

# Project Description/Proposal Statement for MaLaren private Tasting Room

MaLaren is proposing to use an existing 688sqft building at 211 Adobe Canyon Road located in Kenwood to conduct business and allow people to visit and taste MaLaren wine on a by appointment basis. The proposed use does comply with General Plan policies AR-6d and AR-6 f.

The building is located on a property bought by the owners of MaLaren. The owners also reside on the property in a separate building and the property also includes a half-acre vineyard, which is farmed by MaLaren and produces wine sold by MaLaren. The building does not require any build out and will be used as is. The building will not require additional employees and will be staffed by the two owners.

Currently MaLaren produces 1400 cases annually in a warehouse located at 22020 Carneros Vineyard Way, Suite 2, in Sonoma. This Use Permit request is only to allow the winery to sell their wine from an ancillary building on their property.

People will visit on a by appointment basis with a limit of two tasting appointments per day (one car per appointment) and so traffic generation is limited to 1 or 2 cars per day with a maximum of 5 persons per appointment and no truck traffic. Two compliant parking spaces exist. One accessible and one regular. No special events are proposed. Tastings will happen indoors. Food service is not being requested. There will be no amplified music. The existing building does have exterior lighting but will not be used at night. All existing exterior lighting fixtures are "Dark Sky Compliant".

Normal business hours are 7 days a week. 10am to 5pm.

Steve Law

Owner & Winemaker

MaLaren