



*Town of Yountville*

*"The Heart of the Napa Valley"*

## N O T I C E   O F   P E N D I N G   A C T I O N

**NOTICE is hereby given** that the Yountville Planning Department shall administratively approve the following project at the conclusion of a ten-day review and comment period commencing from the posting date below:

<b>APPLICANT:</b>	Adam Perry Lang (restaurant) / Vintage Estate (property owner)
<b>SITE LOCATION:</b>	6539 Washington Street
<b>ASSESSOR PARCEL NUMBER:</b>	APN 036-330-006
<b>APPLICATION SUMMARY:</b>	Transfer of an existing use permit for a 120 seat restaurant from Vintage Estate to Adam Perry Lang (APL) and minor design modifications for the associated tenant improvement. All exterior modifications will be made to back of house (west-facing, rear elevation) and will be designed to match existing. Design modifications include an 825 square foot addition that is di minimus in nature and in compliance with the Yountville Municipal Code.
<b>ENVIRONMENTAL REVIEW:</b>	Categorically Exempt per California Environmental Quality Act Guidelines Class 1, Existing Facilities

Pursuant to Section 17.156.050 of the Yountville Zoning Ordinance, the Planning Officer has determined that the proposed modification in use is the same or substantially similar to the original use and no new permit is required, based on the following findings:

1. The use is clearly a use permitted by use permit in the applicable land use designation;
2. The findings made in approving the original use can also be made for the proposed new use; and
3. The conditions imposed on the existing use permit are applicable to the new use and the standards of the Zoning Ordinance and Title 18, Design Standards, do not require the imposition of any new conditions.

Further, the Planning Officer has determined that the proposed improvements comply with all applicable design standards and is within the intent and objectives of the Zoning Ordinance and Design Ordinance. The scope of the proposed design improvement is deemed by the Planning Officer to be minor and incidental and, therefore, exempt from the Design Review procedures per Section 17.144.040 of the Yountville Zoning Ordinance. All interested parties are invited to comment on this project proposal during the review period.

**This determination by the Planning Officer granting approval of the use and design aspects of the project as described above may be appealed to the Town Council by submitting the basis for the appeal in writing to the Planning Department during and within the ten-day review and comment period.**

**FURTHER INFORMATION** on the above project may be obtained or viewed at Town Hall during regular office hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. Questions or concerns may be directed to the Planning Department at 944-8851 or by emailing Sandra Liston, Planning Director at [sliston@yville.com](mailto:sliston@yville.com).

Date Posted: June 6, 2019

*/s/ Sandra Liston*  
Sandra Liston, Planning Director