



Land Use Policy C-PK-3 and the Proposed Village Commercial Core Area

Frequently Asked Questions

May 11, 2018

The following provides information regarding the implementation of Land Use Policy C-PK-3 in the proposed Local Coastal Program Amendment (LCPA) to the Marin County Local Coastal Program (LCP).

What is the Local Coastal Program Amendment?

Marin County's Local Coastal Program was certified by the Coastal Commission in the early 1980's and consists of the Land Use Plan and Implementation Program. The process to amend the LCP began in 2008 and has included more than 50 public meetings, 26 public workshops and hearings before the Planning Commission, and over eight Board of Supervisor hearings. In November 2016, the California Coastal Commission (CCC) approved with modifications five separate Local Coastal Program Amendments (LCPA) – and deferred action on Amendments 4 and 5 related to Environmental Hazards. On April 24, the Board of Supervisors accepted Amendments 1 and 2, which comprise the entire Land Use Plan setting out the fundamental policies for managing Marin's coast (except the Hazard policies deferred by the CCC) as well as Amendment 6 (Administration) as modified by the CCC and did not accept modified Amendments 3 and 7.

The contents of these Amendments are as follows:

Amendment 1: All Chapters of the Land Use Plan (LUP) except Environmental Hazards

Amendment 2: The Agriculture Chapter of the LUP

Amendment 3: Sections of Implementing Program Amendment (IPA) for the LUP Agriculture Chapter

Amendment 4: Environmental Hazards Chapter of the LUP (deferred)

Amendment 5: Environmental Hazards Section of the IP (deferred)

Amendment 6: Coastal Permitting and Administration Sections of the IPA (Chapters 22.68 and 22.70)

Amendment 7: All Remaining Chapters and Sections of the IPA

Staff anticipates submitting Amendments 3 and 7 to the Coastal Commission for review later this year.

What is Land Use Policy C-PK-3?

Land Use Policy C-PK-3 addresses mixed uses in the Coastal Village Commercial Residential (C-VCR) zoning district. The policy, as modified by the Commission and accepted by the Board, is as follows:

C-PK-3 Mixed Uses in the Coastal Village Commercial/Residential Zone. Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. Principal permitted use of the C-VCR zone shall ~~be include commercial uses. In the village commercial core area, R~~residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property within the commercial core area (i.e. the central portion of each village that is predominantly commercial). Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed ~~provided subject to a use permit where a finding can be made~~ that the development maintains and/or enhances the established character of village commercial core areas. Existing legally established residential uses in the C-VCR zone on the ground floor and road-facing side of the property can be maintained.

The intent of the policy is to give priority to commercial uses in the village commercial core areas by designating commercial uses as principally permitted throughout the VCR zone, which apply to most of Marin's coastal villages. The policy should not be interpreted as restricting new residential uses to the second floor and ground floor (not on road facing side of property) of buildings for the entire VCR zone, but rather only the commercial core area where existing businesses are the predominant use.

The Coastal Village Commercial Residential (C-VCR) zoning district will be implemented through IP Section 22.64.170(B)(3) which allows a mixture of commercial and residential uses to maintain the established village character of the various village commercial areas. This provision, which is part of Amendment 7, has not yet gone into effect.

The village commercial core area is proposed in the commercial areas of Stinson Beach, Bolinas, Olema, Point Reyes Station, Marshall/East Shore, and Tomales. [Draft maps](#) illustrating the boundaries of the proposed village commercial core area are now available.

Land Use Policy C-PK-3 will not go into effect until the maps have been adopted by the Board of Supervisors and certified by the California Coastal Commission. See "What are the Next Steps?" feature below.

I Live In or Own A Residence in the Proposed Commercial Core. What Does This Mean To Me?

This provision does not prohibit new or existing residential uses. Existing legal residences are allowed to continue in these areas without any further requirements. Going forward, the policy would allow residential uses located on the upper floors, or on the ground floor of a new or existing structure not fronting the street in the commercial area, as a permitted use (i.e., no special use permit required). However, if a new residential use is proposed on the ground floor of a road-facing property, it must maintain and/or enhance the established character of village commercial areas. Further, as noted in the policy, existing legally established residential uses

How does this impact affordable housing?

The County recognizes that housing is constrained in the coastal zone and continues to support measures to promote affordable housing. As mentioned above, affordable housing continues to be a permitted use in the C-VCR zoning district, as well as within the proposed village commercial core area. Residential continues to remain an allowable use.

What are the Next Steps?

The County intends to initiate a public process to work with residents in each village to achieve approval of maps of the commercial core area, establish a corresponding overlay zone for the properties identified within the proposed commercial core area, and complete required rezoning as a LCP amendment. The zoning overlay allows special standards for properties, in addition to those established in the underlying base zone. These refined maps should draw a clear distinction for principally permitted commercial uses in the commercial core and principal permitted residential uses outside the core. This rezoning process will include public workshops/meetings with each affected community to provide information, obtain feedback, and evaluate the proposed boundaries of the commercial core areas. Public hearings before the Planning Commission and Board of Supervisors will also occur.

Land Use Policy C-PK-3 will not go into effect until the maps have been adopted by the Board of Supervisors and certified by the California Coastal Commission.

Additional Information

Information on the LCPA process is available on www.MarinLCP.org or contact Kristin Drumm, Senior Planner at (415) 473-6290 or kdrumm@marincounty.org.