

Subject:

Discussion of CLUP at 8.19.2025CPC meeting

From: Karen Hart**Sent:** Tuesday, August 19, 2025 11:25 AM**To:** Planning <Planning@a2gov.org>**Subject:** Discussion of CLUP at 8/19/2025CPC meeting

The City started the new comprehensive land use plan process two years ago with City Council saying to the Planning Commission (paraphrased), “We have a housing supply and affordability crisis. Please make the CLUP much simpler, which should lead to many fewer zoning districts, and enable a variety of housing throughout the city.” The CPC and staff took that to heart and have worked incredibly hard over that time to thoughtfully enable a meaningful increase in housing choices over the next 2-3 decades. While there have been a great many constructive comments from the public and a great deal of expressed support, once again the loudest voices are calling for – essentially – the status quo. Those are **not** the voices you must pay the most attention to if you truly want a **meaningful** increase in housing choice for new residents and our children and grandchildren.

Today property owners in single family zoning districts already may generally have two units (one being an ADU), and/or may rent out one or more bedrooms. If the plan throttles down the modest increases the previous draft called for, it’s like allowing only one more unit per lot – hardly a meaningful increase in density. We must do better. For people who want to live in neighborhoods, a much more significant and varied increase is needed. For people who want to live along denser transit corridors, closer to mixed uses, a lot more height and density is needed. Don’t be afraid of new buildings. Focus on form and design regulations, not numbers of units, numbers of people, renters vs. owners, numbers of cars, number of feet...

Please do not endorse the staff’s proposal for further residential caps. The staff is in a tough spot amid the Council, the CPC and the various factions of the public. Their proposal will not even begin to tackle the housing issue we have. Be bold. Do what you know is right and necessary.

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