on July 30, 2008. The Regional Planning Commission action authorized a winery, which is located in the A-1-2 (Light Agricultural-Two Acre Minimum Required Lot Area) zone.

Pursuant to Section 22.56.1600 *et seq.* (Conditional Use Permits—Modifications or Elimination of Conditions) of the County Zoning Ordinance, the project applicant has requested to modify Condition Numbers 19, 20, 22, 24.c, and 25.p, and the Department of Regional Planning is also proposing to modify conditions 16, 25.d, and 25.g to make the conditions more clear and to correct a typographical error and to add a new Condition 26 to allow a fourth cargo storage container through the CUP, in accordance with Agua Dulce Community Standards District requirements. The project description is also being modified to allow the existing residence to remain. The changes will result in a lower occupant load and lower parking requirement.

The project description on page 1 of the CUP conditions currently reads as follows:

“This grant authorizes the establishment of a winery by converting the existing single family residence, accessory structures, and vineyard into a winery with accessory uses such as wine tasting area, wine sales, sales office, and storage and production facility, and winery waste disposal tank as depicted on the approved Exhibit “A”. In addition, this grant also authorizes the onsite and offsite sale of wine. This approval is subject to all of the following conditions of approval.”

With the requested modification, the project description would read as follows:

“This grant authorizes the establishment of a winery by converting the existing accessory structures and vineyard into a winery with accessory uses such as wine tasting area, wine sales, sales office, and storage and production facility, and winery waste disposal tank as depicted on the approved Exhibit “A”. In addition, this grant also authorizes the onsite and offsite sale of wine. This approval is subject to all of the following conditions of approval. The existing single family residence shall remain as a single family residence, which is not part of this entitlement.

Condition 16 is being modified to update it and to provide more specific information about the signage.

Condition Number 16, as currently approved, reads as follows:

“Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of signage plans depicting the location, size and height of all proposed signage, developed in accordance with the requirements of Part 10 of Chapter 22.52 of the County Code.”

With the requested modification, Condition Number 16 would read as follows:

“No signs shall be provided except for the signs shown on the approved Exhibit “A”. Signs shown on the current Exhibit “A” include a 20 square foot offsite freestanding directional sign located on Assessor’s Parcel Number 3213-016-028, a 3.3 square foot wall mounted directional sign for the tasting room, and a 2.5 square foot wall mounted directional sign for the winery (wine storage room). These signs are located in the A-1 Zone and are consistent with the requirements of Sections 22.52.960 and 22.44.113.D.4.d.iv of the County Code. Any changes to the size or location of any of the signs or any new proposed signs shall be subject to review of a Revised Exhibit ‘A’ prior to any new work. Signage may not contain advertising, such as special events or sales. All signage shall be developed in accordance with the requirements of Part 10 of Chapter 22.52 of the County Code, except where modified by the CSD.”

The permittee is requesting modification of Condition Number 19 to require fewer parking spaces for the winery. The parking requirement for the winery has been reduced from 35 spaces to 25 spaces based on an occupant load determination of 75 for the tasting room from the County Engineer (Building and Safety) dated August 7, 2012.

Condition Number 19, as currently approved, reads as follows:

“A minimum of 35 automobile parking spaces, including one handicap parking space, shall be provided onsite at all times and shall be developed according to the requirements of Section 22.52.1060 of the County Code. A

maximum of 14 of the required spaces may be compact spaces. The required parking spaces are to remain clear and free for use by employees and visitors; no supplies or materials may be stored in these spaces. Recreational vehicle parking, storage of inoperable vehicles and vehicle repair are prohibited on the site."

With the requested modification, Condition Number 19 would read as follows:

"A minimum of 25 automobile parking spaces, including one handicap parking space, shall be provided onsite for the winery at all times and shall be developed according to the requirements of Section 22.52.1060 of the County Code. A maximum of forty percent of the required spaces may be compact spaces. The required parking spaces are to be striped and to remain clear and free for use by employees and visitors; no supplies or materials may be stored in these spaces. Recreational vehicle parking, storage of inoperable vehicles and vehicle repair are prohibited on the site. Parking shall be provided in accordance with the approved Exhibit "A"."

The permittee is requesting modification of Condition Number 20 to allow the access road to remain in its existing "all-weather" unpaved condition.

Condition Number 20, as currently approved, reads as follows:

"The existing access from the Sierra Highway to the subject property is unpaved, the permittee shall provide paved, all weather surface access to the subject property."

With the requested modification, Condition Number 20 would read as follows:

"The existing access from Sierra Highway to the subject property has an unpaved all weather surface. The permittee shall maintain all weather surface access to the subject property satisfactory to the Fire Department."

The permittee is requesting modification of condition Number 22 to allow for the DPW requirements to be updated. The current condition requires that the permittee shall comply with all recommended conditions set forth in the correspondence from DPW dated April 10, 2008. The DPW conditions include providing a left turn pocket, adequate pavement to pavement transition, and reconstruction of the existing culvert and head wall to accommodate the pavement transition.

Condition Number 22, as currently approved, reads as follows:

"The permittee shall comply with all recommended conditions set forth in the attached correspondence from the Department of Public Works dated April 10, 2008."

With the requested modification, Condition Number 22 would read as follows:

"The permittee shall comply with all recommended conditions set forth in the attached correspondence from the Department of Public Works dated August 11, 2015." (left-turn pocket and the related conditions pertaining to pavement transition referenced in the DPW letter are no longer necessary)

The permittee is requesting modification of condition Number 24.c to allow wine tastings and tours without appointments.

Condition Number 24.c, as currently approved, reads as follows:

"Winery-related incidental visitor-serving uses including, but not limited to, the following may be permitted: (a) the sale of wine produced on the premises; (b) winery and vineyard tours and wine tasting by appointment only; (c) noncommercial social activities; and (d) prepackaged food service. These visitor-serving uses shall be directly related to and clearly secondary to the winery. Adequate parking, fire protection, water supply, and sanitation facilities for these visitor-serving uses shall be required;"

With the requested modification, Condition Number 24.c would read as follows:

"Winery-related incidental visitor-serving uses including, but not limited to, the following may be permitted: (a) the sale of wine produced on the premises; (b) winery and vineyard tours and wine tasting; (c) noncommercial social activities; and (d) prepackaged food service. These visitor-serving uses shall be directly related to and clearly secondary to the winery. Adequate parking, fire protection, water supply, and sanitation facilities for these visitor-serving uses shall be required;"

Condition Number 25.d is being modified to correct an erroneous reference to a non-existent condition. The original condition referred to condition 26a, but no such condition exists. The reference should have been to condition 25a, because that is the condition that mentions that alcoholic beverages may be consumed at the tables in the designated

patio area. Also, the condition is clarified to require signage in Spanish, which is the predominant second language in the neighborhood.

Condition Number 25.d, as currently approved, reads as follows:

“The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages outside the winery buildings except as authorized in condition 26a and prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.”

With the requested modification, Condition Number 25.d would read as follows:

“The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages outside the winery buildings, except as authorized in condition 25a, and prohibiting loitering. The signage shall be in English and Spanish. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.”

Condition Number 25.g is being modified to make the meaning more clear and accurate.

Condition Number 25.g, as currently approved, reads as follows:

“A maximum of 12 annual wine club or corporate parties or gatherings may take place on the subject property. A maximum of six (6) of these events may be temporary uses as defined in Section 22.56.1835 of the County Code and any events classified as temporary uses shall be subject to the approval of a Temporary Use Permit.”

With the requested modification, Condition Number 25.g would read as follows:

“A maximum of 12 wine club or corporate parties or public gatherings may take place on the subject property in any calendar year. A maximum of six (6) of these events may be temporary uses as defined in Section 22.56.1835 of the County Code and any events classified as temporary uses shall be subject to the approval of a Temporary Use Permit.”

The permittee is requesting the elimination of Condition Number 25.p to allow bottling and sale of wine in containers of less than 750 milliliters.

Condition Number 25.p, as currently approved, reads as follows:

“There shall be no wine sold in containers of less than 750 milliliters. No miniatures of any type may be sold;”

With the requested modification, Condition Number 25.p would be deleted:

The Agua Dulce CSD allows up to three cargo shipping containers on parcels greater than 10 acres in size. Additional containers may be authorized through a Minor CUP. Since there is a CUP on the property already, an additional container may be authorized through a Minor Modification to the CUP. The applicant has proposed a total of four cargo shipping containers on the site. A new CUP condition will be added to limit the total number of cargo containers to four.

There is currently no Condition Number 26. With the requested modification, Condition Number 26 would read as follows:

“A total of four cargo shipping containers are allowed on the property through this CUP, pursuant to Section 22.44.113.E.1.f of Title 22. There shall be no more than four cargo containers, as shown on the Exhibit ‘A’, and they shall be maintained in compliance with the requirements of the Agua Dulce CSD and other applicable requirements;”

LOCATION OF SUBJECT PROPERTY: The subject property is located at 10262 Sierra Highway in Agua Dulce.

The Hearing Officer will make a decision on this application request on **November 3, 2015**. This request does not affect the zoning of surrounding property. Any person may oppose the granting of this request by submitting a written protest to the Director of Planning by **October 7, 2015**. Such protest letters should be mailed c/o Director of Planning, 320 West Temple Street, Room 1348, Los Angeles, California 90012.

Case materials are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1348, 320 West Temple Street, Los Angeles, California 90012. Case materials are available online at <http://planning.lacounty.gov/case>. Enter the Project

Number (R2006-00500) on this page to access the materials, including the full text of the existing and proposed conditions.

Additional information concerning this case may be obtained by telephoning **Richard Claghorn** at (213) 974-6443 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-6443.

Esta noticia es para dar notificación que el aplicante de este proyecto propone modificar condiciones las cuales fueron impuestas cuando se aprovo este proyecto bajo el Permiso de Uso Condicional Numero 200600040. Las condiciones que están siendo modificados para esta vinateria existente están relacionados con un número reducido de espacios de estacionamiento necesarios como resultado de una reducción en el número de ocupantes permitidos, la eliminación de un carril para dar vuelta a la izquierda, la eliminación de un requisito de la pavimentación de un camino de entrada, eliminación de un requisito para hacer una cita para catar vinos, la eliminación de una restricción en las ventas de botellas de vino menos de 750 ml, una modificación para permitir un contenedor adicional para carga, y cambios menores y correcciones en la redacción de las condiciones de CUP. No se proponen cambios físicos en el sitio.

Si necesita mas informacion, o si quiere este aviso en Espanol, favor llamar al Departamento de Planificacion al (213) 974-6466.