



## PACIFIC PALISADES COMMUNITY COUNCIL

---

April 18, 2023

Assemblymember Luz Rivas, Chair  
Assembly Natural Resources Committee  
1020 N. Street, Room 164  
Sacramento, CA 95814

*Via the CA legislation submission portal*

**Re: AB 1287 (Alvarez) – Density Bonus / Hearing on April 24, 2023: Strongly OPPOSE unless amended to retain the protection of the Coastal Act**

Dear Assemblymember Rivas and members of the Assembly Natural Resources Committee:

For fifty years, Pacific Palisades Community Council (PPCC) has been the voice of the community and the most broad-based organization in Pacific Palisades – a community of about 25,000 located in the wildland-urban interface between the coast and the Santa Monica mountains within the City of Los Angeles (City). Large portions of our community are located in the Coastal Zone.

For many years, we have relied on the protections afforded by the Coastal Act – including review of the environmental impact of proposed projects on the coastal resources of our highly scenic coastal area. While PPCC recognizes the need for reasonable solutions to the demand for affordable housing, we feel strongly that AB 1287, as proposed, would compromise public safety and the environment and should be opposed for that reason. [See PPCC's position letter in support of other proposed housing legislation: <https://pacpalicc.org/wp-content/uploads/2021/03/PPCC-Letter-Senate-Housing-SB-15.pdf>.]

AB 1287 would allow a project to be located anywhere in the Coastal Zone without any review as to the project's impact on important coastal policy concerns, such as public access, protection of environmentally sensitive areas, protection of highly scenic and visual coastal areas, minimization of the alteration of natural landforms, Environmental Justice, and protection of special coastal communities.

The existing Density Bonus law, which harmonizes the Coastal Act and Density Bonus law, is clearly the best and only viable solution as it assures there will be no significant adverse Coastal Resource impacts from a project.

We respectfully urge your NO vote on AB 1287 unless amended to retain the protections of the Coastal Act.

Thank you for your consideration.

Sincerely,

*Maryam Zar, President*  
Acting on behalf of the Executive Committee  
Pacific Palisades Community Council

cc: Hon. Jacqui Irwin, Assemblymember, AD 42  
Hon. Ben Allen, Senator, SD 24