



NOTICE OF PENDING ACTION

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:	Bouchon Bakery
SITE LOCATION:	6528 Washington Street
ASSESSOR PARCEL NUMBER:	APN 036-061-021
APPLICATION SUMMARY:	Minor design modifications to the exterior of the Bouchon Bakery building to improve customer circulation. The northwest corner of the building will be squared off and approximately 35 square feet of building area will be added, a new Washington Street door on the west elevation will be added for ingress, and a courtyard facing door on the north elevation will be added for egress. Window openings will be moved and modified, existing sconces will be relocated, and new planter boxes to facilitate circulation will be constructed. Also proposed is an approximately 20 square foot addition for a janitor's supply closet that will be located at the rear of the structure on the east elevation. The project site currently exceeds FAR standards, but the proposed additions are deemed de minimus and minor.
ENVIRONMENTAL REVIEW:	Categorically Exempt per California Environmental Quality Act Guidelines Section 15301, Existing Facilities

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

Posted: November 23, 2011

/s/ Sandra Smith
Sandra Smith, Associate Planner