

Geyserville Planning Committee Minutes

Strategic Meeting

May 22, 2018
7:00 to 9:00 pm

Present: Paul Connors, Ryan Petersen, Daisy Damskey, Walter Kieser and Bryce Jones and Hal Hinkle
Absent: David Luebke

1. Approval of Minutes and Meeting Agenda

Minutes of the May 15th GPC Meeting were reviewed and as amended and approved on a voice vote following a motion to approve by Committee member Connors which was seconded by Committee member Kieser.

2. Pending Project Update

Committee member Connors provided a brief update on the pending Tap Room Use Permit. No action was taken.

3. Project Presentations

The Torano Building Rezoning and Use Permit Application to PRMD (PLP18-0015) was formally presented by the Applicant, Art Torano and his project team. This presentation follows four other appearances by Mr. Torano at the GPC to present and discuss his project. This presentation was intended to provide the broader Geyserville community a chance to express their opinions and concerns regarding the project leading to a formal action by the GPC.

During the lively public hearing by Chairperson Damskey, a variety of issues were raised including parking impacts and how they will be mitigated, the potential that any alteration to sidewalks or on-street parking could trigger Caltrans action to require bike lanes on Highway 128 or other mitigation (that will not be revealed until Caltrans responds, independently, to the County's referral), and the building's design consistency with other nearby buildings in Geyserville. Other issues included engineering details and the possibility of "undergrounding" aerial utilities adjacent to the site.

Following the closing of the public hearing and a series of comments by Committee members Committee member Kieser made a motion, seconded by Committee member Jones, instructing Committee member Connors will prepare a response letter to PRMD (regarding application PLP18-0015) containing the following recommendations:

- a. Assure that the Code-based parking requirements, plus any loss of on-street parking, is met either onsite or in designated off-site locations
- b. GPC is concerned and opposed to any action by Caltrans related to this or other projects along SR 128) that would require bike lanes resulting in loss of on-street parking.
- c. Explore the possibility of undergrounding existing aerial utilities in existing sub-grade conduit located along SR 128.

- d. Given the location and high profile of the site, assure that the final design of the Torano Building and its materials are consistent and fitting with the existing design themes and materials in Geyserville

Committee member Connors was given editorial control for the precise wording of the letter capturing the intent of the motion.

Following additional discussion on the motion, Chairperson Damskey allowed additional public question and comment. Following this additional discussion, the vote was call and the motion was approved unanimously on a voice vote.

The GPC meeting of May 22, 2018 was adjourned at 8:45pm. The next meeting of the GPC, a “work session” meeting, will be held on Tuesday, June 19, 2018. The meeting is open to the public.