MEMORANDUM

Date: 6 January 2021
To: Design Review Committee
From: Ross Markey, Project Planner
Subject: File No. PLP19-0050: Preliminary Design Review

Address: 1900 High School Rd., Sebastopol
APN: 060-430-009

Project Proposal:

Request for a Use Permit and Design Review to allow a new 3,342 square foot brandy distillery producing a maximum of 20 barrels per year, with a 1,200 square foot outdoor covered work area, on an 8.13 acre parcel.

Background:

Project site is 8.13 acres zoned DA (Diverse Agriculture) B6 10-acre density, F2 (Floodplain) SR (Scenic Resource/Scenic Landscape Unit) VOH (Valley Oak Habitat). There is an existing residence and detached garage on site. The topography of the site is varied, flat areas as well as gentle and steep slopes. There is an easement that bisects the parcel for overhead power lines. There is an existing well, and a new septic system will be installed as part of this project. Existing vegetation will remain and an apple orchard, permitted with ACO19-0104, will be planted throughout the site to support the distillery. The surrounding properties are all similarly sized and similar in land use. Adjacent property to the north and west is used for vineyards. Adjacent property to the south is used for cattle. Property across High School Road is part of the Laguna de Santa Rosa.

Prior DRC Review:

The Design Review Committee (DRC) preliminary review of this Project occurred on 21 October 2020. In its Record of Action, the DRC was generally favorable of the proposed building design and site layout as proposed subject to the following comments:

SITE PLAN - Specify any refinements or changes in configuration as needed to accommodate required parking spaces and trash enclosure location.

• See Attachment #3 – Sheet DR3 for location of parking and trash enclosure.

ARCHITECTURE - Provide additional elevation plans as necessary to address trash enclosure requirements

• See Attachment #3 – Sheet DR7 for renderings.

PARKING / CIRCULATION - Confirm final parking design and compliance with current code requirements on tasting room use.

• See Attachment #2 - Parking Calculations.
  o Permit Sonoma Draft Countywide Guidelines for Wineries include a formula for tasting room parking which requires 1 parking space for every 2.5 visitors and 1 space per tasting room employee.
o As proposed the tasting room will host 6 visitors at a time requiring a total of 3 parking spaces, there will be 1 tasting room employee, 2 full-time production employees, and an additional 2 employees during crush. Parking demand equals 8 spaces.

o Article 86 requires a total of 6 parking spaces based on the proposed development.

Staff finds the number of parking spaces (8) adequate to meet peak demand of 8 spaces.

LANDSCAPING

- See Attachment #2 – Site Legend for proposed plantings.

COLORS / MATERIALS - Provide additional details as necessary to address trash enclosure requirements

- See Attachment #3 – Sheet DR7 contains proposed colors and materials.

LIGHTING - Submit lighting plan and cut sheet details for final review

- No exterior lighting fixtures are proposed at this time. The applicant requests that the DRC allow staff to review proposed lighting administratively at the time of building permit review.
- See SLU Zone Sheet Notes (B), Attachment #2, for lighting information.

SIGNAGE - Submit additional design plans as needed to address any proposed or anticipated monument or building signage

- No signage is proposed at this time. The applicant requests that the DRC allow staff to review proposed signage administratively, if proposed in the future, subject to the requirements of Article 84.
- See Sheet Keynote 8 (a), Attachment #2 – no commercial signage is proposed at this time.

Recommendation:

Staff recommends for the DRC to review the attached exhibits and recommend Staff to administratively approve the design upon the use permit approval, including the following conditions of approval:

1. Prior to issuance of building or grading permits, the applicant shall submit plans for consideration by Project Review staff including the site plan, building elevations, landscaping, signage, and exterior lighting plans to minimize any visual impact through design and landscaping improvements.

2. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by Project Review staff. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

Attachments (link to access individual files): https://files.sonoma-county.org/link/XLiKwZNR5ug/

1. Proposal Statement, 20 November 2019
2. Revised site plan, 19 November 2020
3. Preliminary Architectural Plan Set, 19 November 2020