

**DESIGN REVIEW COMMITTEE MEMORANDUM**

DATE: April 3, 2024  
ITEM: No. 1 - 1:35 pm  
FROM: Jen Chard, Project Planner

SUBJECT: File No.: **PLP20-0007**; Final Design Review of Saralee's Vineyard Winery and 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

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**Request**

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

**Background**

On July 20, 2022, the Design Review Committee reviewed the preliminary project design plans and provided recommendations and comments to the applicant. The DRC generally supported the project proposal, identifying several design and site planning aspects that needed to be addressed by the applicant, including adjusting Saralee's Vineyard tasting room footprint to align with northerly vineyard rows, adjusting Saralee's Vineyard parking to provide separation from east elevation of winery building, adding landscaping between Saralee's Vineyard parking lot and adjacent winery building, and adding native trees to provide sufficient screening of winery main parking area from River Road.

The applicant revised the design in response to DRC's comments. The applicant moved the barrel room slightly to the west and reduced the entry hardscape to create a large planter between the parking and the building. The applicant added low water use planting areas between Saralee's Vineyard tasting room parking and winery building. The applicant also added additional tree plantings to sufficiently screen the winery from River Road.

In addition to the changes made in response to DRC, the applicant made some revisions in response to findings in the initial study and discussions with the neighbors. The changes made to the plans are the elimination of all fireplaces. The addition of an earth-berm and landscape screening on the west side of Saralee's Vineyard Winery at the request of the neighbor. Additional landscaping to screen the view of the existing duplex was also added for the benefit of a neighbor.

See attachment 2 for the applicant’s written response to the Committee’s comments from July 20, 2022.

On September 28, 2023, the Board of Zoning Adjustments held a public hearing on the project, adopted a Mitigated Negative Declaration and approved the request for a Lot Line Adjustment and two Use Permits, subject to conditions of approval.

**Approved 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, 7 wine trade activities with up to 50 people, and up to 13 events (9 agricultural promotional, 4 industry-wide) 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 7 wine trade activities with up to 50 people and up to 13 events per year (9 agricultural promotional, 4 industry-wide) with a maximum of 200 attendees on the resulting 24.08 +/- acre parcel.

Conditions of Approval for each Use Permit require final design review approval on winery and tasting room building plans, exterior colors and materials, landscaping plans, exterior lighting plans, and signage. See Attachment 4 for design related conditions (Saralee’s Vineyard Winery Exhibit B Conditions #118-120; and Nunes Farm Tasting Room Exhibit C Conditions #118-120).

**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



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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 complete landscaping plans in compliance with the Chapter 7-D3, the Water Efficient Landscaping Ordinance (WELO).

The applicant has prepared a final exterior lighting plan, with individual fixture selection to be reviewed by the Committee. The outdoor lighting on the buildings can be seen in the elevations on A2.10 and A3.7. These lights are also shown on the material boards in the plan set. The landscape and pathway lighting plan can be found on L2.00. All lights meet county requirements for down cast and dark sky compliant.

## 4. Circulation

Primary access to both the Nunes Farm Tasting Room and Saralee's Vineyard 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 sheets A2.1 and A3.1 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**

On September 28, 2023, the BZA adopted a MND for the project in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines. Staff finds the proposed final design plans are consistent with the 2023 adopted MND.

### **Recommendation**

Staff recommends the Design Review Committee provide final design approval for and the Saralee's Vineyard Winery and Nunes Farm Tasting Room projects to satisfy PLP20-0007 Conditions of Approval.

If the Committee requests minor changes, staff recommends the Committee delegate final review and approval to staff upon receipt of updated plans.

### **Attachments**

1. Proposal Statement
2. Response to DRC prepared by the Applicant
3. Updated Project plan set, including architectural, civil, and landscaping/lighting plans
4. Final BZA Resolution and Conditions of Approval
5. PLP20-0007 Adopted MND
6. Previous DRC Record of Action
7. Public Comments



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