



1980 YOUNTVILLE CROSS ROAD - ADDENDUM

Zoning and Design Review Board
May 14, 2024

MASSING AND PROXIMITY TO NEIGHBORING DEVELOPMENT

Lot 4



② North Elevation



② North Elevation

MASSING AND PROXIMITY TO NEIGHBORING DEVELOPMENT

Lot 5



② North Elevation



② North Elevation

RETAINING WALL

No Change

- A notch, was assessed for feasibility, but, due to the existing grade and steepness of the slope, the project's arborist determined that even with notching of the wall, damage to the roots would occur and the only means of preserving the two trees would be to reduce the length of the retaining wall.
- The project's engineer determined that shortening the retaining wall would compromise the integrity and stability of the retaining wall and compromise the structural stability of the project as proposed.

ENTRY GATE

Added Condition

COA 19: The gate set back shall be 30-feet minimum from the northerly edge of pavement of Yountville Crossroad. There shall be 14-feet minimum width of unobstructed horizontal clearance when gate is open. If the gate swings toward Yountville Crossroad the minimum setback shall be a total of the setback distance plus the total width of the gate plus 2 feet. Gate shall have a Fire Marshall approved key access. If electric it shall have a Knox Key Switch mounted to access panel and if manual, it shall have a Knox Padlock installed.

SIDEWALK

Added Condition

- As designed, the project is consistent with the Town's plans for pedestrian and bicycle improvements along Yountville Cross Road.
- Applicant is making a contribution of \$125,000 in compliance with General Plan Policy LU-3.7.
- **COA 20:** A stop sign in compliance with Town standards shall be installed on the southbound side of the Project access road (exit) to ensure vehicles stop at the intersection of the Project and Yountville Cross Road.

TREE DEPOSIT

Revised Condition

- Final updated arborist report and plans were not received prior to publication of staff report.
- COA 3 revised as follows.
 - As allowed by YMC 17.128.070(C) and YMC 17.128.100(J) the recommended tree deposit is \$18,121 (includes \$10,000 flat rate for heritage trees)
 - Prior to issuance of a grading or building permit, the Arborist's Report shall be peer reviewed by the Town Arborist. The Town Arborist will establish a monitoring schedule to ensure compliance with tree protection, preservation, and replacement requirements.
 - Any trees removed shall be replaced in accordance with YMC §17.128.070(A)(1).

QUESTIONS ?
