

From: [clark thompson](#)
To: [Irene Borba](#); [Brad Raulston](#); [Kyle Batista](#)
Subject: [EXTERNAL] Letter to City Council/ Planning Department / Humboldt Mixed-Use Proposal
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-Brad Raulston (Town Manager)
-Kyle Batista (Financial Analyst)
-Irene Borba (Planning & Building Director)

RE: ZDRB - Humboldt Mixed-Use Vacant Land/ Tuesday, June 11, 2024

Dear Sirs & Madam;

I am Clark Thompson. My primary residence is: 6855 Jefferson Street, Yountville, CA

My property borders the proposed "mix-use" vacant land now in discussion for building with story-poles up to define height, etc.

Please note the following (current proposal is A and compromise suggestions, B)

A). The commercial proposal on this site faces a problem with direct neighbors (shared by the community in general) based on a right to use and enjoy our land without nuisance, disruptive noise and a dramatic loss of privacy, as clarified below:

1). Height factors; the story-poles clarify the issue as an inappropriate height for the density of the neighborhood of one story buildings and mainly small single story homes; these story-poles illustrate quite clearly the building is too tall for this community of charming and low profile buildings. It is at a vital location from *commerce to residential*, why make it an obnoxious, oversized building in a corridor for 2 blocks of Yountville's fine, small downtown and the entry to Yountville's fine, small residential neighborhood?!

2). Privacy factors will be impacted dramatically with potential windows or balconies looking into 3 properties that adjoin the vacant lot now down a charming country road gravel driveway as well as interfere dramatically with the many people that love the roses in bloom at the park. These visitors and residents can clearly see

the mountains and vistas of Yountville's beautiful vistas on walks or hikes/biking around town (but not with a tall building blocking key views).

3). Sunlight; a registered tree on my property (in the Yountville registry of protected vegetation, an Old English Black Walnut tree) would lose important morning to early afternoon sun exposure on the tree trunk base which is critical for growth and health (this tree thrives on morning sunlight as any arborist will attest to).

4). Access to the 3 properties adjoining the current lot would be hindered by even more traffic, parking issues (already hard to get in and out of the driveway due to current horizontal spaces running along Jefferson and the Van de Leur park).

5). Any frontage for commercial use would add to congestion building a tight corridor for ingress and egress for those of us depending on the shared driveway off Jefferson for ease of access but also in case of emergencies (fire trucks as an example, should unexpected commerce hinder access which easily could happen especially in Yountville where accidents/mishaps happen per wine and driving).

6). Commercial use hours and disruption within a mostly residential community includes concerns about "Sodium Lighting" (usually running all night) and loading docks or access for commercial enterprise and obviously traffic as clarified in #4 above or absentee ownership of any condo situation where housing, unless for low-income, would be more than likely built for weekend, affluent second home residents.

B). Suggestions for Compromise are quite easy to clarify helping illustrate the planning department and City Council's *responsibility* to represent me, my neighbors and the community as clarified below:

1). Propose the structure as one story or with a very low profile upper story.

2). Build the property for commercial use off of Humboldt with no entry from the area of residential driveway, no windows (especially if a second story facing the northwest gravel driveway) and no services (mechanic systems or commerce or service providers access) off this gravel driveway side of the proposed building. A gate at the end of the gravel driveway would benefit everyone on the gravel street to stop vehicles using the driveway to turn around or park a car while entering the commercial building to drop off or pick up (and we know this is a problem in Yountville).

3). Mindfulness of this being residential too includes awareness of the careful planting of olive trees installed by a neighbor (Straub), of the 3 residences, to help build the ambience of this charming gravel driveway from the vacant lot. Any wall

to be built to be of stone not stucco to keep the character of Yountville alive with natural building materials vs. a Southern California "Malibu" look of a stucco wall.

I appreciate your service to our wonderful town. I also am mindful of your dedication to our community....thank you!

Clark Thompson
6588 Jefferson Street
Yountville, CA 94599
925-998-7898

I'm traveling the week of your meeting this Tuesday but my position mirrors that of my direct neighbors; Carl & BB Straub (6584 Jefferson St) and Bobby Rastomi (6590 Jefferson St) - -

We are 100% in sync, cohesive with our position on this site as way too big and way too disruptive for us direct neighbors but also the community of Yountville as a whole (plus the many visitors that come each day to enjoy our small, bountiful town).