

**Subject:** Why R3 R4 parcels belong in transition

---

**From:** Shannon Lau  
**Sent:** Tuesday, August 19, 2025 8:00 AM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** Why R3/R4 parcels belong in transition

Hi Planning Commission,

Transition is a beautifully broad category, ranging in heights and uses.

None of us know what a R3/R4 parcel would look like in 25 years if upzoned to Transition. It could mean a full grocery store down the street (with no parking lot!), or a medium-sized apartment building. A bakery with fresh loaves, or a daycare a walk down the block. Or it very well might remain the same duplex.

So let's allow neighborhoods to adapt and evolve over the next 25 years and beyond, fulfilling residents' needs, providing more housing, and supporting density that's sustainable.

The more we try to chop up and define each category, we (1) delay zoning and (2) limit our housing and economic potential as a city. And especially: if we are trying to fix inequitable patterns, we should not be enforcing those same patterns in the blueprint for the future.

Please, reject the new residential category and move R3/R4 parcels to transition. Let's get this plan passed.

Thank you,  
Shannon Lau