



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

www.cityofsolanabeach.ca.gov

August 27, 2026

The Honorable David Alvarez
Assemblymember, 80th District
1021 O Street, Suite 5320
Sacramento, CA 95814

RE: AB 2433 – Housing Development: Density Bonus Law – OPPOSE

Assemblymember Alvarez,

On behalf of the City of Solana Beach, I am writing to express our opposition to Assembly Bill 2433. While our community shares the objective of expanding affordable homeownership opportunities, AB 2433 expands California's Density Bonus Law in a manner that grants significant concessions and density increases without guaranteeing a proportional return in deep, long-term affordable units.

AB 2433 allows developers to claim multiple extra concessions and overrides local land use standards while providing a minimal baseline of affordable units,—which the City already mandates—allowing large market-rate developments to bypass local objective design standards. Furthermore, by streamlining approvals and stripping local discretion, the bill forces high-density residential developments onto local infrastructure without ensuring that municipal services, roadways, parks, and utilities can absorb the increased footprint.

Local land use standards and objective design rules exist to protect community character, preserve open space, and ensure safe infrastructure integration. AB 2433 erodes local considerations and forces communities to grant sweeping development concessions without requiring developers to demonstrate how these incentives directly yield meaningful affordable housing stock. For these reasons, the City opposes AB 2433.

Sincerely,

LESA HEEBNER
Mayor
City of Solana Beach