



MAYOR REX RICHARDSON

March 18, 2025

The Honorable Josh Lowenthal
California State Assembly Speaker pro Tempore
1021 O Street, Suite 5130
Sacramento, CA 95814

RE: Support for AB-462 Land use: coastal development permits: accessory dwelling units

Dear Assemblymember Lowenthal,

On behalf of the City of Long Beach (City), I write to support AB 462, which aims to streamline the entitlement process for adding Accessory Dwelling Units (ADUs) to certain residential properties in the coastal zone within the County of Los Angeles, and in any county that is subject to a proclamation of a state of emergency made by the Governor in which housing was destroyed or made uninhabitable.

California is already 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 in communities across the state. Now, the devastating Eaton and Palisades fires which destroyed thousands of homes have added additional strains on our ability to build and provide much needed housing throughout Los Angeles County.

One of the primary strategies the state has implemented to address the housing shortage is by requiring local governments to simplify the permitting process for adding ADUs 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 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, without any added public benefit. For communities rebuilding following a natural disaster such as a wildfire or flood, this additional approval can lead to long delays and a significant financial burden for households who have already lost everything.

The City is committed to supporting policies and practices that advance housing production. ADUs have become a major contributor to the growth of Long Beach's housing stock. ADU construction in Long Beach has gone from zero units just ten years ago to a current rate of more than 400 units per year. Lastly, AB 462 will maintain the Coastal Act's critical protection for California's unique coastal habitats and sensitive natural resources, like wetlands or coastal bluffs, while making it easier for coastal homeowners to build ADUs.

AB 462 is in alignment with the City's pro-housing policies and will contribute to promoting more affordable coastal housing in Long Beach and Los Angeles County. For these reasons, the City supports AB 462.

Sincerely,

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

Mayor Rex Richardson
City of Long Beach

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