



American Planning Association
California Chapter

Creating Great Communities for All

March 29, 2024

The Honorable David Alvarez
California State Assembly
1021 O Street
Sacramento, CA 95814

SUBJECT: AB 2560 (Alvarez) Density Bonus Law: California Coastal Act of 1976 – SUPPORT

Dear Assemblymember Alvarez:

The American Planning Association, California Chapter is pleased to support your AB 2560, which would provide that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the Density Bonus Law be permitted notwithstanding the Coastal Act.

APA California is a non-profit organization made up of practicing planners, citizens and public officials committed to advancing the practice of local, regional, and statewide planning throughout urban, suburban, and rural California. As adopted in APA California's Legislative Platform, *Plan California*, our organization is supportive of efforts that minimize constraints to housing production and apply statewide housing policies and mandates to coastal zones where no significant impact to coastal natural resources or public access are likely.

While the Legislature has passed several laws over the years to streamline housing production and provide other initiatives to increase density opportunities such as the Density Bonus Law (DBL), these laws do not apply in the Coastal Zone. While the DBL only applies in areas already zoned for residential development, projects that seek to access a density bonus, concessions, waivers or other reductions of development standards in the Coastal Zone must obtain coastal development permits (CDPs). AB 2560 will remove the exemption of the application of the DBL within the Coastal Zone. This change will provide more options to increase housing opportunities throughout the Coastal Zone, providing equitable access to housing throughout the state and expanding the use and success of the state's DBL.

We appreciate your dedication to this important issue, and for all the reasons listed above, are pleased to support AB 2560. If you have any questions, please contact our lobbyist, Lauren De Valencia, with Stefan/George Associates at lauren@stefangeorge.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ED'.

Erik de Kok, AICP
Vice President Policy and Legislation
APA California

cc: Assembly Natural Resources Committee
Assembly Housing and Community Development Committee
The Governor
The Office of Planning and Research
The California Department of Housing and Community Development