

April 8, 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:

The proposed development of the property on Yountville Cross Road is disturbing and a peril for several homes in the Crossroad Condominium community.

The proposed development corrupts the intent of recent State housing loopholes to propose building the highest number of large luxury homes on this one parcel. The true commendable intent of the State waivers from local ordinances is to assist communities in creating more responsible housing. The applicant takes advantage of these waivers to build massive homes.

This proposed development shows a disregard for the impact on the resident community at Crossroads Condominiums. By cleverly designating the orientation of homes #4 and #5 as having 'side yards' adjoining the 'back yards' of SIX homes at Crossroad Condos. Almost exclusively in Yountville, backyards abut backyards, giving neighbors a measure of privacy. Instead the proposal constructs a 28 foot tall plain flat wall only five feet from the fence line. The 28 foot height of the buildings is even more pronounced due to the 5 foot difference in grade between the properties. The applicant's diligence in designing appealing structures has not been applied to the elevations looming over their proposed neighbors back patios.

The projected price point of these proposed homes seeks to capitalize on the cache of Yountville while offering no accommodation to the existing residents they directly affect negatively.

It is commendable that this vacant property is going to be beautifully developed.

It would be an even greater result if homes #4 and #5 were redesigned as single story homes so as to mediate the proximity and encroachment to an established community of full time residents. Other options to mediate the negative impact would be to employ the traditional 20 foot backyard setback or redesign the second stories of #4 and #5, pushing the second story back further from the current five foot setback.



Steven Cook

10 Redwood Dr. Yountville, residence

6922 Yount St. Yountville, property owner / landlord

Received

APR - 8 2024

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