



## Pacific Palisades Community Council

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### **RE: AB 2560 (Alvarez) Oppose as Amended**

Hon. Assemblymember Irwin  
1021 O Street, Suite 6220,  
Sacramento, CA 95814

Cc: ASM David Alvarez, AD80

Dear Assemblymember Irwin:

AB 2560 proposes to amend Government Code Section 65905(m) to remove language upon which communities like ours have long relied to protect our coastal environs. This language specifies that state Density Bonus Laws do not supersede the application of the Coastal Act. The bill would replace this language with an affirmative statement that development standard exceptions, granted under DBL, can be applied to housing projects notwithstanding the Coastal Act.

In a letter opposing the bill, the California Coastal Commission noted that since its creation in 1976, the CCC “has worked diligently to promote housing, and particularly affordable housing, in the coastal zone consistent with the provision and protection of other coastal resources. The Coastal Act originally included broad policy language requiring the provision of affordable housing in the coastal zone for persons of low and moderate income. Pursuant to this authority, in its first five years (1977-1981) the Commission permitted approximately 5,000 units of deed-restricted, affordable housing within market-rate subdivisions. The Commission also prevented the demolition of approximately 1,300 existing affordable units and collected over \$2 million in in-lieu fees for the construction of affordable housing. Unfortunately, these affordable housing accomplishments were controversial among development interests and local governments, and in 1981 the Legislature repealed the Commission’s authority to protect and provide affordable housing in the coastal zone.”

Like the Coastal Commission, we believe the proposed legislation would set a “dangerous precedent” of exempting development in delicate and important coastal areas worthy of protection, from the Coastal Act. We certainly acknowledge the historic housing shortage with which the state is grappling, but we believe removing the tradition that the Coastal Act supersede state laws surrounding density increase is not a solution.

For these reasons, the Pacific Palisades Community Council, the most broad-based representative voice of the Palisades community for over 50 years, joins the California Coastal Commission in respectfully opposing AB 2560 as amended.

Best, Maryam Zar

PPCC President

Executive Committee:

Dave Card, Sue Kohl, Beth Holden-Garland, Jenny Li, Joanna Spak, John Padden