

From: Derek H <hoangaderek@gmail.com>
Sent: Monday, March 9, 2026 10:08 AM
To: PC Public Comments
Subject: Parking Concerns – PD-25-0003 / 120 V.V. Cecil Pl

To the Planning Commission,

I am writing to express strong concerns about the parking impacts of the proposed project at 120 V.V. Cecil Place.

Our street is already experiencing significant parking overflow due to the recently opened Salty Horse restaurant a few doors away. Their customers, staff, and delivery drivers regularly park on Cecil Place throughout the day, especially during peak hours.

Adding two new townhome condominiums — with no guest parking and a subdivision that reduces driveway space — will push even more vehicles onto a street that is already at capacity. While the project may meet minimum code requirements, the real-world parking conditions on Cecil Place are already strained.

I respectfully request that the Commission require additional on-site parking or guest parking, or reconsider the subdivision layout to prevent further parking congestion for existing residents.

Thank you for your consideration.

Sincerely,
Derek Hoang
V.V. Cecil Place Resident

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