

Master Use Permit Amendment | Project Description

Background

The applicant operates a wine tasting and education room at 6711 Washington St (APN 036-440-001; "Ma(i)sonry"), and a full-service restaurant at 6725 Washington St (APN 036-032-008; "RH Gallery"). Together, Ma(i)sonry and RH Gallery are referred to as the "RH Campus."

Ma(i)sonry and RH Gallery operate under a Master Use Permit, granted by the Town of Yountville pursuant to various approvals, including Resolution Nos. 15-3264, 17-3433, and 18-3511. Under the Master Use Permit, the seat count for RH Gallery is 54 seats and Ma(i)sonry is 30 seats. Parking for RH Gallery and Ma(i)sonry guests and employees is currently provided on-site. The applicant seeks to increase its seating capacity by developing off-site parking near the RH Campus, located at Yountville Community Park between the intersections of Washington St and Lincoln Ave and Washington St and Jackson St (the "YCP Lot"), pursuant to a lease agreement with the Town. The applicant and Town have reached an agreement for the lease and associated improvements to the YCP Lot.

A copy of the Parking Plan for the YCP Lot is enclosed with the application.

Project Summary

As part of this modification to the Master Use Permit, the applicant seeks to:

- (1) Incorporate off-site parking at the YCP Lot, including 23 parking spaces exclusive to the uses on the RH Campus as shown in the enclosed Parking Plan.
- (2) Increase RH Gallery's seat count by 16—from 54 seats to 70 seats, indoors or outdoors. As an applicant-sponsored condition of approval for the project, 8 of the 16-seat increase will be immediately available upon approval of this application and the remaining 8 seats would be available upon completion of the construction of the off-site parking lot; provided, however, that RH has not been issued a notice of violation, abatement order, or an administrative citation by the Town for a period of 6 months after May 1, 2020 which has not been satisfactorily resolved.

There are no physical modifications requested to the RH Campus; the physical changes to the YCP Lot are limited in nature. The applicant will continue to meet the criteria and findings for approval under the Master Development Plan with the proposed changes.

Application of the California Environmental Quality Act (CEQA)

Subject to the lead agency's approval, the project should be categorically exempt from CEQA pursuant to a Class 1 Categorical Exemption (Existing Facilities) due to the negligible use expansion of the RH Campus, and a Class 4 Categorical Exemption (Minor Alterations To Land) as grading activities would occur on land that is less than 10% slope and one acre in size. (CEQA Guidelines §§ 15301 & 15304.) Exemptions may be combined to exempt a project, and each exemption is not required to cover the whole project, so long as the whole project is covered by the combined exemptions. (See *Surfrider v. Cal. Coastal Commission* (1994) 26 Cal.App.4th 151.) The exceptions to CEQA categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are inapplicable as the project area is in an urbanized area with no environmentally sensitive habitats or species of concern and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment.