



March 31, 2024

The Honorable Dave Min  
Chair, Senate Natural Resources and Water Committee  
1021 O Street, Room 3220  
Sacramento, CA 95814

**RE: SB 1092 (Blakespear) – Promoting Coastal Housing: Coastal Development Permit Appeals Reform—SUPPORT**

Dear Chair Min,

The California Home Building Alliance (HBA) is committed to supporting legislation and administrative actions that will increase housing production in our state. We write to you in support of Senate Bill 1092 (Blakespear), which will promote the production of sustainable multifamily housing in the coastal zone by standardizing and applying timelines to the coastal development permit (CDP) appeals process.

This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, realtors, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

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 are the primary drivers of this crisis. In light of this, the Legislature has enacted laws to ensure zoning practices balance social and environmental protections with the need for housing production.

The California Coastal Act requires CDPs to be issued for real estate development projects in the coastal zone. The goal of the CDP process is to ensure development mitigates damage to natural resources and promotes public access to the coast. While the CDP review process is subject to the timelines established by the Permit Streamlining Act, no timelines apply to the commission's review of appeals it decides to hear. Additionally, the Coastal Act stipulates a scope of review that provides the commission broad flexibility in its consideration of appeals. As a result, coastal housing developers systematically experience unexpected delays and confusion in the appeals process, which has resulted in numerous appeals for multifamily developments taking more than two years to be resolved. Delays are not uncommon for development projects, but they add significant cost for

developers. The uncertainty and delay the appeals process adds has made projects financially infeasible and discouraged housing developers from pursuing housing projects along the coast.

SB 1092 will address these issues by applying prescriptive standards and timelines to the CDP appeals process. This will improve clarity and accountability in the process while maintaining strong protections for coastal resources.

For these reasons, the HBA is in strong support of SB 1092 (Blakespear).

Sincerely,



Laura Foote  
Executive Director  
YIMBY Action



Will Moore  
Policy Counsel  
Circulate San Diego



Michael Lane  
State Policy Director  
SPUR



Corey Smith  
Executive Director  
Housing Action Coalition



Cornelius Burke  
Vice President, Government Affairs  
California Building Industry Association



Matthew O. Franklin  
President and CEO  
MidPen Housing



Lisa Jones  
President & CEO  
San Diego Housing Commission



Azeen Khanmalek  
Executive Director  
Abundant Housing LA



Roger Dickinson  
Policy Director  
CivicWell