



American Planning Association
California Chapter

Creating Great Communities for All

March 29, 2024

The Honorable Catherine Blakespear
California State Senate
1021 O Street
Sacramento, CA 95814

SUBJECT: SB 1077 (Blakespear) Coastal resources: coastal development permits: accessory and junior accessory dwelling units – SUPPORT

Dear Senator Blakespear:

The American Planning Association, California Chapter is pleased to support your SB 1077, which would simplify the permitting process for adding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to certain residential properties in the Coastal Zone.

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 opportunities for various types of housing development, including ADUs and JADUs, these laws do not apply in the Coastal Zone. Instead, homeowners in the Coastal Zone must obtain coastal development permits (CDPs) for ADU or JADU additions. SB 1077 will remove the CDP permit requirement for ADU and JADU additions to existing residential properties that are not near sensitive coastal natural resources. This bill will maintain the Coastal Act's critical protections for California's coastal habitats while making it easier for coastal homeowners whose projects have a low risk of damaging those habitats to add ADUs and JADUs. This change will provide homeowners more options to increase housing opportunities on their property and add additional housing resources that are desperately needed in the Coastal Zone.

We appreciate your dedication to this important issue, and for all the reasons listed above, are pleased to support SB 1077. If you have any questions, please contact our lobbyist, Lauren De Valencia, with Stefan/George Associates at lauren@stefangeorge.com.

Sincerely,

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

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

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