PROJECT SUMMARY

OWNER / APPLICANT
Diana and Richard Hirsh

MAP/EXHIBIT DATE
March 8, 2018

REQUESTED ENTITLEMENTS
Conditional Use Permit No. RCUP201500135
Environmental Assessment No. RENV201500254
Parking Permit No. RPPL2017009910

PROJECT OVERVIEW
A request for a Conditional Use Permit for a Remote Tasting Room for Cielo Winery. The project site is located on Mulholland Highway, near its intersection with Kanan Road. The project site includes five parcels, totaling 21.32 acres. The project is located in the Santa Monica Mountains North Area, on properties zoned A-1-2 Light Agriculture (one dwelling unit per two acres) and A-1-10 Light Agriculture (one dwelling unit per ten acres). The site is currently developed with a single-family residence, vineyard, an accessory barn and two previously graded vacant pads. The project site is located in the Santa Monica Mountains Significant Ecological Area (SEA). The request includes accessory special events, which may include weddings, fundraisers, receptions, etc. The request includes a Parking Permit, to consider tandem parking.

LOCATION
31424 Mulholland Highway

ACCESS
Mulholland Highway

ASSESSORS PARCEL NUMBER(S)
4464-008-019, -029, -044, -045, -032, and -036

SITE AREA
24.92

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains North Area

ZONE
The Malibu

LAND USE DESIGNATION
N2 Rural Residential
N10 Rural Residential

ZONE
A-1-2 Light Agriculture
A-1-10 Light Agriculture

PROPOSED UNITS
NA

MAX DENSITY/UNITS
NA

COMMUNITY STANDARDS DISTRICT
Santa Monica Mountains North Area

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption – Existing Facility
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures
Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES
• Consistency with the Santa Monica Mountains North Area Plan
• Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  o 22.24.100 (A-1 Zone Uses Subject to Permits)
  o 22.44.133 (Santa Monica Mountains North Area CSD Requirements)
  o 22.52.2470 (Remote Tasting Rooms – Development standards)
  o 22.56.040 (Conditional Use Permit - Burden of Proof Requirements)
  o 22.56.1020 (Parking Permit – Burden of Proof Requirements)
• Consistency with the “Subdivision and Zoning Ordinance Interpretation No 2016-01 – Clarification on Special Event Facilities”

CASE PLANNER:
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