

[DATE]

Re: Opposition to the Proposed Rezoning and Demolition of Homes in East Vivian Neighborhood Under the Comprehensive Zoning Ordinance Amendment

Dear District 2 Councilmember Andrei Obolenskiy, Mayor and City Councilmembers,

I am writing to formally express my deep concern and strong opposition to the City's current Comprehensive Zoning Ordinance Amendment and Proposed Rezoning Map as it pertains to the neighborhood specifically known as East Vivian, also called the Focus Area 5 in the Pleasant Hill 2040 General Plan.

Under the proposed plan, more than 150 existing single-family homes in East Vivian are targeted to be rezoned as Mixed-Use Residential. This is not a neighborhood upgrade; it is the eradication of a long-established residential community. Families who have lived in East Vivian now face uncertainty, and the potential loss of their neighborhood. It is difficult to see how such a drastic action aligns with the principles of responsible urban planning or community preservation.

While we understand the city's obligation to meet the Regional Housing Needs Allocation (RHNA) targets, this area is not used to meet these requirements. **There is no stated justification for why this rezoning is being proposed.** In fact, the City of Pleasant Hill already has a State-certified Housing Element that fully meets California's Regional Housing Needs Allocation (RHNA) without needing to rezone existing single-family neighborhoods. The removal of these homes is not required by the state, not necessary for RHNA compliance, and not supported by the current housing demand—which clearly shows a continued need for single-family homes.

In addition, the current proposal fails to meet the legal and ethical standards required for zoning changes. Under municipal zoning code (PHMC §18.125.070), zoning ordinance amendments must not result in significant adverse impacts on surrounding properties — including impacts related to traffic, infrastructure, and neighborhood character. A rezoning effort that calls for eliminating hundreds of homes clearly fails this test.

The infrastructure in East Vivian including roads, schools, utilities, and public services was not designed to absorb the density increase that a Mixed-Use designation would bring. Moreover, there has been little meaningful community engagement with affected residents. The magnitude of this proposed change demands more than minimal public notice or check-the-box outreach. This process should be rooted in transparent communication, good faith dialogue, and genuine consideration of community-driven alternatives.

It is unacceptable that a stable, quiet, and diverse residential enclave would be effectively erased rather than incorporated into a more inclusive and sustainable housing solution. This is not planning; it is displacement.

Therefore, I respectfully urge the City Council to reject the current zoning map as proposed and to remove East Vivian from the Mixed-Use Residential designation.

Any further consideration of zoning changes in this area must be subject to thorough environmental, infrastructure, and legal review, and must *include robust community input* from all impacted residents.

The residents of Pleasant Hill are not opposed to progress but we are opposed to careless planning that sacrifices families and homes. We ask you to uphold the principles of thoughtful, equitable, and community-focused development. The residents of East Vivian are engaged, informed, and prepared to advocate for planning decisions that reflect genuine community input and compliance with established guidelines.

Thank you for your attention to this critical issue and for your ongoing service to our city.

Sincerely,

[Your Full Name]

[Your Address in East Vivian]

[Your Email or Phone Number, if desired]