

To whom it may concern,

The West Hills Community Association respectfully opposes the removal of the existing "C" (Planned Residential) classification, which currently limits dwelling density on this property. We urge the Planning Commission to retain this designation, as it ensures a structured process that allows neighboring residents to participate meaningfully in shaping any future residential development on the site.

We would also like to highlight that the RN-4 rezoning was approved based on representations made by the applicant at the time—specifically, that the development would be limited to a small number of townhomes with minimal impact on neighboring properties. Since then, the original applicant has withdrawn from the project, and the RN-4 zoning now permits a much larger-scale development than many City Council members had in mind when they voted in favor of the rezoning.

We firmly believe that long-term, mutually beneficial outcomes are best achieved through collaboration between the community and developers. Eliminating the "C" classification would remove an important framework for constructive dialogue, reducing the opportunity to resolve concerns amicably and build positive working relationships.

Our West Hills neighbors recognize the property's development potential and the interest it holds for the market. We remain open and committed to working with any developer through the Planned Residential process to arrive at a solution that serves both community and development interests.

In light of this, we respectfully ask for your support in maintaining the "C" classification to ensure continued community involvement in this property's future development.

Thank you for your time and thoughtful consideration.

-William Zayets

Case Number: 8-A-25-SU