



DESIGN REVIEW HEARING

SEPTEMBER 24, 2024

B A C K E N & B A C K E N

ARCHITECTURE | LIFESTYLE | WELLBEING



MACNAIR
LANDSCAPE
ARCHITECTURE

POST OFFICE BOX 251
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GROUND STUDIO
LANDSCAPE ARCHITECTURE



INDEX

2004 VESTED USE PERMIT CONCEPTUAL DESIGN

2022 DESIGN REVIEW APPLICATION

LANDSCAPE

SITE LIGHTING

VISUAL ANALYSIS



2004 VESTED USE PERMIT CONCEPTUAL DESIGN

10,000 CASE WINERY

20 EVENTS

37,000 SQUARE FEET

147 PARKING SPACES REQUIRED

GROUPING OF AG STRUCTURES

RURAL AGRARIAN MATERIALS

2022 DESIGN REVIEW APPLICATION

10,000 CASE WINERY

20 EVENTS

18,901 SQUARE FEET

147 PARKING SPACES PROVIDED

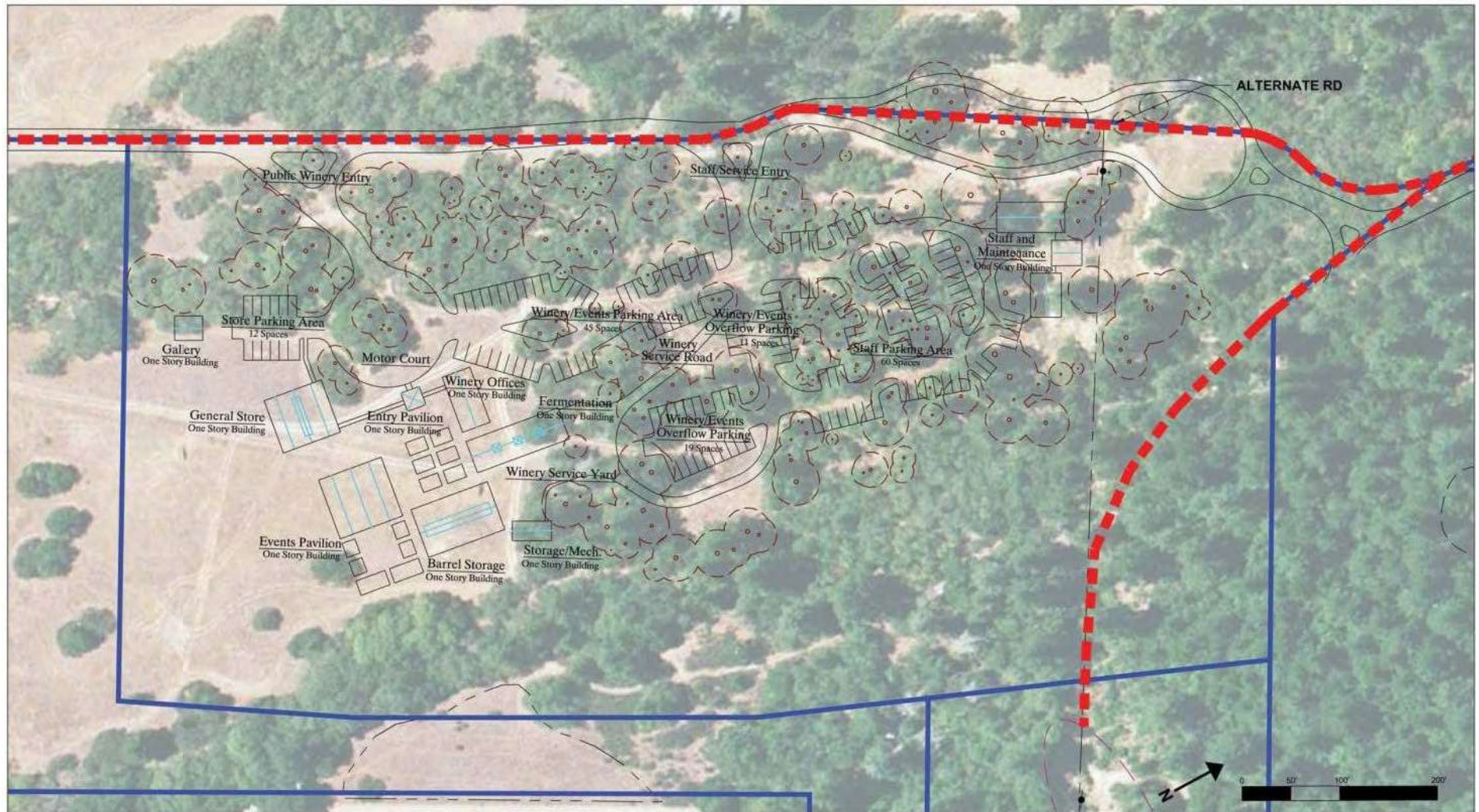
GROUPING OF AG STRUCTURES

SIMILAR MATERIALS



2004 VESTED USE PERMIT CONCEPTUAL DESIGN

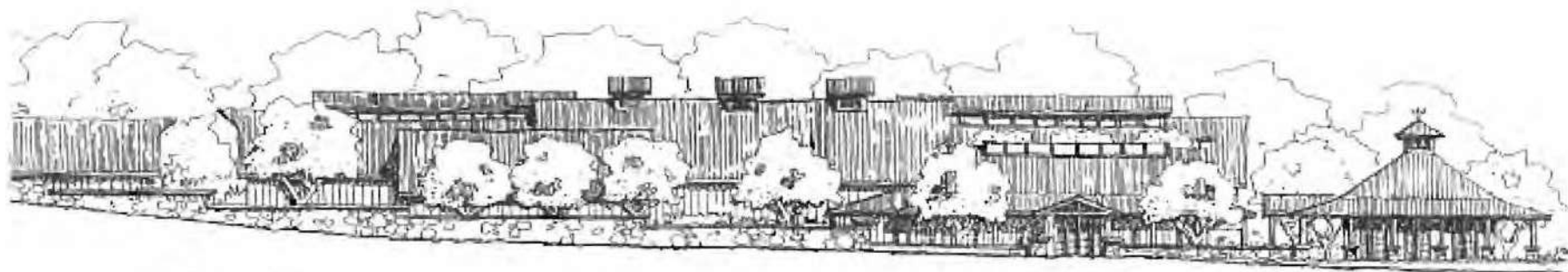
EXHIBIT 3.0-15
LAYOUT OF WINERY



Source: Raycartson & Associates, INC

3.0-26

2004 VESTED USE PERMIT CONCEPTUAL PLAN



2004 VESTED USE PERMIT CONCEPTUAL
WEST ELEVATION



2004 VESTED USE PERMIT CONCEPTUAL
SOUTH ELEVATION



PROJECT ELEMENT COMPARISON

2004 VESTED USE PERMIT

CONCEPTUAL DESIGN

ART GALLERY IN TASTING ROOM

TASTING ROOM (no size noted)

3,000 SF COUNTRY STORE

EVENTS PAVILION WITHDRAWN

ENTRY PAVILION WITHDRAWN

4,300 SF BARREL STORAGE

1,800 SF WINERY OFFICES

3,400 SF FERMENTATION

4,450 SF STAFF & MAINTENANCE

TOTAL SQUARE FEET 37,000

2022 DESIGN REVIEW

APPLICATION

ART GALLERY IN TASTING ROOM

2,134 SF TASTING ROOM

2,958 SF COUNTRY STORE

NO EVENTS PAVILION

NO ENTRY PAVILION

3,125 SF BARREL STORAGE

1,678 SF WINERY OFFICES

3,379 SF FERMENTATION

3,316 SF STAFF & MAINTENANCE

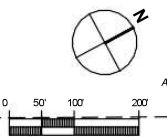
TOTAL SQUARE FEET 18,901

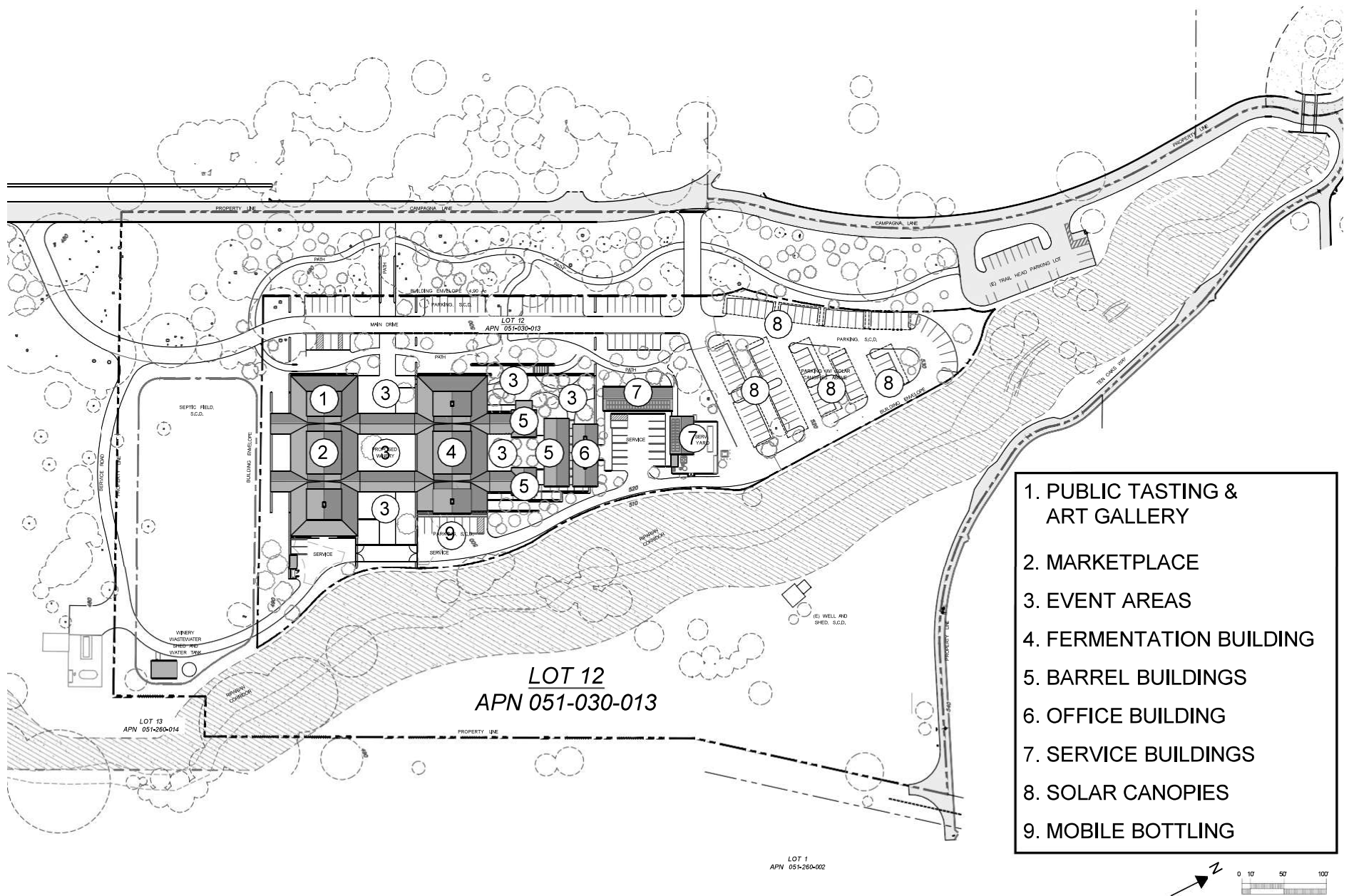


2022 DESIGN REVIEW APPLICATION

APN 051-270-004

APN LOT 1
051-260-002

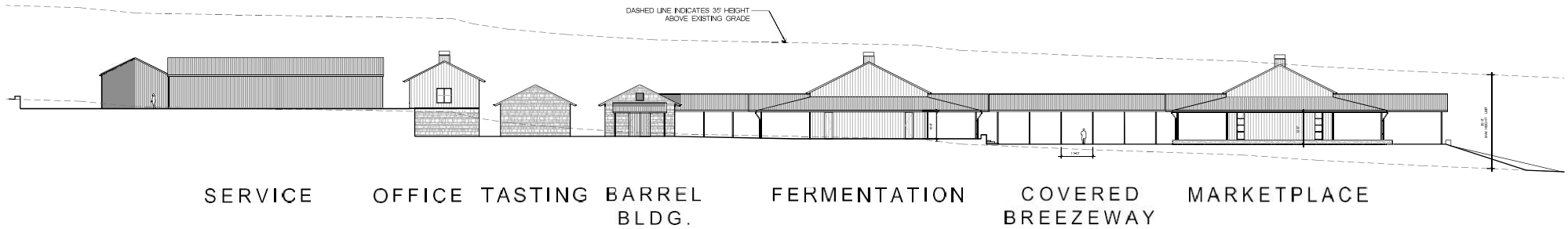




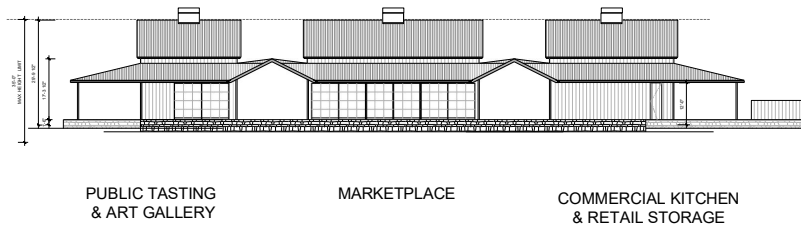
2022 DESIGN REVIEW PROPERTY PLAN



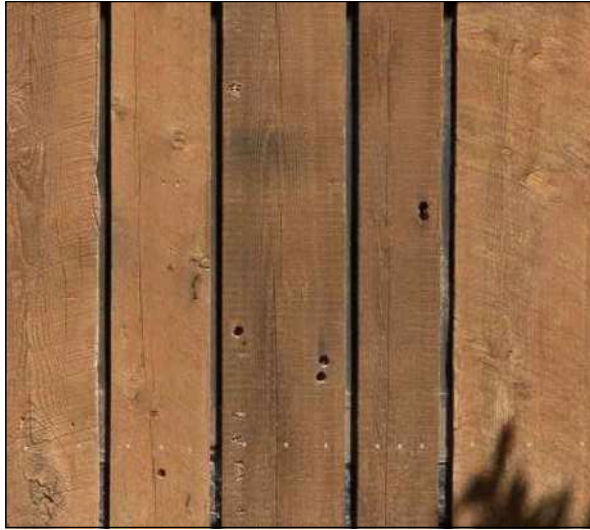
KENWOOD
Ranch
WINERY



2022 DESIGN REVIEW WEST ELEVATION



2022 DESIGN REVIEW SOUTH ELEVATION



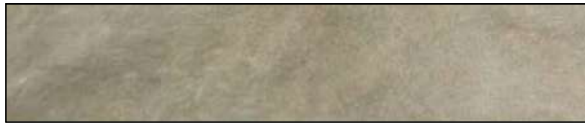
OPTION A - RECLAIMED
 OPTION B - NEW DISTRESSED
 STAINED VERTICAL WOOD BOARDS



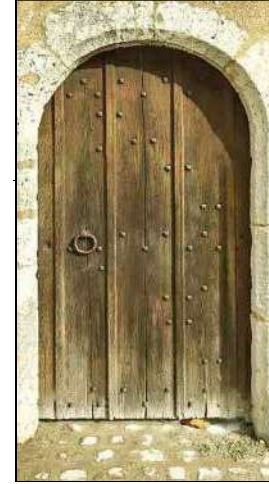
OPTION A - RECYCLED
 LOCAL STONE VENEER



OPTION B - NEW



STAINED CONCRETE FLOORING



STAINED WOOD DOORS



METAL WINDOWS AND DOORS
 WITH LIGHT REDUCING, LAMINATED,
 LOW REFLECTIVE GLAZING



OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING



DRY STACK LOCAL STONE WALLS



PAINTED METAL DOORS

MATERIAL PALETTE



SOUTH SIDE BIRDS EYE PERSPECTIVE



WEST ENTRY EYE LEVEL PERSPECTIVE



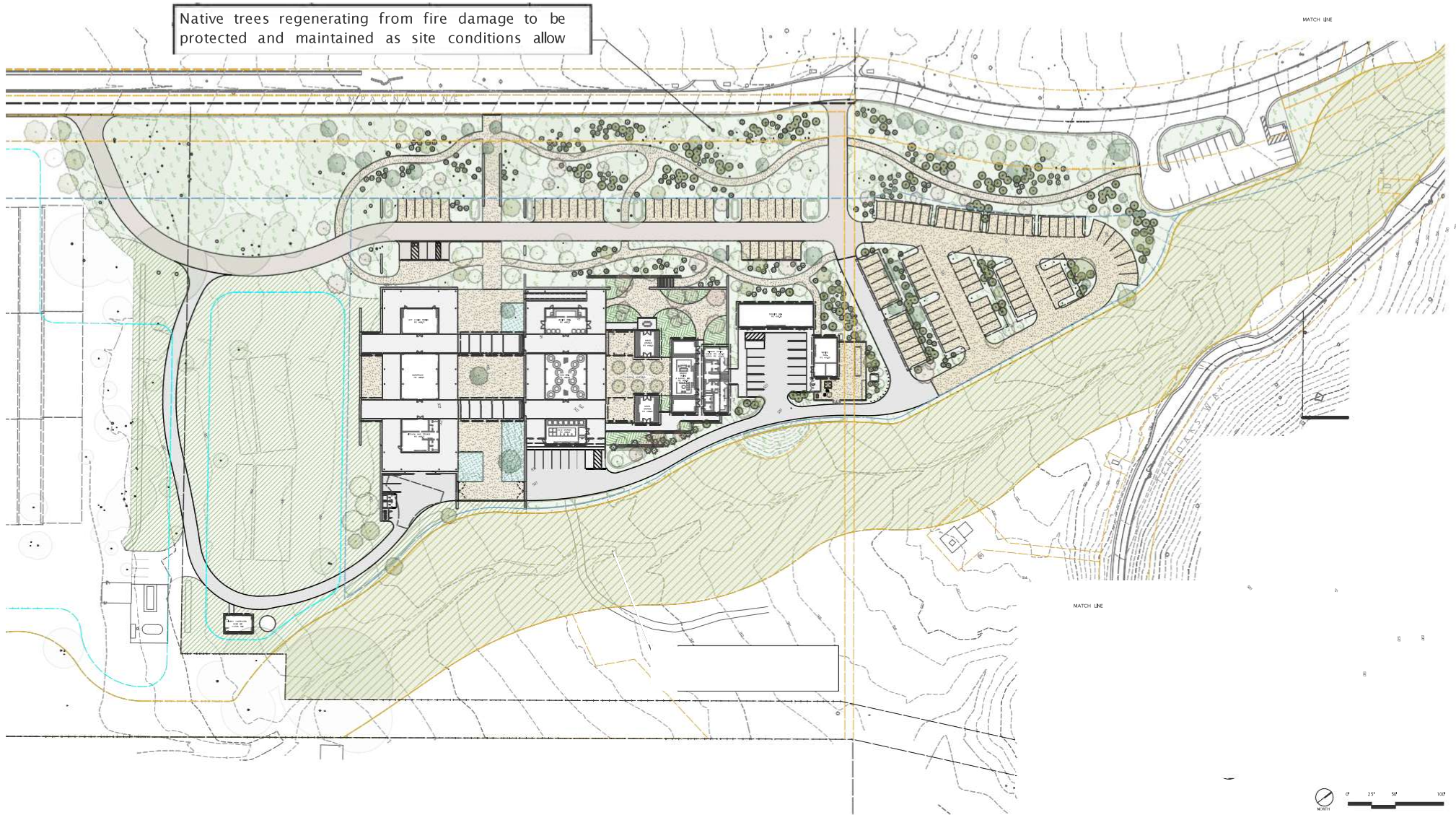
LANDSCAPE



KENWOOD

Ranch
WINERY

Native trees regenerating from fire damage to be protected and maintained as site conditions allow



PLANTING PLAN



SITE LIGHTING

SITE LIGHTING | SITE LIGHTING ANALYSIS

KENWOOD RANCH WINERY

MEETING OF THE CONDITION OF APPROVAL:

- #95**
- DESIGN PROVIDED BY A PROFESSIONAL LIGHTING DESIGNER
 - LIGHT ONLY WHAT IS NEEDED | LIGHT ONLY WHEN NEEDED | LIGHT ONLY HOW MUCH IS NEEDED | LIGHT ONLY HOW IT IS NEEDED
 - A HIGH LEVEL 'ON-DEMAND' CONTROL SYSTEM IS SPECIFIED FO PROPERTY USE
- #98**
- ALL LIGHT SOURCES ARE FULLY SHIELDED FROM OFF-SITE VIEW
 - ALL LIGHTS ARE DOWNCAST, AND DO NOT AFFECT OTHER PARCELS. LIGHTING IS DARK SKY COMPLIANT
 - ESCAPE OF LIGHT INTO THE ATMOSPHERE IS ELIMINATED, 22' ABOVE GRADE
 - LOW INTENSITY, INDIRECT LIGHT SOURCES ARE USED THROUGHOUT
 - ON-DEMAND CONTROL SYSTM IS SPECIFIED FOR THE PROJECT
 - MERCURY, SODIUM VAPOR, AND SIMILAR INTENSE AND BRIGHT LIGHTS ARE NOT USED ANYWHERE ON PROJECT. LIGHTING IS ALL LED SOURCES
 - WHERE POSSIBLE, SITE LIGHTING FIXTURES ARE GROUND MOUNTED, NO HIGHER THAN PARKING LOTS OR UNDER BUILDING CANOPIES
- #99**
- ALL LAMPS OVER 10 WATTS ARE FULLY SHIELDED
 - MAXIMUM UNSHIELDED LAMP (BULB) ON TH EPROJECT'S INTERIOR IS LESS THAN 25W (NOT 50W)
 - MAXIMUM MOUNTING HEIGHT OF ANY LUMINAIRE (FIXTURE) IS NO MORE THAN 12 FEET A.F.F. (NOT 20 FEET)
 - MAXIMUM WATTAGE OFANY LAMP/BULB WILL BE LESS THAN 50 WATTS (NOT 100 WATTS)

B

BACK LIGHT

THE AMOUNT OF LIGHT EMITTED BEHIND THE FIXTURE. OFTEN USED TO HELP EVALUATE LIGHT SPILL

U

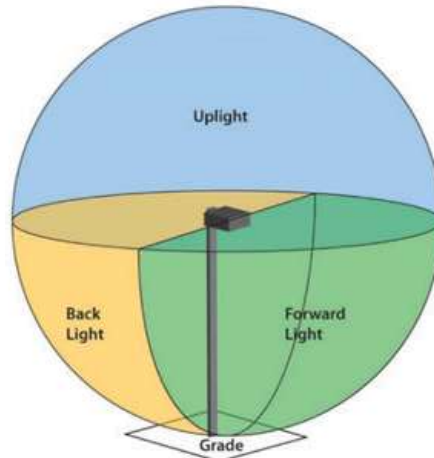
UPLIGHT

THE AMOUNT OF LIGHT DIRECTED ABOVE THE HORIZONTAL PLANE OF THE LUMINAIRE. OFTEN USED TO HELP EVALUATE SKYGLOW

G

GLARE

THE AMOUNT OF LIGHT EMITTED FROM LUMINAIRES AT HIGH ANGLES KNOWN TO CAUSE GLARE



B.U.G. RATING DIAGRAM

LIGHTING ZONES

LZ0: NO AMBIENT LIGHTING

AREAS WHERE THE NATURAL ENVIRONMENT WILL BE SERIOUSLY OF ADVERSELY AFFECTED.

LZ1: LOW AMBIENT LIGHTING

AREAS WHERE THE NATURAL ENVIRONMENT MIGHT BE ADVERSELY AFFECTED BY LIGHTING.

LZ2: MODERATE AMBIENT LIGHTING

AREAS WHERE LIGHTING MAY TYPICALLY BE USED FOR SAFTY, SECURITY AND CONVENIENCE BUT IT IS NOT NECESSARILY UNIFORM OR CONTINUOUS.

LZ3: MODERATELY HIGH AMBIENT LIGHTING

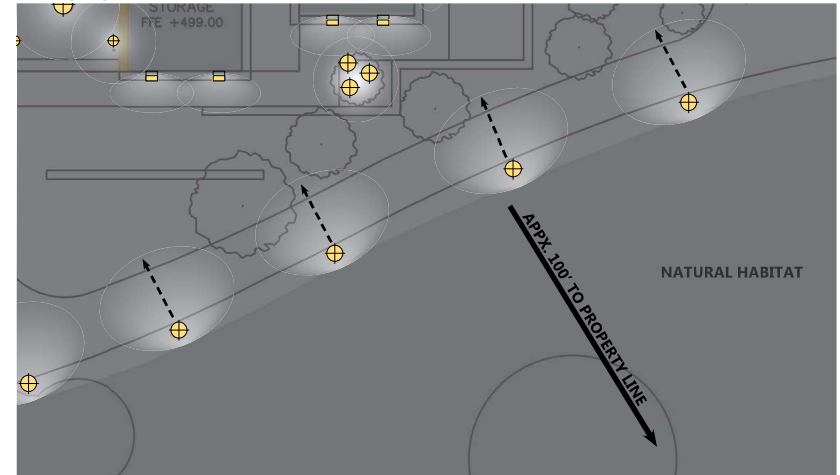
AREAS WHERE LIGHTING IS GENERALLY DESIRED FOR SAFETY, SECURITY AND CONVENIENCE AND IS USUALLY UNIFORM AND CONTINUOUS.

LZ4: HIGH AMBIENT LIGHTING

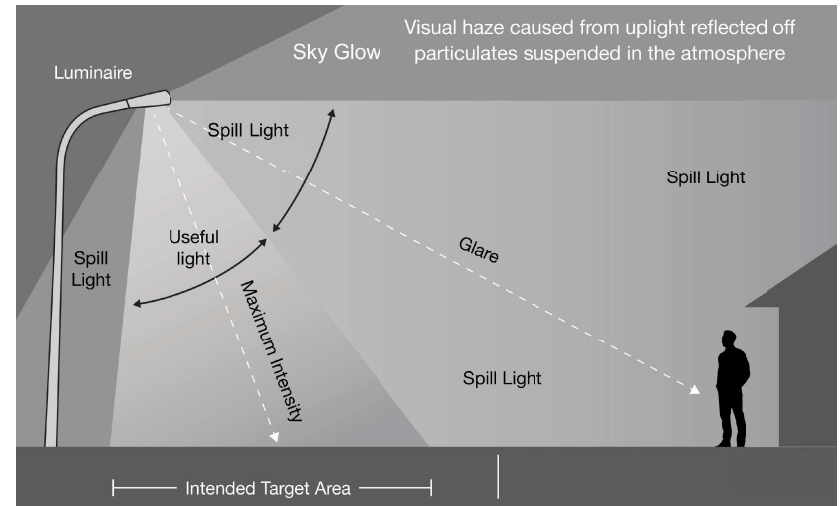
LIGHTING IS CONSIDERED GENERALLY NECESSARY FOR SAFTY, SECURITY AND CONVENIENCE.

	Lighting Zone				
	LZ0	LZ1	LZ2	LZ3	LZ4
BACKLIGHT					
> 2 mounting heights from lighting boundary	B1	B3	B4	B5	B5
1 to 2 mounting heights from lighting boundary and properly oriented	B1	B2	B3	B4	B4
0.5 to 1 mounting height to lighting boundary and properly oriented	B0	B1	B2	B3	B3
< 0.5 mounting height to lighting boundary and properly oriented	B0	B0	B0	B1	B2
UPLIGHT					
Allowed uplight ratings	U0	U1	U2	U3	U4
GLARE					
Allowed uplight ratings	G0	G1	G2	G3	G4

ENLARGED SITE PLAN



LIGHT DISTRIBUTION EXAMPLE DIAGRAM

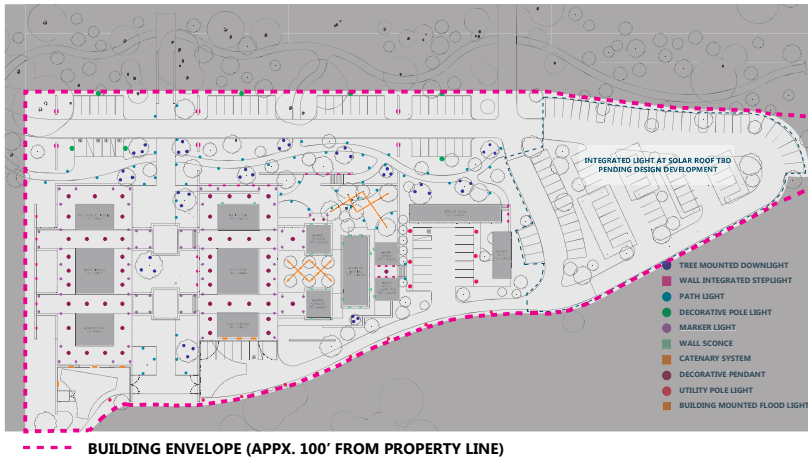


SITE LIGHTING | SITE LIGHTING ANALYSIS

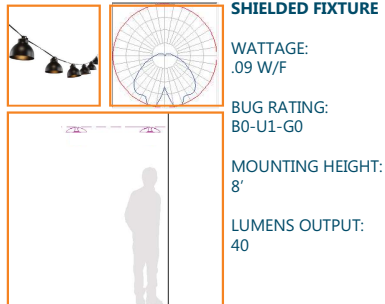
KENWOOD RANCH WINERY

CONDITIONS OF APPROVAL

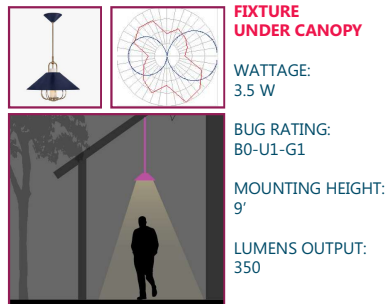
- ALL LAMPS OVER 10 WATTS SHALL BE FULLY SHIELDED
- MAXIMUM UNSHIELDED LAMP (BULB) ON THE PROJECT'S INTERIOR SHALL BE 50 WATTS.
- MAXIMUM MOUNTING HEIGHT OF ANY LUMINAIRE (FIXTURE) SHALL BE 20 FEET ABOVE THE FINISHED GRADE.
- MAXIMUM WATTAGE OF ANY LAMP BULB SHALL BE 100 WATTS.



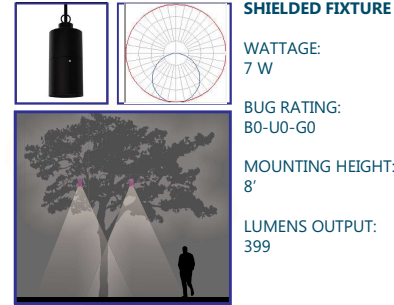
L7-SHIELDED CATENARY SYSTEM



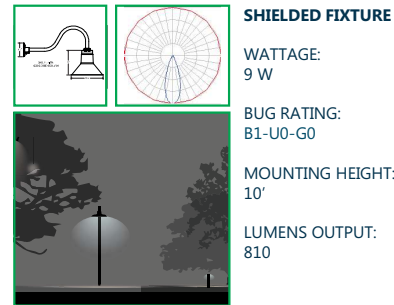
L8-DECORATIVE PENDANT



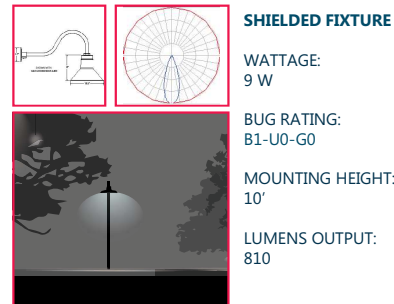
L1-TREE MOUNTED DOWNLIGHT



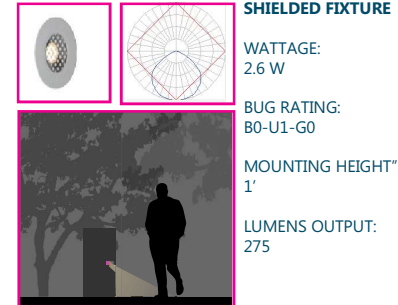
L4-DECORATIVE POLE LIGHT



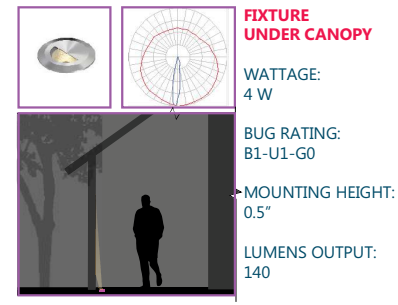
L9-UTILITY POLE LIGHT



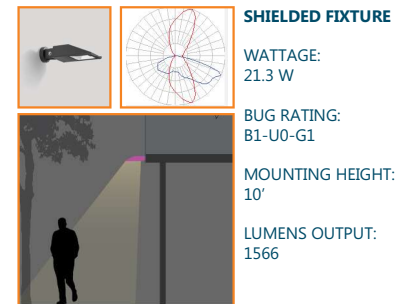
L2-WALL INTEGRATED STEPLIGHT



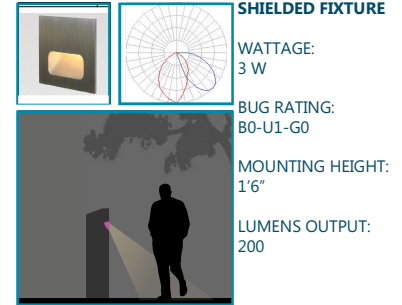
L5-MARKER LIGHT



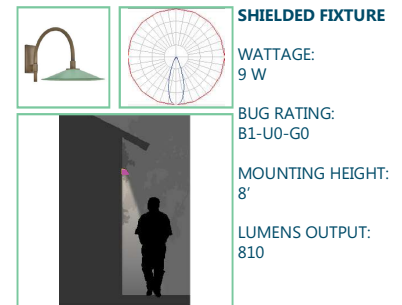
L10-WALL MOUNTED DOWNLIGHT



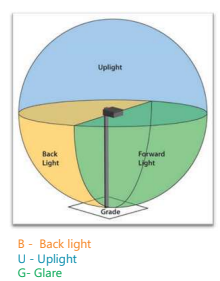
L3-PATH LIGHT



L6-WALL SCONCE



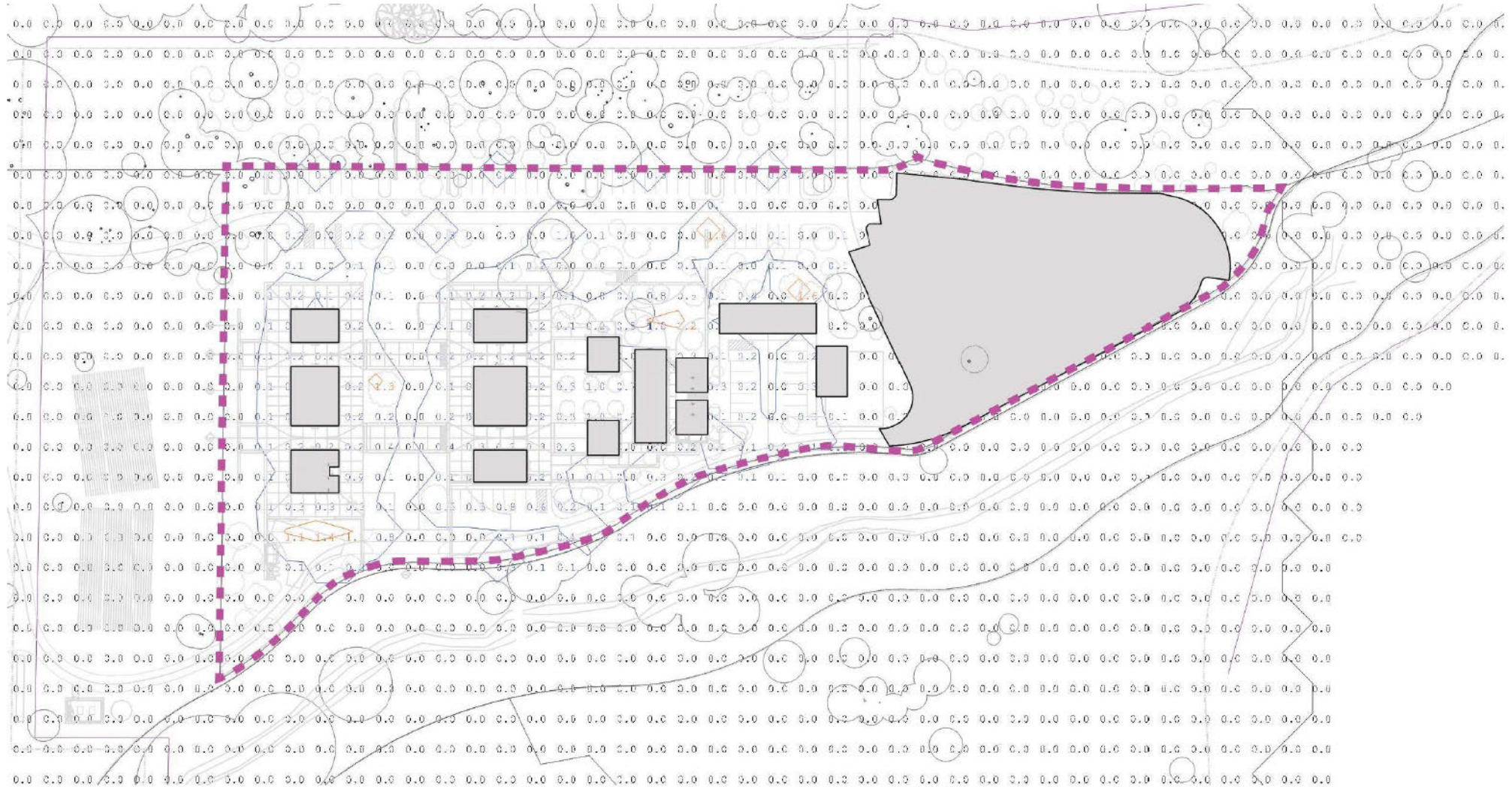
B.U.G. RATING DIAGRAM



For Lighting Zone 1 (LZ1):

- .B3 is the Max. Rating > 2' Mounting height.
- .B2 is the Max. Rating from 1 to 2 mounting height.
- .B1 is the Max. Rating from 0.5 to 1 mounting height.
- .B0 is the Max. Rating < 0.5 mounting height.
- .U1 is the Max. Rating for Uplight lights.
- .G1 is the Max. Rating for Glare.

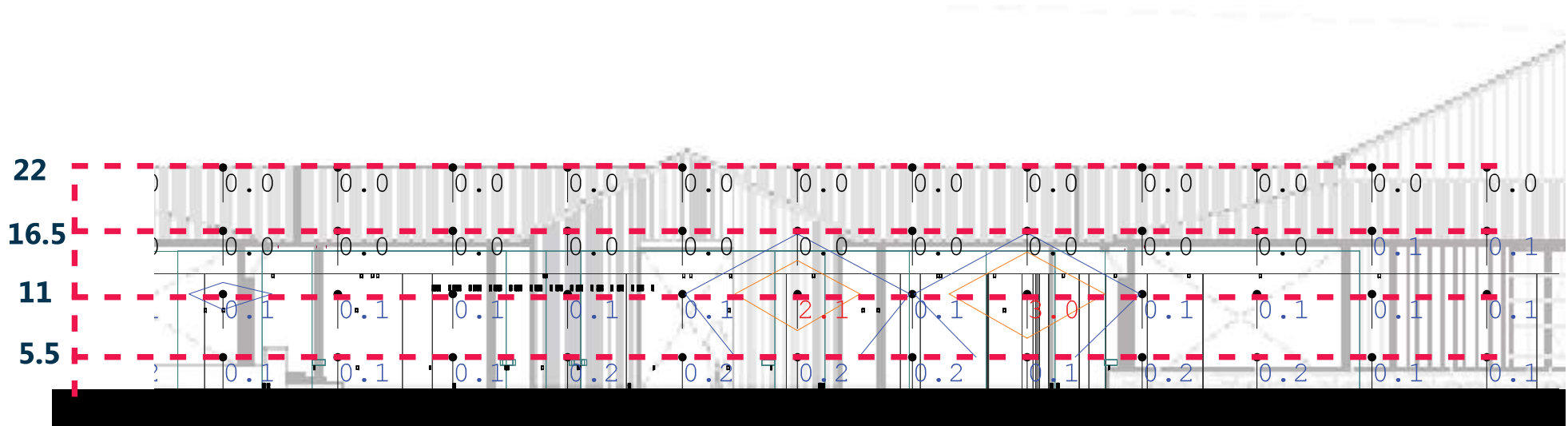
LIGHT LEVELS AT 0 FT



--- BUILDING ENVELOPE (APPX. 100' FROM PROPERTY LINE)
CALCULATION SHOWS EXTERIOR SITE LIGHTING ONLY

NOT TO SCALE

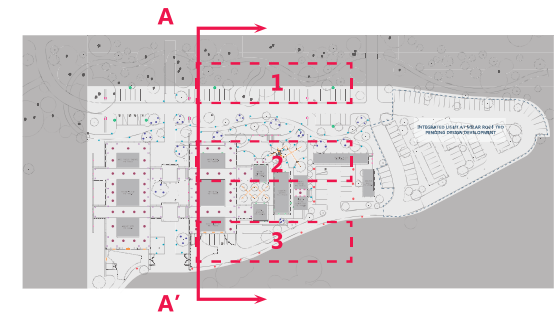
LIGHT LEVELS ABOVE 0 FT



2- SITE LIGHT LEVELS STUDIES AT 22' ELEVATION

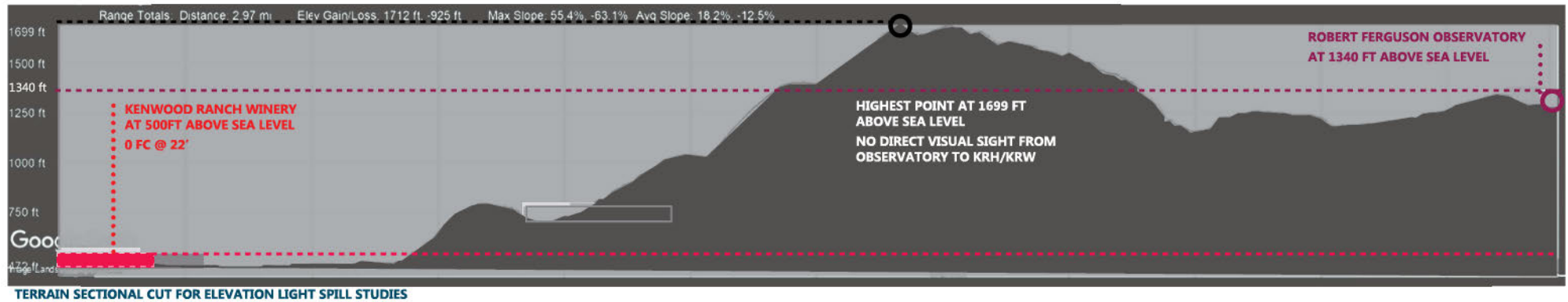
LIGHT LEVELS

- 0 FC
- .1 FC - 1 FC
- 1 FC - 2 FC
- 2 FC - 10 FC



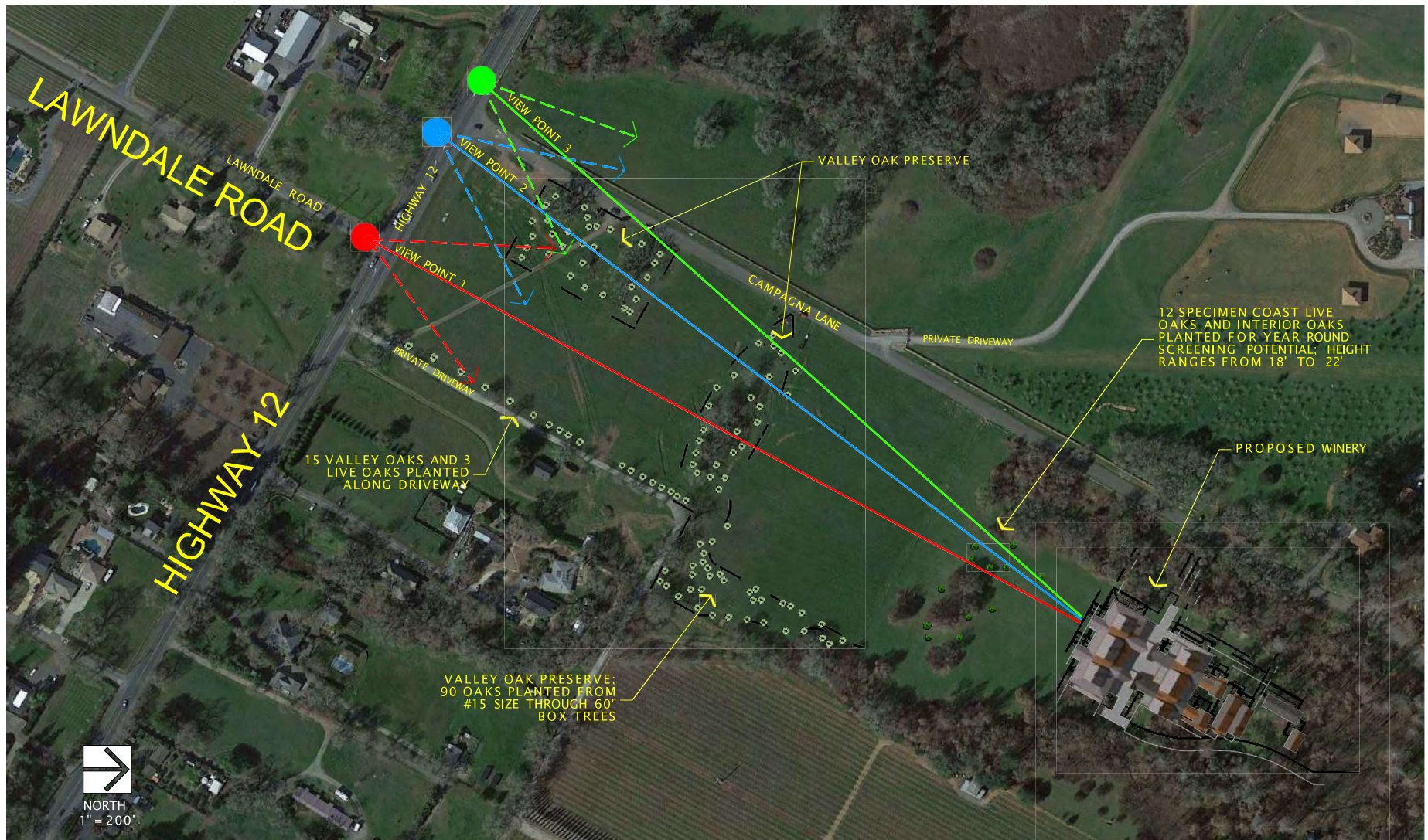
SECTIONAL PHOTOMETRIC STUDIES KEY PLAN

LIGHT LEVELS ABOVE 0 FT





VISUAL ANALYSIS



MACNAIR
LANDSCAPE
ARCHITECTURE

POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452

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FLA #2850
don@macnairlandscapes.com



VIEW POINT 1
Lawndale Road at Highway 12

9/30/21; 12:31 pm
Elevation: 454.00
122° 33' 50.34" W
38° 25' 46.14" N
View Height: 5'
Viewing Distance: 1,732±

Nikon Z7_2 w/ Nikon Z 24-70 mm
Focal length 44 mm, f7.1, 1/320 sec
Raw format: DSC_4989.NEF



VIEW POINT 2
Private Driveway at Highway 12

9/30/21; 12:31 pm
Elevation: 454.00
122° 33' 50.136" W
38° 25' 47.19" N
View Height: 5'
Viewing Distance: 1,728±

Nikon Z7_2 w/ Nikon Z 24-70 mm
Focal length 46 mm/f7.1
Raw format: DSC_5016.NEF



VIEW POINT 3
Campagna Lane at Highway 12

9/30/21; 12:31 pm
Elevation: 456.20
122° 33' 49.59" W
38° 25' 45.642" N
View Height: 5'
Viewing Distance: 1,715±

Nikon Z7_2 w/ Nikon Z 24-70 mm
Focal length 45 mm, f7.1, 1/400 sec
Raw format: DSC_5021.NEF

Kenwood Ranch Winery

1180 Campagna Lane

Kenwood, California 95409

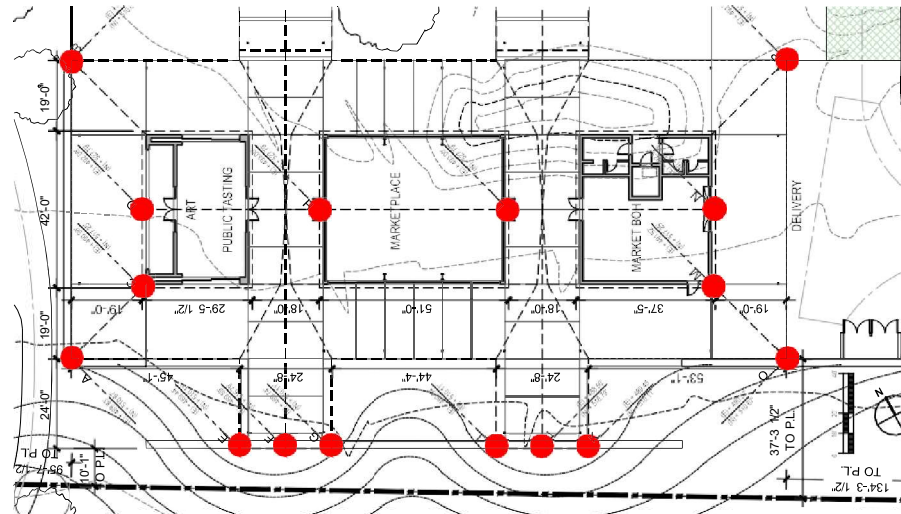
CAMERA VIEW POINTS



WINERY SITE FROM CAMPAGNA LANE
STORY POLES ERECTED 9/30/21



WINERY SITE
STORY POLES ERECTED 9/30/21



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ARCHITECTURE

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Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409

STORY POLE PLAN



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Existing Conditions (2021)
Viewpoint 1
Highway 12 at Lawndale Road

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409





Proposed Winery
Visual Simulation
Viewpoint 1 - Year 5 (2026)
Highway 12 at Lawndale Road

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409



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LANDSCAPE
ARCHITECTURE

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KENWOOD, CA 95409



Proposed Winery
Current Conditions
Viewpoint 1 - Year 3 (2024)
Highway 12 at Lawndale Road

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409









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11A

Proposed Winery
Current Conditions
Viewpoint 2 at Year 3 (2024)
Highway 12 at Private Driveway

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409



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ARCHITECTURE

POST OFFICE BOX 251
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Existing Conditions (2021)
Viewpoint 3
Highway 12 at Campagna Lane

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409



Proposed Winery
Visual Simulation (2021)
Highway 12 at Campagna Lane

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409





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ARCHITECTURE

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Proposed Winery
Current Conditions
Viewpoint 3 - Year 3 (2024)
Highway 12 at Campagna Lane

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409



2022 DESIGN REVIEW APPLICATION

REDUCED BUILDING AREA BY 49%

SUBSTANTIALY SIMILAR USE

SUBSTANTIALY SIMILAR LAYOUT

SUBSTANTIALY SIMILAR MATERIALS

LESS VISIBLE FROM PUBLIC ROADS



REBUTTAL

**The applicant respectfully reserves time for
rebuttal**