

ASSEMBLY BILL 2560

DENSITY BONUS IN THE COASTAL ZONE



MARCH 12, 2024

BACKGROUND

- CALIFORNIA COASTAL ACT OF 1976 (ACT)
 - REGULATES DEVELOPMENT IN THE COASTAL ZONE
 - ALL NEW DEVELOPMENTS MUST COMPLY WITH THE ACT AS SET FORTH BY THE CALIFORNIA COASTAL COMMISSION
 - COASTAL DEVELOPMENT PERMITS
 - CERTIFICATION OF LOCAL COASTAL PLANS

OVERVIEW - AB2560

- INTRODUCED FEBRUARY 14, 2024
 - AUTHOR - ASSEMBLY MEMBER DAVID ALVAREZ
 - CO-AUTHOR – STATE SENATOR SCOTT WIENER
- SEEKS TO REMOVE COASTAL ZONE EXEMPTION FROM STATE'S DENSITY BONUS LAW

DENSITY BONUS LAW

- DESIGNED TO SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING
 - DEVELOPERS SET-ASIDE AFFORDABLE UNITS IN THEIR PROJECTS TO BE GRANTED INCENTIVES
 - REDUCED PARKING, INCREASED DENSITY, ETC.
- COASTAL ZONE IS CURRENTLY EXEMPT FROM STATE DENSITY BONUS LAW

NEXT STEPS

- COUNCIL DISCUSS A POLICY POSITION WITH RESPECT TO AB2560
- DIRECT STAFF TO PRODUCE A RESOLUTION OR LETTER CAPTURING THIS POSITION
- STAFF WOULD RETURN AT A LATER DATE WITH THE REQUESTED ITEM FOR COUNCIL CONSIDERATION

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