

CALIFORNIA COASTAL COMMISSION

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**California Coastal Commission pro-housing track record**

The California Coastal Commission works with local governments to ensure new housing and other projects are consistent with the Coastal Act of 1976. The core intent of this state law is to allow for new development while protecting coastal resources and public access along the state's iconic shoreline.

Facts:

- The Coastal Commission approves scores of new housing projects every year. Since 2021, the agency has cleared the way for roughly 1,900 units of new housing in the coastal zone, including 476 units of affordable housing. That includes about 1,000 units of housing approved directly by the Commission, and another nearly 900 units made possible through authorized zoning and land-use changes. No multifamily housing projects were denied.
- Local governments process roughly 80% of all applications for Coastal Development Permits, including for most housing projects. Since 2021, cities and counties approved more than 3,200 housing projects in the coastal zone, of which 75 were taken up by the Commission on appeal. Only four projects were denied, all of which were proposals to build single family homes.
- The Coastal Commission has never denied a 100% affordable housing project, and the agency has routinely expressed a desire to promote affordability along the coast. Unfortunately, in the 1980s, the state Legislature stripped the agency of its power to require affordable units in new housing developments.
- The Coastal Commission continues to dramatically speed up its processing times for Coastal Development Permits. The average time for the Commission to act on a coastal permit was 38 days in 2024, down significantly from 75 days in 2020.
- Local governments largely determine height and density limits in coastal communities. About 90% of the coastal zone is regulated by land-use plans drafted by city and county officials.