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To: [Irene Borba](#)
Cc: [Kent Hallen](#); [Pam Hallen](#); [Mary St. John](#); [arwoodson@gmail.com](#)
Subject: [EXTERNAL] Humboldt mixed use project
Date: Wednesday, May 22, 2024 9:47:53 PM
Attachments: [IMG_4566.PNG](#)
[IMG_4564.PNG](#)
[IMG_4563.PNG](#)
[IMG_4561.PNG](#)

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Hello Irene,

Prior to the June 11th ZDRB meeting, I wanted to address a few of the issues in your response to our last submittal and provide clarity on why we are asking for these “exemptions.” Please see below addressing each of your concerns. We want to provide clarification and explanations on each of these items to make sure we are all on the same page.

1. 2nd Floor more than 40% of 1st Floor Area– The rezoning to Residential Scaled Commercial required two dwelling units on the property (replacing the two existing residential lots) with commercial on the 1st floor and residential on the 2nd floor. Our design reflects the spirit of this zoning by providing two condo units, each with 2 bedrooms and 2 bathrooms, to serve as a replacement for the 2 single family residences (SFR). Common sense dictates that a SFR lot in Yountville would provide at least 2 bedrooms, and it was our belief that going any smaller on these condos would not be in sync with the original intent of the rezone condition.
2. Exterior Design – We chose to situate the decks on the rear of the building as opposed to “setting them back on the front” in order to provide privacy for the residential tenants as well as maintaining a clean aesthetic. We feel that the clean lines of the exterior on Jefferson, with Juliet balconies, abundantly planted window boxes and beautiful French doors is much more appealing view than any potential tenant’s outdoor furniture, BBQs, clotheslines and children’s toys that could be in view on a front deck facing Jefferson. The façade on Humboldt has many changes in elevation and recess and includes windows, flower boxes, etc. On the street level, there is a slight articulation comprised of encased glass (see picture) creating a “sunroom” feature which provides a modulating effect as well as lending to the transition into the residential portion of Humboldt. Additionally, the entry tower provides the illusion of a different roof form to create interest and define the retail space.
3. Additional Parking Required for 662 SF of “Retail Storage” – We do not consider this to be an exception for the following reasons:
 - The 662 SF is strictly designed to hold back stock, packing materials, etc for gift wrapping and shipment. The use will not change in any way that would impact the current parking ratio and add any stalls.
 - The attached photos provide an example of the back stock, storage, wrapping and shipping supplies, and shipping station at our previous location.

I would love the opportunity to meet with you in person at your convenience next week to

make sure we have provided adequate clarification and have full staff support moving forward.

Thank you so much,
Colby Hallen

