



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:	The Pilates Reserve
OWNER:	Joe Rossi
SITE LOCATION:	Piazza Quercia 6484 Washington Street, Suite B
ASSESSOR PARCEL NUMBER:	APN 036-361-001
APPLICATION SUMMARY:	Administrative Use Permit for a Pilates studio in a 727 square foot second-floor space at Piazza Quercia. The Pilates Reserve will serve an average of 8 clients per day and will operate on an appointment only basis for daytime and occasional early evening sessions. The use will be reviewed by Town staff following a six-month period of full operation.
ENVIRONMENTAL REVIEW:	Categorically Exempt per California Environmental Quality Act Guidelines Section 15301, Existing Facilities

The Planning Officer has determined that the proposed use complies with all applicable standards and is within the intent and objectives of the Zoning Ordinance and Design Ordinance. The proposed use is deemed by the Planning Officer to be similar in kind to uses that are permitted with staff level approval per Section 17.52.035 (Permitted Uses in the Residential-Scaled Commercial Zoning District) 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 Administrative Use Permit approval of the project 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 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: December 18, 2013

/s/ Sandra Smith
Sandra Smith, Associate Planner