

# DESIGN REVIEW HEARING

SEPTEMBER 24, 2024



ARCHITECTURE | LIFESTYLE | WELLBEING







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# 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

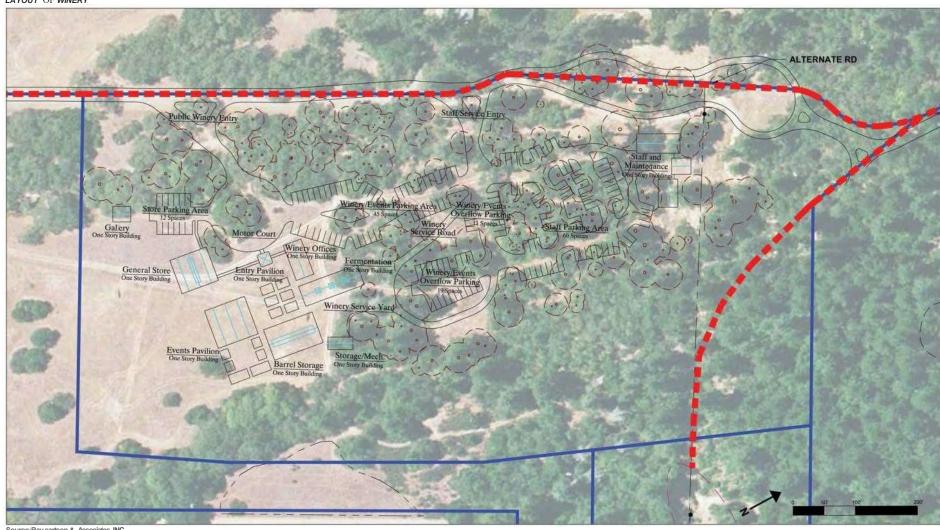
GROUPING OF AG STRUCTURES

SIMILAR MATERIALS



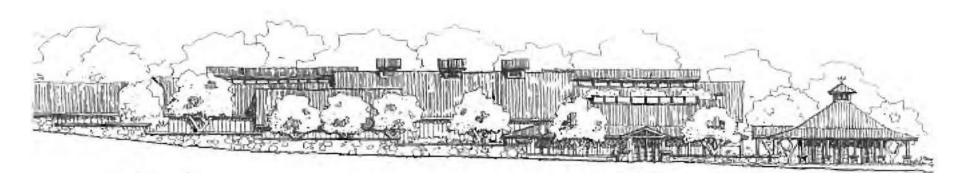
# 2004 VESTED USE PERMIT CONCEPTUAL DESIGN

EXHIBIT 3.0-15 LAYOUT OF WINERY



Source: Ray cartson & Associates, INC





# 2004 VESTED USE PERMIT CONCEPTUAL WEST ELEVATION



2004 VESTED USE PERMIT CONCEPTUAL SOUTH ELEVATION



## PROJECT ELEMENT COMPARISON

# 2004 VESTED USE PERMIT CONCEPTUAL DESIGN

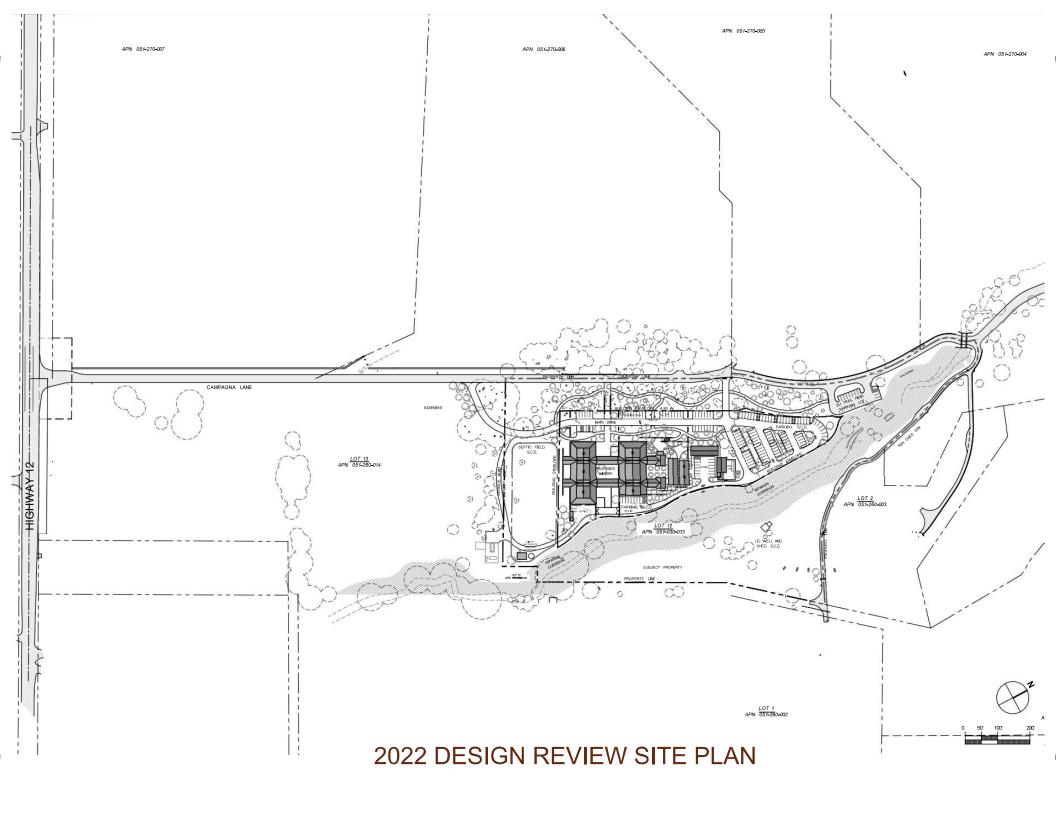
ART GALLERY IN TASTING ROOM TASTING ROOM (no size noted) 3,000 SF COUNTRY STORE **EVENTS PAVILION WITHDRAWN FNTRY PAVILION WITHDRAWN** 4,300 SF BARREL STORAGE 1,800 SF WINERY OFFICES 3,400 SF FERMENTATION 4,450 SF STAFF & MAINTENANCE **TOTAL SQUARE FEET 37,000** 

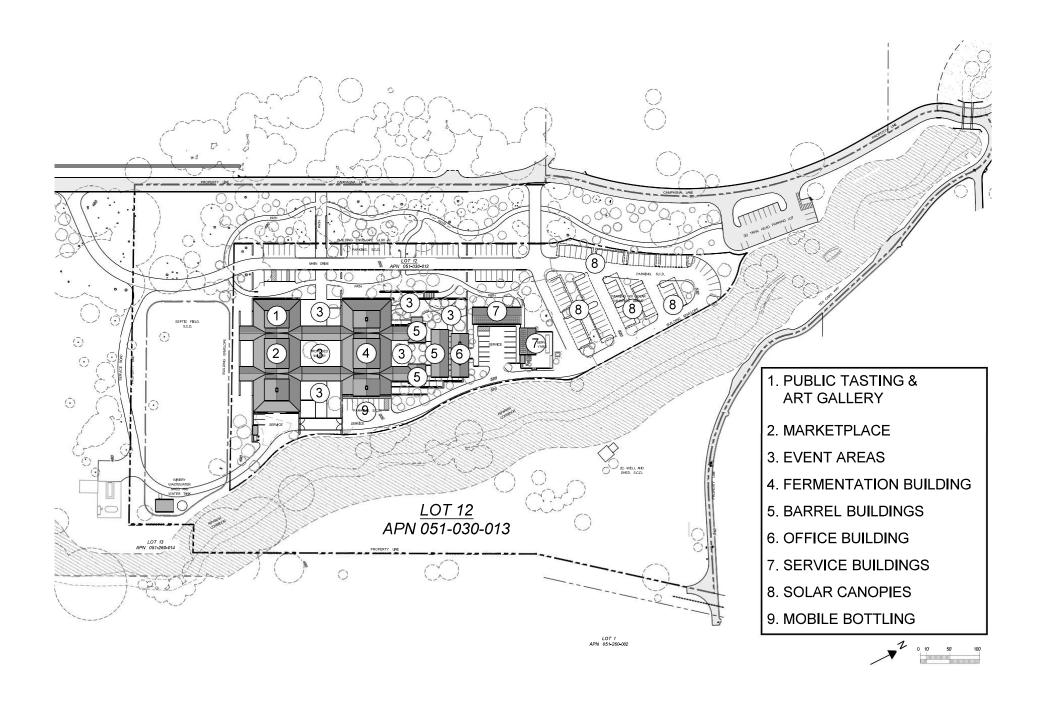
# 2022 DESIGN REVIEW APPLICATION

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** 

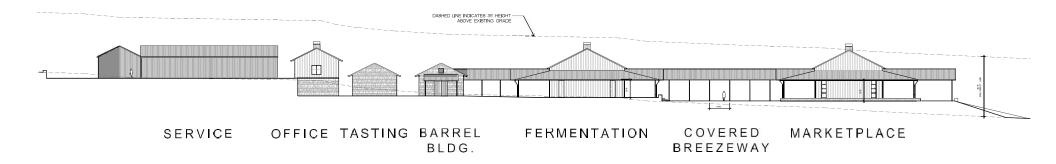


# 2022 DESIGN REVIEW APPLICATION





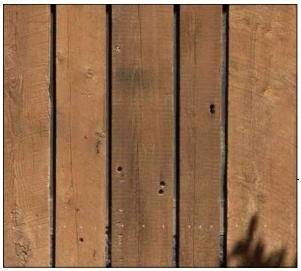




#### 2022 DESIGN REVIEW WEST ELEVATION



2022 DESIGN REVIEW SOUTH ELEVATION



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



OPTION A - RECYCLED OPTION B - NEW LOCAL STONE VENEER



STAINED CONCRETE FLOORING



STAINED WOOD DOORS



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



OPTION A - RECLAIMED



DRY STACK LOCAL STONE WALLS



PAINTED METAL DOORS



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING

#### MATERIAL PALETTE



SOUTH SIDE BIRDS EYE PERSPECTIVE

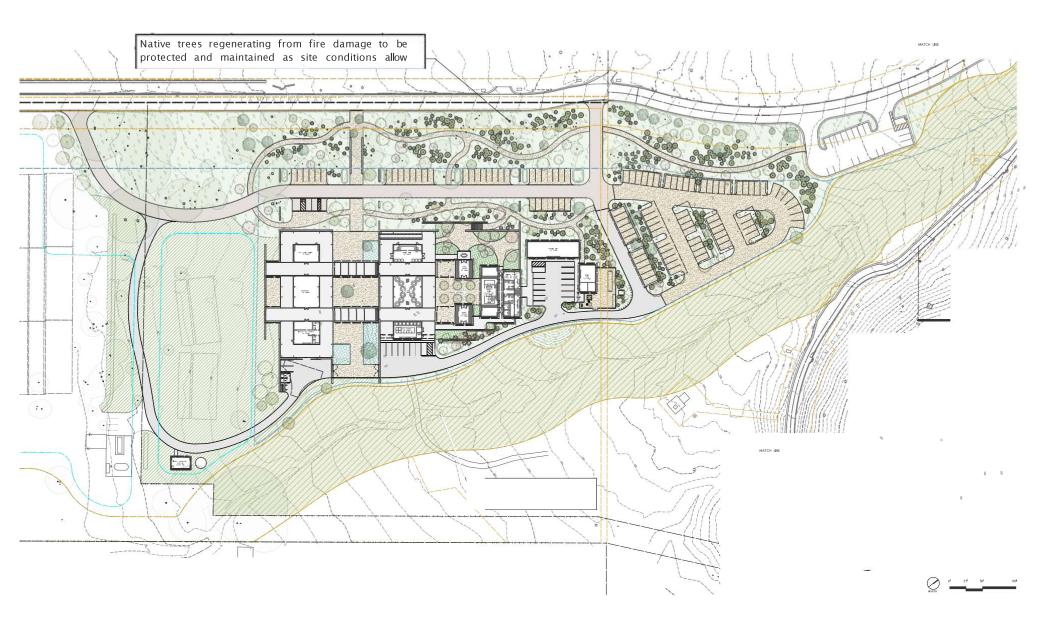


WEST ENTRY EYE LEVEL PERSPECTIVE



# LANDSCAPE





**PLANTING PLAN** 



# SITE LIGHTING



### **SITE LIGHTING ANALYSIS**

#### **MEETING OF THE CONDITION OF APPROVAL:**

- 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 LUMINARE (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)



#### **BACK LIGHT**

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



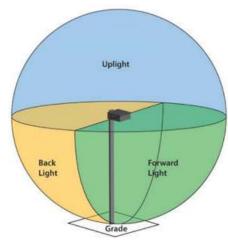
#### **UPLIGHT**

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



#### **GLARE**

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



**B.U.G. RATING DIAGRAM** 

	Lighting Zone				
	LZ0	LZ1	LZ2	LZ3	LZ4
BACKLIGHT		-	200		
> 2 mounting heights from lighting boundary	B1	В3	B4	B5	B5
1 to 2 mounting heights from lighting boundary and properly oriented	B1	B2	В3	B4	B4
0.5 to 1 mounting height to lighting boundary and properly oriented	В0	B1	B2	В3	В3
< 0.5 mounting height to lighting boundary and properly oriented	В0	B0	В0	B1	B2
UPLIGHT	**				
Allowed uplight ratings	UO	U1	U2	U3	U4
GLARE					
Allowed uplight ratings	G0	G1	G2	G3	G4

#### LIGHTING ZONES

LZO: NO AMBIENT LIGHTING

AREAS WHERE THE NATURAL ENVIRONMENTWILL BE SERIOUSLY OF ADVERSELY AFFECTED.

#### LZ1: LOW AMBIENT LIGHTING

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

#### LZ2: MODERATE AMBIENT LIGHTING

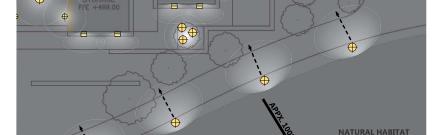
AREAS WHERE LIGHTING MAY TYPICALLY BE USED FOR SAFTY, SECURITY AND CONVENIENCE BUT IT IS NOT NECESSARILY UNIFORM OR CONTINUOUS.

#### LZ3: MODERATELY HIGH AMBIENT LIGHTING

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

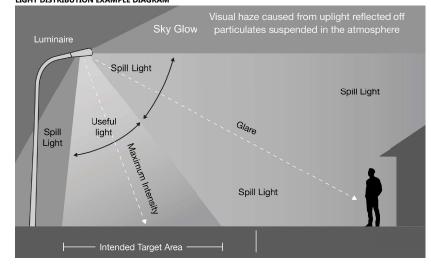
#### LZ4: HIGH AMBIENT LIGHTING

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





**ENLARGED SITE PLAN** 

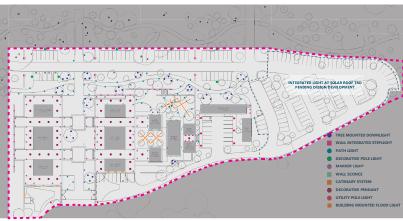




### SITE LIGHTING ANALYSIS

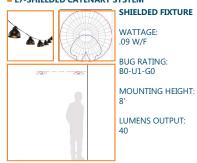
#### **CONDITIONS OF APPROVAL**

- 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 LUMINARE (FIXTURE) SHALL BE 20 FEET ABOVE THE FIN-ISHED GRADE.
- MAXIMUM WATTAGE OF ANY LAMP BULB SHALL BE 100 WATTS.



- - - BUILDING ENVELOPE (APPX. 100' FROM PROPERTY LINE)

#### ■ L7-SHIELDED CATENARY SYSTEM



#### **•L8-DECORATIVE PENDANT**



**FIXTURE UNDER CANOPY** WATTAGE:



MOUNTING HEIGHT:

LUMENS OUTPUT: 350

#### • L1-TREE MOUNTED DOWNLIGHT



WATTAGE: 7 W



MOUNTING HEIGHT:

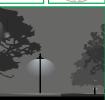
SHIELDED FIXTURE

LUMENS OUTPUT:

#### • L4-DECORATIVE POLE LIGHT







#### SHIELDED FIXTURE

WATTAGE: 9 W BUG RATING: B1-U0-G0



LUMENS OUTPUT: 810

#### L9-UTILITY POLE LIGHT





#### 9 W **BUG RATING:** B1-U0-G0

WATTAGE:

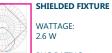
SHIELDED FIXTURE



LUMENS OUTPUT: 810

#### ■ L2-WALL INTEGRATED STEPLIGHT





BUG RATING: B0-U1-G0

MOUNTING HEIGHT"

LUMENS OUTPUT: 275

#### **L5-MARKER LIGHT**





**FIXTURE** 



LUMENS OUTPUT: 140

#### **L10-WALL MOUNTED DOWNLIGHT**







B1-U0-G1 MOUNTING HEIGHT: 10'

**BUG RATING:** 

LUMENS OUTPUT: 1566

#### •L3-PATH LIGHT







MOUNTING HEIGHT:

SHIELDED FIXTURE

LUMENS OUTPUT: 200

SHIELDED FIXTURE

#### ■ L6-WALL SCONCE







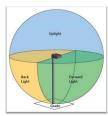
BUG RATING: B1-U0-G0

MOUNTING HEIGHT:

LUMENS OUTPUT:

810

#### **B.U.G. RATING DIAGRAM**



B - Back light U - Uplight

#### 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



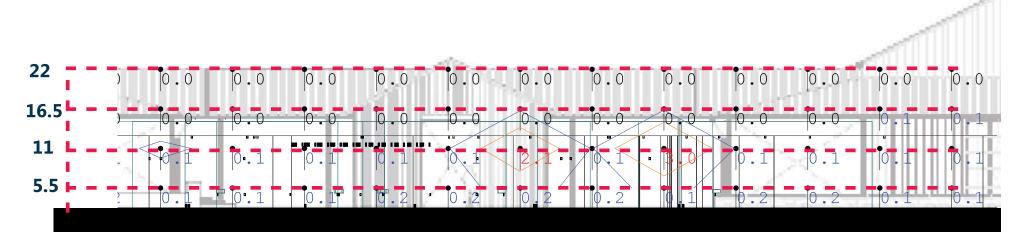


BUILDING ENVELOPE (APPX. 100' FROM PROPERTY LINE)
 \*CALCULATION SHOWS EXTERIOR SITE LIGHTING ONLY\*

**NOT TO SCALE** 







#### 2- SITE LIGHT LEVELS STUDIES AT 22' ELEVATION

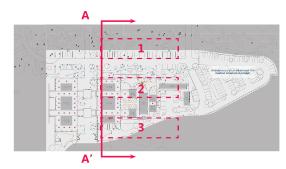
#### **LIGHT LEVELS**

0 FC

.1 FC - 1 FC

1 FC - 2 FC

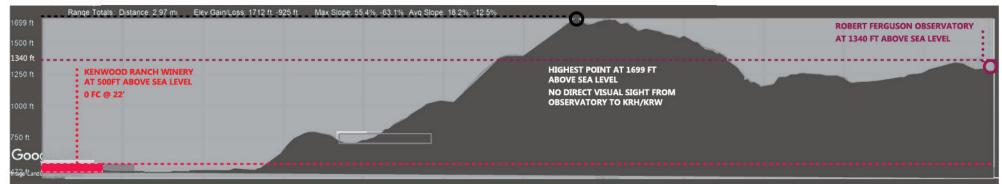
2 FC - 10 FC



SECTIONAL PHOTOMETRIC STUDIES KEY PLAN



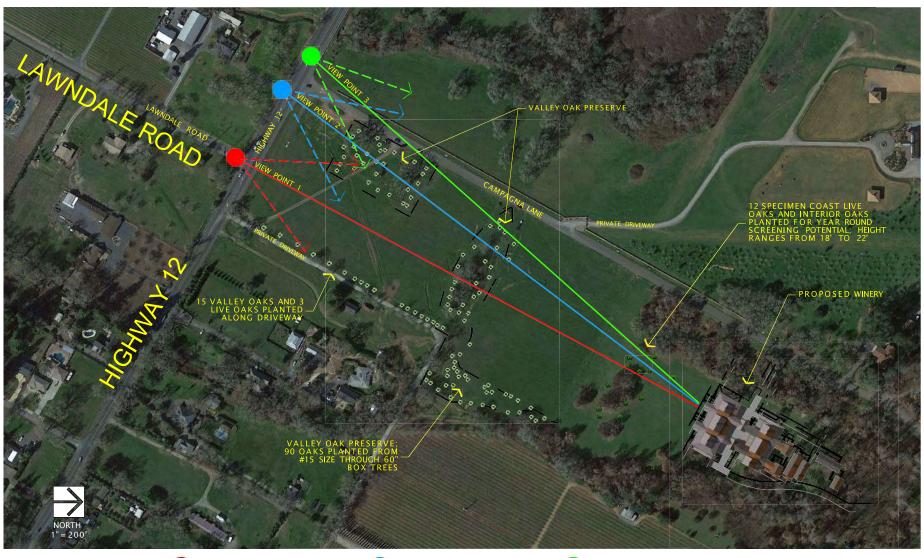




TERRAIN SECTIONAL CUT FOR ELEVATION LIGHT SPILL STUDIES



# **VISUAL ANALYSIS**





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452



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



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

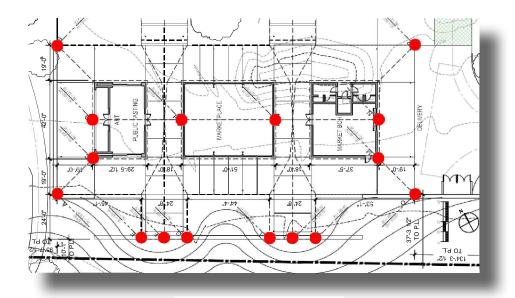
# **CAMERA VIEW POINTS**



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



WINERY SITE STORY POLES ERECTED 9/30/21



MACNAIR

ARCHITECTURE

PROSOD, CALIFORNIA 95452

TEL DOD, BS2288

BA 45900

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409

# STORY POLE PLAN





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

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





Proposed Winery
Visual Simulation
Viewpoint at Year 0 (2021)
Highway 12 at Lawndale Road

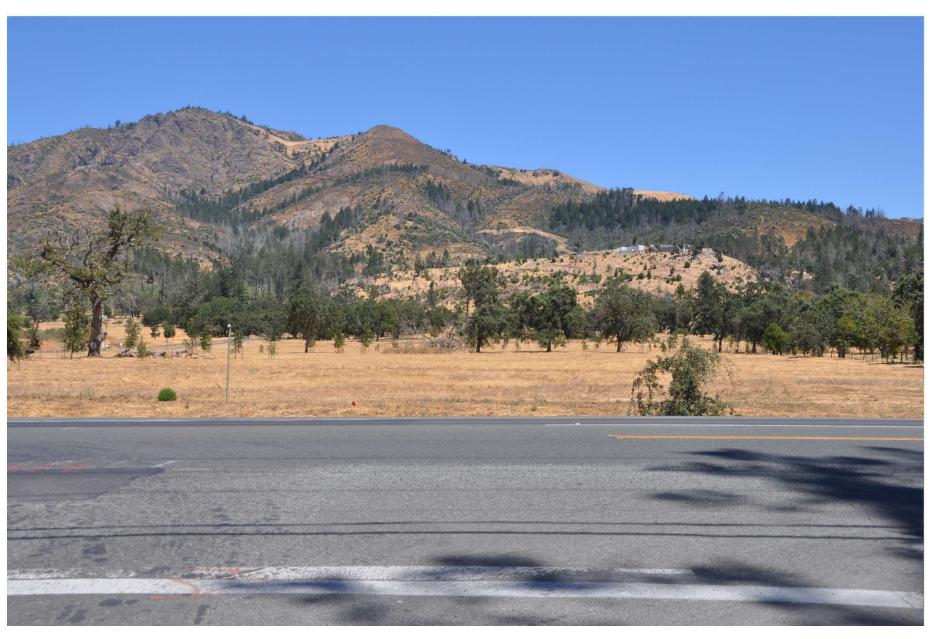
Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





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

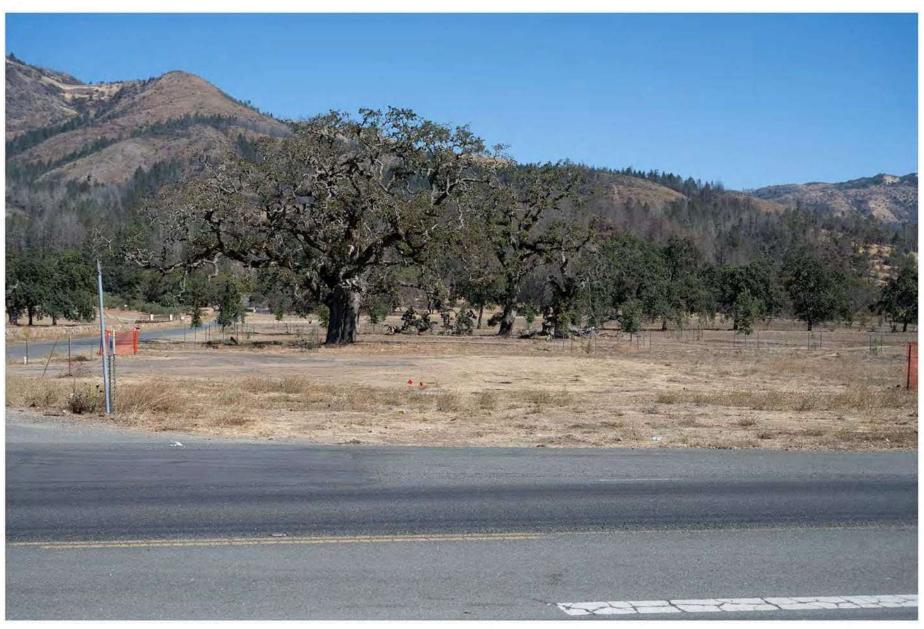
Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





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

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





Existing Conditions (2021) Viewpoint 2 Highway 12 at Private Driveway

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





Proposed Winery
Visual Simulation
Viewpoint 2 at Year 0 (2021)
Highway 12 at Private Driveway

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





Proposed Winery
Visual Simulation
Viewpoint 2 at Year 5 (2026)
Highway 12 at Private Driveway

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





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

Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





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





Proposed Winery Visual Simulation Viewpoint 3 - Year 5 (2026) Highway 12 at Campagna Lane Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409





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%
SUBSTANTIALLY SIMILAR USE
SUBSTANTIALLY SIMILAR LAYOUT
SUBSTANTIALLY SIMILAR MATERIALS
LESS VISIBLE FROM PUBLIC ROADS



### **REBUTTAL**

# The applicant respectfully reserves time for rebuttal