

WINERY-SUPPORTING EVENTS

Winery Events	CURRENT REQUIREMENTS	Board of Supervisors RECOMMENDATIONS
SMALL EVENTS	USE PERMIT required (\$14,732 minimum application fee), regardless of numbers of attendees or size of property.	<p>ALLOW BY RIGHT (no Planning permit, no fee)</p> <ul style="list-style-type: none"> • 50 attendees maximum; except: • 100 (max) on lots 5 acres or larger; subject to parking, access, buffering criteria.
MEDIUM EVENTS	USE PERMIT required (\$14,732 minimum application fee), regardless of numbers of attendees or size of property.	<p>ALLOW up to 12 events exceeding “small events” threshold per year via SPECIAL PERMIT (\$2,133).</p> <p>Event attendance numbers based on demonstrated capacity of facility, to a maximum of 250.</p>
LARGE EVENTS	USE PERMIT required (\$14,732 minimum application fee), regardless of numbers of attendees or size of property.	<p>ALLOW facilities for events exceeding “medium events” thresholds via USE PERMIT (\$14,732).</p>
OUTDOOR AMPLIFIED SOUND	<p>Outdoor amplified sound associated with special events/ receptions are evaluated via USE PERMIT process and CEQA review.</p> <p>Noise study, prepared by acoustic consultant, required where there is potential for adverse offsite noise impacts.</p>	<p>For “large events,” equivalent USE PERMIT (\$14,732) review will occur. For “medium events” and “small events,” a streamlined process will occur via a SPECIAL PERMIT (medium) or outdoor amplified sound permit (small). This will reduce costs by at least \$12,599 and be less burdensome than the use permit process. Indoor amplified sound and limited background sound will not require review.</p> <p>Ordinance includes adoption of “Guidelines and Standards for Acoustical Evaluation of Outdoor Amplified Sound.” which will standardize and streamline the review process.</p>
INDUSTRY/ MARKETING EVENTS	Provided for as “Special Events” via USE PERMIT (\$14,732 minimum application fee).	<p>ALLOW BY RIGHT, without limitation on attendance size.</p> <p>Not more than 12 such events allowed per year.</p>
PRIVATE EVENTS	Ordinance does not expressly allow private, noncommercial events.	<p>Private, noncommercial events by winery owner expressly allowed without regard to attendance size. Includes fundraising events benefiting nonprofit organizations.</p>
COMMERCIAL KITCHEN	USE PERMIT required (\$14,732 minimum application fee).	<p>ALLOW in all subcategories, subject to DEH requirements.</p>

Revised 11/28/2012

WINERIES: OTHER ISSUES/ POLICIES

Winery Issues/ Policies	CURRENT REQUIREMENTS	Board of Supervisors RECOMMENDATIONS
ON SITE/ OFF-SITE SIGNAGE	Not allowed by right. Requires ASA Sign Permit (\$1,594).	<p>ALLOW on-site signs same as "Agricultural Sales: Limited," BY RIGHT, up to 6 signs, no single sign exceeding 64 square feet, cumulative sign area not exceeding 128 square feet. ALLOW for limited off-site signs in appropriate locations by right.</p> <p>Additional sign allowances via ASA, special permit or use permit process.</p>
TOURISM/ DIRECTIONAL SIGNAGE	No current program or ordinance basis for establishing and maintaining a coordinated signage program using either street rights-of-way or private property.	Address through further coordination with affected jurisdictions and agencies, such as Roads & Airports, CalTrans, to determine feasibility, limitations, maintenance, etc. Continue working with local tourism advocacy representatives.
BED AND BREAKFAST INNS	<p>USE PERMIT required (\$14,732 minimum application fee) for any B&B.</p> <p>Maximum 6 guest rooms.</p>	ALLOW via SPECIAL PERMIT (\$2,133 minimum application fee) within primary SFR.
AGRICULTURAL EMPLOYEE HOUSING	No provision for using agricultural employee housing for non-employee use. Therefore, not allowed.	<p>ALLOW tourist stays up to 72 hours when agricultural housing unit is not occupied by employees (e.g. outside growing/ harvesting periods).</p> <p>Include language stipulating that the primary use/ occupancy of such units be for the housing of agricultural employees.</p>
RV TOURIST ACCOMMODATION	Not currently provided for by zoning ordinance. Therefore, not allowed.	Defer consideration at this time due to California HCD regulatory issues. May restart discussions with State HCD, County DEH, and VWG participants at opportune future date.
OFF-SITE TASTING FACILITY	Not currently provided for by zoning ordinance. Therefore, not allowed.	<p>ALLOW via SPECIAL PERMIT.</p> <p>Include language that would ensure primary winery facility is not located outside Santa Clara County.</p>
AGRICULTURAL SALES FACILITIES	<p>Three sub classifications:</p> <ol style="list-style-type: none"> 1. Limited (By Right). Sales structure up to 400 sq. ft. 2. General (ASA). Structure 401-1,200 sq. ft. 3. Farmers' Markets (use permit). 	Redefine such that "Limited" and "General" subcategories are merged and (both) ALLOWED BY RIGHT.