

# ALLIED

## Neighborhoods Association

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October 8, 2023

To: Planning Commission

**Re: AUD Ordinance Amendment – Trial Period**  
(Item IV, Planning Commission October 12, 2023 Agenda)

Chair Bonderson and Planning Commissioners,

Allied Neighborhoods Association appreciates the opportunity to provide comment on the above agenda item.

***The premise of the extension of AUD until February 15, 2024 was to allow time for completion of the Housing Element Update.***

The premise of the extension was sound, thus we should again extend AUD (as the Housing Element Update is running way behind the original date of February 15, 2023). It doesn't necessarily need to be all the way to the suggested date of July 1, 2027, but if staff likes the flexibility that provides it seems acceptable.

No one (including Council and Planning Commission) wants variable density, we all know it, and that will not happen. In the AUD Program (whether trial period or permanent) the density cannot be lowered - the State will not allow it, so there's certainty that current AUD zoning will not be reduced. In addition to AUD, there's also local bonus density, state bonus density, local and state bonus density combo, or a development agreement.

As context, since receiving the June 16 HCD letter, staff has been working on a 4<sup>th</sup> version of the new Housing Element (which the public and decision-makers have not seen). Environment review was initiated in early 2022; to date the Draft Program EIR has not been released for public review and comment.

***Whether it's considering making AUD permanent, or the wide range of topics in agenda item III, those should wait until adoption of the new 2023 – 2031 Housing Element*** (and we see the final document). At this point, aren't we just a few months away?

***The Housing Plan has 30 Programs*** (as of April 10, 2023 draft Housing Element version 3, Section 5, beginning on pdf 129 of 355). There are many, many programs of interest, including strategies and prioritizing Affordable Housing, and evaluating hotel zoning (looking at zoning where hotels compete with housing).

We need to get the new Housing Element adopted and the Program EIR certified. This should be our first priority. The new Housing Element is very important to inform housing discussions and policy decisions going forward.

Thank you for consideration of our comments.

Sincerely,  
Allied Neighborhoods Association

Cc: Brenda Beltz  
Daniel Gullett  
Allison De Busk  
Elias Isaacson  
Rebecca Borg  
Mayor and City Council  
Sarah Knecht