

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: July 20, 2022
ITEM: No. 1 - 1:35 pm
FROM: Katrina Braehmer, Project Planner

SUBJECT: File No.: **PLP20-0007**; Winery at Saralee's and the Nunes Farm Tasting Room
Applicant: Tony Korman
Address: 3400 Slusser Road, Santa Rosa
APN(s): 057-070-047, 057-070-049, and 057-070-050

Request

The applicant requests preliminary design review of a proposed winery and tasting room, a second tasting room on an adjacent site, and related improvements.

Project Description

- 1) A **Lot Line Adjustment** between a 24.28+/- acre parcel (APN 057-070-049) and a 108.82+/- acre parcel (APNs 057-070-047/-050) resulting in a 24.08+/- acre parcel and a 109.01+/- acre parcel;
- 2) A Use Permit and Design Review for a new winery (Saralee's Vineyard) including a tasting room, a winery building used for production, storage, and administration with an annual production of 95,000 cases and up to 20 events (16 promotional, 4 industry) per year with a maximum of 200 attendees, and marketing accommodations within an existing building on the resulting 109.01+/- acre parcel; and
- 3) A **Use Permit** and **Design Review** for a new 4,530-square foot tasting room (Nunes Farm) with up to 20 events per year (16 promotional, 4 industry) with a maximum of 200 attendees on the resulting 24.08 +/- acre parcel.

Background

The project was originally submitted in February 2020 and included a 50-guest room hotel and restaurant on the Nunes Farm parcel (APN 057-070-049), a winery and tasting room on the Saralee parcel (APNs 057-070-050 and 057-070-047), and a 29-lot residential subdivision of several parcels in the Larkfield-Wikiup area. In March 2021, the applicant requested that the project be placed on hold. In December 2021, the applicant withdrew the hotel and subdivision components of the project and submitted a revised project, which includes the Winery at Saralee's and associated tasting room, and the Nunes Farm Tasting Room.

Key Considerations**1. Scenic Corridor and Scenic Landscape Unit**

All proposed structures are outside of the 200-foot Scenic Corridor setback applicable along River Road. The subject site is also within a Scenic Landscape Unit (SLU) and subject to the standards in Zoning Code Section 26-64-020 and General Plan Policy ORSC-2d, which require that all structures within an SLU use natural landforms and existing vegetation to screen them from view from public roads. If necessary, Zoning Code Section 26-64-020 specifies that new landscaping used for screening should be comprised of native, fire-resistant plants and trees.

The applicant has chosen to site new structures within the general locations of existing agricultural buildings that will be demolished as shown on sheet G1.2 in the project plan set. The proposed development would be partially screened by existing vegetation along River Road. Tree removal is planned within the interior of the site near new building locations. To mitigate for protected tree removal in compliance with the Tree Protection Ordinance (Zoning Code Section 26-88-010(m)) new Redwood tree and coast live oak plantings are proposed along River Road south of the proposed winery building, which would further screen the development from public view along River Road. All protected trees proposed for removal will be replaced with new tree plantings of the same species type and of an arboreal value equal to that which is removed.

2. **Building Design**

New buildings would be located within the general footprints of existing structures, and would be of similar scale and massing of the existing structures. All new structures will comply with the 35-foot height limit in the LIA Zoning District, although agricultural structures are permitted a maximum height of 50 feet. The winery building and tasting room on the Saralee site will be two floors, with the lower story of the tasting room only visible from the north and east elevations due to existing topography.

The proposed building materials for new structures on both sites consist of light-colored natural stone, wood, concrete, board and batten siding, and darker-colored metal accents and roofing.

3. **Landscaping and Lighting**

The applicant has prepared conceptual landscaping plans for DRC's consideration. Staff recommends the Committee provide comments on the general design and volume at this stage. The applicant intends to prepare complete landscaping plans in compliance with the Chapter 7-D3, the Water Efficient Landscaping Ordinance (WELO), before the project returns to the Committee for final design review approval.

Staff requests that the committee provide direction on the project's conceptual lighting plan, with individual fixture selection to be reviewed either during final design review by



the Committee or administratively by staff. A photometric plan will be required prior to final design review approval.

4. **Circulation**

Primary access to both the Nunes Farm Tasting Room and Saralee's Winery facilities will be from an existing two-lane roadway off Slusser Road, with secondary access from the existing driveway off River Road. Onsite vehicular circulation will be provided through existing and new roadways that generally follow the site's current circulation pattern. The project proposes pedestrian pathways among the facilities on each parcel and between the Nunes Farm and Saralee sites. Parking lots are provided on both sites, with overflow parking for peak visitor capacity during events provided along the edge of the existing vineyard as shown on sheet C1.3 of the project plan set. Bicycle racks will be placed near parking lots in accordance with the 1 bike space/5 vehicle spaces ratio required by Zoning Code Article 86.

Environmental Review

The environmental determination under the California Environmental Quality Act (CEQA) is currently under review. An Initial Study is in process.

Recommendation

Staff recommends the Design Review Committee provide preliminary feedback on the following project elements:

- Building location, height, scale and massing
- Architectural design and facade articulation
- Use of exterior colors and materials
- Conceptual landscape design and volume
- Conceptual exterior lighting
- Vehicular and pedestrian circulation, trash collection circulation and interior accessibility

Next Steps

The Winery at Saralee's and Nunes Farm Tasting Room both require Use Permit approval by the Board of Zoning Adjustments (BZA). The use permits and related environmental considerations are currently under review by Permit Sonoma. Permit Sonoma will publicly notice the use permits and environmental determination when these items are ready for consideration and action by the BZA. Permit Sonoma will also send out public notices for subsequent hearings before the Design Review Committee.

Attachments

1. Project proposal statement
2. Project plan set, including architectural, civil, and landscaping/lighting plans
3. Initial Stormwater Low Impact Development Submittal



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