



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:

APPLICANT:	Dennis and Candice Brown
SITE LOCATION:	1926 Oak Circle
ASSESSOR PARCEL NUMBER:	APN 036-381-002
APPLICATION SUMMARY:	Minor design modifications to the rear yard of the subject property consisting of construction of: (1) A 216 square foot landscape element with a vent-less fireplace in the northwest corner of the backyard. The 11'-3" tall structure will be open on three sides, roofed, and setback five feet from the west property line and 9'-7" from the north property line. (2) A 120 square foot landscape element in the northeast corner of the backyard. The 9'-6" tall structure will be open on all four sides, with an open trellis cover, and setback five feet from the east property line and 9'-5" from the north property line.
ENVIRONMENTAL REVIEW:	Categorically Exempt per California Environmental Quality Act Guidelines Section 15301, Existing Facilities

The Planning Officer has determined that the proposed improvement(s) complies 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: June 26, 2012

/s/ Sandra Smith
Sandra Smith, Associate Planner