



# Town of Yountville

1980 Yountville Cross Road  
Yountville, CA 94599

## Staff Report

**Agenda Item #: 10A**

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### **Yountville Town Council Staff Report**

Date: July 16, 2024

To: Town Council

From: Heather Gurewitz, Contract Senior Planner, M-Group

Applicant: Crossroads Circle LLC

Owner: Crossroads Circle LLC

Location: 1980 Yountville Cross Road (APN: 013-260-026)

Zoning: Single-family Residential (RS)

Request: Consider Major Subdivision Tentative Map to subdivide a 1.33-acre parcel into nine single-family residential lots, Preliminary and Final Master Development Plan with three deviations, one Concession and four waivers under State Density Bonus Law, Design Review with Waivers, Tree Removal, and a Fence Extension Request.

### **RECOMMENDATION:**

Adopt a resolution approving the Major Subdivision Tentative Map, Preliminary and Final Master Development Plan, Density Bonus Concession and Waivers, Design Review, Tree Removal, and Fence Extension with Conditions of Approval, and find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 as an Infill Development project.

### **PROJECT SITE**

The project site, located at 1980 Yountville Cross Road is a 1.33-acre parcel (57,499 square feet) and is designated by the Yountville General Plan and Zoning Map as Single-family Residential (RS). The site contains an existing single-family dwelling that is eligible for listing on the National Register of Historic Places (NRHP), the California Register of Historic Places (CRHP) under Criterion 3 Architectural Significance, and thus qualifies as a historical resource under the California Environmental Quality Act (CEQA). The site also contains several existing auxiliary structures including a detached two-car garage, a cottage, a storage shed, a well, and well house, none of which qualify as eligible to be historic resources. There is an existing paved driveway that serves the existing residential uses on the project site. There are an estimated 54-58 trees on the project site including ten heritage trees.

The site is substantially surrounded on all sides by development. A condominium development known as The Crossroads is located along the north and west boundary of the site. A single-family dwelling is located along the majority of the eastern boundary, and Yountville Cross Road abuts the site to the south, with single-family dwellings beyond.



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#### **BACKGROUND AND REVISED PROJECT DESCRIPTION:**

The subject property was initially developed c. 1875 with the single-family dwelling on a 37-acre ranch. Additions to the single-family dwelling were made in the 1920s and 1930s to include the wrap-around porch that is visible today. In 1945, the dwelling, along with 4.41 acres of the property were separated from the larger parcel and sold. In 1980, 3.08 acres of the property were divided from the remaining 1.33-acre parcel and is now the Crossroads condominium development which surrounds the parcel on the north and west property boundary.<sup>1</sup> The historic resource evaluation determined that the existing single-family dwelling initially constructed in 1875 is eligible for the California Register under Criterion 3 Architectural Significance.

As requested by the Town Council at its June 4, 2024 Regular Meeting, the applicant has revised the project plans. The original project description can be found in the [Staff Report from the June 4, 2024 meeting](#).

The project proposes to retain the historic single-family dwelling and a well on the north side of the property and demolish all other auxiliary structures and site infrastructure and remove approximately 12 trees that require a tree removal permit in order to subdivide the existing 1.33-acre parcel into nine parcels ranging from 5,433 to 7,498 square feet and construct an additional eight dwellings and two Junior Accessory Dwelling Units (JADUs).

The project would provide one new deed-restricted affordable unit. The historic single-family dwelling would be relocated from its current location on the property to Lot 1 following the Secretary of the Interior Standards for Rehabilitation. The dwelling would be deed-restricted to provide affordable rental housing to low-income households.

The project would also include the construction of eight single-family dwellings on Lots 2-9; the single-family dwellings to be constructed on Lots 6 and 7 would include two junior accessory dwellings. All new dwellings would be two-stories and the total floor area would range from 2,228 square feet to 2,812 square feet and would include an attached two car garage. Upon completion, there will be a total of eleven units consisting of nine single family dwellings and two JADUs. Although the plans include information describing the JADU additions, these elements are subject to ministerial approval under State law and are not in the purview of the Town Council; these elements are provided for informational purposes only. (Gov. Code, §§ 66317, 66335.) Similar to qualifying projects under the HAA and waivers under the SDBL, the Town may not deny JADU applications which satisfy applicable objective standards. The Council's review is limited to the discretionary items listed in this staff report.

Site access would be provided via a 25-foot-wide private road that would intersect with Yountville Cross Road and a second 20-foot-wide private stub road to reach the dwelling units for Lots 6-9. Other site improvements include fencing, lighting, landscaping, tree removal and re-planting, and the installation of a private gate at the entrance to the private road. Required

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<sup>1</sup> Brunzell, Kara. "Department of Parks and Recreation Primary Record 523A Form for 1980 Yountville Cross Road" September 29, 2022.



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public improvements would include the development of the sidewalk along Yountville Cross Road between the new private road connection and the end of the existing sidewalk at the property boundary to the west, where the existing sidewalk currently ends.

The applicant is requesting one concession and four waivers under State Density Bonus Law:

**Concession:** Relief from the requirement that the size and design of inclusionary unit(s) be reasonably consistent with the non-inclusionary unit(s).

**Waiver 1:** Install a private road with two-way travel lanes without on-street parking, sidewalks, and landscape medians.

**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.

**Waiver 3:** Exceed the height limit to allow for more than 50% of the parcels on the block to have a second story. Exceed Yountville Municipal Code (YMC) Table 17.20-1 requirement that no more than 50% of parcels containing single-family or duplex units in any block may exceed one story in height.

**Waiver 4:** Relief from the FAR requirements (as an alternative to the FAR Bonus provided by YMC §17.100.040, in the event the Town determines that garage square footage is included in FAR for purposes of the Bonus). Exceed Table 17.20-1 FAR Requirements of 0.30 for a living area of a single-family residence and 0.35 including the garage.

**Waiver 5:** Relief from YMC §17.116.020.F.1.a: Parking requirement for two spaces, consisting of one covered space and one screened space on Lot 1.

The application for this project was submitted on March 30, 2023, and revised on July 5, 2023 and October 30, 2023. The project was deemed complete on December 6, 2023, and a final submission was sent on December 20, 2023. Revised plans were submitted on March 5, 2024 and found to be in compliance with the General Plan, YMC Title 16, and YMC Title 17 (see **Attachment B**).

On April 9, 2024, the Town of Yountville Zoning and Design Review Board (ZDRB) held a public hearing to consider a resolution recommending approval of the project. ZDRB members voted to continue the meeting in order to further consider the following:

- Members of the public expressed concern about the height of the elevations on Lots 4 and 5. ZDRB requested further review to evaluate whether the northern elevation of the façade facing the Crossroads Condominiums could be redesigned to reduce height and/or massing.
- Members of the public shared concerns regarding removal of trees 21 and 22. The ZDRB requested that the applicant explore redesigning the retaining wall in order to preserve these trees.



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- Members of the public expressed concerns regarding traffic queueing on Yountville Cross Road that might occur from the placement of a gate at the entrance to the development. The ZDRB requested additional information to determine whether the entrance gate would result in public safety impacts resulting from the queuing of multiple vehicles at entry gate.
- Members of the public expressed concerns about whether the waiver of the requirement to extend the sidewalk from the Project's access road to the eastern property boundary along Yountville Cross Road would result in an adverse impact to public safety. The ZDRB requested additional information regarding whether this waiver would result in a "specific adverse impact" to public health or safety under Government Code § 65589.5(d)(2).
- Concerns were expressed whether the \$10,000 tree deposit was sufficient to cover any costs associated with inadvertent removal or damage to trees on the project site that are proposed for retention. The ZDRB requested additional information on whether it was possible to increase the tree deposit to more than \$10,000.

The hearing was continued on May 14, 2024 at which time the ZDRB determined that the above matters had been addressed and adopted a resolution recommending approval of the project with a modification to Condition of Approval (COA) 3 which is discussed below and reflected in **Attachment C** - Exhibit A.

On June 4, 2024, the Yountville Town Council held a public hearing to consider a resolution approving the project. The Council voted to continue the hearing to July 16, 2024 in order to allow staff and the applicant to further explore the following project elements:

- Installation of a covered parking space on Lot 1
- Removal of the entry gate at the entrance to the project
- Redesign of Lots 4 & 5

Revised plans were submitted on June 27, 2024 (**Attachment A**) to reflect the following changes:

- Removal of the ADU on Lot 1 and demolition of the existing cottage
- Addition of an ~18 ft x ~18 ft carport to Lot 1 with a zero-lot line set back on the north side of the lot
- Revised architectural design for Lots 4 and 5

## DISCUSSION:

### REMOVAL OF THE ADU

As noted above, the ADU is subject to a ministerial approval process and has only been provided in the plans for information purposes only. Removal of the unit has no impact on the project's consistency with the General Plan nor its compliance with the zoning ordinance.



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The project would still include a total of ten (eight dwellings and two JADUs) *new* units. The Inclusionary Housing Ordinance requires that 15% of the *new* units be reserved for Very Low-, Low-, or Moderate-Income Households. For this project, only 1 unit is required because a decimal fraction equal to or less than 0.5 is disregarded (15% of 10 = 1.5) (YMC §17.160.020.B.1.b.ii.). YMC §17.160.020.B.3 requires that the size and design of inclusionary unit(s) be reasonably consistent with the non-inclusionary unit(s). The applicant has requested to use their one concession granted by SDBL to relieve them of this requirement.

Therefore, removal of the ADU does not change the project's compliance with the Inclusionary Housing requirement.

Further, by State Law, ADUs are exempt from the calculation of density and FAR. Therefore, the removal of the ADU does not change the calculations or analysis of density and FAR as provided in the June 4, 2024 staff report.

### REQUIRE COVERED PARKING ON LOT 1

The Town Council expressed concern regarding the lack of covered parking for the affordable unit(s) on Lot 1. During compliance review in January 2024, the Town informed the applicant that the Project did not comply with YMC 17.116.020(F)(1)(a) which requires two parking spaces, consisting of one covered space and one screened space, for single family homes. On March 5, 2024, the applicant submitted a written request for a density bonus waiver of this development standard pursuant to the SDBL with the following justification:

*In order to provide the covered structure for one of the parking spaces on Lot 1, the Project would need to either (1) shift the house closer to Yountville Cross Rd to accommodate the parking cover and stairway required to enter the house, which would cause the Project to not comply with setback standards and other development standards, or (2) provide only one parking space (the covered space) and seek a waiver to provide only one parking space, or (3) eliminate adjacent Lot 2, or (4) reduce the size of Lot 2 and cause that Lot to no longer comply with setback, open space, and lot coverage standards. Thus, application of the development standard would physically preclude development of the Project at the proposed density.*

Waiver of the standard would not have an adverse impact on public health and safety or on a historic resource, nor be contrary to State or Federal Law. Therefore, this waiver complies with SDBL and would be required to be granted.

However, on June 27, 2024, the applicant rescinded the SDBL waiver request and provided plans with an ~18 ft X ~18 ft carport on the north side of the historic home. The applicant added a request for a Master Plan Deviation to allow for a zero-lot-line setback for the carport from the northerly side property line which has a required setback of five feet.

Staff recommends the Town Council approve the Master Plan Deviation Request to allow a zero-lot-line setback on the northside of Lot 1 as proposed by the applicant. In order to ensure that the carport complies with all applicable Building and Fire Codes as well as YMC



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§17.112.060(A), *an auxiliary structure shall not exceed one story or 10 feet to the plate height or an overall maximum height of 15 feet*, the Town may consider adding **COA 21**:

**COA 21:** The carport shall not exceed 10 feet to the plate height or an overall maximum height of 15 feet. Final plans for the carport shall be reviewed and approved by the Napa County Fire Marshal to ensure compliance with the California Fire Code.

### REMOVAL OF ENTRY GATE ON YOUNTVILLE CROSS ROAD

At the June 4, 2024 Town Council Public Hearing, members of the public and members of the Council expressed that the proposed entry gate at the entrance to the development was inconsistent with the design and character of the neighborhood and the Town of Yountville. The revised plans submitted on June 27, 2024 did not address the entry gate.

The project is required to comply with all applicable policies of the general plan including *LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.*

To assess whether the entry gate element of the design was consistent with Policy LU-2.1, Staff conducted a virtual survey of surrounding developments and properties in the immediate neighborhoods and around Yountville. Properties on Yountville Cross Road, Tallent Lane, Mesa Court, Stags View Lane, Lande Way, Adams Street, Yount Street, Mt. Avenue, Forrester Lane, Jasmine Street, Foxglove Lane, Madison Street, Jefferson Street, and Monroe Street were viewed. Less than ten private residences had a driveway gate and no subdivisions, developments, or housing tracts appeared to have driveway entry gates. As such, the finding can be made that the entry gate is inconsistent with General Plan Policy LU-2.1 because the entry gate element of the design is inconsistent with the design and surroundings of the immediate neighborhood and the town as a whole. Therefore, **COA 19** has been established to prohibit the placement of a gate at the entrance of the development.

**COA 19:** No gate shall be placed at the entrance to the development.

### NORTHERN ELEVATION OF HOMES ON LOTS 4 & 5

The RS Zoning District has a maximum height limit of two stories, however, no more than 50% of parcels containing single-family or duplex dwelling units in any block are permitted to exceed one story in height. The existing block extends from Yount Street to Stags View Lane and includes parcels on Mesa Court and Tallent Lane. Using the methodology described in Footnote 1 of YMC §17.20.050, 50% of the parcels containing single-family or duplex dwelling units exceed one story in height within the same “block” as the project and the addition of eight new two-story structures would exceed the 50% maximum on the block. In compliance with SDBL, the applicant has requested Density Bonus Waiver #3 to waive this requirement because, to construct the same size dwellings as single stories would require larger lots which would, in turn, require reducing the number of units and thus the density. Waiver of the standard would not have an adverse impact on public health and safety or on a historic resource, nor be





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contrary to State or Federal Law. Therefore, Waiver #3 complies with SDBL and must be granted.

At the Town Council Hearing on June 4, 2024, concerns were expressed regarding the massing on the northern elevation of Lots 4 & 5. Because the project is in compliance through the use of the Density Bonus Waiver, the Town cannot require that the homes on Lots 4 & 5 be redesigned. However, the Applicant opted to revise the floor plans for Lots 4 and 5 to address neighbor concerns regarding the massing and proximity of the second story to existing units to the north of the Project and revised plans were submitted on June 27, 2024. The plans include the following changes:

- The second story on Lot 4 has been moved 22 feet south to the top of the garage and is now 27 feet from the northern property line.
- The second story on Lot 5 has been stepped back an additional three feet

### CONCLUSION

The project would subdivide one Single-Family Residential lot into nine lots and construct eight new single-family residences that would include two JADUs. The density and intensity of use is consistent with the General Plan Designation and the project, as conditioned, is consistent with the relevant goals, objectives, policies, and actions.

The project use and lot sizes are consistent with the zoning district and, as such, the site is physically suitable to accommodate the proposed development. The site does not contain special status species, nor does it have sensitive habitats or any habitat value for endangered, rare, or threatened species and therefore will not result in environmental impacts to special status species or habitats that support such species.

The subdivision's internal circulation network would accommodate access for both emergency service vehicles and waste removal vehicles. The final plans are subject to ministerial review by the Town of Yountville Building Department for compliance with the uniform building standards including the California Building Code and the California Fire Code which protect the public from unsafe structures. Additionally, the project has been conditioned by the Napa County Fire Marshal to ensure compliance with the uniformly applied regulations in the Fire Code. As such, the project would not result in adverse impacts due to public health and safety. Further, neither the design nor the improvements proposed for the development of the project would conflict with easements acquired by the public at large for the access through, or use of, property within the subdivision and the project complies with YMC Title 16 Subdivisions.

As conditioned, the project complies with the regulations and objective design and development standards in Title 16 Subdivisions and Title 17 Zoning of the Yountville Municipal Code with the granting of one Density Bonus Concession and five Density Bonus Waivers, two design review waivers as allowed by §17.40.020, and two Master Plan Deviations. Therefore, the project complies with the Yountville Municipal Code.



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## ENVIRONMENTAL REVIEW

The project, as revised, remains eligible for an exemption from the California Environmental Quality Act under CEQA Guidelines §15332 Infill Development Projects because the project site is less than five acres and is substantially surrounded by existing development. The site is already developed with residential uses and is well served by existing utilities and public services. The subdivision would add new units on legally sized lots at an allowable density. As conditioned and by operation of law under the Housing Accountability Act, the project is consistent with the Town's General Plan and complies with the regulations in Title 16 Subdivisions and Title 17 Zoning of the Yountville Municipal Code. The biological report concluded that the site has no value as sensitive habitat or to support rare or endangered species and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. All work performed on the historic structure including relocation shall be done in compliance with the Secretary of Interior Standards for the Treatment of Historic Properties and pursuant to the Historic Preservation Relocation Plan. As such, there are no applicable exceptions to the exemption and the project can be found exempt as a Class 32 Infill Development Project.

## STRATEGIC PLAN GOAL

By participating in development review, the Town ensures new developments comply with Municipal Code requirements, helping maintain the Town's quality of life.

## RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the Applicant's presentation.

Conduct public hearing and receive testimony.

Conduct Town Council discussion on project entitlements.

Motion and second to adopt a resolution approving the Major Subdivision Tentative Map, Master Development Plan with Deviations, one Density Bonus Concession and five Density Bonus waivers, Design Review and Design Review Waivers, Tree Removal, and Fence Extension Request along with the recommended conditions of approval and finding the CEQA exemption determination acceptable.

## ATTACHMENTS

A. Applicant Response Letter and updated Project Plans received June 27, 2024.

B. June 4, 2024 staff report:

<https://townofyountville.primegov.com/Portal/viewer?id=0&type=7&uid=3530832e-05e4-4205-8073-7a4b62b97627>





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#### C. Resolution