

Adobe Associates, Inc. JN 16284  
 PM: David R. Brown, Principal Engineer  
 Client: Arthur & Tracy Torano  
 Site: 21020 Geyserville Avenue, Geyserville  
 APN: 140-100-008

## Proposal Statement Use Permit-Design Review

### Geyserville MIXED USE PROJECT

#### Project Overview

The applicant intends to build on a vacant property that used to be a gas station, regrade and install a mixed-use project with approximately 1,342 SF of commercial space with 2- 671 SF residential units above the retail space.

The site used to be a Gas Station that was removed in 1999 including the tanks and piping. The site went thru a cleanup process and was recently (10/14/2016) issued a "No Further Action Required" letter. The site is on the corner of Geyserville Avenue and Depot Street (Highway 128) and has no existing frontage improvements other than a paved shoulder used for parking.

#### Retail Use

This proposed project shall include some 1,342 gross square feet of enclosed retail/support spaces, subdivided into 3 separate spaces. Of that 1,342 square feet 338 square will be designated for storage area and 60 square feet will be designated for common unisex restrooms. One space will be used for wine tasting and retail wine sales. Another space will be used for retail clothing sales and the third space will be a future retail tenant.

#### Housing

2 residential units are proposed above the first-floor retail space. The units would be approximately 670 square feet in size and be one to two-bedroom units.

### **Parking and Access**

Access to the site will be provided from Geyserville Avenue and Highway 128. Parking is proposed to be provided onsite and offsite with a total of 9 spaces. There will be 6 spaces provided onsite, which includes one van accessible space. There will be an additional 3 spaces along the property frontages to Geyserville Avenue and Depot Street. The 986 square feet of retail use requires 5 parking spaces, the 338 square feet of retail storage requires 1 parking space, and the 2 residential units requires 2 parking spaces, totaling 8 required parking spaces. Given that the residential parking demand will occur in the evening and the retail parking demand will occur during the day, the proposed 9 parking spaces can adequately serve the proposed site.

### **Water and Sewer Service**

The site will be served by public water and sewer.

### **Zoning**

Current Zoning of the property is C3 (General Commercial). The applicant is requesting to rezone the property to C2. C2 allows for the wine tasting and wine sales, but a Use Permit will be required for the proposed mixed-use.