

From: pabloluther@pacbell.net
To: [Public Comment](#); [Irene Borba](#)
Cc: sluther@pacbell.net
Subject: [EXTERNAL] [SPF ERROR] Humboldt-Jefferson Mixed Use Project Public Comment
Date: Monday, June 10, 2024 3:54:44 PM

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This email is regarding the proposed project in Agenda Item 8B for the meeting tomorrow. We are the adjoining property at 2008 Humboldt street right next door and arguably, one of the most affected by this gargantuan and massive structure. Unfortunately, given the timing of the meeting, we will be out of town, just like many others, due to family summer vacations. Otherwise we would have attended the meeting in person to voice our concerns and strong opposition to the project as currently proposed.

The height, mass, and sheer size of this two story building is overwhelming for the surrounding homes and the neighborhood. It is possibly one of the highest, if not the highest, building in our quaint, bucolic village and is right next to our tiny home. It is overwhelming in scale and structure and dwarfs everything else in our neighborhood. The building has towering vertical blank walls of 30 feet high with no second story setbacks which makes it even more foreboding. There are multiple open outdoor roof terraces which will create noise and light pollution and disturb the neighbors in the area. Traffic, car pollution, congestion and inadequate parking are other issues that will get exacerbated.

We are directly affected negatively by this development as there will be a massive concrete fence close to our property line and just beyond that, a sheer two story concrete wall that will block out open skies and the daylight plane and create a claustrophobic, prison-like environment for us. The terraces and balconies on the second floor will be directly above our small house and, in addition to the noise and light, we will lose all privacy and quiet enjoyment of our property. The massive structure will obliterate the view of the blue skies and the sunlight from our house.

This was going to be our retirement home as we love our little village but this is not what we had envisioned living next door to. We understand and appreciate the need for progress and developing our town for the future albeit in a thoughtful and elegant fashion in keeping with the sensitivities and general ambience of our town. As proposed, the current structure does not seem to fit in with those parameters in relation to the surroundings.

We ask you to reconsider this project and to make changes appropriate for, and sensitive to, the look and feel of Yountville as well as in consideration of the surrounding neighborhoods. We also fear that this will set a documented precedence for future development that would be detrimental to the future of our town.

Upon further review of the Agenda package, we noted some of the issues we raised actually being non-compliant with development goals and regulations as mentioned in the Staff Report, which further accentuate our observations and sentiments above:

1. Mass and Bulk is incompatible with the neighborhood surroundings and existing town aesthetics
2. Overwhelms our neighborhood, and specifically our house, with vertical walls of 30 feet and box-like bulk that obstructs our view corridor and light
3. Inadequate parking leading to congestion and lack of neighborhood parking for Humboldt street residents
4. Setbacks not observed
5. Floor area is more than twice of the allowable limits creating more mass
6. 50% more square footage on second floor than allowable

We will be happy to provide additional feedback and details upon our return from our family vacation. In the meantime, please feel free to reach out to us with any questions.

Thank you very much for your consideration and your continued service to our Town of Yountville.

Best regards,
Pablo Luther and The Luther family
(408) 472-7031