



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:	JCB Tasting Salon / Atelier by JCB
SITE LOCATION:	6505 Washington St
ASSESSOR PARCEL NUMBER:	APN 036-081-011
APPLICATION SUMMARY:	Amendment to existing Use Permit to modify the hours of operation to allow Atelier to open at 7am for morning coffee/pastry service. This is two hours earlier than the approved opening hour of 9am that applies to both JCB and Atelier. The proposed modification to the hours of operation is generally consistent with other morning retail operations in the downtown core and is not expected to have an impact. No changes to the approved 9pm closing time are proposed.
ENVIRONMENTAL REVIEW:	Categorically Exempt per California Environmental Quality Act Guidelines Section 15301, 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.

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 Liston, Planning Director, at sliston@yville.com.

Posted: May 3, 2017

/s/ Sandra Liston
Sandra Liston, Planning Director