

May 13, 2024

To: Town of Yountville Planning Department / ZRDB

Re: Development of property known as 1980 Yountville Cross Rd

Dear Planning Department Staff and Zoning Review Design Board Members:

At last month's ZDRB Meeting, community members voiced concerns regarding the proposed project's impact on the neighboring community known as The Crossroads Condos. ZDRB members and Planning staff asked the project applicants to work towards mitigating the impact, specifically the overbearing massing of the north elevations. The discussion included suggestions to reorient the second story of units #4 and #5 to reduce the north elevation massing and to consider re-imagining the homes as single story. Applicant appeared receptive to revisiting the design to address the issue.

The revised proposal presented this month does not address the size, scale and massing of the north elevation. The changes are minimal and are predominantly aesthetic changes to the siding materials: the second story of unit #5 now has different siding style to the first story. What has remained is still a large two story home at a minimum side yard setback of five feet from the neighboring condominiums.

It is acknowledged that due to the implementation of numerous waivers granted by the State, Town Planners and Design Review Board Members have no voice in leading to resolving the negative financial impact the proposed project has on existing home owners. It had been my hope that a more acceptable compromise would have been presented. The applicants are choosing to put financial profit over community wellbeing, building as many of the largest luxury homes possible using State Housing mandates to maximize their financial return.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Steve Cook', with a stylized, cursive script.

Steve Cook

10 Redwood Dr., residence

6922 Yount St., property owner