



Town of Yountville

"The Heart of the Napa Valley"

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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:

APPLICANT:	Hillstone Restaurant Group
SITE LOCATION:	6795 Washington Street
ASSESSOR PARCEL NUMBER:	APN 036-032-010, -011, -012
APPLICATION SUMMARY:	<p>Minor design and use modifications to the R+D Kitchen patio and bosque. The approved culinary garden adjacent to the rear parking lot has been eliminated and will be replaced with an approximately 248 square foot airstream trailer mounted to a permanent foundation. The trailer will serve as a vending kiosk for R+D Kitchen and dispense prepackaged sandwiches, sides, and non-alcoholic beverages. The kiosk will operate within the approved hours for R+D Kitchen.</p> <p>The kiosk will serve as the point of sale for consumption on the R+D Kitchen patio, where full service dining has been eliminated and only limited appetizer service has been retained. The elimination of full service dining on the patio for the unserved consumption of prepackaged items prepared by R+D Kitchen is a trade-off between uses. Accordingly, the project will require Use Permit Amendment approval for any future modification or restoration of full service dining on the R+D Kitchen patio.</p> <p>The bosque will serve as an overflow area for unserved consumption of the prepackaged items. Since the bosque serves as the project open space, only unserved use of the bosque is permitted; no formal service is allowed.</p> <p>Consumption of prepackaged items on the patio will not increase the required parking as the patio seats have already been calculated into the minimum parking count. The 248 square foot vending kiosk, however, will require an additional two parking spaces. The approved parking lot at Washington Square includes nine overflow parking spaces, two of which will be allocated to the modification in use.</p> <p>The vending kiosk adds 248 square feet of building area to the Washington Square site, increasing the FAR from 0.211 to 0.214, which is within the allowable standard of 0.25.</p>

ENVIRONMENTAL REVIEW:	Categorically Exempt per California Environmental Quality Act Guidelines Section 15301, Existing Facilities
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The Planning Officer has determined that the proposed improvements comply with all applicable design and use modification 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.

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.

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 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 Smith, Associate Planner, at ssmith@yville.com.

Posted: November 23, 2011

/s/ Sandra Smith
Sandra Smith, Associate Planner