

MEMORANDUM

Date: 21 October 2020
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.

Recommendation:

1. Provide preliminary feedback to applicant regarding the following:
 - Building design, materials, and colors.
 - Proposed access to serve the distillery from High School Rd. (Revised site plan).
 - Landscaping proposed along southerly and easterly borders (Revised site plan).
 - Parking (Revised site plan).

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

1. Proposal Statement, 20 November 2019
2. Preliminary Architectural Plan Set, 17 December 2019
3. Revised site plan, 25 September 2020

