



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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April 13, 2017

Park Bench Cellars, LLC.
Attn: Michael S. Pecherer
24 Rio Vista,
Orinda, CA 945663

**RE: Administrative Minor Revision to Park Bench Cellars Design Review
Project File No. DR15-0004-R
APN: 043-030-30**

Dear Mr. Pecherer,

Planning Services staff has reviewed the request for the modifications to the approved Park Bench Cellars project under Design Review Permit DR15-0004-S (Exhibit A). As detailed in the request letter (Exhibit B), the proposed modifications consist of:

- Expansion of an approximately 2,868 square-foot tasting room with a commercial kitchen and approximately 3,329 square-foot patio (Exhibit D);
- Removal of previously approved 3,570 square-foot storage building with a 1,530 square-foot crush pad for processing, fermentation, and barrel and case storage (Exhibit D);
- Revised Lighting Plan (Exhibit E)

In accordance with original Condition of Approval No.1, and given that the proposed revisions are minor in nature and pose no adverse environmental effects, Design Review DR15-0004-R is deemed substantially conforming to the approved DR15-0004-S and is hereby administratively approved. Exhibit C detail the revised conditions of approval.

Should you have any questions please contact Efren Sanchez at (530) 621-6591 or efren.sanchez@edcgov.us.

Sincerely,

ROGER P. TROUT
Development Services Director

By: 
Efren Sanchez, Assistant Planner

- Exhibits:**
- A. Approved Original Park Bench Cellars- Site Plans & Elevations**
 - B. Request Letter**
 - C. DR15-0004-R Revised Conditions of Approval**
 - D. Approved Revised Site Plan**
 - E. Approved Revised Lighting Plan**

- Cc. Rich Briner, County Surveyor**
Dave Spiegelberg, Transportation Division
Brandon McKay, El Dorado County Fire District
Mike Brink, El Dorado Irrigation District
Bryan Vyverberg, Environmental Management
Katie Jackson, Long Range Planning

File



PARK BENCH CELLARS WINERY AND TASTING ROOM APN 043-030-30

PRELIMINARY PLANNING REVIEW

LOCATION: 3400 CARSON ROAD
PLACERVILLE, CA 995667

OWNER: MICHAEL PECHERER
24 RIO VISTA
ORINDA, CA 94563

ARCHITECT: JEFFREY SUPRAN A.I.A.
10 COUNTRY CLUB PLAZA
ORINDA, CA 94563

ZONING: C

CONSTRUCTION: TYPE V 1HR

BUILDING HEIGHT: 1 STORY

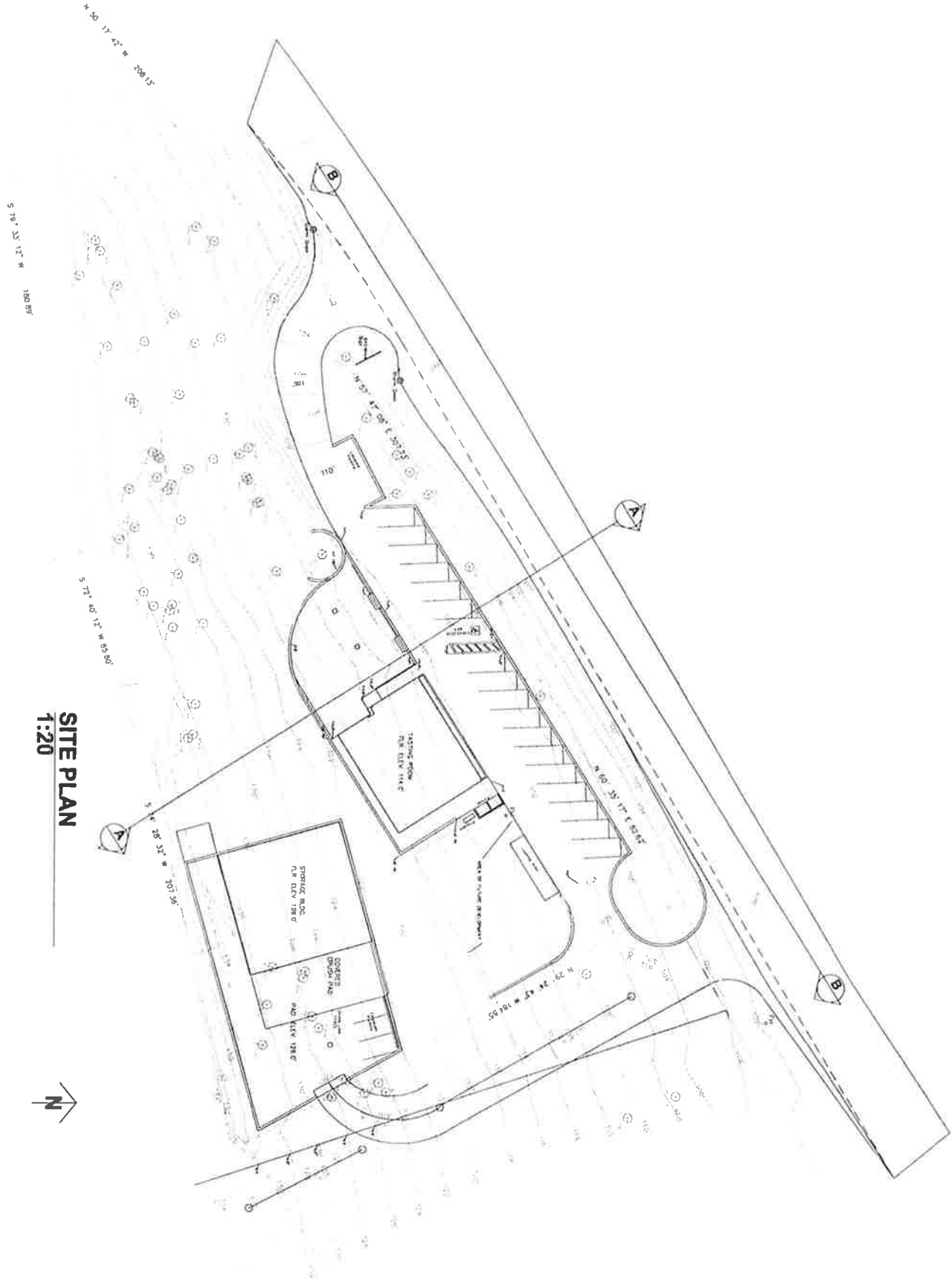
AREAS: TASTING RM.:
CUSTOMER: 1,600 S.F.
EMPLOYEE: 1,102 S.F.
STORAGE: 3,570 S.F.
CRUSH PAD: 1,530 S.F.
PATIO: 2,584 S.F.
CUT: 1,800 C. Y.
FILL: 1,300 C. Y.

GRADING: 16 SPACES
ADA: 1 VAN, 1 SPACE
MISC.: 1 LIMO., 1 LOADING

LEGEND

- A-1 COVERSHEET
- A-2 SITE PLAN
- A-3 SITE SECTIONS
- A-4 TASTING ROOM PLAN PLAN
- A-5 STORAGE BUILDING
- A-6 ELEVATIONS
- A-7 DRAINAGE PLAN
- A-8 LANDSCAPE PLAN
- A-9 GRADING PLAN
- A-10 LIGHTING PLAN(EXTERIOR)





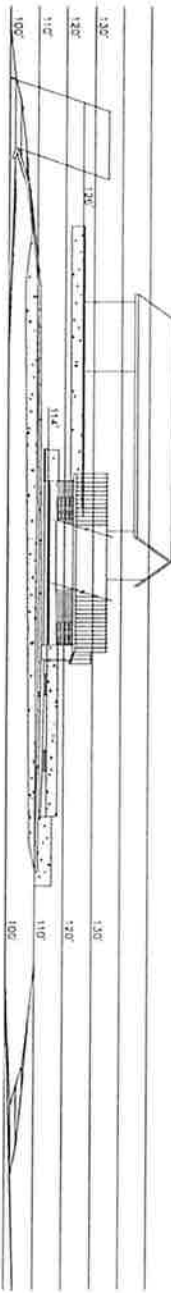
SITE PLAN
1:20

Exhibit F-2

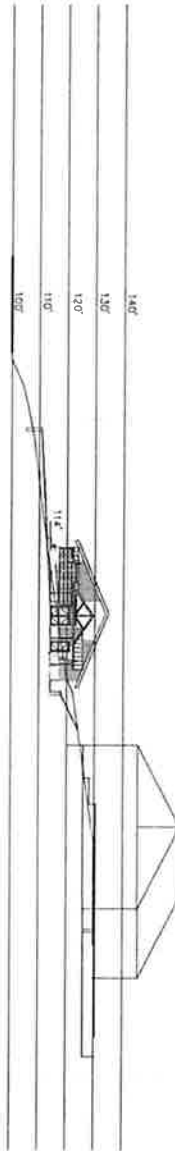
	<p>Jeffrey Supran A.I.A. Architect 101 Camino El Estero, Placerville, CA 95361 925.231.2100 jst@jeffreysupran.com</p>	<p>PARK BENCH CELLARS 3400 CARSON ROAD PLACERVILLE, CA 95667</p>	<p>SITE PLAN</p>	<p>REV. NO.</p>	<p>DATE: SCALE: 1:20</p>	<p>DRAWING NO. A-2</p>
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Exhibit F-3

SITE @ ROAD SECTION B-B
1:20



SITE SECTION A-A
1:20



**Jeffrey
Supran A.I.A.**
Architect
19120 Highway 168, Suite 100, Placerville, CA 95667
951.234.2248 jsup@jeffreysupran.com

PARK BENCH CELLERS
3400 CARSON ROAD
PLACERVILLE, CA 95667

SITE SECTIONS

REV. NO.

DATE:
SCALE:
1:20

DRAWING
NO.
A-3

TASTING ROOM PLAN
 1/4" = 1'-0"

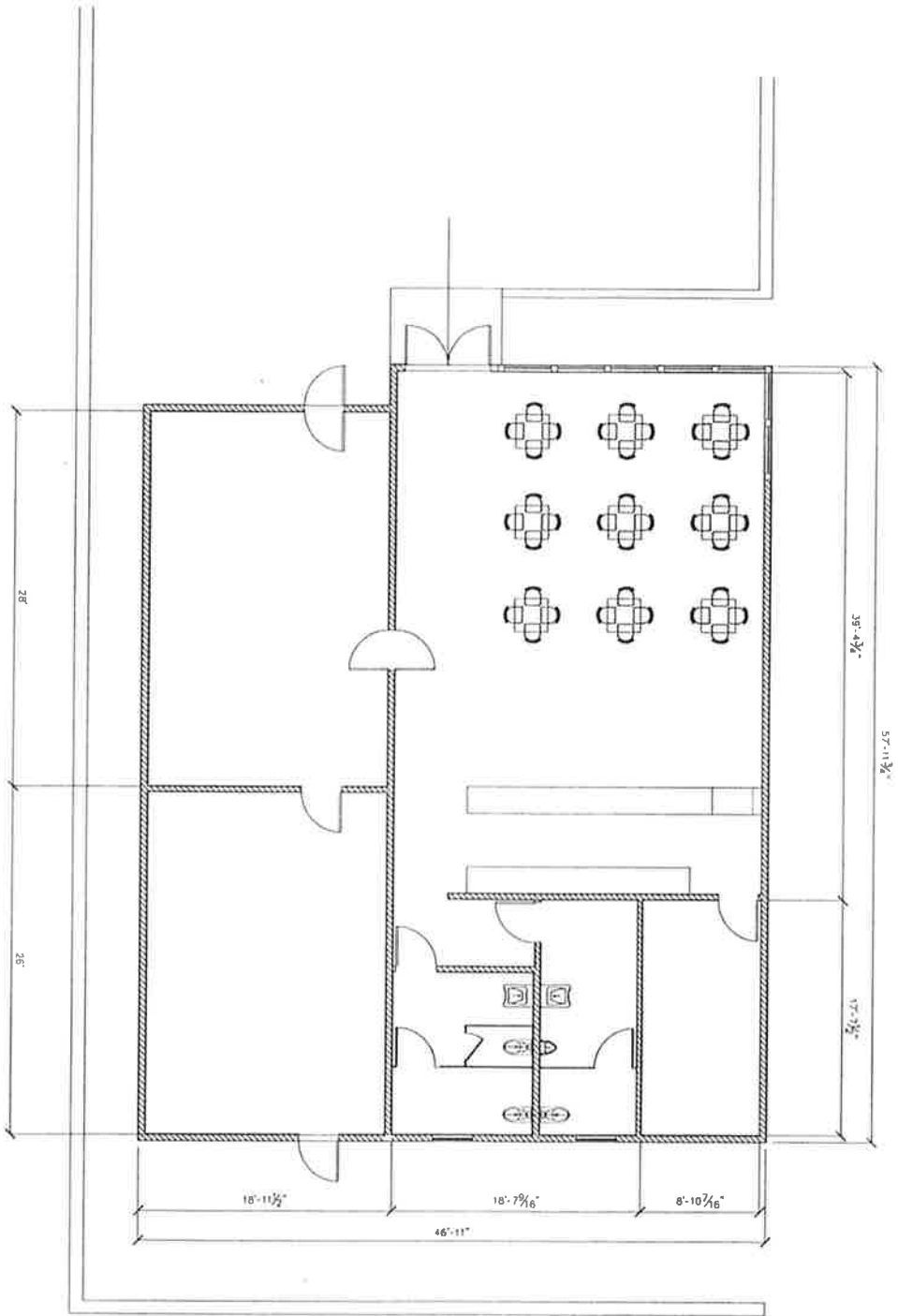


Exhibit F-4



Jeffrey Supran A.I.A.
 Architect
 10 Country Club Plaza - 11944a, C.R. 95161
 925.233.2104 jst@jeffreysupran.com

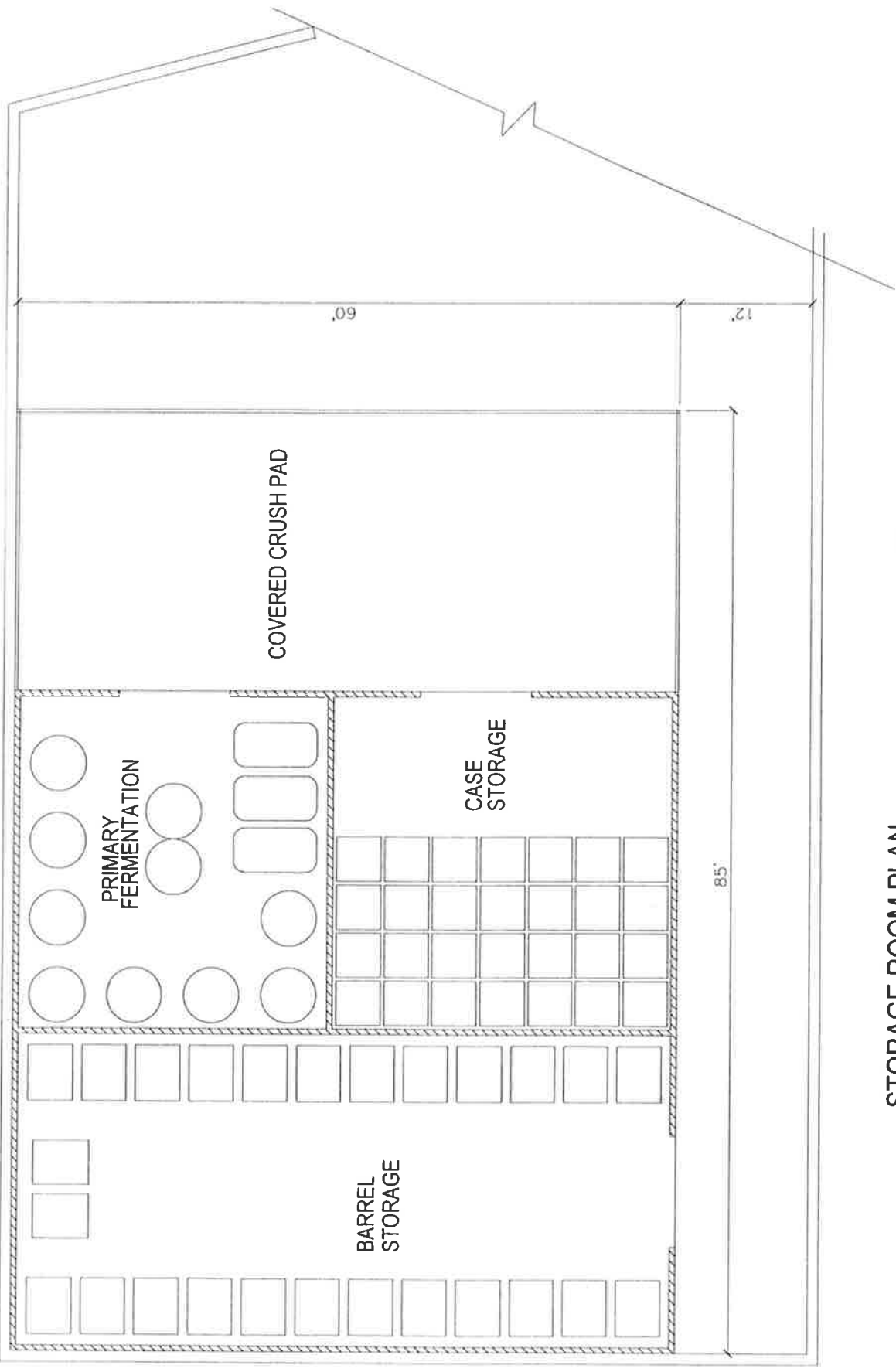
PARK BENCH CELLARS
 3400 CARSON ROAD
 PLACERVILLE, CA 95667

TASTING ROOM

REV. NO.

DATE:
 SCALE: 1/4" = 1'-0"

DRAWING NO.
A-4



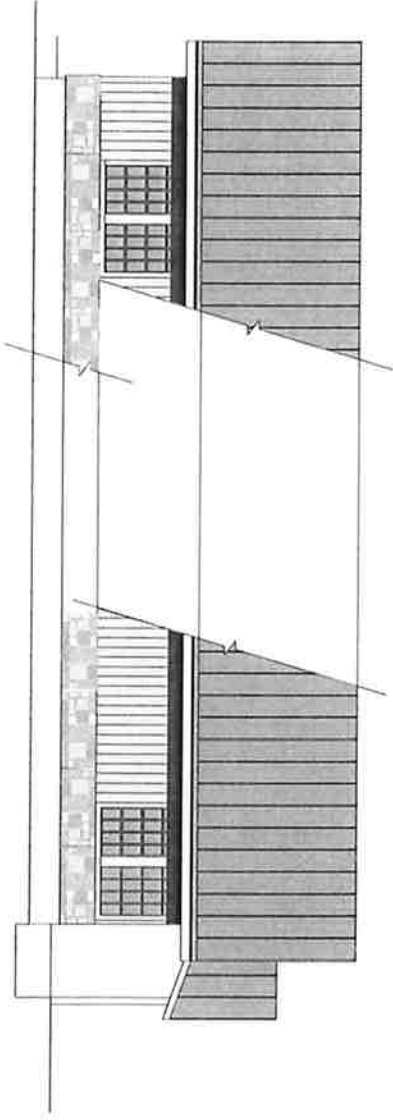
STORAGE ROOM PLAN

1/4"=1'-0"

Exhibit F-5



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

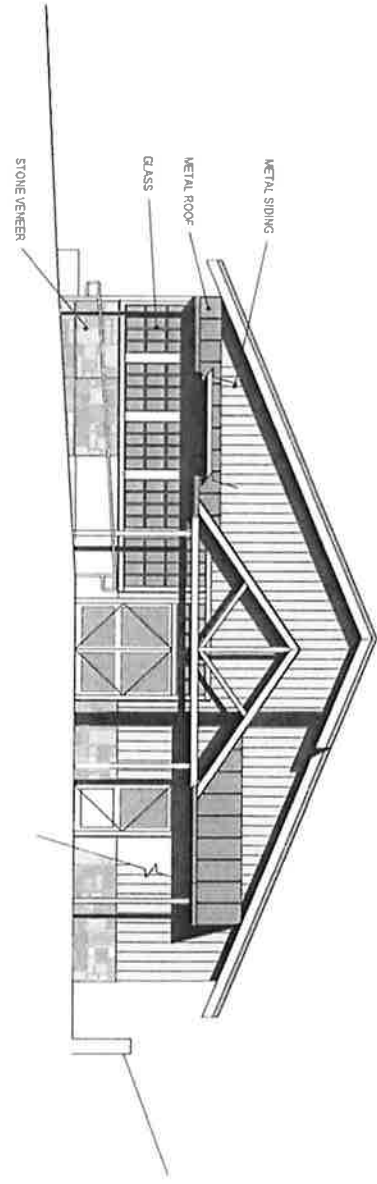
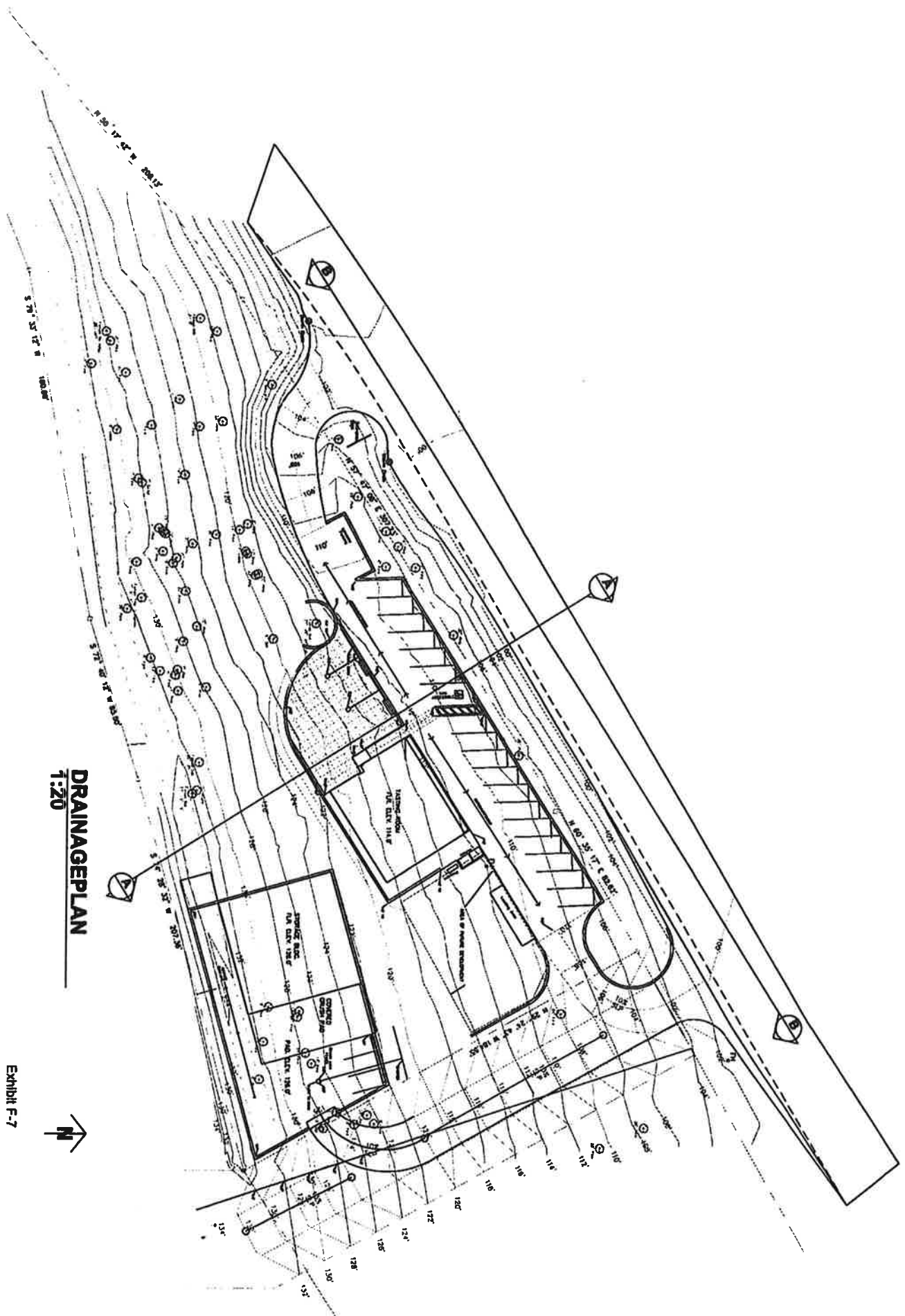


Exhibit F-6

	<p>Jeffrey Supran A.I.A. Architect 10 Country Club Place - Nevada, CA 95961 916.233.2266 - info@jeffreysupran.com</p>	<p>PARK BENCH CELLERS 3400 CARSON ROAD PLACERVILLE, CA 95667</p>	<p>NORTH-WEST ELEVATIONS</p>	<p>REV. NO.</p>	<p>DATE: SCALE: 1/4"=1'-0"</p>	<p>DRAWING NO. A-6</p>
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DRAINAGE PLAN
1:20

EXHIBIT F-7



	<p>Jeffrey Supran A.I.A. Architect 14000 Highway 156A, Placerville, CA 95667 951.231.1100</p>	<p>PARK BENCH CELLARS 3400 CARSON ROAD PLACERVILLE, CA 95667</p>	<p>DRAINAGE PLAN</p>	<p>REV. NO.</p>	<p>DATE: SCALE: 1:20</p>	<p>DRAWING NO. A-7</p>
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Jeffrey Suprenant A.S.P.
 Architect
 1400 CARSON ROAD
 PLACERVILLE, CA 95667
 530.273.1888 jsuprenant.com

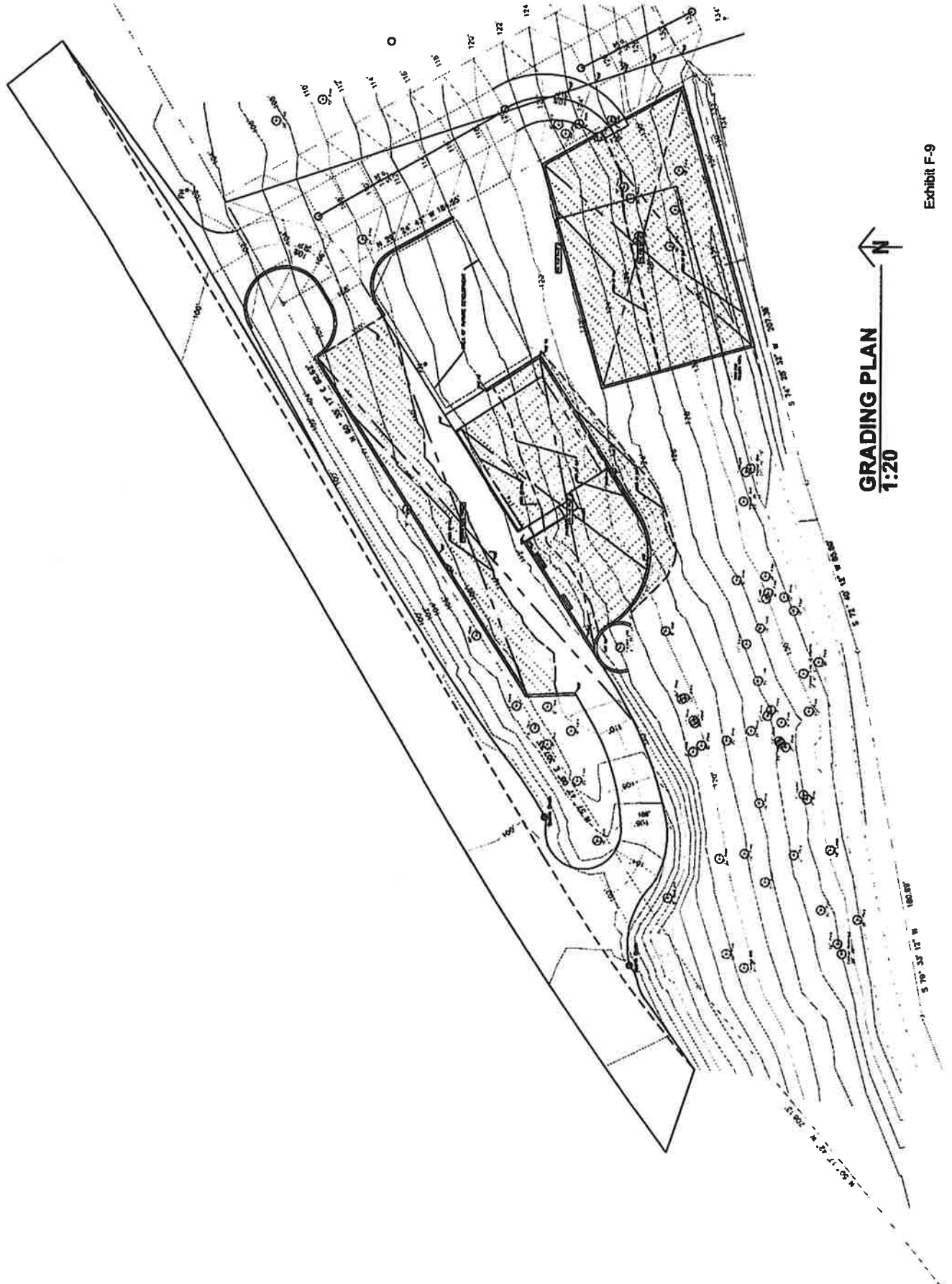
PARK BENCH CELLARS
 1400 CARSON ROAD
 PLACERVILLE, CA 95667

GRADING PLAN

REV. NO.

DATE:

SCALE: 1:20
 DRAWING NO. **A-9**



GRADING PLAN
1:20

Exhibit F-9

