

**Subject:**

A2CLT Proposed Chapter Text Amendment

---

**From:** Adam Goodman

**Sent:** Tuesday, April 14, 2026 2:27 PM

**To:** Planning <Planning@a2gov.org>

**Subject:** A2CLT Proposed Chapter Text Amendment

Hi planning commissioners,

I'm writing to urge you to take action to advance the A2CLT's proposed UDC amendment, which would enable by-right construction of triplexes in all R zones, as quickly as possible. I think there's a strong case to be made that this could be the *first* action you take toward implementing the CLUP, even as you are deciding how to approach the more complex topics. Much of the CLUP is relatively abstract and will take a lot of careful engagement and deliberation to translate into ordinance language; however, perhaps **the single clearest and most definitive statement in the entire plan is that triplexes shall be permitted on every lot in every R zone**. This should be something we can accomplish without delay.

As for broader CLUP implementation: my one firm request is that you approach this topic with the urgency that it deserves. I believe the strategy outlined in Commissioner Adams' memo from last month would achieve this goal, and in the absence of a better (but not less-urgent) approach, I'd urge you to move forward with it. But I also recognize that it may not be the *only* approach that would work.

Of course, it must also be noted that legalizing triplex uses in R zones is *necessary, but not sufficient* to achieve the CLUP's vision for residential-category areas. I would see it as an interim step. Further work will be needed to address area/height/placement standards, legalizing small neighborhood businesses, etc. - and those efforts will require a lot of deliberation and engagement. So please also remain clear in your commitment to addressing those issues in the future, even if it takes a while to get there.

- Adam