



February 27, 2024

Mayor

Will O'Neill

Mayor Pro Tem

Joe Stapleton

Council Members

Brad Avery

Noah Blom

Robyn Grant

Lauren Kleiman

Erik Kenneth Weigand

The Honorable David Alvarez
California State Assembly
1021 O Street, Room 5320
Sacramento, CA 94814

RE: AB 2560 (Alvarez): Density Bonus Law: California Coastal Act of 1976 City of Newport Beach – Notice of Opposition

Dear Assembly Member Alvarez,

I write on behalf of the City of Newport Beach to oppose AB 2560. AB 2560 provides that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the density bonus law be permitted notwithstanding the act.

Current density bonus laws in California's coastal cities aim to address housing affordability and promote sustainable development. However, the same density bonus laws in coastal cities allow increased density without adequate investment in infrastructure such as transportation, schools, and utilities. The increased density can strain resources and diminish the quality of life for residents, which can result in overcrowded streets, increased traffic congestion, and pressure on public services.

AB 2560 will erode the unique character and charm of neighborhoods, which may lead to the loss of historic buildings, green spaces, and neighborhood amenities, impacting the overall livability and attractiveness of our communities. Additionally, this measure undermines local control and community input in the planning and development process. Our coastal community values the input of residents in new developments that could impact the quality of life of its citizens, and we believe that community involvement is a critical part of the public process to ensure that developments align with the needs and preferences of residents.

As such, the City of Newport Beach opposes AB 2560.

Sincerely,

Mayor Will O'Neill
City of Newport Beach

cc: Assemblymember Diane Dixon
Senator Janet Nguyen
Newport Beach City Council