

6764 Washington Street Written Project Description:

This application presents the proposed scope of work for the rehabilitation of Pancha's of Yountville located at 6764 Washington Street. Pancha's is a beloved local institution offering a unique and casual atmosphere in the heart of Yountville. The business activity will remain as a historic dive bar and wine/beer garden with a focus on community. Pancha's will continue to cater to a diverse crowd, attracting Veterans, locals and tourists. The bar features a pool table, card room, TVs for sports and a place to unwind inside or outside in the garden.

Pancha's will maintain a community focus by supporting local events and sports and providing a gathering place for residents to honor special occasions. We will be promoting community events making Pancha's the "Cheers" of Napa Valley. Where people in the know want to go!

Proposed Hours of Operation:

Sunday - Thursday

10:30a.m - 12a.m

Friday - Saturday

8am- 2am

Employees:

Sunday - Thursday 2

Friday - Saturday 4

Proposed Building Project:

The existing structure is in need of repair. The existing building is a 1,282 square foot single-story structure with covered porches at the front and back. The maximum height of the building is (and will remain) 16'-2". The property is accessed directly from Washington Street. There will be five parking spaces on site. Tacos Garcia will continue to operate from the property per the use permit.

The goal of the project is to preserve the existing building while exposing and restoring the original forms and finishes. The existing stucco on the street façade parapet will be removed to expose the original horizontal wood siding. The proposed work on the building includes a 212.3 square foot addition to the rear of the structure. This added space is needed to create ADA compliant restrooms, dry storage, janitorial and employee service areas and a refuse bin enclosure per current building and health codes. The interior of the building will continue to contain memorabilia from the original owner's including local vintage photos of Yountville and the Napa Valley.

Floor Areas:

General Bar Area	1,060
Restrooms	133
Storage	295
Covered Porches	305

Site Photos 6764 Washington Street



Washington Street Elevation



Side Elevation from South/Parking lot Entry



Back Elevation



Side Elevation/Ciccio's Side