



MAYOR REX RICHARDSON

March 13, 2024

The Honorable Catherine Blakespear
California State Senate
1021 O Street, Suite 7340
Sacramento, CA 95814

RE: Support for SB 1077 (Blakespear)—Coastal resources: coastal development permits: accessory and junior accessory dwelling units: parking requirements

Dear Senator Blakespear,

On behalf of the City of Long Beach (City), I write to support SB 1077, which aims to streamline the entitlement process for adding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to certain residential properties in the coastal zone.

California is currently grappling with an unprecedented housing shortage, resulting in elevated housing costs, increased homelessness, and housing instability for a significant portion of our population. Decades of exclusionary and overly-restrictive zoning has exacerbated this crisis. One of the primary ways the state has tried to remedy this is by requiring local governments to simplify the permitting process for adding ADUs and JADUs to existing homes. This has been successful in spurring low impact, gentle density increases in single family neighborhoods, which make up the majority of zoned areas in the state. However, coastal homeowners must obtain coastal development permits (CDPs) for ADU or JADU additions, making it more expensive to build in coastal communities like Long Beach. State-required coastal development permits add thousands of dollars in cost to build an ADU/JADU, without any added public benefit.

The City is committed to supporting policies and practices that advance housing production. ADUs and JADUs have become a major contributor to the growth of Long Beach's housing stock. During FY23, the City facilitated 508 ADUs, which has allowed the City to add housing throughout Long Beach's existing neighborhoods. ADU construction in Long Beach has gone from zero just ten years ago to a current rate of more than 400 per year. The City's goal is to facilitate 400 to 500 ADUs per year throughout the coming decade.

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, like wetlands or coastal bluffs. The legislation will maintain the Coastal Act's critical protections for California's coastal habitats while making it easier for coastal homeowners to add ADUs and JADUs. Furthermore, the legislation will remove a state barrier to housing production in the coastal zone while maintaining the City's local ADU/JADU Ordinance tailored to the specific needs of Long Beach. SB 1077 is in alignment with the City's pro-housing policies and will contribute to promoting more affordable coastal housing.

For these reasons, the City supports SB 1077.

Sincerely,

A handwritten signature in black ink, appearing to read "Rex Richardson", with a long horizontal flourish extending to the right.

Mayor Rex Richardson
City of Long Beach

cc: The Honorable Lena Gonzalez, State Senate, 33rd District
The Honorable Mike Gipson, State Assembly, 65th District
The Honorable Josh Lowenthal, State Assembly, 69th District