

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. PC26-012

**A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS AUTHORIZE
SUBMITTAL OF A LOCAL COASTAL PROGRAM AMENDMENT TO THE CALIFORNIA
COASTAL COMMISSION CONSISTING OF THE LOCAL COASTAL PROGRAM LAND USE
PLAN AND THE IMPLEMENTATION PLAN (COASTAL ZONING CODE, MARIN COUNTY
CODE, TITLE 20)**

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SECTION I: FINDINGS

1. **WHEREAS**, Section 30500 of the Public Resources Code requires each County and City within the coastal zone to either prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction, or request that the Coastal Commission do so. Marin County has a certified Local Coastal Program, which in Marin County is comprised of the Land Use Plan (LUP) and the Implementation Plan consisting of the zoning maps and the Coastal Zoning Code, also known as the Marin County Code, Title 20.
2. **WHEREAS**, the Land Use Plan and land use maps detail the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions.
3. **WHEREAS**, the Coastal Zoning Code and zoning maps carry out the policies and programs in the Land Use Plan by indicating which land uses are appropriate in each part of the Coastal Zone. The Coastal Zoning Code also contains specific requirements that apply to development projects and detailed procedures for applicants to follow in order to obtain a Coastal Development Permit.
4. **WHEREAS**, the proposed amendments to the Local Coastal Program are intended to: (1) Provide text corrections and cross-indexing clarifications; (2) Implement Housing Element Update policies and programs; (3) Align with State laws; (4) Adopt Housing Overlay Designation (HOD) for certain sites included in the 2023 Housing Element Update; (5) Establish Coastal Form Based Code; and (6) adopt state density bonus law implementation guidance in the coastal areas.
5. **WHEREAS**, the proposed amendments will result in the need for a Local Coastal Program amendment, with proposed changes to both the Land Use Plan and Implementation Plan, in keeping with the requirements of the Coastal Act.
6. **WHEREAS**, pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:
 1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.

2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

7. **WHEREAS**, drafts of the proposed LCP amendment were first published online on February 28, 2025, for public review and inspection. Following extensive public outreach, meetings with various stakeholders, and public comments received, the LCP amendment documents were revised and made available online for public review on August 19, 2025. Following comments received from the Coastal Commission on September 26, 2025, the LCP amendment documents were further revised and published online on January 11, 2026. Following comments received from the Coastal Commission on February 13, 2026, the LCP amendment documents were further revised and published online on March 10, 2026, for public review and inspection, at least six weeks prior to the Planning Commission's first duly noticed public workshop of April 6, 2026.

8. **WHEREAS**, adequate and timely public notice for this public hearing has been provided in the following manner, consistent with California Code of Regulations Sections 13552 and 13515, Government Code Section 65352 and County Code regulations, at a minimum: published public hearing notice in the Marin Independent Journal and the Point Reyes Light newspapers a minimum of 20 working days prior to the Planning Commission's workshop of April 6, 2026 and May 28, 2026 and the Planning Commission's public hearing of June 15, 2026; mailed a notice a minimum of 20 days in advance of the Planning Commission's hearing date (April 6, 2026 and June 15, 2026) to affected property owners within 300 feet of properties that where the rezoning is proposed as part of the Local Coastal Program amendments affected public agencies, libraries, and interested parties to duly notice availability of the draft LCP amendment.

9. **WHEREAS**, following extensive public outreach with a diverse array of stakeholders, the Planning Commission held duly noticed workshops on April 6, 2026 and May 28, 2026, to receive public testimony and to consider an update to the Marin County Local Coastal Plan, including the implementation plan. On June 15, 2026, the Planning Commission held a duly noticed public hearing to take public testimony and consider the code amendments. Based on evidence contained within the record, including the agenda reports for and the hearings on April 6, 2026, May 28, 2026, and June 15, 2026, the Planning Commission finds:

1. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.
2. The proposed amendments are internally consistent with other applicable provisions of the Local Coastal Program and comply with State housing element law. Further, the proposed amendments are intended to maintain standards that require uses within the County's jurisdiction of the Coastal Zone to advance the overarching goal of protecting coastal resources.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission hereby recommends that the Board of Supervisors authorize the Community Development Agency Director to submit the Local Coastal Program amendments, consisting of the following: (1) Amendments to the Land Use Plan; (2) Amendments to the Coastal Zoning Code; (3)

Amendments to the Land Use Plan map; (4) Amendments to the Coastal zoning map; and (5) proposed Coastal Form-Based Code.

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June, 2026 by the following vote:

AYES: COMMISSIONERS Muralles, Monroe, Curran, Biehle, Lind, and Sandoval

NOES:

ABSENT: COMMISSIONER Stepanicich

Claudia Muralles
Claudia Muralles (Jul 10, 2026 09:27:58 PDT)

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary