



MALIBU WINES AND BEER GARDEN

23130 W. Sherman Way, 91307

West Hills Neighborhood Council Meeting

ZA-2017-2535 (ZV) (PA1)

October 14th, 2025

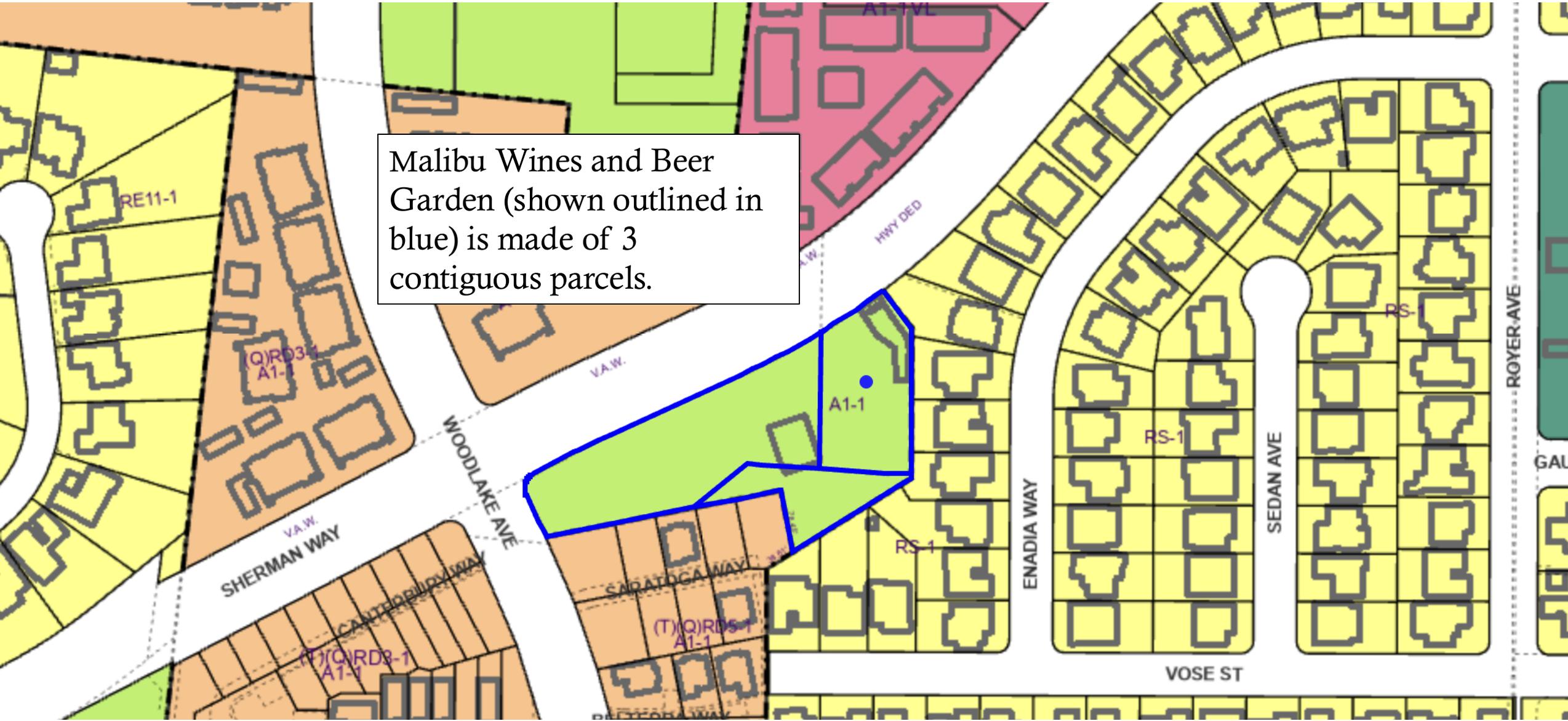
REQUEST OVERVIEW

Malibu Wines and Beer Garden is requesting West Hills Neighborhood Council support for:

- Clarification and Modification of Specific Conditions of Approval from ZA-2017-2535 (ZV) dated February 16th, 2018
 - Increased hours of operation
 - Increased occupancy by 20%
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ABOUT THE PROPERTY

Malibu Wines and Beer Garden (shown outlined in blue) is made of 3 contiguous parcels.



ABOUT THE PROPERTY

The property:

- Has a total area of 78,844.6 square feet
 - Is zoned A1-1
 - Is made up of three contiguous parcels
 - Operates under Zone Variance: ZA-2017-2535 (ZV)
 - Has no instances of code enforcement
 - Malibu Wines and Beer Garden has received no direct complaints in the past year and a half
 - Includes an historical designation for the Adobe structure and split-rail fence
 - Has a significant number of mature trees
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COMMUNITY HOTLINE AND GOOD NEIGHBOR SIGNS



- Polite notice to patrons to respect the neighbors is posted visibly next to the main bar



- Community hotline for inquiries and complaints is clearly posted on the front door
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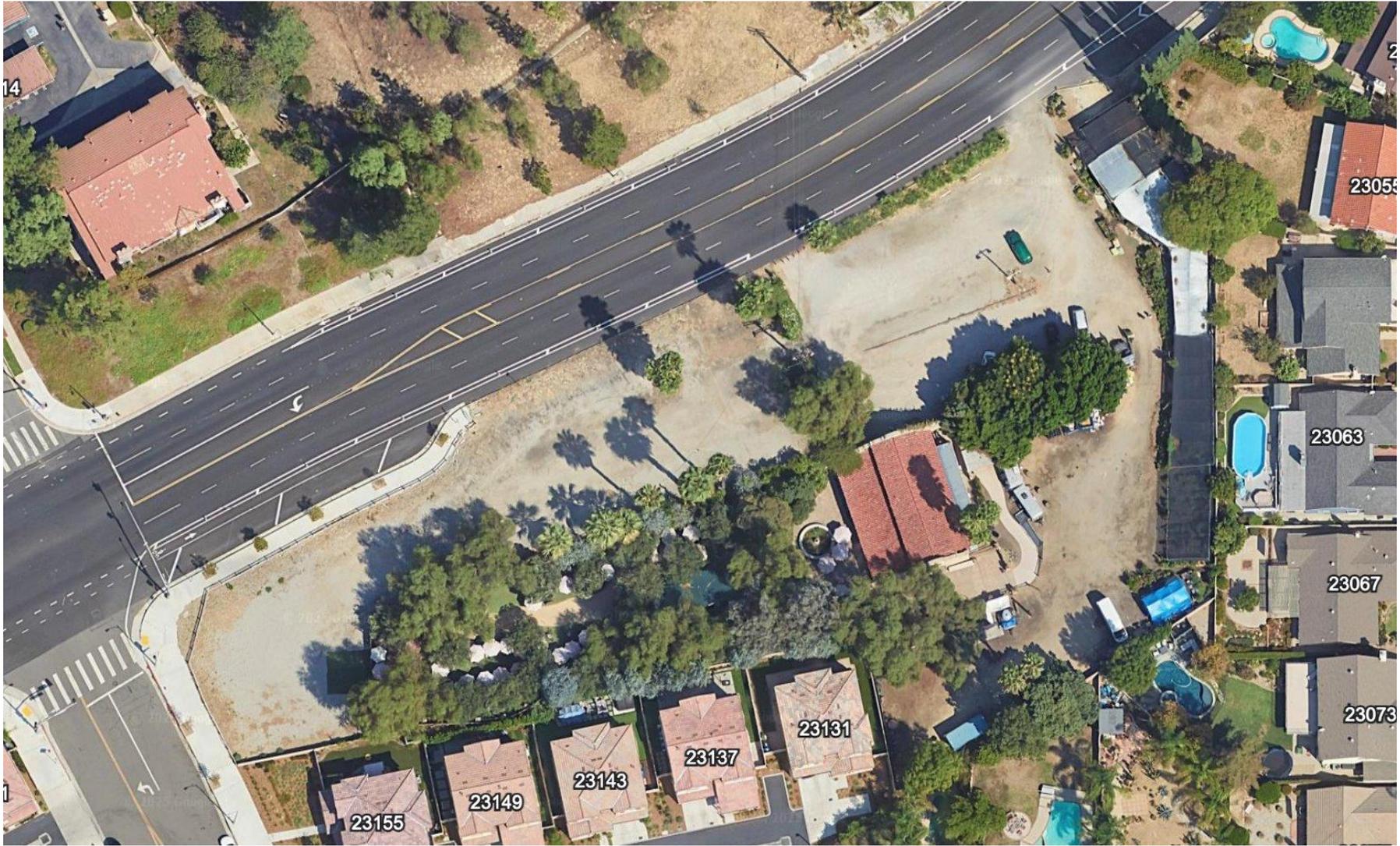
COMMUNITY COMPLAINT HOTLINE MONITORING

- The Community Complaint Hotline is monitored daily
 - If a complaint comes in, it is immediately linked to customer service staff and responded to within 24 hours
 - Logs are maintained of all complaints
 - The last complaint was logged on May 12, 2024
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HISTORIC RESOURCE DESIGNATION

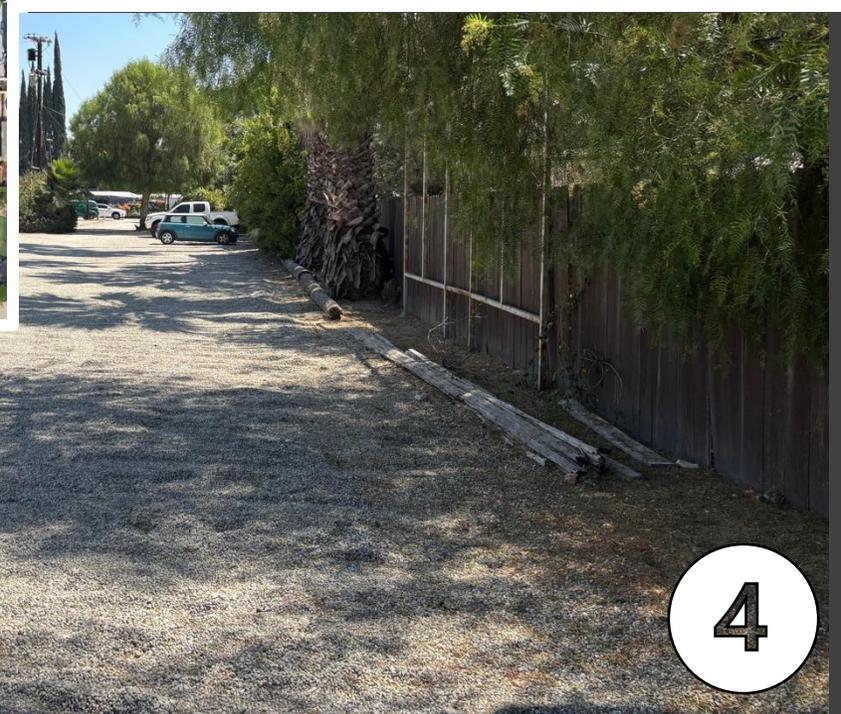
- Designated a Los Angeles Historic Cultural Monument in 1974.
- The main adobe structure and split rail fence are protected as historic resources.
- The property functions as a wine and craft beer bar, offering wines from the Semler Malibu Estate Vineyards winery based in Malibu and high-quality craft beers from the top craft brewers in California.
- The fence runs the majority of the perimeter of the garden.



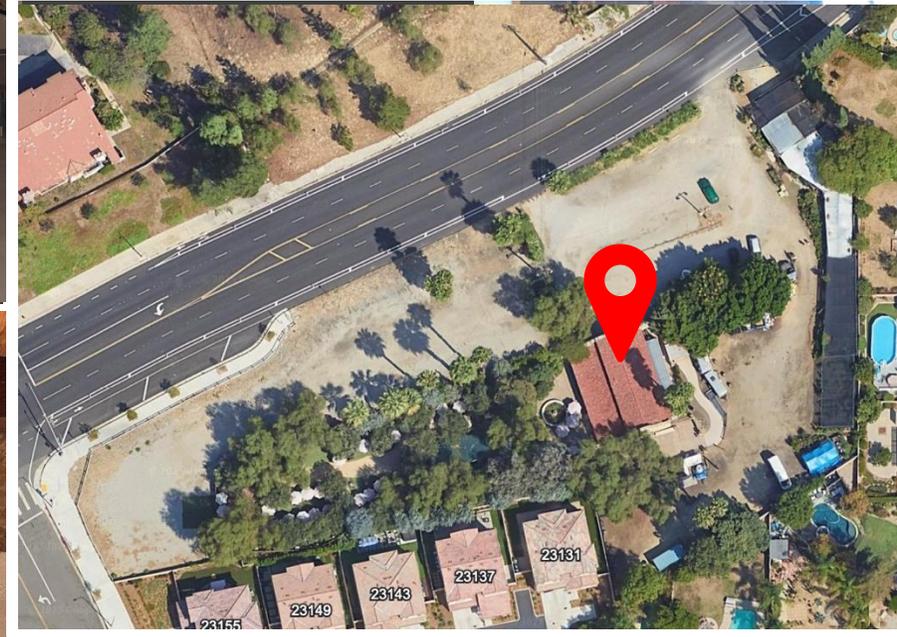


SITE PHOTO KEY MAP

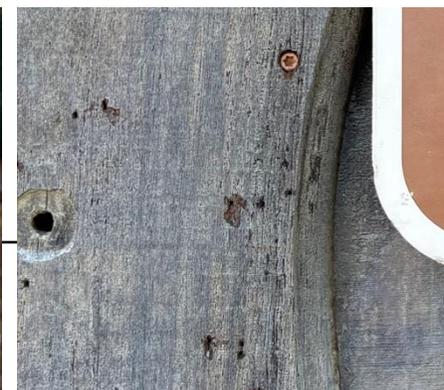
PARKING PHOTOS



INDOOR TASTING ROOM PHOTOS



FRONT ENTRANCE AND RELEVANT SIGNAGE



OUTDOOR SEATING



OUTDOOR SEATING CONTINUED



HOURS OF OPERATION

Currently Approved:

- Sunday-Thursday: 10am-7pm
- Friday and Saturday: 10am-9pm

Proposed:

- Sunday-Thursday: 10am-9pm
- Friday and Saturday: 10am-11pm

The proposed hours of operation consists of a two hour increase to the current hours.

MAXIMUM OCCUPANCY

Current:

- Indoor: 28
- Outdoor: 200
- Total: 228

Proposed:

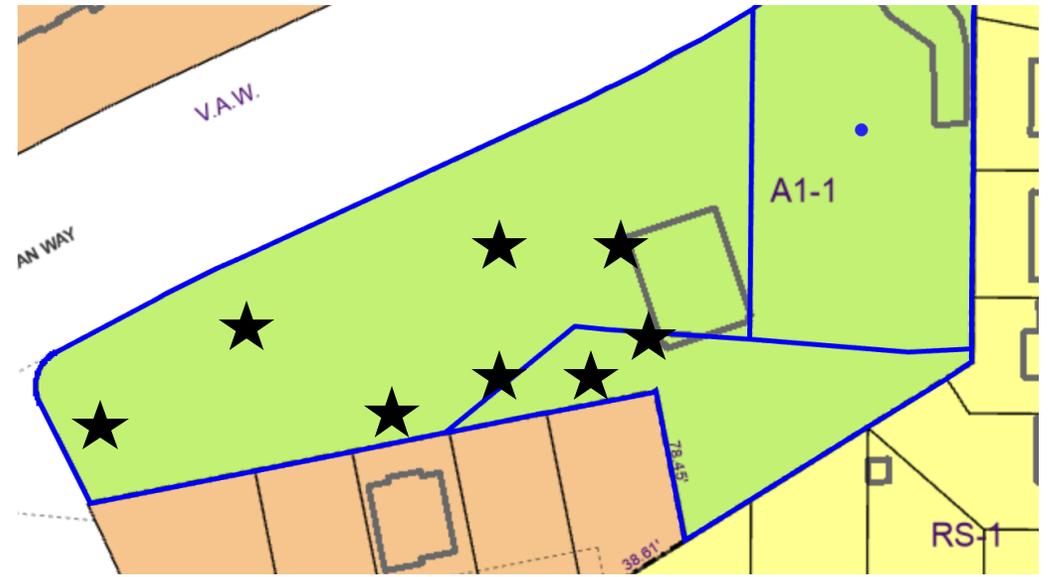
- Indoor: 28
- Outdoor: 245
- Total: 273

Proposed total occupancy is a 20% increase. $228 \times 1.2 = 273$

SOUND

The sound system consists of:

- 8 small outdoor speakers set no higher than 25% of their maximum volume
- 2 indoor speakers set no higher than 25% of their maximum volume
- Speakers face the outdoor seating area, away from the adjacent properties
- All speakers are "Polk Audio Atrium 4" models
- Location of each outdoor speaker is indicated by a ★



UPDATE TO CONDITIONS TO MODIFY, CLARIFY, ADD/DELETE AND JUSTIFICATIONS

The Letter of Decision for Zone Variance Case No. ZA 2017-2535(ZV) included a total of 37 conditions of approval, of which 4 conditions have been identified for updating as specified in future slides:

- Conditions 6a, 6b, 9, 13

MODIFICATIONS TO CONDITIONS 6A AND 6B

~~Strikethrough~~: Deleted from original document

Underline: Proposed additional language

- 6a. **[MODIFY]** Hours of operation shall be limited to: 10:00 a.m. to ~~7:00~~ 9:00 p.m., Sunday through Thursday; 10:00 a.m. to ~~9:00~~ 11:00 p.m., Friday, ~~and Saturdays,~~ and on Sundays if the Sunday falls on the day before a National Holiday. After hours use of the facility, other than for routine clean-up and maintenance, is not permitted.
 - 6b. **[MODIFY]** The total capacity of the venue may have a maximum of 273 occupants. The wine tasting room may have a maximum of 28 seats and the outdoor garden may have a maximum capacity of ~~200~~ 245 occupants. ~~of 200 non-fixed seats/occupants~~ or as limited by Department of Building and Safety, or LAFD, whichever is less.
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MODIFICATIONS TO CONDITIONS 9 AND 13

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Underline: Proposed additional language

- 9. **[CLARIFY]** Live Entertainment is permitted and limited to up to four (4) musicians. Live Entertainment is limited to Fridays, Saturdays, and ~~Saturdays~~ Sundays, and limited to 9 p.m.
 - 13. **[MODIFY]** No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any music shall not be audible in excess of the City's Noise Ordinance beyond the area under control of the applicant, and any sound or noise emitted that exceeds the decibel levels permitted by the City's Noise Ordinance, that is under the control of the petitioner shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturb the peace or quiet of any neighborhood or that causes discomfort. The establishment shall make an effort to control any unnecessary noise made by staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
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CONCLUSION

Malibu Wines and Beer Garden is requesting West Hills Neighborhood Council support for:

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Questions?
