



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

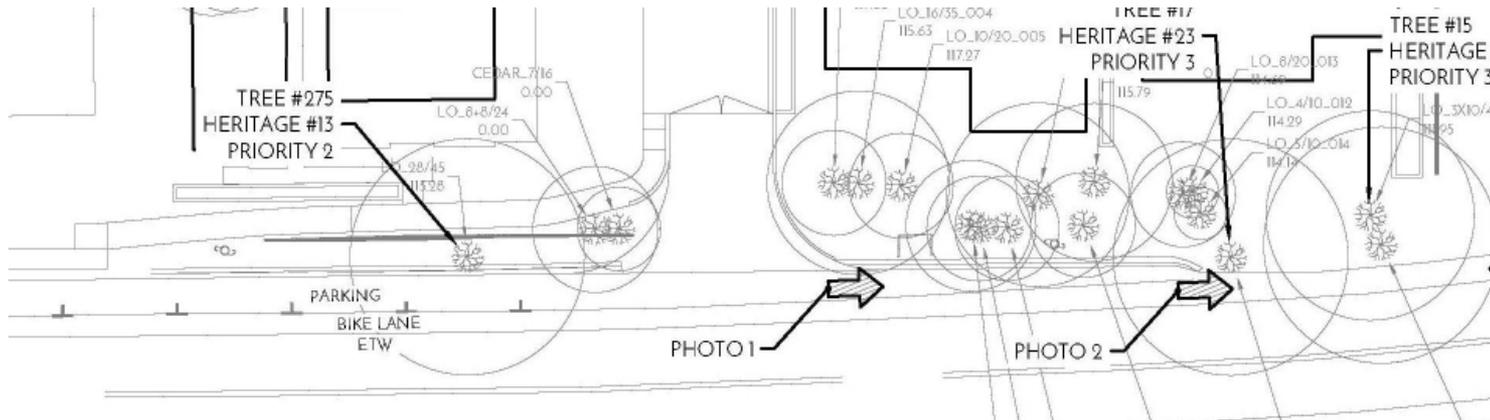
Install **private road** with two-way travel lanes without on-street parking, sidewalks, and landscape medians.



# 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

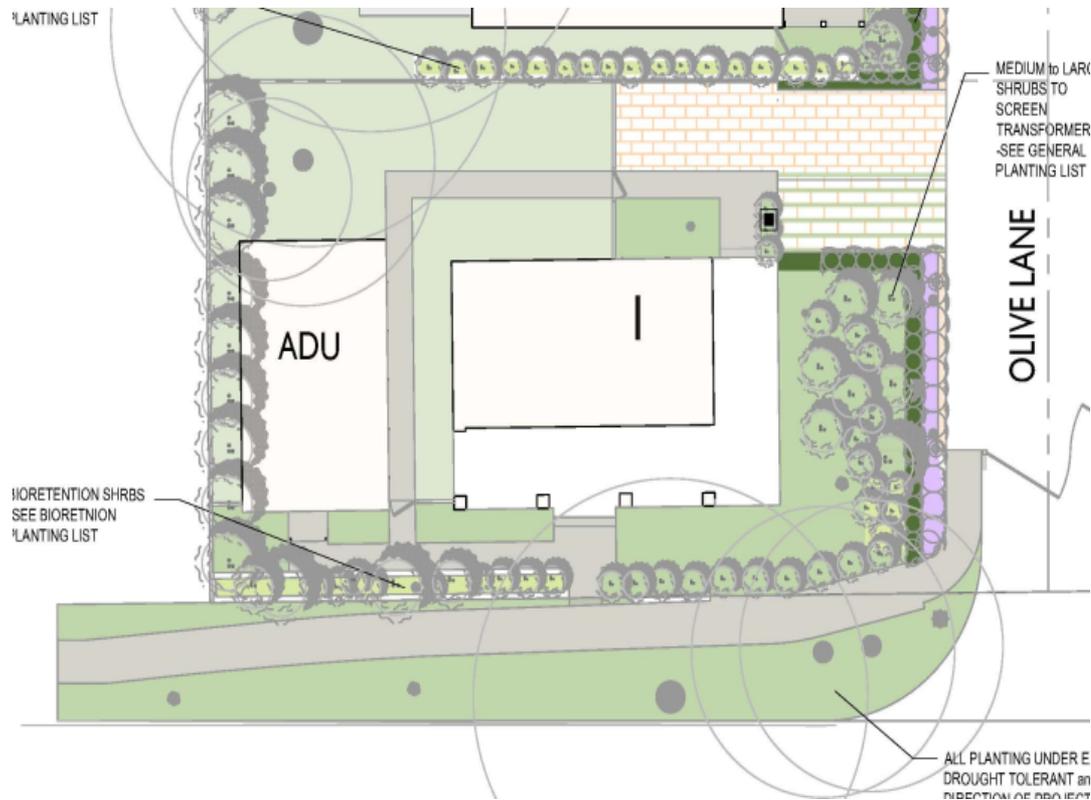
Lot #	Name	bld type	Lot size	SFD floor area (SF)	Vaulted floor area for FAR	JADU floor area (SF)	Garage (SF)	Proposed FAR	FAR Bonus per Town Code (25% aff)	First floor area lot coverage (SF)	Second Floor area (SF)	% second floor area
1	"The Farmhouse"	2bed/2ba SFD	5,900	1,160						592	568	96%
1	"The Cottage"	1 bed/1 ba ADU		551								
1				<b>1,711</b>				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

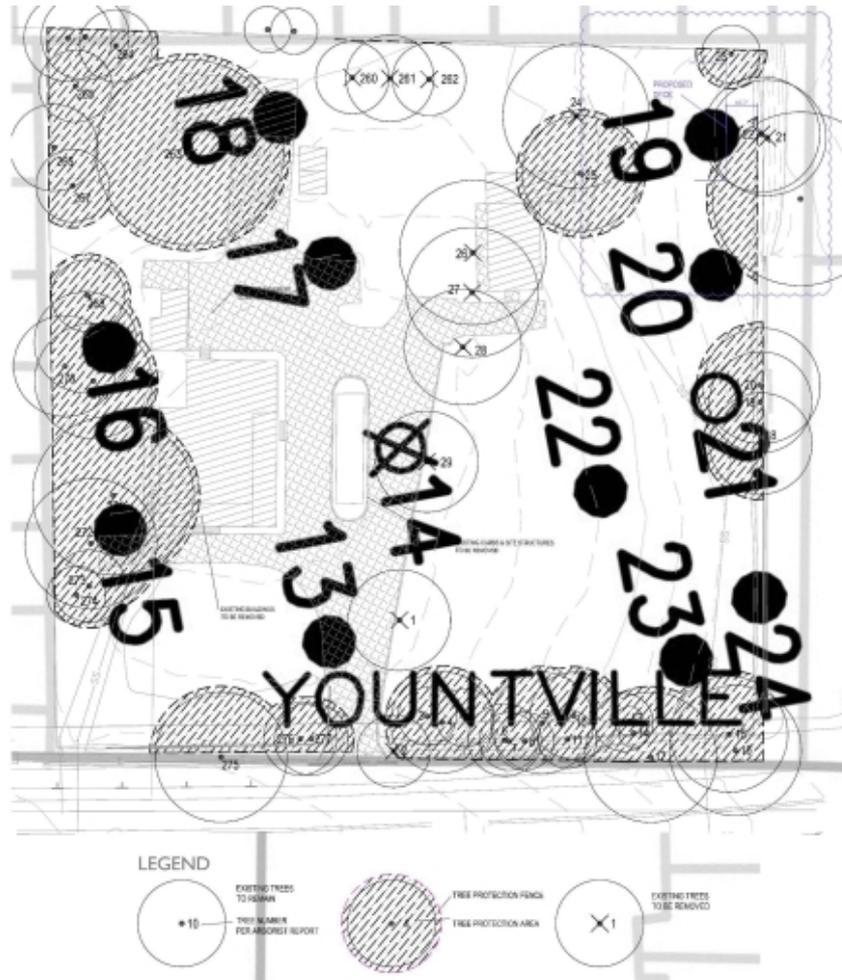
Relief from YMC §17.116.020.F.1: Parking requirement for two spaces, one covered space and one screened space on Lot 1.



# HERITAGE TREES PRESERVATION & PROTECTION



# HERITAGE TREES PRESERVATION & PROTECTION



# LANDSCAPE PLAN

## TREE PLANTING

### OAK + VINE TREE REMOVAL & REPLACEMENT

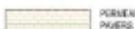
Tree #	Species	Botanical Name	DBH (inches)	Notes
<b>NATIVE OAK TREES</b>				
1	Valley Oak	<i>Quercus lobata</i>	16	
2	Coast live oak	<i>Quercus agrifolia</i>	12	
21	Valley Oak	<i>Quercus lobata</i>	13	
22	Coast live oak	<i>Quercus agrifolia</i>	12	
24	Valley Oak	<i>Quercus lobata</i>	24	
<b>TOTAL</b>			<b>77</b>	<b>Replace with 11 Multi-Trunk native Oak Trees totaling 77" caliper</b>
<b>NON-NATIVE TREES</b>				
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>Cinnamonum camphora</i>	30	15+15
260	Camphor	<i>Cinnamonum camphora</i>	5+5+6+6	Sprouted Suckers-No replacement
261	Camphor	<i>Cinnamonum camphora</i>	5+5+8+8	Sprouted Suckers-No replacement
262	Camphor	<i>Cinnamonum camphora</i>	5+6+6	Sprouted Suckers-No replacement
<b>TOTAL</b>			<b>70</b>	<b>Replace with 11 Multi-Trunk Olive Trees totaling 40" caliper and 30 Accent Trees totaling 30" caliper</b>

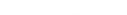


# LANDSCAPE PLAN

## TREE PLANTINGS

LEGEND

-  ASPHALT PAVING
-  CONCRETE PAVING
-  POREABLE PAVING
-  WOOD DECK
-  LOW HEDGE
-  LAVENDER
-  BORAGINACEAE
-  GENERAL PLANTING
-  PRIVATE BACK YARD

-  LIGHT BOLLARDS WITH SIGNAGE
-  ELECTRIC VEHICLE CHARGER

-  EXISTING TREES TO REMAIN
-  REPLACEMENT TREES LIVE + VALLEY OAKS
-  STREET TREES OLIVE
-  ACCENT TREES



# 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

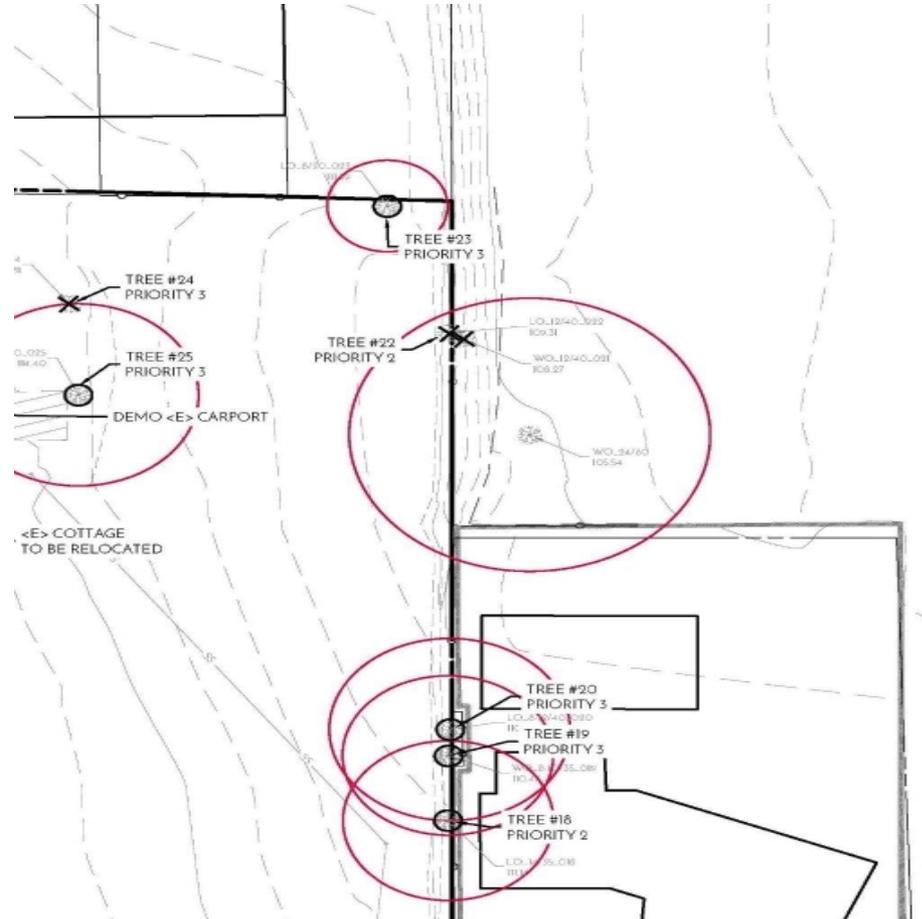
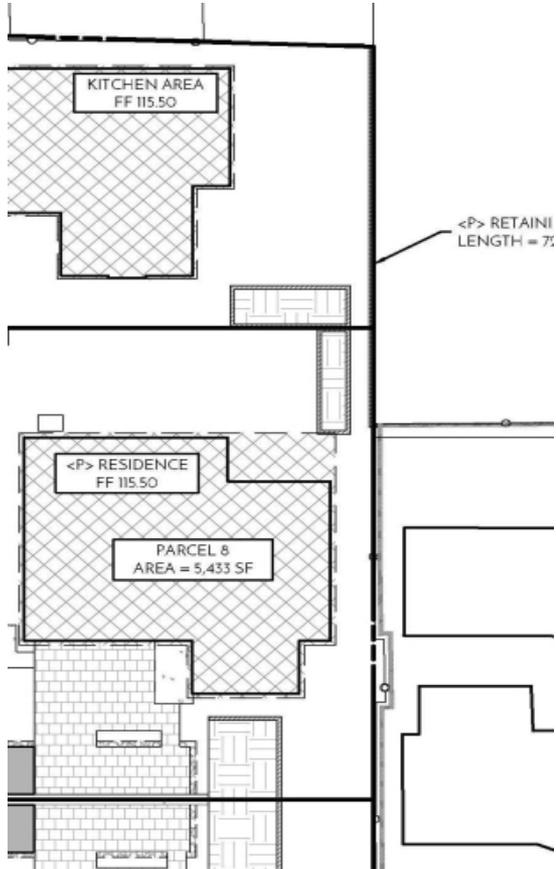
### ISSUES & RECOMMENDATIONS

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



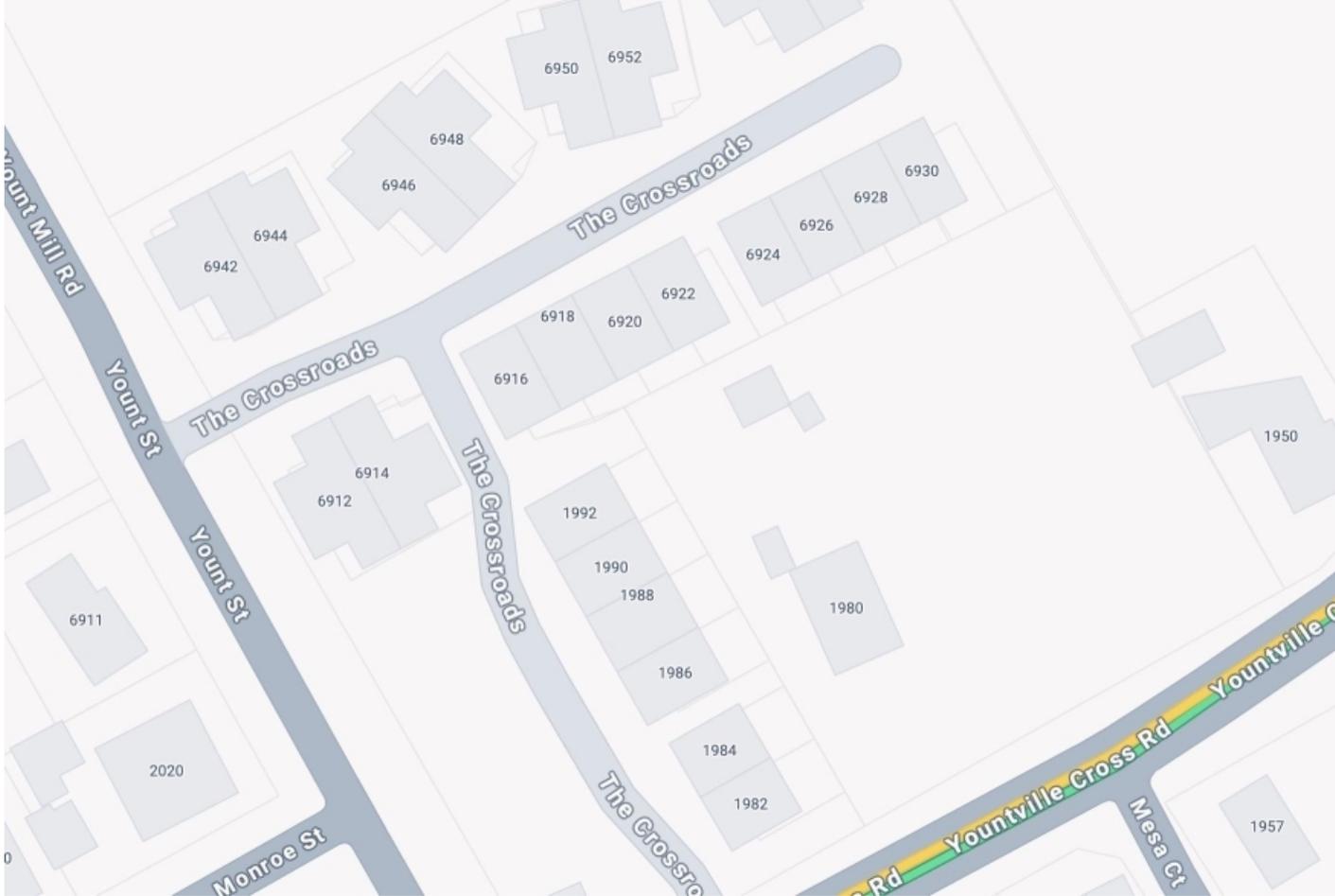
# RETAINING WALL DESIGN

## POTENTIAL REDESIGN TO PROTECT TREES



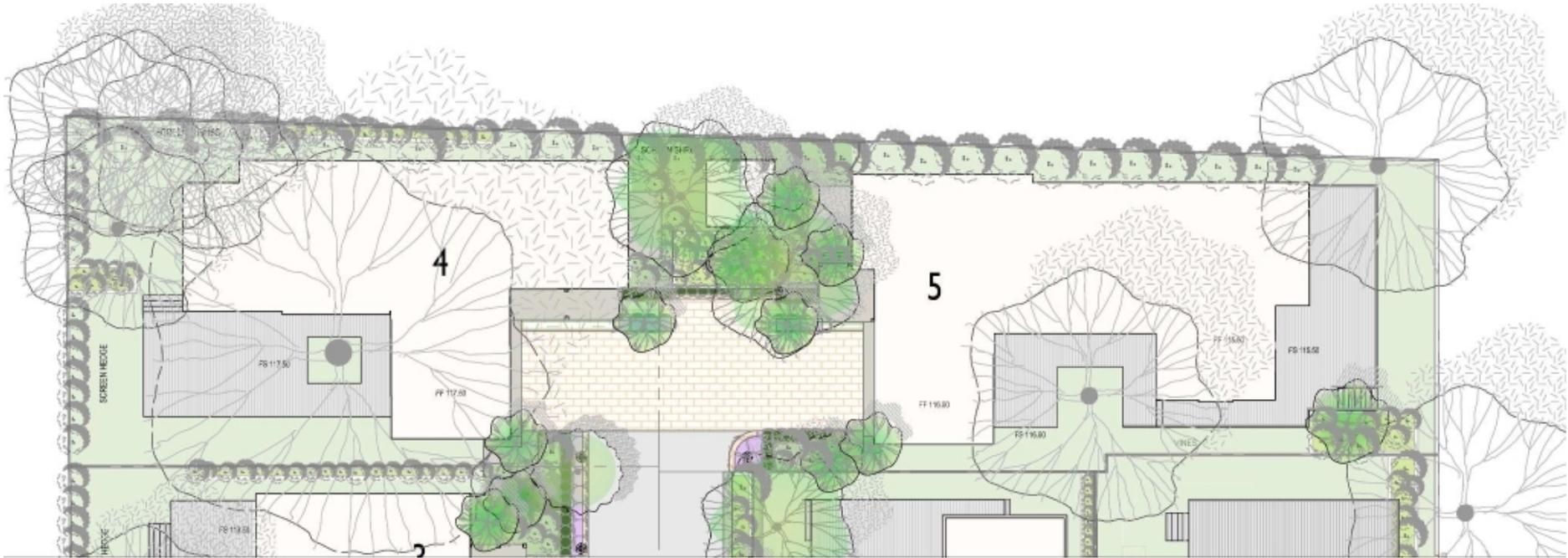
# SITE VIEW

## BOUNDARY OF CROSSROADS CONDOS



# 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



2 North Elevation

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



2 North Elevation

Note:  
dashed line 8' fence





# 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?

