



Presentation to ZDRB
May 14, 2024

OVERVIEW OF DENSITY BONUS LAW CONCESSIONS & WAIVERS

Project provides 2 affordable units and 8 market rate units, or 25% of project (or 20% including JADUs). 15% is the requirement.

Concession:

Relief from requirement that size & design of inclusionary unit be **consistent** with non-inclusionary unit.



DENSITY BONUS LAW WAIVER OVERVIEW

Waiver #1

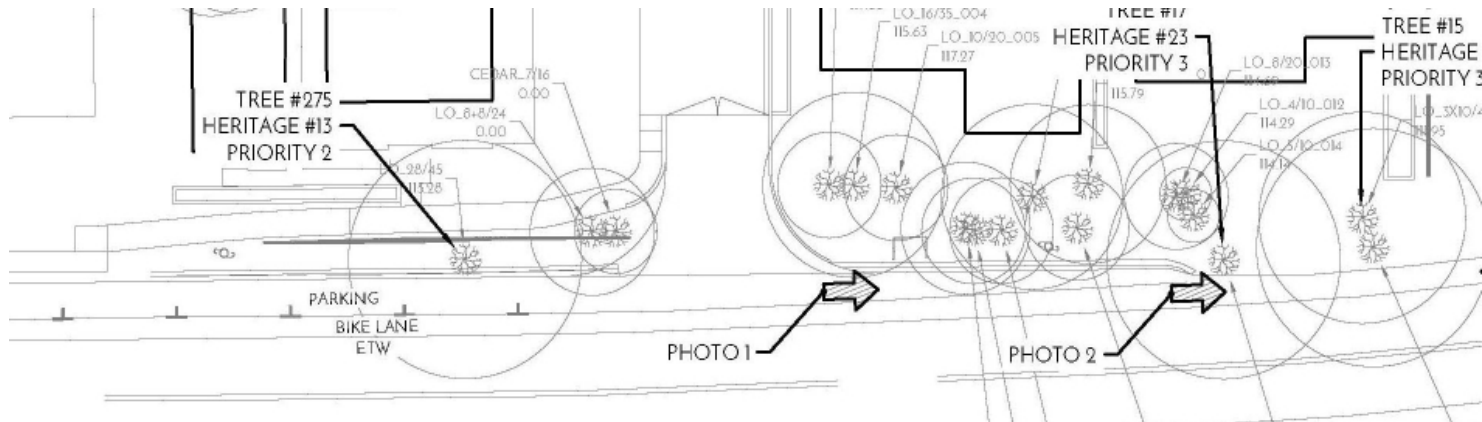
Install **private road** with two-way travel lanes without on-street parking, sidewalks, and landscape medians.



DENSITY BONUS LAW WAIVER OVERVIEW

Waiver #2

Relief from installing a **sidewalk on the project frontage along Yountville Cross Road** between the eastern property line and the new access road.



DENSITY BONUS LAW WAIVER OVERVIEW

Waiver #3

Allow more than 50% of the parcels on block to have a second story. YMC Table 17.20-1 requirement that **no more than 50% of parcels containing single-family or duplex units in a block may exceed one story.**



DENSITY BONUS LAW WAIVER OVERVIEW

Waiver 4

Relief from FAR requirements (as alternative to FAR Bonus provided by YMC § 17.100.040 in event the Town determines garage sf is included in FAR for purposes of the Bonus). Exceed Table 17.20-1 FAR of 0.30 for a living area of a single-family residence and 0.35 including garage.

YMC § 17.100.040:

Incentive for Affordable Housing. The following FAR bonuses for single-family lots of 8,000 sf or less may be approved through a Master Development Plan for 5+ single-family lots in projects that provide more than the minimum number of affordable units . . . however, not more than 25% of the total number of lots in the project may be 6,500 sf or larger.



PROJECT DATA

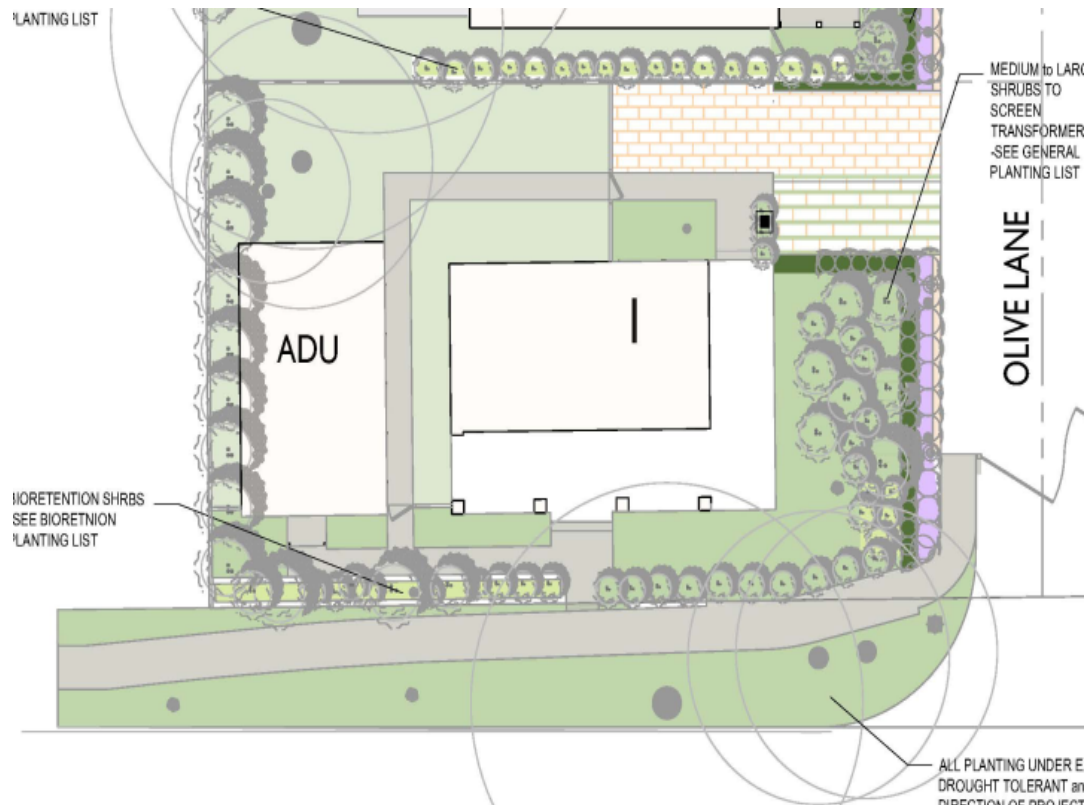
Lot #	Name	bld type	Lot size	SFD floor area (SF)	Vaulted floor area for FAR	JADU floor area (SF)	Garage (SF)	Proposed FAR	FAR Bonus per Town Code (25% aff)	First floor area lot coverage (SF)	Second Floor area (SF)	% second floor area
1	"The Farmhouse"	2bed/2ba SFD	5,900	1,160						592	568	96%
1	"The Cottage"	1 bed/1 ba ADU		551								
1				1,711				0.20	0.40			
2	"The Ranchhouse"	3 bed/3 ba SFD	6,330	2,303			509	0.36	0.40	1,746	860	49%
3	"The Barnhouse"	3 bed/3 baSFD	6,267	2,303			509	0.37	0.40	1,746	826	47%
4	"The Valley Oak"	3 bed/3 baSFD	6,897	2,479			472	0.36	0.40	2,547	518	20%
5	"The Live Oak"	3 bed/3 baSFD	7,498	2,802	147		476	0.39	0.40	2,885	514	18%
6	"The Mayacamas"	2 bed/3 baSFD +	6,672	1,749		498	479	0.26	0.40	2,223	1,049	47%
7	"The Atlas Peak"	2 bed/3 baSFD	6,981	1,749		498	479	0.25	0.40	2,101	1,049	50%
8	"The Sebastopol"	3 bed/3 baSFD	5,433	2,172			531	0.40	0.40	1,970	854	43%
9	"The Caymus"	3 bed/3 baSFD	5,445	2,172			531	0.40	0.40	1,970	854	43%



DENSITY BONUS LAW WAIVER OVERVIEW

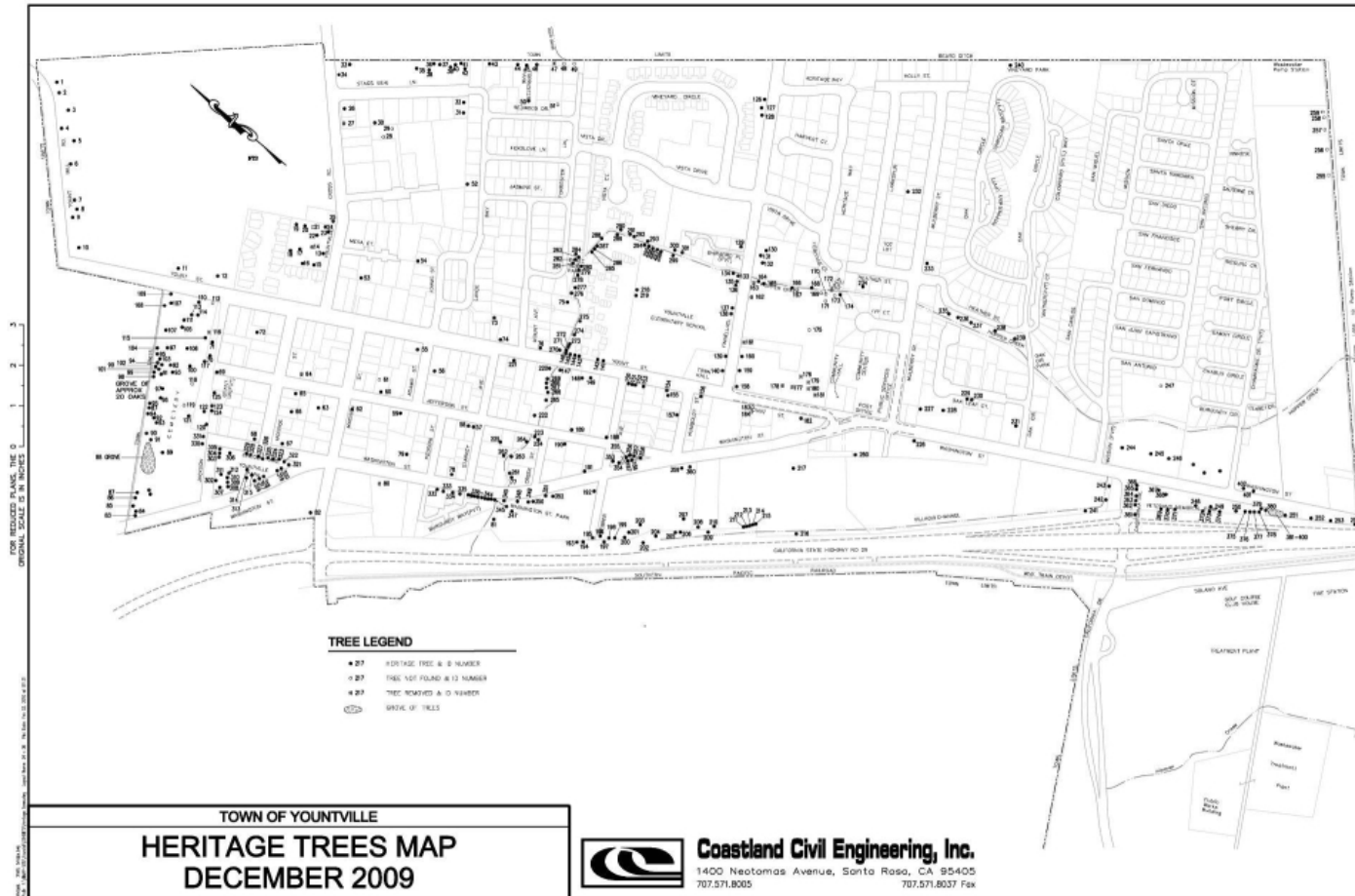
Waiver 5

Relief from YMC §17.116.020.F.1: Parking requirement for two spaces, one covered space and one screened space on Lot 1.



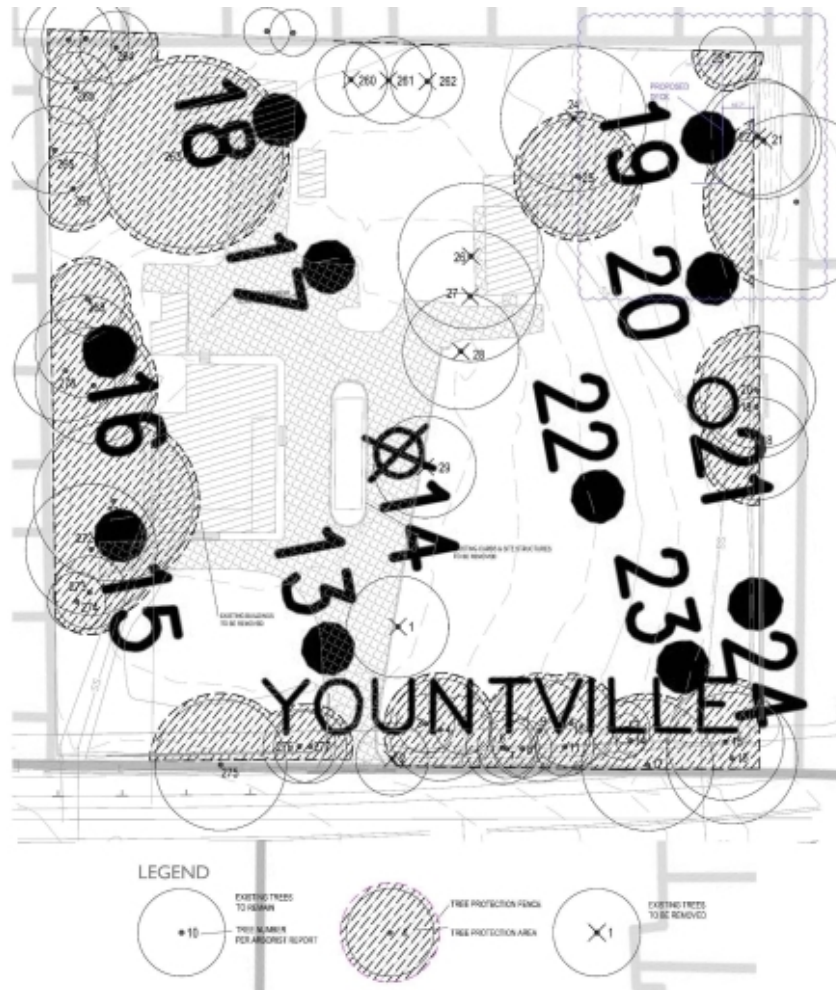
HERITAGE TREES

PRESERVATION & PROTECTION



HERITAGE TREES

PRESERVATION & PROTECTION



LANDSCAPE PLAN

TREE PLANTING

OAK + VINE TREE REMOVAL & REPLACEMENT

Tree #	Species	Botanical Name	DBH (inches)	Notes
NATIVE OAK TREES				
1	Valley Oak	<i>Quercus lobata</i>	16	
2	Coast live oak	<i>Quercus agrifolia</i>	12	
21	Valley Oak	<i>Quercus lobata</i>	13	
22	Coast live oak	<i>Quercus agrifolia</i>	12	
24	Valley Oak	<i>Quercus lobata</i>	24	
<hr/>				
TOTAL			77	Replace with 11 Multi-Trunk native Oak Trees totaling 77" caliper
NON-NATIVE TREES				
26	Chinese Pistache	<i>Pistacia chinensis</i>	14	
27	Atlantic Cedar	<i>Cedrus atlantica</i>	26	
28	Chinese Pistache	<i>Pistacia chinensis</i>	17	
29	Camphor	<i>Cinnamomum camphora</i>	30	15+15
260	Camphor	<i>Cinnamomum camphora</i>	5+5+6+6	Sprouted Suckers-No replacement
261	Camphor	<i>Cinnamomum camphora</i>	5+5+8+8	Sprouted Suckers-No replacement
262	Camphor	<i>Cinnamomum camphora</i>	5+6+6	Sprouted Suckers-No replacement
<hr/>				
TOTAL			70	Replace with 11 Multi-Trunk Olive Trees totaling 40" caliper and 30 Accent Trees totaling 30" caliper



LANDSCAPE PLAN

TREE PLANTINGS



SUMMARY OF PROJECT GOALS & COMMITMENTS

ABOVE LOCAL REQUIREMENTS

- A mindful design that meets objective standards with little exception, and blends with neighborhood & community
- Careful consideration of neighbors with lowest possible density (6.8 units to acre where 7.0 is requirement)
- Two affordable housing units (only one required)
- Preserves and protects 7 of 8 Heritage Oak Trees
- Preserves Historic farmhouse
- Voluntary \$125,000 towards bike & pedestrian path on Yountville Crossroad



ZDRB MEETING SUMMARY

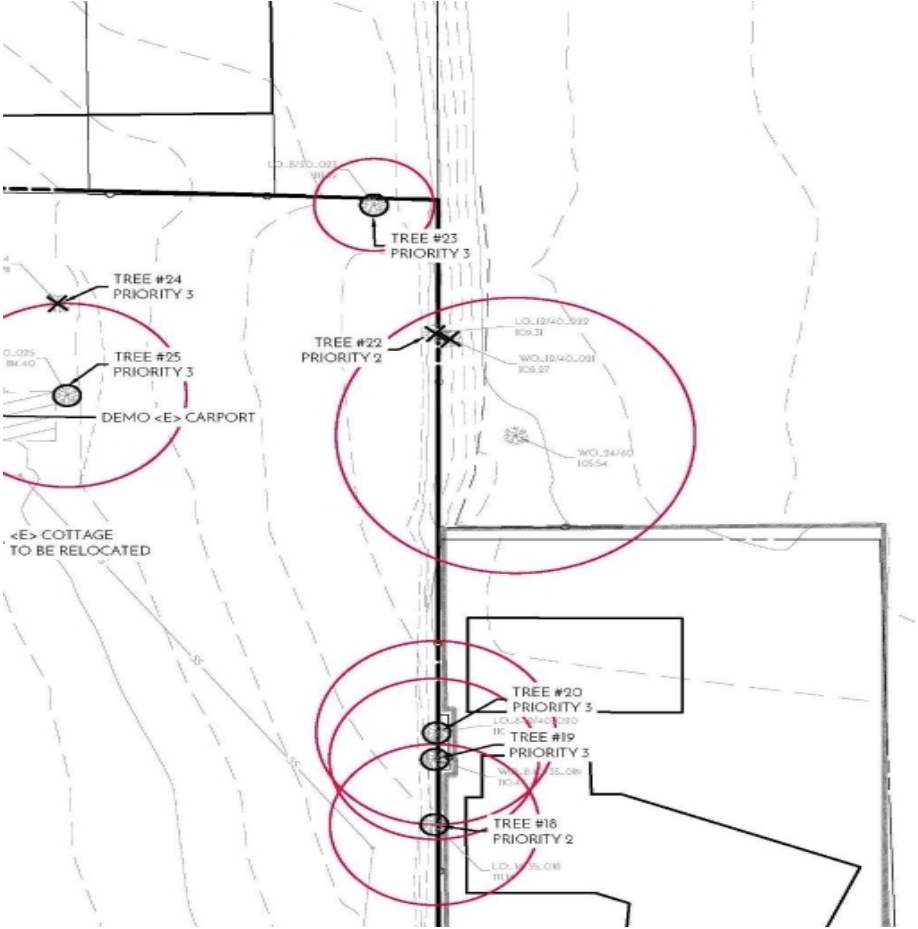
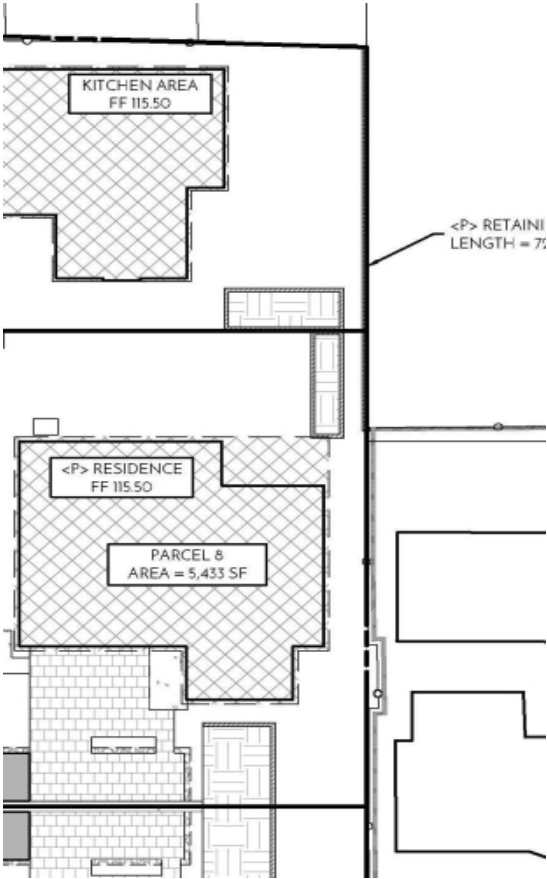
ISSUES & RECOMMENDATIONS

1. Relocate retaining wall to preserve Trees #21 & #22
2. Design changes to Lots 4 & 5 to address massing & neighbor privacy
3. Does entry gate have public safety impacts due to fire engine or vehicle queuing at entry?
4. Does Waiver #2—foregoing sidewalk on eastern frontage—have “a specific, adverse impact” on public safety?
5. Increasing the Town’s \$10,000 tree deposit



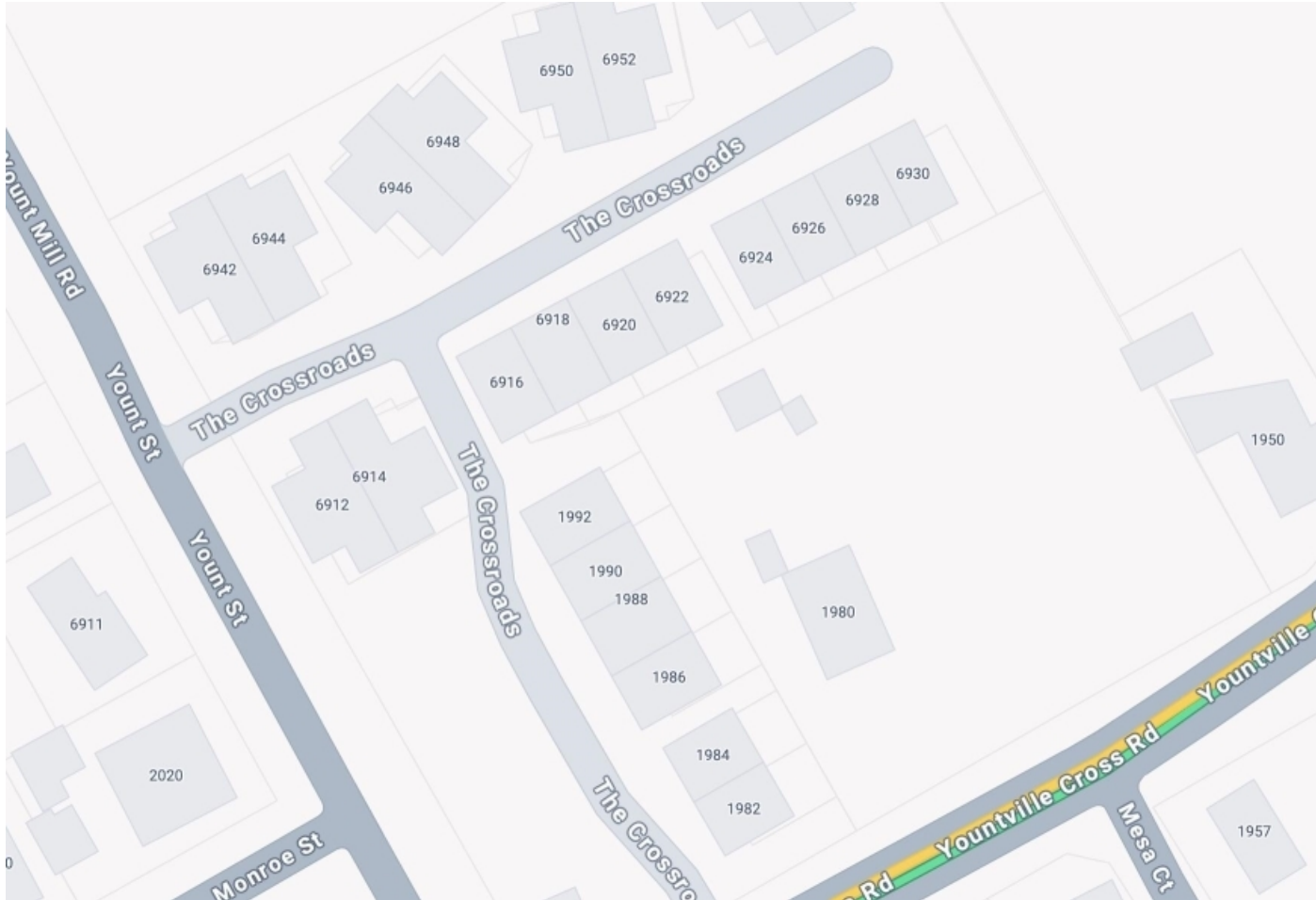
RETAINING WALL DESIGN

POTENTIAL REDESIGN TO PROTECT TREES



SITE VIEW

BOUNDARY OF CROSSROADS CONDOS



NORTHERN BOUNDARY OF LOTS 4 & 5



SITE VIEW

NORTHERN BOUNDARY OF LOTS 4 & 5



ARCHITECTURAL CHANGES

LOT 4

Original design:
gable roof



② North Elevation

Revised design:
hip roof to reduce
massing



② North Elevation

Note:
Dashed line of
8' fence added



REVISED PERSPECTIVE LOT 4

HIP ROOF



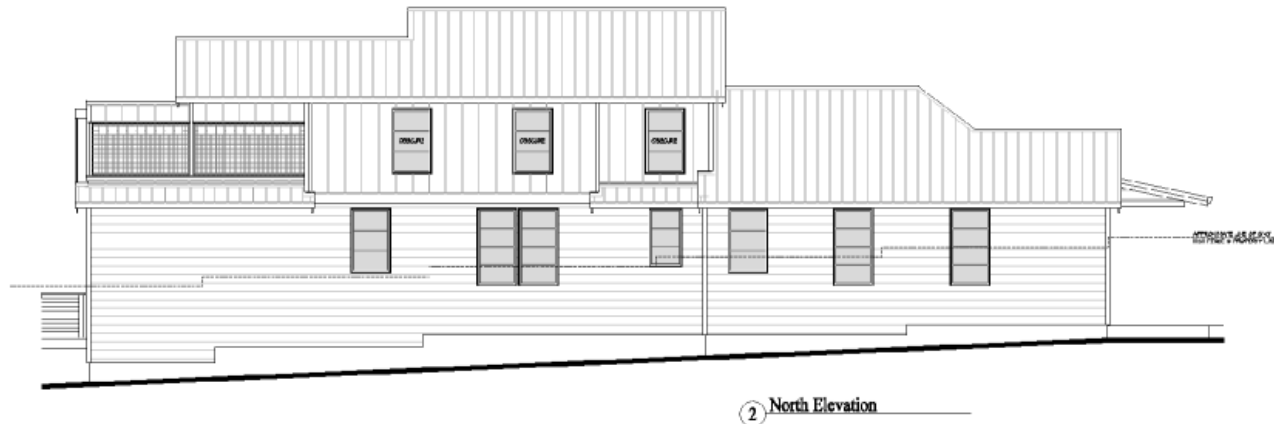
ARCHITECTURAL CHANGES

LOT 5

Original design:
wall at deck
and no offsets



Revised design:
lattice at deck, 30 sf
removed from 2nd Floor,
offsets of deck and
bath, change of siding.

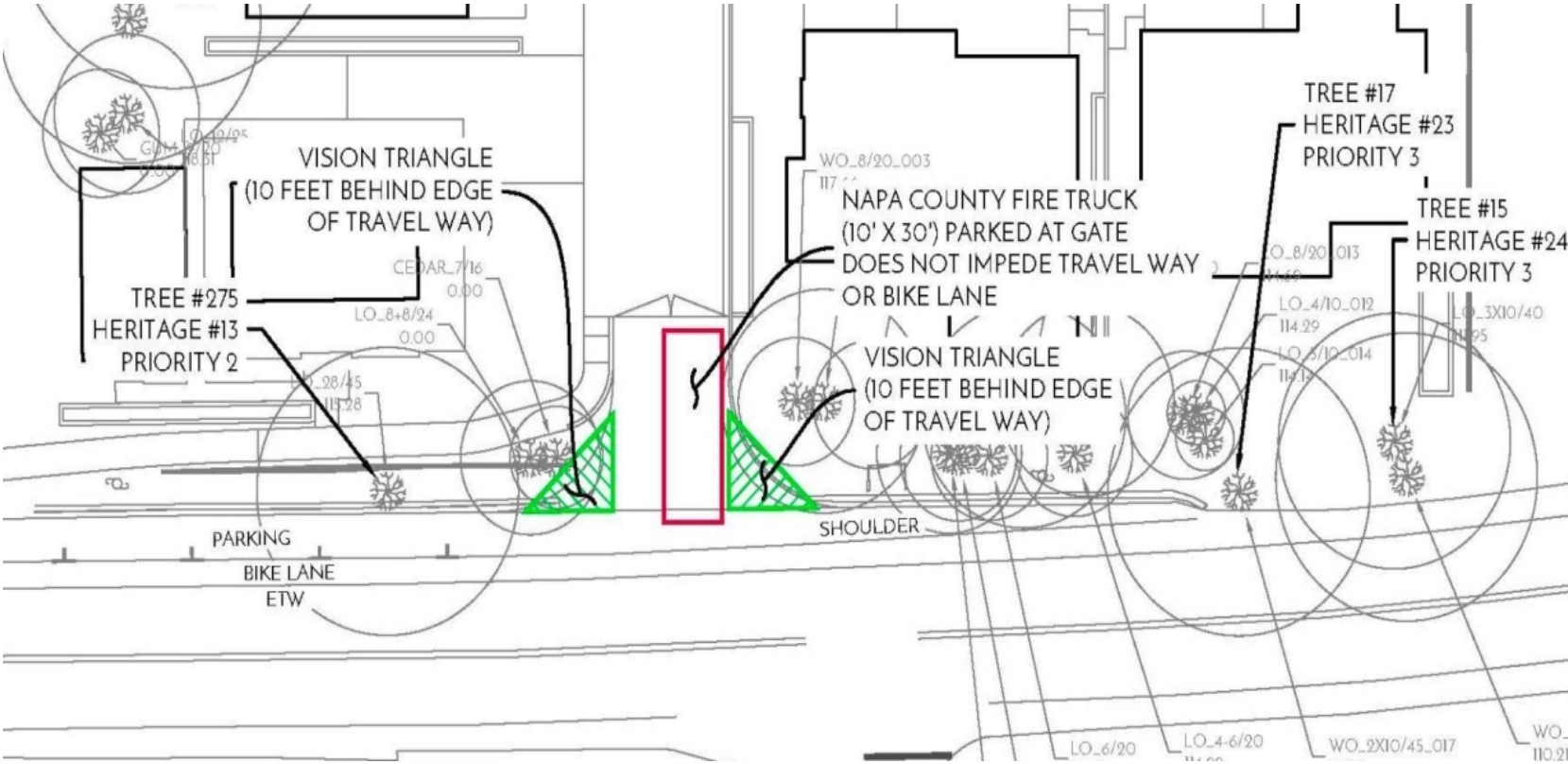


Note:
dashed line 8' fence



ENTRY GATE & INTERSECTION SAFETY

EMERGENCY VEHICLES & SIGHT DISTANCE



ENTRY GATE & INTERSECTION SAFETY

EMERGENCY VEHICLES & SIGHT DISTANCE

Entry & gate design conforms to Town standards

- Gate accommodates emergency vehicle access
- Exiting vehicles have adequate sight distance

Additional conditions ensure adequate safety

- COA 18 – vegetation clearance for visibility
- COA 19 – gate setback & Fire Marshall-approved access



SIDEWALK ON EASTERN FRONTAGE

EXISTING SITE CONDITIONS



PHOTO 1 - SIGHT DISTANCE LOOKING EAST
FROM DRIVEWAY ENTRANCE



PHOTO 2 - SIGHT DISTANCE LOOKING EAST
FROM SHOULDER



PHOTO 4 - TREES AND STEEP BANK



PHOTO 3 - SIGHT DISTANCE LOOKING WEST
FROM SHOULDER



SIDEWALK ON EASTERN FRONTAGE

PROJECT IMPROVEMENTS VS EXISTING CONDIITONS

- No changes to marked pathway and shoulder area.
- Public Works COA 12 – 14-foot vertical clearance for trees along frontage (increasing path of travel & visibility)
- COA 18 – height limits for vegetation in driveway intersection (increase visibility)
- COA 20 – stop sign for exiting vehicles
- \$125,000 voluntary contribution for future pedestrian & bicycle path on Cross Road



ADDITIONAL TREE DEPOSIT & OTHER TREE PROTECTION MEASURES

- Deposit increase from \$10,000 to \$18,121 (81% increase)
- Peer review of arborist report
- Monitoring schedule
- Compliance with Town regulations for tree protection & preservation



CONCLUSION

- Thank you
- Applicable state laws
- Questions?

