BOARD OF SUPERVISORS

AGENDA DATE: November 3, 2026

TO: Board of Supervisors

FROM: Megan Alton, Senior Planner, Community Development Agency
Immanuel Bereket, Principal Planner, Community Development Agency

REVIEWED BY: Sarah Jones, Director, Community Development Agency

SUBJECT: Consideration of a Local Coastal Program Amendment amending the Coastal Land Use Plan and the Implementation Plan (Coastal Zoning Code, codified in Title 20 of the Marin County Code) to implement policies contained in the 2023-2031 Housing Element Update and to align Marin's Certified Local Coastal Program with State housing law

RECOMMENDATION: Follow the Planning Commission recommendation to:
1. Adopt a resolution approving the proposed amendments to the Local Coastal Program Land Use Plan, subject to California Coastal Commission certification (Attachment 1);
2. Adopt an ordinance amending the Implementation Plan, codified as Coastal Zoning Code, Title 20 in the Marin County Code, subject to California Coastal Commission certification (Attachment 2); and
3. Adopt a resolution directing staff to submit the Local Coastal Program Amendment to the California Coastal Commission for certification (Attachment 3).

SUMMARY: Land use and development in the coastal zone are regulated through a Local Coastal Program (LCP) serving as the general plan and zoning, adopted by the County and certified by the California Coastal Commission. To implement the mandates of the 2023–2031 Housing Element Update (2023 HE Update) and to align the LCP with state laws, staff initiated comprehensive amendments. These changes focus on four primary areas:

1. **Policies and Programs**. Incorporating the policies established in the 2023 HE Update into the LCP.

2. **Housing Sites and Housing Overlay Designation (HOD):** Establishing and mapping sites and an overlay district within the coastal zone for housing sites identified in the 2023 HE Update.
3. **State Law Alignment**: Updating the LCP to maintain consistency with applicable state housing laws and regulations.
4. **Coastal Form-Based Code (FBC):** Establishing objective, tailored design standards for development within the coastal zone.

A primary point in the LCP amendment has been to modify the approach for managing development around sensitive habitat and infrastructure constraints. Currently, this issue is addressed by mandating development at the lowest allowable density, except where affordable housing is proposed. This approach neither aligns with state housing law nor provides adequate consideration of constraints. The proposed LCP amendments would instead only consider portions of the lot suitable for development when calculating allowable density and location of development, better aligning development controls with both housing and resource conservation goals.

On June 15, 2026, the Marin County Planning Commission formally and unanimously voted to recommend approval of these amendments with minor modifications. Those modifications have been incorporated into the final Planning Commission-recommend draft presented to the Board for consideration today. Based on ongoing coordination with Coastal Commission staff, it is anticipated that Coastal Commission staff will recommend certification of the LCP amendments as proposed following Board action and the County's formal submittal, subject to the Coastal Commission's independent review and action.

DISCUSSION/BACKGROUND: The California Coastal Act requires local governments within designated coastal zones to prepare a Local Coastal Program (LCP) or request that the California Coastal Commission prepare one on their behalf. To retain local land-use authority, Marin County adopted an LCP, which was adopted and certified in 1982 and has since been amended over time and remains certified by the California Coastal Commission. Marin County's certified LCP consists of two primary components:

- **Coastal Land Use Plan (Coastal LUP**): Establishes overarching land-use goals, resource protection policies, and public access regulations.
- **Implementation Plan/Coastal Zoning Code (CZC):** Codified in Title 20 of the Marin County Code, this component outlines specific zoning standards, allowable uses, and permitting requirements.

On January 24, 2023, the Board of Supervisors adopted the 2023–2031 Housing Element, Safety Element, and associated Environmental Impact Report (EIR). As part of the 2023-2031 Housing Element adoption, the Countywide Plan (CWP) was amended, the Housing Overlay District (HOD) combining district was established, and certain sites were designated as Housing Element sites and rezoned to HOD to encourage the development of affordable and multifamily housing. CWP amendments and rezoning actions took effect immediately, while other actions—including targeted amendments to

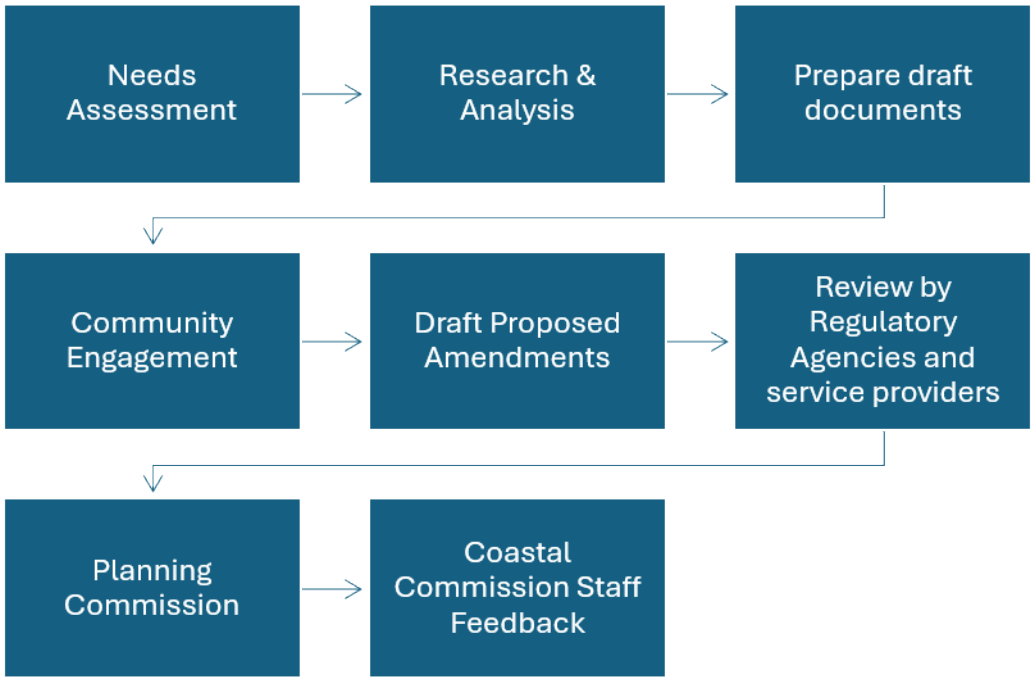
the Development Code (Title 22) and coastal zone amendments—were identified as programs in the Housing Element for subsequent consideration. In Fall 2024, the County completed the Development Code updates codified in Title 22 to implement the Housing Element and ensure that the County's zoning and development regulations align with applicable state housing laws.

The HE Update calls for expanded housing in the coastal zone, both through designation of housing sites to accommodate the assigned Regional Housing Needs Assessment (RHNA) goals and through application of the programs for preservation, protection and production of housing and affirmatively furthering fair housing contained in the Housing Element. Because the LCP is the governing document for land use and development in the coastal zone, it must be amended to allow the Housing Element to be implemented in coastal areas.

LCP amendments approved by the Board must be certified by the Coastal Commission. Staff has coordinated with Commission staff throughout this process to align Marin's Housing Element with Coastal Act requirements.

LCP Amendments Process

In November 2024, staff initiated the formal process to update the Coastal LUP and CZC through the following targeted phases:



- **Needs Assessment:** Evaluated existing Coastal LUP policies and CZC against the 2023 HE Update and state laws to identify necessary amendments within the coastal zone.

- **Research & Analysis**: Reviewed recently amended coastal land use plans approved by the Coastal Commission, engaged Coastal Commission staff early to understand emerging trends and approaches for implementing state mandates

in coastal areas, examined recent housing legislation, and consulted with other Bay Area coastal counties to learn from their experiences navigating conflicting state regulations in coastal zones.

- **Prepare draft documents:** Staff prepared an administrative draft for internal review and coordinated with the California Coastal Commission to ensure compliance with the Coastal Act (California Public Resources Code, Division 20, Sections 30000–30900) and to facilitate the Coastal Commission's subsequent review and certification. Staff also coordinated with the California Department of Housing and Community Development (HCD) to ensure consistency with the state Housing Element Law (California Government Code, Sections 65580–65589.11), including provisions governing Accessory Dwelling Units (California Government Code, Section 65852.2) and the State Density Bonus Law (California Government Code, Sections 65915–65918). After completing the internal review process, staff published a public draft.

- **Community Engagement:** A public outreach plan was developed and implemented to solicit input from a broad range of stakeholders, including residents, developers, environmental organizations, and governmental agencies. As part of this effort, staff identified and met with key stakeholders. Additional information regarding the County's outreach and engagement efforts is provided in the Communications & Community Engagement section of this staff report.

- **Draft Proposed Amendments:** Based on the research, technical analyses, agency coordination, and input from Coastal Commission staff and community members, Planning staff revised the draft amendments to the Coastal LUP and CZC. The revised documents were published online and recirculated to Coastal Commission staff, service providers, interested groups, and individuals who requested project documents.

- **Review by Regulatory Agencies and service providers**: The revised draft amendments were submitted to relevant regulatory agencies, including the California Coastal Commission and HCD, service providers, and key stakeholders for review and comment. Coordination focused on ensuring that the proposed housing-related amendments maintain the County's existing protections for coastal resources, including environmentally sensitive habitat areas, scenic resources, and public coastal access. After three rounds of review by the California Coastal Commission and various meetings with stakeholders, Planning Commission draft documents were prepared and published, and the Planning Commission review process was initiated.

- **Planning Commission:** Staff scheduled two duly noticed public workshops and one duly noticed public hearing before the Planning Commission to review and consider the proposed amendments.

  On April 6, 2026, the Planning Commission held a workshop to receive a staff presentation, hear public testimony, and discuss the proposed amendments to

the CZC. At the conclusion of the workshop, the Planning Commission requested revisions and additional clarification.

On May 28, 2026, the Planning Commission held a second duly noticed workshop to further consider the proposed LCP amendments. At the conclusion of the workshop, the Planning Commission provided additional direction to staff regarding revisions intended to improve the objectivity and clarity of the proposed amendments.

On June 15, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed LCP amendments. Following the hearing and consideration of the staff presentation and public testimony, the Planning Commission unanimously voted to adopt a resolution recommending that the Board of Supervisors approve the proposed LCP amendments.

- **Coastal Commission Staff Feedback:** Following the Planning Commission's recommendation, staff provided the Coastal Commission with the Planning Commission-approved version of the proposed LCP amendments, including the minor revisions requested by the Commission to improve the objectivity and clarity of the proposed standards. Coastal Commission staff have indicated that they do not object to these revisions. Based on this ongoing coordination and feedback, staff anticipates that Coastal Commission staff will recommend certification of the LCP amendments following the County's formal submittal, subject to the Coastal Commission's independent review and action.

Discussion

Staff is forwarding the Planning Commission's recommendation that the Board adopt amendments to both the Coastal LUP and CZC components of the County's certified LCP to implement the policies and programs contained in the County's adopted 2023 HE Update. The proposed amendments align the LUP and CZC with the 2023 HE Update and associated Development Code amendments, including establishment of a new HOD combining district, redesignating identified housing sites within the coastal zone to the HOD, and establishing objective design standards through a Coastal FBC.

<u>Coastal Land Use Plan (Coastal LUP) Amendments</u>

The proposed amendments to the Coastal LUP, while voluminous in scope, are relatively minor changes to housing-related policies already in effect through the adoption of the 2023 HE Update or by operation of applicable state housing legislation. Specifically, the amendments to the Coastal LUP would:

1. Clarify that up to two intergenerational homes are permitted in the Coastal Agricultural Production Zone (C-APZ);
2. Amend provisions to conform to state law governing mixed-use development standards;
3. Remove text related to development density and floor area ratio for properties designated as public parks and open space;

4. Establish new policies providing for the HOD and implementation of the FBC within the coastal zone;
5. Establish policies recognizing Housing Element sites within the CZC and Coastal LUP; and
6. Establish procedures for implementing the State Density Bonus Law within the coastal zone.

Additional amendments to the Coastal LUP would incorporate the County's Inclusionary Ordinance by reference, incorporate by reference applicable state requirements governing Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), the State Density Bonus Law, codified in Government Code Sections 65915–65918; and the Housing Accountability Act (HAA).

Staff proposes referencing these state laws dynamically rather than reproducing their specific provisions within the LCP. Because state housing laws are frequently amended by the Legislature, this approach prevents the County's regulations from becoming obsolete and avoids the need for repetitive local LCP amendments. Referencing the applicable statutes directly ensures that the County's regulatory framework remains automatically current with state mandates.

Importantly, the proposed amendments would not modify the LCP's existing coastal resource protection requirements and would not raise new core coastal resource concerns, including those related to environmentally sensitive habitat areas (ESHA) and associated buffers, coastal bluffs and buffers, public coastal access, or public views. Housing development facilitated by the proposed amendments would remain subject to the LCP's existing coastal resource protection framework and would continue to require a CDP where required by the Coastal Act. Accordingly, the proposed amendments would facilitate additional housing opportunities while maintaining the County's existing protections for coastal resources.

Coastal Zoning Code, Title 20 (Implementation Plan)

Planning staff proposes to amend portions of the Implementation Plan (IP) component of the LCP through a series of amendments to the CZC. The CZC serves as the County's primary regulatory document for implementing the CWP and LCP policies through detailed development regulations. It establishes permitted and conditional land uses and development standards for individual properties based on their zoning designations, including standards governing setbacks, building heights, density, and other physical characteristics of development.

The proposed amendments to Chapter 20.32 would update specific land use regulations contained in the following sections to align with current state law:

- 20.32.030 (Agricultural Worker Housing)
- 20.32.050 (Child Day-Care Facilities)
- 20.32.095 (Homeless Shelters)
- 20.32.140 (Residential Accessory Dwelling Units)

- 20.32.145 (Residential Junior Accessory Dwelling Units)

The amendments would also codify recently enacted state housing legislation through new sections addressing Low-Barrier Navigation Centers (Section 20.32.190), Supportive Housing (Section 20.32.200), and Emergency Shelters (Section 20.32.210). Additional new sections would establish HOD sites (Section 20.62.100), implement the Coastal FBC (Section 20.62.110), and establish procedures for implementing the State Density Bonus Law within the coastal zone (Section 20.62.130).

Minor amendments to Chapters 20.62 and 20.64 would remove the requirement for a Conditional Use Permit (CUP) for multifamily residences in commercial and multifamily zoning districts where the CWP allows multifamily or mixed-use development at the applicable densities. Amendments to Chapter 20.64 would update ADU regulations by referencing applicable state law, while amendments to Chapter 20.68 (Coastal Development Permit Requirements) would clarify that conversion of existing space within a primary residence, or additions attached to a primary residence, to create an ADU may be permitted ministerially where authorized by state law and applicable County regulations.

As with the Coastal LUP, staff proposes to incorporate state law by reference rather than establish separate, coastal-specific versions of the requirements because state housing laws are frequently amended.

An important modification to the CZC to achieve alignment with state housing law is the removal of regulations limiting development to the lowest allowable density under zoning in specific circumstances. The Development Code, Title 22, was similarly amended in order to incorporate state law and the 2023 HE Update. These regulations are currently incorporated as footnotes in the CZC tables establishing allowable development density.

Allowable density: The CZC currently requires subdivisions to be developed at the lowest end of the applicable density range on properties constrained by Environmentally Sensitive Habitat Areas (ESHA) or buffers, or on properties without public water or sewer service, to the lower end of the applicable residential density range, unless affordable housing is proposed. This requirement is articulated within footnotes in the CZC development density tables. The proposed footnote changes modify the calculation of maximum residential density for proposed divisions of land for that portion or portions of properties with ESHA and associated buffers to be based off Net Lot Area, which is the area of a lot that remains after subtraction of the portion seaward of mean high tide or in ESHA, wetland or buffers.

Staff proposed, and the Planning Commission concurred with, modifying the footnotes for several reasons:

1. Current policy applies only to subdivision applications and does not apply to multifamily or mixed-use development projects that do not involve a subdivision.

The proposed amendment would ensure that the development standard is applied consistently to all applicable development proposals.

2. The 2023 HE Update identified 36 housing sites within the coastal zone to help meet the County's Regional Housing Needs Allocation (RHNA) obligations, with a combined assumed capacity of approximately 356 dwelling units. The CZC footnotes would constrain housing potential on these sites, without necessarily resulting in protection of resources. Modification of the footnotes is needed to bring the CZC into alignment with the HE.

3. The CZC conflicts with the policies and objectives of the certified 2023 HE Update and the County's objective of providing housing opportunities throughout the unincorporated County.

4. Modifying the footnotes to ensure internal consistency within the CZC would not undermine, supersede, or modify the policies of the Countywide Plan (CWP), LUP, or CZC that protect streams, ESHA, wetlands, or required buffers. These resource protection policies would remain fully applicable to development proposals.

5. The proposed change would retain consistency between the LUP and CZC, as required under the Coastal Act.

Coastal Form-Based Code

The proposed amendments would also introduce a Form-Based Code (FBC) within the coastal zone. The FBC is intended to establish objective design standards for multifamily housing development projects. As recommended by the Planning Commission, the Coastal FBC differs from the interior FBC by providing design standards tailored to the unique characteristics of coastal communities. For Transect 3 (T3) and Transect 4 (T4), the Coastal FBC establishes a maximum building height of 35 feet and emphasizes a rural, walkable neighborhood design character appropriate for coastal areas. The Coastal FBC also establishes design standards for village centers, with a maximum allowable building height of 35 feet.

The Coastal FBC is intended to provide objective design standards for development that emphasizes walkability, community connectivity, and compatibility with the unique setting and character of coastal areas. Development subject to the proposed FBC would continue to be required to comply with all other applicable objective development standards and policies of the LCP, including those necessary to protect coastal resources.

Nothing in the proposed amendments would modify the requirement for a CDP for development as defined by the California Coastal Act (Public Resources Code Section 30000 et seq.). The Coastal Act is the controlling state authority governing land use and development within the coastal zone. The Coastal Act broadly defines "development," subject to limited exceptions, to include not only conventional land development activities such as construction of buildings, but also land divisions and changes in the

intensity of use of land or water, even where no construction is involved. The Coastal Act generally requires a discretionary CDP for development within the coastal zone, subject to applicable statutory and regulatory exceptions.

Next Steps:

Following adoption of the ordinance and approval of the resolution authorizing the Community Development Agency Director to submit the amendment package to the California Coastal Commission, staff will formally transmit the proposed LCP amendments to the Commission's North Central Coast District Office. This submittal will initiate the Coastal Commission's formal review and certification process, which is required before the proposed coastal zoning and land use amendments can take legal effect.

Once the County's submittal is accepted for filing, the Coastal Commission is required to hold a public hearing and take action on the amendments within 90 working days, unless extended for good cause (Public Resources Code section 30517). If the Commission approves the amendments as submitted, the amendments will become effective upon the Commission's certification. If the Commission approves the amendments with suggested modifications, the Board of Supervisors must hold a public hearing to consider whether to accept the modifications. If the Board accepts the Commission's modifications, staff will transmit the Board's action to the Coastal Commission for concurrence.

The amendments will become effective only after the Coastal Commission's Executive Director determines that the County has properly accepted the Commission's modifications, if any, and the Coastal Commission formally concurs with the County's action at a subsequent public meeting.

POLICY FRAMEWORK: The California Coastal Act of 1976 (the "Coastal Act") governs land use and development within California's coastal zone, a geographically defined area that generally extends seaward to the state's outer limit of jurisdiction, including all offshore islands, and inland approximately 1,000 yards from the mean high tide line, subject to the specific boundaries established by the Coastal Act. The California Coastal Commission administers and enforces the Coastal Act.

In Marin County, the coastal zone encompasses approximately 82,168 acres. Of this total, approximately 33,913 acres are owned and managed by the federal government, primarily through the National Park Service, leaving approximately 48,255 acres under County jurisdiction for purposes of coastal planning and development regulation.

An LCP is the planning and regulatory framework established pursuant to the Coastal Act and implemented by local governments to guide land use and development within their respective coastal zones.

Marin County's LCP was initially certified by the California Coastal Commission in 1982 and has been amended multiple times in response to evolving coastal planning needs, changes in development patterns, updated County priorities, and changes in state law and regulatory requirements. Certification allows the County to regulate most coastal

development locally and exercise permitting authority that would otherwise be administered by the Coastal Commission, enabling the County to tailor coastal land use policies and development regulations to local conditions while maintaining consistency with the Coastal Act.

California's Housing Element law, established under Government Code §§ 65580–65589.11, requires each city and county to adopt and regularly update a Housing Element as part of its General Plan to ensure the jurisdiction adequately plans for existing and projected housing needs across all income levels. The framework mandates an assessment of housing needs, an inventory of sites suitable for residential development, analysis of governmental and non-governmental constraints to housing production, and programs with quantified objectives to facilitate housing development, preservation, and improvement. Local jurisdictions must demonstrate capacity to meet their assigned Regional Housing Needs Allocation (RHNA), provide zoning that accommodates emergency shelters, and implement policies that affirmatively further fair housing.

On January 24, 2023, the Board of Supervisors adopted the 2023–2031 Housing Element, Safety Element, and associated EIR. This action also amended the Countywide Plan (CWP), created the HOD combining district, and rezoned selected Housing Element sites to support affordable and multifamily housing. While the CWP amendments and rezoning took effect immediately, additional actions—including targeted Development Code (Title 22) updates and coastal zone amendments—were identified for later implementation. The County completed the Title 22 updates in Fall 2024 to align zoning and development regulations with state housing laws and the adopted Housing Element.

The Housing Element calls for expanded housing opportunities in the coastal zone to meet RHNA obligations and advance programs for housing preservation, protection, production, and affirmatively furthering fair housing. Because the Local Coastal Program (LCP) governs land use in the coastal zone, amendments to the LCP are required to enable full implementation of the Housing Element in coastal areas.

EQUITY IMPACT SUMMARY: The proposed amendments implement the State housing laws and the 2023 HE Update, both of which are intended to facilitate the production of housing at all income levels. The amendments would establish a clearer, more consistent, and more predictable regulatory framework for housing development within the coastal zone, including objective development and design standards, updated zoning provisions, and regulations that reflect current State housing requirements. Providing clear and accessible development standards is a critical first step in facilitating housing production because it gives property owners, applicants, developers, community members, and decision-makers a common and transparent understanding of the applicable development requirements.

More broadly, the proposed LCP amendments would support the County's efforts to maintain an adequate housing supply to meet existing and projected housing needs and the County's share of the RHNA obligations, while affirmatively furthering fair housing. By reducing regulatory uncertainty, removing unnecessary barriers to housing

production, and establishing objective standards for eligible housing development, the amendments would create greater opportunities for a variety of housing types, including multifamily and affordable housing.

COMMUNICATIONS & COMMUNITY ENGAGEMENT: As part of the LCP amendment process, the County conducted extensive public outreach from April through August 2025. Staff sought participation from existing residents, environmental organizations, nonprofit and affordable housing developers, housing advocates, land trusts, utility and service providers, historically underrepresented community members, and organizations representing special-needs populations, including older adults, agricultural workers, people experiencing homelessness, and people with disabilities. Particular attention was given to engaging organizations and individuals who could provide perspectives on the housing needs and challenges faced by these communities.

Outreach activities included 17 in-person meetings. Staff also conducted numerous virtual meetings through Zoom to facilitate participation by groups, service providers, and individuals throughout West Marin who were unable to attend in-person meetings. In addition, the County held a community workshop in Point Reyes Station that brought together more than 50 participants. The workshop provided an opportunity for staff to present the proposed amendments, answer questions, and receive direct feedback from community members and stakeholders. The workshop topics and comments are summarized in the meeting minutes included as an attachment to this staff report.

The outreach process generated a wide range of comments and recommendations regarding housing, permitting, coastal resource protection, and public engagement. Staff compiled and organized the comments into the following major themes:

- **Simplify ADU Submittal Requirements:** Participants recommended streamlining the application and submittal requirements for Accessory Dwelling Units (ADUs). Currently, the Planning application requirements for ADUs are similar to those applicable to new single-family homes. Commenters suggested that simplifying ADU submittal requirements could reduce these barriers, improve application efficiency, and encourage additional ADU production.
- **Streamline the ADU Permitting Process:** Participants expressed concerns that the ADU permitting process can be lengthy and costly. Some participants recommended that the County explore opportunities to exempt qualifying ADU projects from CDP requirements where authorized by state law, or otherwise establish a more streamlined permitting pathway.
- **On-Site Septic System Permitting:** Participants recommended that the County work with state agencies to expand available exemptions from coastal permitting requirements for septic system improvements, where appropriate. Participants also suggested evaluating whether septic system capacity calculations could be based on water usage rather than solely on the number of bedrooms.
- **Financial Assistance for Septic Improvements:** Participants recommended that the County explore potential financial assistance programs or other funding mechanisms to help homeowners upgrade or expand septic systems where such

improvements are necessary to facilitate the development of ADUs or other housing.

- **Protection of Coastal Resources:** Participants emphasized the importance of maintaining strong protections for coastal resources as the State adopts legislation intended to facilitate housing production, including legislation supporting by-right or streamlined multifamily housing. Participants encouraged the County to ensure that new housing regulations remain sensitive to local conditions and continue to uphold the resource protection policies and objectives of the Coastal Act and the County's certified LCP.
- **Public Engagement and Notification:** Participants emphasized the importance of meaningful public participation in planning and land use decisions that affect West Marin communities. Participants recommended strengthening public outreach, notification, and opportunities for community input to promote transparency, public trust, and informed decision-making.
- **Planning Permit and CDP Process:** Participants expressed concerns regarding the length and cost of the County's planning permit process. Some participants also noted that review comments can vary among staff members and recommended greater consistency and predictability in the application review process.
- **West Marin Planning Services:** Participants recommended designating a staff planner or establishing a regular Planning Department presence in West Marin.

Overall, the community engagement process provided valuable input regarding both the proposed LCP amendments and broader planning and permitting issues affecting West Marin. While not all comments fall within the scope of the proposed amendments or the County's authority under the Coastal Act, the feedback has been documented and will help inform current and future planning, permitting, and community engagement efforts.

PERFORMANCE MEASURES: N/A

CONTRACT RENEWALS / PERFORMANCE OUTCOMES: N/A

CONTRACT RISKS: N/A

CEQA ANALYSIS: Pursuant to Sections 15250 and 15251(f) of the California Environmental Quality Act (CEQA) Guidelines, the preparation, approval, and certification of a Local Coastal Program amendment is exempt from the requirement for preparation of an Environmental Impact Report (EIR) because the California Coastal Commission's review and approval process has been certified by the Secretary of Resources as being the functional equivalent of the EIR process required by CEQA in Sections 21080.5 and 21080.9 of the Public Resources Code.

FISCAL, FACILITY & STAFFING ANALYSIS: N/A

ALTERNATIVES: The certified 2023 Housing Element includes commitments to update the County's development regulations within specified timeframes. The proposed amendments are necessary to maintain compliance with these commitments. Failure to

comply could result in conflicts with HCD, including potential decertification of the Housing Element. Loss of certification could significantly impede local governance and planning efforts, as many State funding programs for critical infrastructure and community services require a compliant Housing Element. Without access to such funding, communities may face constraints on economic development and diminished capacity to improve essential services, such as schools, transportation, and public safety. Over time, these impacts could lead to declining community conditions, reduced quality of life, and challenges in attracting new residents or businesses, ultimately undermining long-term community sustainability and growth.

The LCP amendments must be certified by the Coastal Commission. As described above, the recommended amendments are informed by extensive engagement with Coastal Commission staff to reach alignment across housing goals and Coastal Act requirements.

During this process the Planning Commission considered all relevant issues and means of achieving compliance with applicable laws. It is staff's understanding based on feedback during this process that the Planning Commission-recommended LCP amendments meet both Coastal Commission and HCD requirements. No alternatives are recommended.

ESTIMATED TIME (in minutes): 30 minutes

ATTACHMENTS:

1. Draft resolution approving the proposed amendments to the Local Coastal Program Land Use Plan, including Exhibit A (Coastal LUP Text Amendments) and Exhibit B (Coastal Land Use Map Amendments).
2. Draft ordinance amending the Local Coastal Program Implementation Program, including Exhibit A (Coastal Zoning Code Text Amendments), Exhibit B (Coastal Zoning Map Amendments), and Exhibit C (Coastal Form-Based Code).
3. Draft Resolution authorizing the Agency Director to submit the Local Coastal Program amendments to the Coastal Commission.
4. Guide to the 2026 Coastal Zoning Code Amendments.
5. Planning Commission Supplemental Memorandum and adopted resolutions, dated June 15, 2026.
6. Staff Reports to the Planning Commission, dated April 4 and May 28, 2026.
7. Public Comments and Public Outreach Descriptions