



City of Encinitas City Council's Office

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www.encinitasca.gov

March 13, 2024

Tony Kranz
Mayor

The Honorable Catherine Blakespear
Member of the California State Senate
California State Capitol
Sacramento, CA 95814

Re: Support for SB 1077 (Blakespear) – Unlocking Coastal ADU Production

Allison Blackwell
Deputy Mayor

Dear Senator Blakespear:

On behalf of the City of Encinitas I write in strong support of Senate Bill 1077 (Blakespear), which aims to simplify the permitting process for adding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to certain residential properties in the coastal zone.

Bruce Ehlers
Council Member

Encinitas has been a leader in simplifying the permitting process for adding ADUs and JADUs to existing homes. The city has permit ready plans for ADUs and JADUs to make the creation of this type of housing more cost effective for homeowners, [receiving the Helen Putnam Award of Excellence from the League of California Cities for this innovation](#), which has been successful in spurring low impact, gentle density increases in single family neighborhoods.

Kellie Shay Hinze
Council Member

However, homeowners with properties in the Coastal Zone must obtain coastal development permits (CDPs) for ADU or JADU additions. This requirement adds substantial complexity and confusion to a process that is otherwise straightforward outside the coastal zone. While this process is justified for ADU or JADU additions near sensitive coastal resources given the inherent environmental degradation risks, many coastal residential properties are not near such resources.

Joy Lyndes
Council Member

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. This bill will maintain the Coastal Act's critical protections for California's coastal habitats while making it easier for coastal homeowners whose projects have a low risk of damaging those habitats to add ADUs and JADUs.

Pamela Antil
City Manager

Many properties in Encinitas are large enough to accommodate ADUs and JADUs which provide much-needed housing and can count toward the state Regional Housing Needs Allocation. These units can also provide housing options for a variety of people. The requirement to obtain a CDP hampers the efforts of cities like Encinitas to assist its residents and property owners develop this important source of new housing opportunities.

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For these reasons, we are in strong support of SB 1077 (Blakespear). Please contact me at 760-633-2618 for any questions about our position.

Sincerely,

A handwritten signature in blue ink that reads "A. J. Kranz". The signature is written in a cursive style with a large, sweeping flourish at the end of the name.

Tony Kranz
Mayor
City of Encinitas