



J. Kapolchok

+ Associates

Land Use Planning
Urban Design

**Hop Kiln Winery
Proposal Statement
Amended Use Permit**
June 2013

Applicant/Agent: J. Kapolchok & Associates
843 Second Street
Santa Rosa, CA 95404

Architect: Neil Peoples, AIA
551 Mendocino Avenue
Santa Rosa, CA 95401

Owner: Westside Grapes LLC
David DiLoreto, Manager
6050 Westside Road
Healdsburg, CA 95448

Location: Hop Kiln Winery
6050 Westside Road
Healdsburg, CA 95448

APN: 110-160-016 and 11 and 110-160-006

Site Size: 78.84 acres

General Plan: Land Intensive Agriculture/60 acre density

Zoning: LIA-B6-60-Z-BR-F1/F2-HD-SR-VOH

Proposal: The request is for a Use Permit to allow an increase in production, number of employees, and barrel storage; removal of the existing triple wide commercial coach, single wide trailer, metal canopy and canvas awning; relocation of wine production tanks within the new covered crush pad space and securing of wine tanks (as required); use of the Victorian residence for promotional/marketing accommodations; and, the storage of case goods in an existing barn on the west side of Westside Road (property joined with the main Hop Kiln parcel through a lot line adjustment).

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