



Pacific Palisades Community Council

June 11, 2024

Senate Housing Committee

CA State Legislature

Sacramento CA

By email: SHOU.Committee@senate.ca.gov

Cc: Senator Ben Allen

RE: AB 2560 - Density Bonus Law: California Coastal Act of 1976.

Dear Senate Housing Committee, members and Chair, Hon. Nancy Skinner:

PPCC has been the most broad-based and consistent voice of the Palisades Community for more than 50 years. We recently commented on AB 2560, which passed in the Assembly and is headed to the Senate, with its first stop at the Senate Housing Committee. The bill 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controversial among development interests and local governments, and in 1981 the Legislature repealed the Commission's authority to protect and provide affordable housing in the coastal zone."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, our State Assemblymember, Jacqui Iriwn, opposed the bill. Today, as it heads to the Senate, we'd like to express our opposition to the bill and urge you and the members of the Senate Housing Committee to side with the CA Coastal Commission and vote against it.

Best,
Maryam Zar

President, Pacific Palisades Community Council