

CONCURRENCE IN SENATE AMENDMENTS

AB 1740 (Zbur)

As Amended July 2, 2026

Majority vote

SUMMARY

Requires the City of Santa Monica (City) to submit a complete proposed local coastal program (LCP) to the California Coastal Commission (Commission) by January 1, 2029, and requires the Commission to act on the proposal within six months, as provided. Further requires accelerated permitting for the conversion of certain roadways to active transportation uses, among other things.

Senate Amendments

- 1) Strike the findings and declarations.
- 2) Strike proposed Coastal Act exemptions for the City until the City's LCP is certified.
- 3) Establish a process under which the City's LCP shall be reviewed by the Commission and under which the City shall make any necessary modifications.
- 4) Requires the executive director of the Commission, when making a determination on a proposal by a local jurisdiction to convert part or all of the developed portion of an existing road right-of-way into a bicycle right-of-way, transit right-of-way, pedestrian walkway, or a combination thereof requires an amendment to a LCP, to consider the public access benefits of enhanced transit infrastructure, and bicycle and pedestrian access. Provides that projects that include the removal of public parking are not be precluded from being eligible for processing.
- 5) Provides that a sunset date does not apply to the requirement that all records required by the bill be made available to the public in a searchable, machine-readable format and retained for no fewer than 10 years.

COMMENTS

The Commission administers the Coastal Act and regulates proposed development along the coast and in nearby areas in the coastal zone. Generally, any development activity in the coastal zone requires a coastal development permit (CDP) from the Commission or local government with a certified LCP. In the jurisdictions with certified LCPs, local governments issue CDPs with detailed planning and design standards. About 88% of the coastal zone is governed by a certified LCP. There are 14 jurisdictions without LCPs – also known as "uncertified" jurisdictions – which currently includes the City of Santa Monica.

Permitting decisions made by a local government with an approved LCP can be appealed directly to the Commission under specified circumstances. In reviewing the permit, the Commission generally must defer to those standards outlined in the LCP. This bill establishes a deadline by which the City shall submit a complete LCP to the Commission to review, and establishes a cooperative process for the City and the Commission to work together to fine-tune any needed modifications. All in all, the bill seeks to facilitate certification of the City's LCP so it can be the approver for CDPs in its jurisdiction.

Further, the bill makes changes to the Coastal Act to expedite the provision of safe, multimodal travel within urbanized areas of the coastal zone for the purpose of increasing public access to the coast for residents and visitors, limiting vehicle miles traveled, and reducing greenhouse gas emissions.

According to the Author

[This] bill embraces smart climate strategies by incentivizing and supporting investments in transit, bike lanes and pedestrian transportation, rather than imposing unnecessary parking and road improvements. It does this by recognizing and empowering an urbanized, transit-rich community to have the ability to approve housing, bike and pedestrian improvements, outdoor dining and certain building renovations and certain other minor projects without the need for individual coastal development permits. The bill would only apply to areas in Santa Monica without protected coastal resources, such as wetlands, environmentally sensitive habitat areas or coastal bluffs.

Arguments in Support

The City sponsored AB 1740 to address longstanding permitting challenges in urban coastal communities while preserving strong environmental protections and public access. Through collaboration among Assemblymember Zbur, the California Coastal Commission, the City of Santa Monica, Streets for All, and other stakeholders, the bill has evolved into a consensus-based framework that creates a clear-path toward certification of its LCP.

Arguments in Opposition

None on file

FISCAL COMMENTS

According to the Senate Appropriations Committee, the Commission estimates annual costs of about \$98,000 (General Fund) for a period of five years to implement the annual reporting requirement in the bill.

To the extent the Commission on State Mandates determines that the provisions of this bill create a new program or impose a higher level of service on local agencies, local agencies could claim reimbursement of those costs, which could have a General Fund impact. The bill would create a new duty for the City.

VOTES:

ASM NATURAL RESOURCES: 10-0-4

YES: Bryan, Ellis, Alanis, Garcia, Haney, Hoover, Kalra, Macedo, Schultz, Zbur

ABS, ABST OR NV: Connolly, Muratsuchi, Pellerin, Hart

ASM HOUSING AND COMMUNITY DEVELOPMENT: 12-0-0

YES: Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Tangipa, Wicks, Wilson

ASM APPROPRIATIONS: 10-0-5

YES: Wicks, Aguiar-Curry, Calderon, Caloza, Fong, Mark González, Krell, Pacheco, Sharp-Collins, Solache

ABS, ABST OR NV: Hoover, Dixon, Pellerin, Ta, Tangipa

ASSEMBLY FLOOR: 66-0-14

YES: Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bennett, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hoover, Jackson, Johnson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Nguyen, Ortega, Pacheco, Papan, Patterson, Quirk-Silva, Ramos, Ransom, Michelle Rodriguez, Blanca Rubio, Sanchez, Schiavo, Schultz, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

ABS, ABST OR NV: Addis, Bauer-Kahan, Berman, Boerner, Connolly, Hart, Irwin, Muratsuchi, Patel, Pellerin, Petrie-Norris, Celeste Rodriguez, Rogers, Sharp-Collins

UPDATED

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