



WINERY ORDINANCE UPDATE

Board of Supervisors

November 22, 2016

Possible Actions

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- Adopt the Winery Ordinance Update as recommended by the Planning Commission (4-1) and P&D staff
- Adopt the Winery Ordinance Update with minor amendments
 - ▣ Any ordinance modification not previously considered by the PC, shall be referred back to the PC
- Deny or take no action
- Continue the hearing and direct staff to address any issues determined to require further consideration



SBVA Requests

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- Not presented to or considered by PC:
 - Current winery applications should be processed under current regulations.
 - Include clearly defined and limited appeals and complaint process
 - Disagree with parking standard
1 space/1 000s.f.



SBVA Requests

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- Not presented to or considered by PC:
 - Special Events: Number of events and attendees should be determined for all tiers on a case-by-case basis.
 - Request 4 cooking classes/year @ Tier A wineries.



SBVA Requests

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□ Considered by PC:

- Small Tasting Room: Remove sq. ft. limits and determine on case-by-case basis.
- Retain existing planted vineyard acreage requirement.
- Remove winery visitor numbers from proposed ordinance.



SBVA Requests

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□ Considered by PC:

- Remove special events from winery ordinance. Rely on Temporary Use section of ordinance for events on all Agricultural lands.
- Request 4 winemaker meals/year @ Tier A wineries.
- Remove Odor Abatement Plan requirement from ordinance (ELR mitigation measure).



SBVA Requests

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□ Incorrect:

- Remove requirement for planting the vineyard *before one can apply* for the buildings.
- Do not restrict the size and timing of individual events on industry-wide event weekends.



Affect Upon Existing Wineries

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- No Affect
 - Continue operating in compliance with approved permit
 - Normal Maintenance and repair allowed
 - E.g. Solar panel installation, re-roofing, painting, septic tank replacement, fire sprinklers, new irrigation ponds, interior remodeling and equipment replacement
- Proposed Ordinance Applies
 - Winery seeks to amend permit to allow winery-related activities e.g., wine-maker meals, tasting rooms
 - Structural footprint increases



Temporary Uses (Sec. 35.42.260)

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Agricultural/residential property (less than 5 acres)

Event Type	Permit Requirement	# Allowed Per Year	Maximum # Of Attendees
Charitable/ Noncommercial	Exempt	5	300
Charitable/ Noncommercial	Land Use Permit	More than 5	300; additional attendees allowed with Minor CUP
Commercial	Minor Conditional Use Permit	Determined by Permit	Determined by Permit

Temporary Uses (Sec. 35.42.260)

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Event Type	Permit Requirement	# Allowed Per Year	Maximum # Of Attendees
Charitable/ Noncommercial	Exempt	Not limited	300; additional attendees allowed with LUP
Commercial	Minor Conditional Use Permit	Determined by Permit	Determined by Permit



Recommendation

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- Make the findings for approval including CEQA findings
- Certify the Winery Ordinance Update FEIR
- Adopt an ordinance amending the LUDC (Case 14ORD-00000-00006)

