



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: Craig Camp / Cornerstone Cellars

SITE LOCATION: 6505 Washington St

ASSESSOR PARCEL NUMBER: APN 036-081-011

APPLICATION SUMMARY: Amendment to existing Use Permit to allow the transfer of Cornerstone Cellars from Building C to Suites 5 & 6 formally occupied by the Yountville Health Club. Cornerstone Cellars will continue to operate a wine tasting room in this new location along with secondary retail in order to satisfy the retail diversity requirement.

The space is a total of 1316 square feet, with a total of 964 square feet of wine retail & 443 square feet of non-wine retail. The non-wine retail will include Kurt McCracker Ceramics, Susan Camp Jewelry, Yount Street Glass and art gallery space. The square footage allotted to this non-wine retail satisfies the Town's requirement. Large retail displays will occupy the main floor area, with a dressing room at the northwest corner of the space.

The applicant is requesting to relocate their existing signage from Building C to replace those currently used for the Health Club. Any additional signage will be reviewed in accordance with Town of Yountville requirements at a later date.

No other changes to the use permit 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 Marlene Demery, Interim Planning Director, at mdemery@yville.com.

Posted: March 4, 2015

/s/ Marlene Demery
Marlene Demery, Interim Planning Director