



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:	Jeff Steen / Pacific Blues
SITE LOCATION:	6525 Washington Street
ASSESSOR PARCEL NUMBER:	APN 036-330-009
APPLICATION SUMMARY:	<p>Minor design modification to the back deck of Pacific Blues, including a 300 square foot westward expansion of the deck and installation of a wood trellis with a glass reinforced polyester resin cover over a portion of the deck.</p> <p>In 2007, the Town Council approved Design Review for a deck expansion and cover, but the approval expired in 2012 before the improvements were constructed. The proposed improvements are substantially similar in terms of size, materials, and colors with the approved design and are consistent with the Town's Zoning and Design Ordinances.</p>
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 7.3.d 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: May 14, 2013

/s/ Sandra Smith
Sandra Smith, Associate Planner