

COMMUNITY DEVELOPMENT AGENCY

December 11, 2012

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Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Local Coastal Program Amendments (LCPA)
Third Board Public Hearing – Built Environment, Socioeconomic and remaining Natural Systems topics

Dear Members of the Board,

RECOMMENDATION:

Consider the recommendation from the Planning Commission and approve further recommendations for amendments to the Local Coastal Program governing the Built Environment, Socioeconomic and other topics set forth in Attachments 1, 3, and 4 of this report.

BACKGROUND:

This is the third Board public hearing on the Local Coastal Program Amendments (LCPA) that were adopted and recommended for approval by the Planning Commission to your Board on February 13, 2012 after extensive public involvement and thorough, detailed review by the Planning Commission.

The LCP Amendments continue existing policies proven to be effective over the life of the certified LCP, resolve differences between Unit 1 and Unit 2 (the two parts of the existing Land Use Plan (LUP)), provide improved policies, add provisions for new issues where necessary, such as for sea level rise, and reorganize the implementing Development Code (Article V) to conform to the format for the Code as a whole adopted by the Board in 2003.

As with previous hearings, this report focuses on key issues, while providing general background and analysis on all the changes proposed in the LCPA.

Staff recommends the Board conduct the public hearing and review and approve the recommendations set out in the Attachments to this report. The Board's current schedule for the LCP includes a hearing on January 15, 2013 to complete review of the Agricultural and Biological Resources policies and a hearing on February 26, 2013 for the Board to adopt a Resolution approving the LCPA and directing staff to submit the approved LCP Amendments to the Coastal Commission.

SUMMARY:

The LCP Amendments adopted by the Planning Commission on February 23, 2012 are the baseline for the Board's review. In response to issues raised by the Coastal Commission staff and others, alternative language is offered in some cases for the Board's consideration. The enclosed attachments are organized to enable the Board to focus their attention on priority issues, while providing additional background and analysis for those seeking greater detail. The materials for this third hearing address Environmental Hazards, Mariculture and Water Resources policies of the Natural Systems section, as well as the issues in the Built Environment and Socioeconomic parts of the Amendments.

Attachment 1 provides detailed background and analysis of the staff's recommendations on the highest priority concerns, including provisions for:

- I. Sea Level Rise and Marin's Coast
- II. Wind Energy Conversion Systems (WECS) in the Coastal Zone
- III. Services sufficient to support existing and planned development
- IV. Protecting the scenic quality of Highway One
- IV. Sufficient visitor-serving accommodations and vacation rentals

Attachment 2 compiles new data on coastal visitor accommodations to replace the data in the current LCP.

Attachment 3 presents less substantive corrections and revisions which staff recommends be approved on a "consent" agenda basis. That is to say that if the Board as a whole has no objections to these changes, they will be deemed approved with adoption of the resolution; however, individual Board members can identify an issue for public discussion before the LCPA is approved.

Attachment 4 provides discussion and findings for all other sections of the LCPA. These are recommended for approval as submitted by the Planning Commission.

On the Web: Prior to the December 11, 2012 hearing staff will post the following at www.MarinLCP.org:

- **Attachment 5:** Draft Land Use Analysis Report discussing the availability of services to support potential development
- Comparisons of Unit 1 and Unit 2 existing Land Use policies
- Road map relating existing Title 22I to proposed LCPA Development Code
- LCPA Land Use Plan document showing proposed changes to Planning Commission's recommended text

Specific staff recommendations are set out in Attachments 1, 3 and 4 of this report.

FISCAL/STAFFING IMPACT:

No fiscal or staffing impact as a result of the LCPA is expected since the work to complete the LCP Amendments is budgeted in the current fiscal year and programmed in the Agency's Performance Plan.

REVIEWED BY: *(These boxes must be checked)*


<input type="checkbox"/> Department of Finance	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
<input type="checkbox"/> Human Resources	<input type="checkbox"/> N/A

SIGNATURE:



Jack Liebster
Planning Manager
Advanced Planning

Approved by:



Brian C. Crawford
Director

ATTACHMENTS:

- Attachment 1: LCPA Key Issue Analysis and Decisions Required
- Attachment 2: Coastal Overnight Accommodations
- Attachment 3: LCPA minor revisions
- Attachment 4: Analysis of Other LCPA Issues

The following attachment was provided to the Board only. It is available at www.MarinLCP.org or upon request or at the Community Development Agency, Planning Division during regular business hours: Monday through Thursday 8:00 A.M. to 4:00 P.M.

Attachment 5: Draft Land Use Analysis Report