

**From:** [Andy Newkirk](mailto:andy.newkirk@cityofgoleta.org)  
**To:** [Andy Newkirk \(anewkirk@cityofgoleta.org\)](mailto:andy.newkirk@cityofgoleta.org)  
**Subject:** FW: Fitting winery retail into new ordinance  
**Date:** Thursday, September 21, 2017 8:11:00 AM

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**From:** Seth Kunin [<mailto:seth@kuninwines.com>]  
**Sent:** Thursday, September 14, 2017 3:17 PM  
**To:** Peter Imhof <[pimhof@cityofgoleta.org](mailto:pimhof@cityofgoleta.org)>; Anne Wells <[awells@cityofgoleta.org](mailto:awells@cityofgoleta.org)>  
**Cc:** Roger Aceves <[races@cityofgoleta.org](mailto:races@cityofgoleta.org)>  
**Subject:** Fitting winery retail into new ordinance

Peter and Anne,

I have spoken to each of you separately about the potential for development of a small tasting room as part of our wine production facility in Goleta. Anne - you made yourself accessible, but quickly indicated that I should direct my inquiries to Peter, as he had just taken over as Director of Planning. Peter, you have been very responsive and helpful in explaining the current situation to me, as it affects my business and it's future. Based on my last conversation with Peter, however, we now have a question for you, Anne, concerning the new Draft Ordinance, as it seems that you are the most familiar with it:

My understanding is that currently, 74-B Aero Camino is in the "M-1 Manufacturing" zone, which permits the manufacturing and storage of wine, but has a single line that, although it allows for almost any "customarily incidental" use, prohibits those "including retail sale by manufacturing enterprises." This seemingly random line effectively prevents you from permitting any retail operations at my wine production facility, which I completely understand. Where my question lies is in how the new Ordinance will address this. On the new (Draft) map, my property appears to be in the "IG - General Industrial" zone. Table 17.10.020 addresses various uses in this Zone, and definitely allows for both custom and general manufacturing, as well as warehousing and storage for wholesale and distribution, but does not either specifically allow or prohibit the retail sales of the manufactured goods. I'm not sure if it is safe to assume that it would be allowed if it is not specifically prohibited, however the "Purpose and Applicability" section in the introduction to the Ordinance talks about "employment-creating economic activity" and "support[ing] the adaptive reuse of industrial buildings that contribute to the character of the City as a whole" both of which I wholeheartedly believe a hospitality/tasting area in our winery would facilitate. Can either of you shed any light on if/how this use would fit into the new ordinance, as currently drafted? Or help me to ensure that is accommodated for in the final draft?

Thank you,

Seth

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