



# West Hills Neighborhood Council

*"It's our neighborhood.  
Let's build a community."*

July 3, 2019

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Chief, Zoning Administrator Department of City Planning City of Los Angeles  
20 1 N. Figueroa St., 4th Floor  
Los Angeles, CA 90012

RE: Case No. ZA 2017-2535 (ZV), Malibu Winery

Dear Zoning Administrator :

Malibu Wines is a popular and valuable addition to the West Hills community and this community and this neighborhood council wishes it to remain so. The business is surrounded by a residential neighborhood, and unfortunately, there are constant issues wherein the business operates in continual violation of their conditional use permit (CUP). These violations infringe on California Civil Code which interferes with residents' quiet enjoyment of their homes.

Pursuant to LA City Charter Section 562 N and LA Municipal Code Section 12.27-B, the West Hills Neighborhood Council (WHNC) hereby respectfully requests that the Zoning Administrator exercise his/her rights under Paragraph 28 of the CUP granted in the above- numbered case "...to hold a public hearing to review the petitioner 's compliance with ... the conditions of the grant...."and to address the clear violations of the CUP, as fully set forth in the Addendum attached to this letter and to seek remedy from the petitioner.

The specific violations are:

Paragraph 2: The use and development of the property is not in substantial conformance with the submitted plot plan, in that there is no designated performance area, either inside the building or in the outside seating area.

Paragraphs 3 and 31: The use of the property fails to be conducted with due regard for the character of the surrounding district, and the Administrator has the right to impose additional corrective conditions for the protection of persons in the neighborhood or occupants of adjacent property.

Paragraph 9: Noises from the crowd of patrons and clean-up on most occasions extend well beyond the 9 pm limit.



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Paragraph 13: The amplified music and other acts are audible beyond the area under control of the applicant in direct violation of this provision.

Paragraph 24: Incorrectly shielded lighting shines directly into an adjacent property owner's property.

Paragraph 25: The applicant fails to consistently respond to complaints left on the "hot line" within 24 hours.

In addition there are other safety issues occurring during operation of this business, such as cars that are improperly valet-parked and impact the bicycle lane on Sherman Way, and patrons who could not use valet parking because the lot was full having to cross traffic-heavy Sherman Way without using the crosswalk to reach their cars parked across Sherman Way. Moreover, some patrons not using the valet service are parking their cars on adjacent streets or at the post office lot and crossing Sherman Way dodging traffic to make it across.

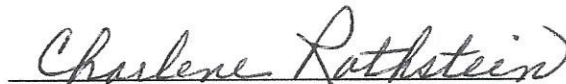
Furthermore, the information provided in the CUP implies the Malibu Winery is a tasting facility when in practicality it is also an entertainment venue featuring publicized performers. Please schedule the public hearing at the earliest possible date.

Thank you for your prompt attention to this serious matter.

Sincerely,



Dan Brin, President, Co-Chair  
West Hills Neighborhood Council



Charlene Rothstein, Vice-President Co-Chair  
West Hills Neighborhood Council

cc: Building and Safety Council District 12  
Department of Alcoholic Beverage Control

Attachments

ZA 2017-2535(ZV) Dated February 16, 2018

Citizens Log of Disruptive Activity, Department of Alcoholic Beverage Control

Petition to the West Hills Neighborhood Council to Withdraw Its Approval of the Malibu Wine and Beer Garden in West Hills

Neighbor's Grievance Letter to the WHNC

Resolution received and passed by the Zoning & Planning committee

WEST HILLS  
23055 SHERMAN WAY  
WEST HILLS, CA  
91307-9998  
0512440133

07/12/2019 (800)275-8777 4:44 PM

Product Description	Sale Qty	Final Price
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PM 1-Day	1	\$7.35
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(Domestic)  
(LOS ANGELES, CA 90012)  
(Weight:0 Lb 14.30 Oz)  
(Expected Delivery Day)  
(Saturday 07/13/2019)  
(USPS Tracking #)  
(9505 5142 4822 9193 6228 10)

Insurance	1	\$0.00
(Up to \$50.00 included)		

PM 1-Day	1	\$7.35
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(Domestic)  
(VAN NUYS, CA 91401)  
(Weight:0 Lb 11.30 Oz)  
(Expected Delivery Day)  
(Saturday 07/13/2019)  
(USPS Tracking #)  
(9505 5142 4822 9193 6228 27)

Insurance	1	\$0.00
(Up to \$50.00 included)		

Total		\$14.70
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Credit Card Remitd	\$14.70
(Card Name:VISA)	
(Account #:XXXXXXXXXXXX4875)	
(Approval #:00270D)	
(Transaction #:933)	
(AID:A0000000031010	Chip)
(AL:Visa Credit)	
(PIN:Not Required)	

Includes up to \$50 insurance

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