

CITY of CARPINTERIA, CALIFORNIA



June 24, 2024

Assemblymember David Alvarez

California State Assembly
1021 O Street, Suite 5320
Sacramento, CA 94249-0080

Members of the City Council

Al Clark - *Mayor*
Natalia Alarcon - *Vice Mayor*
Roy Lee
Mónica Solórzano
Wade T. Nomura

Re: **Opposition to AB 2560 (Alvarez) - Density Bonus Law: California Coastal Act of 1976**

Dear Assemblymember Alvarez,

On behalf of the City of Carpinteria, I am writing to express our strong opposition to Assembly Bill 2560, which seeks to eliminate the exemption of the Coastal Zone from the Density Bonus Law. While we understand and share the concern for California's housing crisis, we believe that this bill overlooks critical considerations specific to coastal communities, particularly those related to environmental protection, local planning autonomy, and the unique character of coastal cities.

Environmental Concerns: Carpinteria is situated along a sensitive coastal environment that is not only integral to our local ecosystem but also to the well-being and quality of life of our residents and visitors. The California Coastal Act of 1976 was enacted to protect, conserve, and restore the state's coastal resources. The current exemption of the Coastal Zone from the Density Bonus Law is essential in safeguarding these critical habitats from overdevelopment and potential degradation. AB 2560 threatens to undermine these protections by allowing increased development densities that could lead to significant adverse environmental impacts, including increased pollution, loss of open space, and strain on coastal infrastructure.

Local Planning and Control: The City of Carpinteria has a robust and carefully considered Local Coastal Program (LCP) that reflects our community's values and priorities. This program balances the need for housing with the imperative to protect our coastal resources. AB 2560's blanket application of the Density Bonus Law within the Coastal Zone undermines local control and planning efforts, disrupting the delicate balance our city has worked hard to maintain. It is crucial that local jurisdictions retain the authority to implement policies that reflect their unique circumstances and planning goals.

Community Character and Infrastructure: Carpinteria, known for its small-town charm and community-focused lifestyle, is particularly vulnerable to the impacts of increased density development. The proposed changes in AB 2560 could result in developments that are out of scale with the existing community, leading to potential conflicts and a loss of community character that is highly valued by our residents and visitors alike. Additionally, our infrastructure, including roads, water, and sewage systems, may not be

equipped to handle the increased demands that higher density developments would impose, potentially leading to deterioration in service levels and quality of life.

Affordable Housing Solutions: While we are committed to addressing the affordable housing crisis, we believe that there are more effective and contextually appropriate ways to do so without compromising our coastal resources and community character. We support alternative measures that enhance affordable housing opportunities through incentives and collaboration with local governments, respecting the specific needs and capacities of coastal communities.

AB 2560, although well-intentioned, poses significant risks to the environmental integrity, local planning autonomy, and community character of coastal cities like Carpinteria. We urge you to reconsider this bill and work towards solutions that address the housing crisis without compromising the unique and irreplaceable values of California's coastal zones. We are ready to collaborate on developing balanced approaches that ensure affordable housing while protecting our precious coastal resources.

For these reasons, the City of Carpinteria must **oppose AB 2560**. If you have any questions, do not hesitate to contact me at alclark@carpinteriaca.gov or (805) 684-5405.

Thank you for your attention to our concerns.

Sincerely,



Al Clark, Mayor
City of Carpinteria

Cc: Senator Monique Limón
Assemblymember Steve Bennett
California Coastal Commission
David Mullinax, Channel Counties Public Affairs Manager, dmullinax@calcities.org
League of California Cities, cityletters@calcities.org