



Administrative Report

H.14., File # 24-0525

Meeting Date: 4/2/2024

To: MAYOR AND CITY COUNCIL
From: LUKE SMUDE, ASSISTANT OT THE CITY MANAGER

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2404-021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, EXPRESSING THE CITY'S OPPOSITION TO CALIFORNIA ASSEMBLY BILL 2560 (ALVAREZ) THAT WOULD ELIMINATE THE COASTAL ZONE EXEMPTION FROM THE STATE'S DENSITY BONUS LAW

APPROVE THE ATTACHED LETTER OF OPPOSITION FOR SIGNATURE BY THE MAYOR AND COUNCIL AND FOR DISTRIBUTION TO ELECTED OFFICIALS

EXECUTIVE SUMMARY

On March 12, 2024, the City Council directed staff to prepare a resolution and letter capturing the City's opposition to California Assembly Bill (AB) 2560 Alvarez, which would eliminate the Coastal Zone exemption to the State's Density Bonus Law. This item presents the Resolution and letter for Council consideration of approval.

BACKGROUND

The Coastal Zone is a legislatively-defined geographic region that establishes the area regulated under the Coastal Act, and encompasses both land and water areas along the length of the California coastline. The California Coastal Act (Act) of 1976 regulates development in the Coastal Zone and requires that any new development must comply with the requirements of the Act as set forth by the California Coastal Commission which regulates proposed developments through coastal development permits and certification of Local Coastal Plans.

Density Bonus Law is a State statute created to support the development of affordable housing by providing incentives to developers. Under this law, which only applies in areas already zoned residential, developers who include a certain percentage of affordable housing units in their projects are eligible for various bonuses, such as increased density (i.e., the ability to build more units than typically allowed by local zoning regulations), reduced parking requirements, and other regulatory concessions. To qualify for these bonuses, developers must set aside a certain percentage of their units for low-income, moderate-income, or very low-income households, as defined by state law. The exact requirements and incentives vary depending on the local jurisdiction and the specifics of the development project. Currently, the Coastal Zone is exempted from Density Bonus Law.

AB 2560 would remove the exemption of Density Bonus Law within the Coastal Zone and allow developers of qualifying projects to apply for the density bonus or other incentives afforded under

Density Bonus Law. The approval of AB 2560 would undermine the City's Local Coastal Plan, which regulates development within the Coastal Zone while ensuring the preservation of and access to the coast. This agenda item provides the City Council an opportunity to formalize its position on this Bill through both a resolution and letter.

COORDINATION

This item was coordinated with the Waterfront and Economic Development Department. The City Attorney's Office approved the Resolution as to form.

FISCAL IMPACT

There is no fiscal impact associated with the item.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2404-021 Opposing California Assembly Bill 2560 Alvarez
- Letter - Opposition to California Assembly Bill 2560 Alvarez