

# DESIGN REVIEW COMMITTEE RECORD OF ACTION

July 20, 2022

**ITEM NO:** 1  
**Time:** 1:35 pm  
**File No.:** PLP20-0007

**Subject:** New Winery Facility  
**Applicant:** Tony Korman  
**Staff:** Katrina Braehmer

**Location:** 3400 Slusser Rd., Windsor  
**APN:** 057-070-050 **Supervisorial District:** No. 4

**Request:** Preliminary review of new 4,530-square foot a new tasting room (Nunes Farm) on 24.08 +/- acres; and new winery (Saralee's Vineyard) facility, including a tasting room and a 95,000 annual case-production building with storage and administration space on 109.01 +/- acres.

**Zoning:** LIA B7 Z, BH F2 RC100/50 SR VOH

**CEQA Review:** Under review **Final Authority:** BZA

**Prior Meeting:** No prior DRC meeting

**ATTENDANCE**

**Committee:** Don McNair, Henry Wix, Derik Michaelson  
**Staff:** Katrina Braehmer  
**Applicant:** Tony Korman and project team  
**Others:** Steve von Raesfeld, Brando R.G.

**REVIEW LEVEL:**  Preliminary  Final Review  Conceptual

**ACTION:** PROCEED TO FINAL REVIEW

**COMMENTS \***

Project Design  
 Site Plan:  
 Architecture:  
 Parking Design:  
 Landscaping:  
 Color/Materials:  
 Signage:  
 Lighting:  
 Other:

Approve	Further Review	Final Details	Staff Clearance
		X	
		X	
X			
		X	
		X	
		X	

**VOTE:**  Don McNair  Henry Wix  Derik Michaelson

**Ayes: 3      Noes: 0      Absent: 0      Abstain: 0**

\* See Attached

**COUNTY OF SONOMA  
DESIGN REVIEW COMMITTEE RECORD OF ACTION  
COMMENTS / CONDITIONS**

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**Address:** 3400 Slusser Rd., Windsor  
**APN:** 057-070-050

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**NOTE:** Applicants shall submit project revisions as specified below. A written response addressing each comment is required. Responses to Final Review comments shall be confirmed by planning staff before issuance of the building permit.

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**GENERAL**

1. DRC supports the preliminary design proposal and recommends in favor of project approval provided the following items return for final review

**SITE PLAN**

2. Include two site sections demonstrating relationship of main winery building and for adjacent westerly parking area to River Road
3. Consider slightly adjusting SLS tasting room footprint to align with northerly vineyard rows.
4. See comments below under *Parking/Circulation* and *Landscaping* sections

**ARCHITECTURE**

5. Recommended for approval as proposed

**PARKING / CIRCULATION**

6. Adjust layout of SLS tasting room parking lot to provide separation from and additional planting opportunity along adjacent east elevation of winery building.

**LANDSCAPING**

7. Submit final planting and irrigation plan, including:
  - a. Selected planting materials for added planter area between SLS tasting room parking lot and adjacent winery building.
  - b. Additional native tree selections to provide sufficient screening of winery main parking area from River Road,

**COLORS / MATERIALS**

8. Submit color and materials board details for final review

**LIGHTING**

9. Submit lighting plan details for final review, including specifics on down-lit fixtures for pathway lighting

**SIGNAGE**

10. Submit proposed signage elevations and color and material details for final review, if applicable.

**OTHER**

11. n/a
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**PUBLIC COMMENTS**

None     Attached     Noted:

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**ATTACHMENTS**

1. n/a