COMMUNITY DEVELOPMENT AGENCY – PLANNING DIVISION

Local Coastal Program Amendment

November 3, 2026

Item 26-4933

The certified Local Coastal Program governs land use in Marin's coastal zone and must be consistent with the adopted Housing Element.

36

Housing sites identified in the coastal zone

~356

Assumed dwelling-unit capacity across those sites

1982

Year Marin's LCP was first certified

The 2023–2031 Housing Element calls for housing opportunities in coastal communities.

State housing laws require consistency between internal documents

County Approval is only one step: the Coastal Commission must certify the amendments.

Four coordinated updates

01 **Housing Policies**

Integrate 2023 Housing Element policies and reference applicable State housing laws.

02 **Housing Overlay District**

Recognize and map designated Housing Element Sites

03 **Coastal Zoning Code**

Update rules for ADUs/JADUs, shelters, supportive housing, and density bonus procedures.

04 **Coastal Form-Based Code**

Set objective coastal-specific design standards; maximum 35-foot height in specified transects and village centers.

Enable housing while retaining coastal protections

PROPOSED HOUSING FRAMEWORK

- **Calculate density using the net portion of a lot suitable for development.**
- **Apply standards more consistently across applicable projects.**
- **Use objective design standards tailored to coastal communities.**

PROTECTIONS THAT REMAIN

- **Environmentally sensitive habitat, wetlands, and required buffers.**
- **Coastal bluffs, public access, and public views.**
- **Coastal Development Permit requirements where applicable.**

Recommended Action:

1. **Adopt a resolution approving the proposed amendments to the Local Coastal Program Land Use Plan; and**

2. **Adopt an ordinance amending the Implementation Plan, codified as Coastal Zoning Code, Title 20 in the Marin County Code; and**

3. **Adopt a resolution directing staff to submit the Local Coastal Program Amendment to the California Coastal Commission for certification.**

Next Steps:

Submit Local Coastal Program Amendment to California Coastal Commission

Thank you!