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Sonoma County Design Review Committee Agenda

Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

DesignReview@sonoma-county.org

March 27, 2024
Meeting No.: 24-03

Committee Members

Derik Michaelson, Staff
Gary Helfrich, Staff

Staff Members

Liz Goebel, Secretary
Jen Chard, Project Planner

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** [Join Meeting >>](#)
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 975 0999 8949
- **Password:** 702785

In-Person Meeting Information

Members of the public can attend in person at the following location:

Permit Sonoma Front Conference Room
2550 Ventura Avenue
Santa Rosa, CA 95403

[View documents digitally for all items listed >>](#)

1:30 p.m. Chair Introduction

County Regular Item

Item No: 1
Time: 1:35 PM
File No.: PLP20-0007
Staff: Jen Chard
Subject: Final Winery and Tasting Room Designs
Proposal: Request for 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 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; and
3) 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.
Applicant: Tony Korman
Location: 3400 Slusser Rd., Windsor
APN: 057-070-047, 057-070-049, 057-070-050
District: 4
Zoning: Land Intensive Agriculture (LIA) Frozen Lot (B7) with combining districts for Biotic Habitat (BH), Floodplain (F2), Riparian Corridor with 50 ft and 100 ft setbacks (RC50/25, RC100/50), Scenic Corridor and Scenic Landscape Unit (SR), and Valley Oak Habitat (VOH)
DRC Level: Final
Public Hearing: Yes
Last Review: Preliminary Review on July 20, 2022
Recommendation: Staff recommends that the Design Review Committee approve the final winery and tasting room designs for the two use permits under project file PLP20-0007.
CEQA Review: Mitigated Negative Declaration

Public Comments

Please follow the instructions below to submit a public comment in writing, email, or in person via the hearing room. The DRC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Email Public Comment

You may email DesignReview@sonoma-county.org to submit public comment. Provide your name, the project number, and your comment. Please note, it is advised to mail or email public comments in advance of the hearing date to give the commissioners and staff time to review. Emailed comments received during the hearing are distributed to the commissioners and staff but are not read out loud

into the record. All public comments received prior to, during, and after the hearing are saved to the project file.

Written Public Comments

Submit letters prior to the hearing by mail addressed to:

Permit Sonoma
ATTN: Design Review Committee Secretary
2550 Ventura Avenue
Santa Rosa, CA 95403

Please make sure to reference the project number in your written comment.

Public Appearances for Agenda Items

DRC hearings begin at 1:30 p.m. and will be recorded. Agenda items begin on or after their designated time. After a county staff project presentation and committee questions, the public hearing is then opened. At that time, the applicant may give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Committee may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The Committee will discuss the project and make a decision by motion and roll call vote.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous by switching cell phones to silent while the meeting is in session.