

[DATE]

Subject: Opposition to the Removal of Single-Family Homes in Proposed Zoning Changes

Dear Mayor and City Councilmembers,

I am writing to express our strong opposition to any proposal that removes or rezones established internal-facing and entire neighborhoods of single-family homes as part of the current Comprehensive Zoning Ordinance Amendment and Rezoning Map.

Pleasant Hill is already facing a shortage of single-family homes, and removing more than 200 single-family residential parcels from our community is a step in the wrong direction. These homes are essential to maintaining a balanced housing stock and preserving the residential character that has made Pleasant Hill a desirable and livable city for generations.

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.

At the same time, many medium- and high-density housing units already built in the city remain underutilized. **If existing multifamily developments are not reaching capacity, then what is the rationale for rezoning stable single-family areas for even more density, especially in locations not suited for such development?**

The proposed rezoning threatens to fundamentally alter the community without public benefit, and with no clear plan, analysis, or transparency provided to residents. It risks displacing long-time homeowners, degrading neighborhood character, increasing traffic on streets not designed for higher density, and straining local infrastructure and schools.

Furthermore, Pleasant Hill Municipal Code (PHMC §18.125.070) requires that zoning changes not cause significant adverse impacts to surrounding properties—including increased traffic, noise, and density. This proposal, if adopted as written, would violate that standard and undermine the integrity of Pleasant Hill's planning process.

We urge the City Council to:

- Reject any zoning change that eliminates or rezones existing internal facing single-family homes and entire neighborhoods
- Honor the current Housing Element, which already satisfies State requirements without this unnecessary change

- Prioritize the development of underutilized parcels already zoned for higher-density housing
- Engage the broader community in a transparent and inclusive dialogue before proposing major changes that affect neighborhoods citywide

Preserving single-family homes is not about resisting progress—it is about planning responsibly, honoring community character, and ensuring housing diversity for current and future generations.

Thank you for your attention and continued service to the residents of Pleasant Hill.

Sincerely,

[Your Full Name]

[Your Address in Pleasant Hill]

[Your Email or Phone Number, if desired]