



MEMORANDUM

TO: Planning Commission
FROM: Immanuel Bereket, Principal Planner
DATE: June 15, 2026
RE: 2026 Local Coastal Program Amendments

Following the second Planning Commission workshop held on May 28, 2026, staff incorporated the directives provided by the Planning Commission into the draft Local Coastal Program (LCP) amendments documents, and prepared resolutions for the Planning Commission's consideration.

In terms of revisions, staff made the following revisions to implement the directions provided by the Planning Commission: (1) Updated the definition of coastal resources to align with the definition found in the Coastal Act, as expanded by the Coastal Commission. The Coastal Commission has tentatively accepted this revision; (2) Revised the proposed Coastal Form-Based Code to limit the maximum allowable height within the coastal zone to 35 feet above grade; and (3) Drafted an alternative modification to the regulation regarding density controls, as described in the footnotes of the Coastal Zoning Code. The alternative edit reads as follows (deleted text appears in ~~strikethrough~~ while new text is underlined):

The maximum residential density proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers; ~~properties that lack public water or sewer systems,~~ shall be calculated based on Net Lot Area. ~~at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable Environmentally Sensitive Habitat Area and hazard policies and will be served by on-site water and sewage disposal systems.~~

Staff recommends that the Planning Commission review the administrative record, conduct a public hearing, and approve:

1. A resolution recommending that the Marin County Board of Supervisors review and adopt a resolution approving amendments to the certified Marin County Local Coastal Program Land Use Plan to implement the 2023 Housing Element Update.
2. A resolution recommending that the Marin County Board of Supervisors adopt a resolution amending the Coastal Land Use Plan Land Use Map and corresponding

text amendments to change land use designations for 36 parcels identified in the 2023 Housing Element Update.

3. A resolution recommending that the Marin County Board of Supervisors adopt: (1) an ordinance amending the Coastal Zoning Code, Title 20 of the Marin County Code and (2) an ordinance adopting the Coastal Form-Based Code.
4. A resolution recommending that the Marin County Board of Supervisors adopt an ordinance amending the County's Zoning Map and corresponding text amendments to change zoning designations for 36 parcels identified in the 2023 Housing Element Update.
5. A resolution recommending that the Board of Supervisors authorize submittal of a Local Coastal Program amendments to the California Coastal Commission, consisting of the land Use Plan (LUP) and the Implementation Plan, also known as the Coastal Zoning Code, (Marin County Code, Title 20).

The proposed actions are intended to implement the policies of the adopted 2023 Housing Element Update and comply with the 6th Cycle Housing Element and State Housing law (California Government Code Sections 65583.2(h) and (i)).

Attachments:

1. Planning Commission Resolution Local Coastal Plan Amendment
2. Planning Commission Resolution Local Coastal Plan Map Amendment Coastal
3. Planning Commission Resolution Coastal Zoning Code Amendment
4. Planning Commission Resolution Coastal Zoning Map Amendment
5. Planning Commission Resolution Recommending Director to submit to the Coastal Commission