



PLANNING COMMISSION STAFF REPORT

ITEM NO. 4.1

DATE: May 5, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: **THIS ITEM HAS BEEN CONTINUED TO THE MAY 19, 2026, PLANNING COMMISSION MEETING**

Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on and-off site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence.

RECOMMENDED ACTION

DECISION TYPE

Quasi-judicial

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Michele Donley
Division Clerk

