

## Dawn Hofheimer

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**From:** Erik Doyle <erik.doyle7@gmail.com>  
**Sent:** Thursday, May 8, 2025 10:17 AM  
**To:** Participate  
**Subject:** Proposed Warm Springs Zoning changes

Dear Commissioners, Council Members and Planners

I have lived in the Warm Springs area (specifically 328 Shady Lane) for the past 5 years. It is a wonderful neighborhood that has consistent, low density vibe that would be severely impacted if the zoning were to change allowing substantially higher densities. I am writing to respectfully submit several reasonable requests regarding the proposed zoning changes in the mid-Warm Springs area. These requests are based on clearly identifiable facts and aligned with the stated goals of the Comprehensive Plan. Before outlining the proposed adjustments, I'd like to highlight an important and factual point:

### Stated Planning Objective to Mirror Existing Landscapes

On multiple occasions, the Planning Department has affirmed that zoning changes should aim to “mirror” the existing landscape. Logically, this means that when a high-density area borders a mid-density zone, transitioning the adjacent land to mid-density — not high-density — aligns with that objective. Applying that same logic, converting a low-density area directly to high-density zoning is not a reasonable or consistent approach. Specifically:

Per Policy BNE-1.3 Context Sensitive Development: Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories. It includes:

- Housing types
- Transitions between uses and adjacent properties
- The relationship of the buildings and other site features including views of the surrounding mountains and natural features.

### Proposed Solution to Ensure Zoning Changes Respect Adjacent Low-Density Homes

In support of the City's goal to mirror neighboring land uses:

1. The mid-Warm Springs area includes many single-family homes on lots around 10,000 sq ft, all zoned Low Density. The City's proposed plan calls for upzoning adjacent areas to High Density, but any zoning changes directly next to these homes should be limited to Medium Density.
2. Specifically, land to the east of parcels RPK05550010040 and RPK05550010050 (200 and 211 Four Seasons Way) should be zoned *no greater than Medium Density*. This would mirror the existing Mid-Density parcel to the east and respect the character of the area. Additionally, homes along West Canyon are similarly impacted.

### Proposed Transition Guidelines for Upzoned Areas

Additionally, I recommend that the City adopt thoughtful “transitory” guidelines where proposed upzoned parcels border lower-density residential areas. These would help address legitimate concerns from homeowners about reduced privacy, obstructed views, and incompatible development. Suggested safeguards include:

- Increased Setbacks
  - Enhanced setbacks for green space when adjacent to residential property lines
  - Significantly increased setbacks for *multi-story, multi-family* developments. These requests are grounded in facts, aligned with stated City objectives, and represent reasonable compromises that support responsible growth while preserving the integrity of existing neighborhoods.

Thank you for your careful review and consideration. I'm confident you will find these proposals thoughtful and in line with community values.

Respectfully,

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