

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
<u>Project Design</u>			X	
Site Plan:			X	
Architecture:	X			
Parking Design:			X	
Landscaping:			X	
Color/Materials:				
Signage:				
Lighting:			X	
Other:				

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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APN: 057-070-050

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Action: PROCEED TO FINAL REVIEW

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.

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
-

PUBLIC COMMENTS

None Attached Noted:

ATTACHMENTS

1. n/a