

# Land Use Element

Revised Public Review Draft LCP – June 2021	Public Review Draft LCP – September 2019	Reason for Change	Existing LCP – December 2001
No change	<p><b>GOAL C-LU-1: Protect the Sonoma County coast from Outer Continental Shelf oil and gas exploration and development.</b></p> <p><b>Objective C-LU-1.1:</b> Discourage offshore oil and gas exploration and development off the Sonoma County coast.</p> <p><b>Objective C-LU-1.2:</b> Prohibit construction of onshore support facilities for offshore oil and gas development to protect the sensitive coastal habitats along the National Marine Sanctuaries.</p>	No change	No corresponding LCP goals or objectives previously identified
No change	<p><b>Policy C-LU-1a:</b> A Local Coastal Plan Amendment shall be required for any proposed onshore facility to support offshore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act. <b>(Existing LCP Revised)</b></p>	No change	<b>D/LU 1:</b> Prior to submittal of the implementation program, designate the principal permitted uses for each land use category in the Land Use Plan, including any desired changes in the uses presently identified for the resource area land use designations. The designated uses shall be reviewed for consistency with the policies of Chapter 3 of the Coastal Act and approved.
No change	<p><b>Policy C-LU-1b:</b> Prohibit onshore oil and gas support facilities within the Commercial Fishing land use category. <b>(Existing LCP Revised)</b></p>	No change	<b>D/LU 37:</b> Require a Coastal Plan Amendment for any proposed on-shore facility to support off-shore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the electors in Sonoma County, in a general or special election, approve

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			the proposed amendment, unless such amendment is approved by the Commission pursuant to Section 30515 of the Coastal Act.
No change	<b>GOAL C-LU-2: Protect the natural and scenic resources and the unique character and qualities of the Sonoma County coast by allowing new residential and commercial development only in appropriate areas at appropriate densities.</b>	No change	No corresponding LCP goals or objectives previously identified
<b>Objective C-LU-2.1:</b> <del>Provide most of the new housing in</del> <u>Concentrate new housing within the Bodega Bay Urban Service Area.</u> Provide <u>additional</u> residential development in rural areas at very low densities to maintain local resources	<b>Objective C-LU-2.1:</b> Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.	Policy revised to clarify intent to concentrate within the Urban Service Area rather than the entire Bodega Bay region.	
No change	<p><b>Objective C-LU-2.2:</b> Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.</p> <p><b>Objective C-LU-2.3:</b> Designate Bodega Bay as the major retail and service center for the coast. Permit limited opportunities for new commercial activities in the communities of The Sea Ranch, Duncans Mills, Jenner, and Stewarts Point, in keeping with their size and character.</p> <p><b>Objective C-LU-2.4:</b> Limit the scale of any new visitor and tourist oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character.</p>	No change	

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	<p><b>Objective C-LU-2.5:</b> Limit new industrial development to resource related uses, primarily to the fishing and other marine industries in Bodega Bay and to the timber industry near Stewart’s Point.</p> <p><b>Objective C-LU-2.6:</b> Maintain very low residential densities on resource lands outside existing communities due to the lack of public services and importance of resource protection.</p>		
<p><b>Objective C-LU-2.7:</b> Regulate land use and approve development at The Sea Ranch consistent with Public Resources Code Section 30610.6 (e) (Bane Bill), adopted Exclusion Orders, and the Sea Ranch Precise Development Plan Policy Statement. <b>(Existing LCP Revised)</b></p>	No corresponding Public Review Draft LCP objective	Added objective to clarify unique regulatory framework for development within The Sea Ranch.	<b>D/LU 16:</b> Enforce the Height, Site, and Bulk Guidelines adopted pursuant to Public Resources Code Section 30610.6 (e) (see Appendix B). Incorporate these Guidelines into The Sea Ranch Design Review process.
No change	<p><b>Policy C-LU-2a:</b> The Urban Residential land use category shall be applied only within the Urban Service Boundary of Bodega Bay. Densities of one unit per acre or lower shall be maintained in other communities. <b>(GP2020)</b></p>	No change	No corresponding LCP policy previously identified
No change	<p><b>Policy C-LU-2b:</b> Encourage construction of new housing for low and moderate income households under the Density Bonus or Housing Opportunity Area Programs outlined in the Coastal Zoning Ordinance. Achieving a density higher than 4 units per acre under either Program may not require a Local Coastal Plan Amendment. <b>(GP2020)</b></p>	No change	No corresponding LCP policy previously identified
No change	<p><b>Policy C-LU-2c:</b> The Commercial Services land use category shall be used for existing and any needed new local commercial uses in Bodega Bay and The Sea Ranch. Outside these communities, the Commercial Services designation shall be applied only to existing uses and limit their expansion. <b>(GP2020)</b></p>	No change	No corresponding LCP policy previously identified

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No change	<b>Policy C-LU-2d:</b> Development projects in any commercial land use categories shall be designed in harmony with the natural and scenic qualities of the local area. Natural landscapes shall be given precedence over manmade features. <b>(GP2020)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-2e:</b> In the Bodega Bay area, the Commercial Fishing land use category shall be used to support the commercial fishing industry, including storage and processing facilities. <b>(New)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-2f:</b> Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related commercial and industrial uses shall be considered coastal dependent uses. <b>(GP2020)</b>	No change	<b>D/LU 13:</b> Only coastal dependent industrial land uses are appropriate along the Sonoma Coast. Locate such uses in urban service areas able to accommodate them.
No change	<b>Policy C-LU-2g:</b> Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. <b>(GP2020)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-2h:</b> Barns and similar agricultural support structures within the 200-foot State Scenic Highway 116 corridor shall be subject to design review. <b>(GP2020)</b>	No change	No corresponding LCP policy previously identified
<b>Policy C-LU-2i:</b> Continue to identify Urban Service Area Boundaries on the Land Use Maps for The Sea Ranch North (Figure C-LU-1a), The Sea Ranch South (Figure CLU-1b), and Bodega Bay (Figure C-LU-1j). <b>(Existing LCP Revised)</b>	<b>Policy C-LU-2i:</b> Continue to identify Urban Service Area Boundaries on the Land Use Maps for The Sea Ranch North (Figure C-LU-1a), The Sea Ranch South (Figure CLU-1b), and Bodega Bay (Figure C-LU-1j). <b>(Existing LCP Revised)</b>	Clarification of policy intent.	<b>D/LU 5:</b> Designate as within urban service boundaries those lands shown inside the urban service boundaries on the General Plan Land Use Maps for Bodega Bay and The Sea Ranch.

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<p><b>Policy C-LU-2j:</b> <del>Continue to d</del> Designate the following areas as Rural Communities (listed from north to south): <b>(Existing LCP Revised)</b></p> <p><u>Stewarts Point</u></p> <p><u>Timber Cove and Timber Cove Resort, including developed areas adjacent to the subdivision south to and including the Fort Ross Store</u></p> <p><u>Jenner</u></p> <p><u>Duncans Mills</u></p> <p><u>Rancho del Paradiso</u></p> <p><u>West Beach</u></p> <p><u>Sereno del Mar</u></p> <p><u>Carmet</u></p> <p><u>Salmon Creek</u></p> <p><u>Valley Ford</u></p> <p><del>the lands within existing residential subdivisions Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleason Beach, Carmet, and Salmon Creek. <b>(Existing LCP Revised)</b></del></p>	<p><b>Policy C-LU-2j:</b> Continue to designate as Rural Communities the lands within existing residential subdivisions Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleason Beach, Carmet, and Salmon Creek. <b>(Existing LCP Revised)</b></p>	<p>Policy reorganized for clarity.</p>	<p><b>D/LU 2:</b> Designate as within rural community boundaries: land within the existing residential subdivision boundaries of Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleasons Beach, Carmet, and Salmon Creek.</p> <p><b>D/LU 6:</b> Designate as rural those lands shown outside the urban service and rural community boundaries on the Land Use Maps.</p>
<p><b>Policy C-LU-2k:</b> <del>Continue to designate as Rural Communities the Timber Cove, Timber Cove Inn, and existing developed areas adjacent to the subdivision south to and including the Fort Ross Store. <b>(Existing LCP Revised)</b></del></p>	<p><b>Policy C-LU-2k:</b> Continue to designate as Rural Communities the Timber Cove, Timber Cove Inn, and existing developed areas adjacent to the subdivision south to and including the Fort Ross Store. <b>(Existing LCP Revised)</b></p>	<p>Merged into Policy C-LU-2j.</p>	<p><b>D/LU 3:</b> Designate the Timber Cove rural community boundary as the subdivision, the Timber Cove Inn, and existing developed areas adjacent to the subdivision south to the Fort Ross Store area.</p> <p><b>D/LU 6:</b> Designate as rural those lands shown outside the urban service and rural community boundaries on the Land Use Maps.</p>

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<del><b>Policy C-LU-2l:</b> Continue to designate as Rural Communities existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. <b>(Existing LCP Revised)</b></del>	<b>Policy C-LU-2l:</b> Continue to designate as Rural Communities existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. <b>(Existing LCP Revised)</b>	Merged into Policy C-LU-2j.	<b>D/LU 4:</b> Designate as within rural community boundaries the existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. Stewarts Point and Duncans Mills Rural Community boundaries may be changed in the future to reflect Historic District boundaries
<b>Policy C-LU-2m:</b> Water and sewer service extensions to public parklands outside of Urban Service Areas may be allowed only where consistent with the Public Facilities and Services and Public Access Elements. <u>An out-of-service area agreement shall be used in such cases.</u> <b>(Existing LCP Revised)</b>	<b>Policy C-LU-2m:</b> Water and sewer service extensions to public parklands outside of Urban Service Areas may be allowed only where consistent with the Public Facilities and Services and Public Access Elements	Requirement added for out of service area agreement.	<b>D/LU 8:</b> Allow service extensions to public parklands although they may not be within urban boundaries, only where consistent with General Plan Policies PF-1 d and PF-1 e
<b>Policy C-LU-2n:</b> <del>Restrict</del> Provide for commercial development to <del>only within</del> designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements. <b>(Existing LCP Revised)</b>	<b>Policy C-LU-2n:</b> Provide for commercial development only within designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements. <b>(Existing LCP Revised)</b>	Revised for clarity.	<b>D/LU 12:</b> Provide for commercial development only within designated urban service and rural community boundaries except where consistent with development recommendations in the visitor serving facilities section.
<b>Policy C-LU-2n:</b> <u>Processing of permits for development or land use with The Sea Ranch shall be consistent with and follow the provisions of Public Resources Code Section 30610.6 (e) (Bane Bill), adopted Exclusion Orders, and the Sea Ranch Precise Development Plan Policy Statement.</u> <b>(Existing LCP Revised)</b>	No corresponding Public Review Draft LCP policy	Implements Objective C-LU-2.7. Duplicate policy number to prevent shifting numbering of entire element.	<b>D/LU 12:</b> Provide for commercial development only within designated urban service and rural community boundaries except where consistent with development recommendations in the visitor serving facilities section.
<b>Policy C-LU-2n:</b> <u>Applications for development permits, including, but not limited to residential construction, subdivision, or lot line adjustment that are subject to design review by The Sea Ranch Design Committee shall not be accepted without final approval from The Sea Ranch Design Committee.</u> <b>(Existing LCP Revised)</b>	No corresponding Public Review Draft LCP policy	Implements Objective C-LU-2.7. Duplicate policy number to prevent shifting numbering of entire element.	<b>D/LU 12:</b> Provide for commercial development only within designated urban service and rural community boundaries except where consistent with development recommendations in the visitor serving facilities section.

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<b>Policy C-LU-2n:</b> Rehabilitation and adequate maintenance of Sea Ranch Apartments shall be supported to the maximum extent feasible, including identification of sustainable funding to maintain these affordable dwelling units. <b>(Existing LCP Revised)</b>	No corresponding Public Review Draft LCP policy	Consistency with HCD certified General Plan Housing Element policy on maintenance of affordable units.	<b>D/LU 12:</b> Provide for commercial development only within designated urban service and rural community boundaries except where consistent with development recommendations in the visitor serving facilities section.
<b>GOAL C-LU-3: Design and approve new development at The Sea Ranch according to the Bane Bill.</b>  <b>Objective C-LU-3.1:</b> Apply the Bane Bill design criteria to development on the designated “Bane Bill” lots at The Sea Ranch.	<b>GOAL C-LU-3: Design and approve new development at The Sea Ranch according to the Bane Bill.</b>  <b>Objective C-LU-3.1:</b> Apply the Bane Bill design criteria to development on the designated “Bane Bill” lots at The Sea Ranch.	Merged into Objective C-LU-2.7.	
<b>Policy C-LU-3a:</b> The Height, Site, and Bulk Guidelines for The Sea Ranch adopted pursuant to Public Resources Code Section 30610.6 (e) shall be applied to all new development subject to design review. <b>(Existing LCP Revised)</b>	<b>Policy C-LU-3a:</b> The Height, Site, and Bulk Guidelines for The Sea Ranch adopted pursuant to Public Resources Code Section 30610.6 (e) shall be applied to all new development subject to design review. <b>(Existing LCP Revised)</b>	Included in the C-LU-2n policies above.	<b>D/LU 16:</b> Enforce the Height, Site, and Bulk Guidelines adopted pursuant to Public Resources Code Section 30610.6 (e) (see Appendix B). Incorporate these Guidelines into The Sea Ranch Design Review process.
<b>Policy C-LU-3b:</b> Building and other permits or subdivision approvals for properties subject to design review by The Sea Ranch Design Committee shall not be issued unless the applicant has first received final approval from The Sea Ranch Design Committee. <b>(New)</b>	<b>Policy C-LU-3b:</b> Building and other permits or subdivision approvals for properties subject to design review by The Sea Ranch Design Committee shall not be issued unless the applicant has first received final approval from The Sea Ranch Design Committee. <b>(New)</b>	Included in the C-LU-2n policies above.	No corresponding LCP policy previously identified
<b>GOAL C-LU-4: Plan and design new development in Bodega Bay for appropriate lands, contingent on availability of public services, and so as to maintain local resources.</b>  <b>Objective C-LU-4.1:</b> Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.	<b>GOAL C-LU-4: Plan and design new development in Bodega Bay for appropriate lands, contingent on availability of public services, and so as to maintain local resources.</b>  <b>Objective C-LU-4.1:</b> Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.	Merged into “Goals, Objectives, and Policies   Communities” section. Objective C-LU-2.1, -2.2, -2.3 and -2.5	

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<p><del><b>Objective C-LU-4.2:</b> Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.</del></p> <p><del><b>Objective C-LU-4.3:</b> Designate Bodega Bay the major retail and service center for the Coastal Zone.</del></p> <p><del><b>Objective C-LU-4.4:</b> Limit new industrial development in Bodega Bay primarily to the commercial fishing and other industries which depend on the marine environment and resources.</del></p>	<p><b>Objective C-LU-4.2:</b> Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.</p> <p><b>Objective C-LU-4.3:</b> Designate Bodega Bay the major retail and service center for the Coastal Zone.</p> <p><b>Objective C-LU-4.4:</b> Limit new industrial development in Bodega Bay primarily to the commercial fishing and other industries which depend on the marine environment and resources.</p>		
<p><del><b>Policy C-LU-4a:</b> All new development within the Urban Service Area Boundary of Bodega Bay shall be served by the Bodega Bay Public Utility District. (Existing LCP Revised)</del></p>	<p><b>Policy C-LU-4a:</b> All new development within the Urban Service Area Boundary of Bodega Bay shall be served by the Bodega Bay Public Utility District. (Existing LCP Revised)</p>	Redundant. Connection to municipal services required by Policy C-PF-2b.	<b>D/LU 21:</b> Require PUD service to all new development within the Urban Service Boundary.
<p><del><b>Policy C-LU-4b:</b> Encourage the provision of new affordable housing units by the following means: 1) designate the primary residential area south of old town Bodega Bay as a Housing Opportunity Area, and 2) provide areas for temporary vehicle camping in RVs for transient fishermen on lands designated Commercial Fishing. (Existing LCP Revised)</del></p>	<p><b>Policy C-LU-4b:</b> Encourage the provision of new affordable housing units by the following means: 1) designate the primary residential area south of old town Bodega Bay as a Housing Opportunity Area, and 2) provide areas for temporary vehicle camping in RVs for transient fishermen on lands designated Commercial Fishing. (Existing LCP Revised)</p>	Housing goals, objectives, and policies now in “3.2 Affordable Housing”. Program C-LU-2 is intended to create comprehensive workforce housing plan for the coastal zone.	<b>D/LU 22:</b> Encourage provision of affordable new housing units.
<p><del><b>Policy C-LU-4c:</b> New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits</del></p>	<p><b>Policy C-LU-4c:</b> New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits</p>	Redundant with Policy C-PF-2h, which requires written certification that service is available prior to approving an application for development.	<b>D/LU 25:</b> Relate new development to water capacities: If adequate water is not available, develop a building permit allocation system to limit development, and pursue development of additional water supplies.

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<p>according to the available water supply, or the development shall be contingent upon provision of additional water supplies. <b>(Existing LCP Revised)</b></p>	<p>according to the available water supply, or the development shall be contingent upon provision of additional water supplies. <b>(Existing LCP Revised)</b></p>		<p><b>D/LU 26:</b> Insure that adequate water capacity is reserved to serve the first three priority developments listed below as they are proposed in the Phase I development plan for Bodega Bay, by requiring that if water supplies do not prove adequate to all land uses designated in the Phase I plan, a minimum of 30 percent of the projected available amount shall be reserved for the designated priority uses. A similar standard shall be applied to Phase II development if necessary:</p> <ul style="list-style-type: none"> <li>• moderate expansion of marina facilities and fishing-related commercial facilities</li> <li>• local serving commercial facilities</li> <li>• affordable housing projects (50 units)</li> </ul>
<p><del><b>Policy C-LU-4d:</b> A commercial tourist project in the Recreation land use category in Bodega Bay may be allowed if it can meet all LCP provisions, visual design guidelines, preserve on-site trees for wildlife habitat, and mitigate adverse traffic impacts. Any commercial tourist project proposed for Harbor Loop Road (also known as Smith Brothers Road) area shall be considered only in connection with a comprehensive development plan for the entire Harbor Loop Road area. <b>(Existing LCP Revised)</b></del></p>	<p><b>Policy C-LU-4d:</b> A commercial tourist project in the Recreation land use category in Bodega Bay may be allowed if it can meet all LCP provisions, visual design guidelines, preserve on-site trees for wildlife habitat, and mitigate adverse traffic impacts. Any commercial tourist project proposed for Harbor Loop Road (also known as Smith Brothers Road) area shall be considered only in connection with a comprehensive development plan for the entire Harbor Loop Road area. <b>(Existing LCP Revised)</b></p>	<p>Land between Smith Brothers Road and Highway is Commercial Tourist. Development west of Smith Brothers Road is within the retained jurisdiction of the Coastal Commission and not part of a Local Coastal Plan.</p>	<p>No corresponding LCP policy previously identified</p>
<p><del><b>Policy C-LU-4e:</b> A Commercial Tourist (CT) land use category has been applied on the parcels occupied by the Bodega Harbor Inn (Assessors Parcels 100-080-070,</del></p>	<p><b>Policy C-LU-4e:</b> A Commercial Tourist (CT) land use category has been applied on the parcels occupied by the Bodega Harbor Inn (Assessors Parcels 100-080-070,</p>	<p>Restriction of lodging is inconsistent Goal C-LU-6.1 and Coastal</p>	<p><b>D/LU 28:</b> Allow a tourist commercial project in the Recreation-Scenic Design category in</p>

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<p><del>100-080-016 and 100-080-017) only to accommodate the historic and ongoing use of the property as a 15-unit motel. To ensure compatibility with the surrounding residential area, no other uses permitted in the CT Zone are allowed and any structures that exceed 16 feet in height shall not be permitted. Design review shall be required on any new construction outside of the existing building footprints. (Existing LCP Revised)</del></p>	<p>100-080-016 and 100-080-017) only to accommodate the historic and ongoing use of the property as a 15-unit motel. To ensure compatibility with the surrounding residential area, no other uses permitted in the CT Zone are allowed and any structures that exceed 16 feet in height shall not be permitted. Design review shall be required on any new construction outside of the existing building footprints. <b>(Existing LCP Revised)</b></p>	<p>Act priority to provide coastal access, including adequate lodging facilities. Specific development standards will be developed as part of Local Coastal Plan implementation.</p>	<p>Bodega Bay if it can meet visual design guidelines, preserve on site trees for wildlife habitat and mitigate adverse traffic impacts. Any proposed project is to be considered only in connection with a comprehensive development plan for the complete Loop Road area</p>
<p><del><b>Policy C-LU-4f:</b> Consider requiring intersection improvements at State Highway 1 and Eastside Road and/or Bay Flat Road as a condition of approval of development along Eastside Road. (Existing LCP)</del></p>	<p><b>Policy C-LU-4f:</b> Consider requiring intersection improvements at State Highway 1 and Eastside Road and/or Bay Flat Road as a condition of approval of development along Eastside Road. <b>(Existing LCP)</b></p>	<p>Redundant with Circulation and Transit Element Policy C-CT-4k.</p>	<p><b>D/LU 29:</b> Consider requiring intersection improvements at Highway 1 and Eastside and/or Bay Flat Roads in conjunction with development along Eastside Road</p>
<p>No change</p>	<p><b>GOAL C-LU-5: Preserve and enhance affordable housing opportunities on the Sonoma County coast.</b></p> <p><b>Objective C-LU-5-a:</b> Protect existing affordable housing units and encourage development of additional affordable housing in urban areas.</p> <p><b>Objective C-LU-5-b:</b> Promote the development of affordable housing to meet a range of for-sale and rental housing needs including agricultural employee housing, accessory dwellings, senior housing and accessible units.</p>	<p>No change</p>	
<p>No change</p>	<p><b>Policy C-LU-5a:</b> Continue all existing County and Community Development Commission sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30 percent of the units assisted with County funds be affordable to extremely-low income households. Evaluate these</p>	<p>No change</p>	<p><b>D/H 1:</b> Encourage the use of subsidy programs administered by the Housing Authority for conservation and production of affordable housing.</p>

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<b>Revised Public Review Draft LCP – June 2021</b>	<b>Public Review Draft LCP – September 2019</b>	<b>Reason for Change</b>	<b>Existing LCP – December 2001</b>
	existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1a)</b>		
No change	<b>Policy C-LU-5b:</b> Continue the County’s existing density bonus programs, including the state density bonus program and the County’s programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1b)</b>	No change	<b>D/H 7:</b> Provide density bonuses and housing opportunities for housing projects which meet the minimum criteria established in General Plan Housing Element Policy HE-2g and HE1-c, both as modified by the Coastal Plan, and Coastal Plan Housing "Incentives" section.
No change	<b>Policy C-LU-5c:</b> Ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density or in the number of affordable units, unless the project as proposed would result in adverse impacts, and there is no other feasible method to mitigate the adverse impacts. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1c)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-5d:</b> Encourage retention and further construction of small rental units such as Accessory and Junior Dwelling Units and single room occupancy units, as well as large rental units with more than 3 bedrooms. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1f)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-5e:</b> Continue to administer the County’s Mobile Home Rent Stabilization Ordinance. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1g)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-5f:</b> Continue to apply state law to Mobile Home Park Conversions to Resident Ownership,	No change	No corresponding LCP policy previously identified

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	including implementation of SB 510 (Jackson 2013), in order to ensure that residents are afforded full consideration and all protections under the law. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-Ih)</b>		
No change	<b>Policy C-LU-5g:</b> Prohibit the use of Accessory Dwelling Units for Transient Occupancy, occupancy of less than 30 days. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-II)</b>	No change	No corresponding LCP policy previously identified
No change	<p><b>Policy C-LU-5h:</b> Provide for two types of Housing Opportunity Areas in addition to, and not in lieu of, provisions of state and federal law as follows, and consistent with all other policies of the LCP:</p> <p>(1) The Type “A” Rental Housing Opportunity Program allows a density between 12 and 30 units/acre as long as affordability levels are met - at least 40% of total units as affordable to Low or Very Low Income households. Type "A" Rental Housing Opportunity Areas are established on sites which have a Local Coastal Plan medium density residential designation (Urban Residential 6-12 dwelling units/acre) and are zoned R2 (Medium Density Residential). The residential density for a Type “A” project may be increased to 100 percent above the mapped designation to a maximum density of 24 dwelling units/acre. Development standards used for Type “A” housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained.</p> <p>(2) The Type “C” Ownership Housing Opportunity Program allows a density of 11 units per acre for ownership housing projects as long as affordability levels are met - 20% affordable to Low Income households and 80% affordable to Moderate Income households. Type "C" Housing Opportunity Areas</p>	No change	<b>D/LU 22:</b> Encourage provision of affordable new housing units.

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	<p>are established in on sites which have a Local Coastal Plan low density residential designation (Urban Residential 1-6 dwelling units/acre. The residential density for a Type “C” project may be increased to almost 100 percent above the mapped designation to a maximum density is of 11 dwelling units/acre.</p> <p>(3) Rental Housing Opportunity Type “A” and Ownership Housing Opportunity Type “C” projects shall comply with all applicable provisions, including development standards and long-term affordability requirements, of Chapter 26C (Coastal Zoning Ordinance) of the Sonoma County Code.</p> <p>(4) Housing Opportunity Type “A” and Type “C” programs shall apply to housing development consisting of five or more dwelling units. <b>(Existing LCP Revised per HCD certified General Plan 2014 Housing Element)</b></p>		
No change	<p><b>Policy C-LU-5i:</b> Encourage a mix of low and moderate income housing units, and rental and sale units. Encourage diverse unit design including visitability and universal design. <b>(Existing LCP Revised per HCD certified General Plan 2014 Housing Element)</b></p>	No change	<p><b>D/H 4:</b> Encourage a mix of lower and moderate-income units and rental and sale units, when affordable housing provisions are required. The exact proportions will be determined on a project-specific basis by the Director of the Permit and Resource Management Department.</p>
No change	<p><b>Policy C-LU-5j:</b> Continue to encourage affordable “infill” projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law [California Government Code Section 65915, including subsection (m)]. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-3j)</b></p>	No change	No corresponding LCP policy previously identified

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No change	<b>Policy C-LU-5k:</b> Require long-term Affordable Housing Agreement for affordable housing units. <b>(Existing LCP Revised)</b>	No change	<b>D/H 12:</b> Prescribe rental and resale controls on a project specific basis subject to the approval of the Director of Housing.
No change	<b>Policy C-LU-5l:</b> For parcels located within an area designated Urban Residential I 6 dwelling units/acre which are large enough in area to permit more than one dwelling but cannot meet subdivision criteria due to shape or other similar constraint, permit clustering of dwelling units consisting of detached single-family dwelling units subject to the density limitations of the Local Coastal Plan Land Use Maps and issuance of a Use Permit. <b>(Existing LCP Revised per HCD certified General Plan 2014 Housing Element)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-5m:</b> Concentrate housing production efforts in areas where public sewer and water service are available. <b>(Existing LCP)</b>	No change	<b>D/H 10:</b> Concentrate housing production efforts in areas where public sewer and water service is available.
No change	<b>Policy C-LU-5n:</b> Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwelling units for such purposes shall conform to the Local Coastal Plan densities and to all other applicable provisions of the Coastal Zoning Ordinance. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zone. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-5g)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Policy C-LU-5o:</b> Prohibit the demolition of housing for persons of low and moderate income, unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value. Demolition may be permitted in advance of the replacement housing if the Director determines	No change	<b>D/H 6:</b> Prohibit the demolition of housing for persons of low and moderate income unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value

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	that the removal of the unit(s) is necessary to protect public health and safety. <b>(Existing LCP Revised)</b>		
No change	<b>Policy C-LU-5p:</b> Prohibit conversion of rental units currently providing low and moderate income housing opportunities unless the conversion provides a greater affordable housing opportunity. <b>(Existing LCP)</b>	No change	<b>D/H 5:</b> Prohibit conversion of rental units currently providing lower and moderate-income housing opportunities to condominiums unless the conversion provides a greater affordable housing opportunity
No change	<p><b>Policy C-LU-5q:</b> Consistent with state law, the following criteria shall be considered when evaluating an application for condominium conversion:</p> <p>(1) The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located.</p> <p>(2) At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to Low and Very Low Income households by means of an Affordable Housing Agreement to ensure that such units remain affordable to Very Low and Low Income households for the maximum period allowed by law.</p> <p>(3) Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing. <b>(Existing LCP Revised per HCD certified General Plan 2014 Housing Element)</b></p>	No change	No corresponding LCP policy previously identified

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No change	<b>Policy C-LU-5r:</b> Allow Accessory Dwelling Units as specified in the Coastal Zoning Ordinance. <b>(Existing LCP)</b>	No change	<b>D/H 9:</b> Allow second rental units as specified in the Coastal Zoning Ordinance.
No change	<b>Policy C-LU-5s:</b> Changes in use or closure of a mobile home park shall comply with state law and require a Use Permit. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1 m)</b>	No change	No corresponding LCP policy previously identified
No change	<b>GOAL C-LU-6: Encourage Public Access and visitor serving uses in the Coastal Zone.</b>  <b>Goal C-LU-6.1: Establish adequate commercial services for visitors on the Sonoma County coast where such development can be accommodated with minimal impacts on views and natural resources.</b>  <b>Objective C-LU-6.1:</b> Identify and develop new or expand existing commercial services for visitors in urban service areas and rural communities.	No change	
No change	<b>Policy C-LU-6a:</b> Encourage the development and expansion of visitor-serving and local-serving commercial uses within urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. <b>(Existing LCP Revised)</b>	No change	<b>R I:</b> Encourage compatible, resource-related uses on designated resource lands. Such uses should not conflict with resource production activities. Residential, civic, and commercial uses should be located in existing communities or commercial centers as shown on the Land Use Plan. Some low-intensity visitor serving uses may be appropriate on resource lands if they are compatible with the resource use of the land.  <b>R/VSF I:</b> Encourage the development and expansion of visitor serving and commercial facilities within urban service and rural community boundaries where coastal

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			requirements, including water provision and waste disposal, can be met.
No change	<b>Policy C-LU-6b:</b> Limit new visitor-serving commercial development to areas within designated urban service areas and rural community boundaries except for the lowest intensity development (i.e., guest ranches, and bed and breakfast inns, vacation rentals, and agricultural farmstays). <b>(Existing LCP Revised)</b>	No change	<b>R 1:</b> Encourage compatible, resource-related uses on designated resource lands. Such uses should not conflict with resource production activities. Residential, civic, and commercial uses should be located in existing communities or commercial centers as shown on the Land Use Plan. Some low-intensity visitor serving uses may be appropriate on resource lands if they are compatible with the resource use of the land.  <b>R/VSF 2:</b> Limit new commercial development to areas within designated urban service and rural community boundaries except for the lowest intensity development (guest ranches and bed and breakfast accommodations).
No change	<b>Policy C-LU-6c:</b> Provide public restrooms and drinking water facilities where needed and appropriate as part of visitor and local-serving commercial development. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 6:</b> Provide public restrooms and drinking water facilities where needed and appropriate as part of visitor and local serving commercial development
No change	<b>Policy C-LU-6d:</b> Consider modest scale expansion of existing visitor-serving and local-serving commercial uses outside of urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 3:</b> Consider modest scale expansion of existing visitor serving and commercial facilities outside of urban service and rural community boundaries where other coastal requirements can be met.

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No change	<b>Policy C-LU-6e:</b> Encourage the provision of modest scale overnight accommodations which have minimal impacts on the coastal environment, including bed and breakfast accommodations in existing homes, guest ranches, inns, and motels. Guest ranches in agricultural areas shall be compatible with continued ranch operations and be limited to the allowable residential density. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 4:</b> Encourage, where appropriate, the provision of modest size and scale accommodations with minimal impacts on the coastal environment, including bed and breakfast accommodations in existing homes, rental of second homes, guest ranches, inns, and motels. Guest ranches should be compatible with
No change	<b>Policy C-LU-6f:</b> Encourage expansion of overnight accommodations and other visitor-serving commercial uses; and local-serving commercial uses on Annapolis Road. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 8:</b> Consistent with land use designations and zoning, encourage expansion of overnight accommodations and modest scale visitor-serving commercial uses at The Sea Ranch Lodge, and local serving commercial services on Annapolis Road.
No change	<b>Policy C-LU-6g:</b> Encourage development of limited visitor-serving and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 9:</b> Consistent with land use designations and zoning, encourage expansion of the Stewarts Point General Store and use of the house west of the store as a bed and breakfast accommodation. Limited additional visitor-serving development should be designed to complement the existing historic character.
No change	<b>Policy C-LU-6h:</b> Encourage modest scale expansion of existing or certain new visitor-serving commercial uses east of State Highway 1 near the Ocean Cove Store including overnight accommodations and a public horse stable. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 10:</b> Consistent with land use designations and zoning, encourage modest expansion of existing or certain new visitor-serving facilities east of Highway 1 near the Ocean Cove Store. Appropriate new facilities would be: campgrounds or modest scale overnight

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			accommodations, and a public horse stable.
<b>Policy C-LU-6i:</b> Limit development west of State Highway 1 at the Ocean Cove Resort to a <del>strictly controlled</del> day use area and campground. Any development proposals should include provisions for pedestrian safety on State Highway 1, erosion control measures, rehabilitating the degraded bluffs at the cove, and if needed the provision of parking for development consistent with Policy LU-6h. <b>(Existing LCP Revised)</b>	<b>Policy C-LU-6i:</b> Limit development west of State Highway 1 at the Ocean Cove Resort to a strictly controlled day use area and campground. Any development proposals should include provisions for pedestrian safety on State Highway 1, erosion control measures, rehabilitating the degraded bluffs at the cove, and if needed the provision of parking for development consistent with Policy LU-6h. <b>(Existing LCP Revised)</b>	Development criteria are determined by Local Coastal Plan policies, and Coastal Development Permit must be consistent with provisions of Coastal Act.	<b>R/VSF 11:</b> Limit development west of Highway 1 at Ocean Cove to strictly controlled day use such as boat launching and picnicking. Any development proposals should include erosion control measures and rehabilitation to the bluffs at the cove, and provisions for pedestrian safety on Highway 1. Adaptive reuse of the barn should be pursued. Provide day use parking for such development east of Highway 1 at Ocean Cove.
No change	<b>Policy C-LU-6j:</b> Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 11:</b> Limit development west of Highway 1 at Ocean Cove to strictly controlled day use such as boat launching and picnicking. Any development proposals should include erosion control measures and rehabilitation to the bluffs at the cove, and provisions for pedestrian safety on Highway 1. Adaptive reuse of the barn should be pursued. Provide day use parking for such development east of Highway 1 at Ocean Cove.
No change	<b>Policy C-LU-6k:</b> Encourage modest scale expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 13:</b> Consistent with land use designations and zoning, encourage modest expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch.

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No change	<b>Policy C-LU-6l:</b> Limit expansion at the Timber Cove Inn to improved parking and public access facilities. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 14:</b> Limit expansion at the Timber Cove Inn to improved parking facilities and coastal access.
No change	<b>Policy C-LU-6m:</b> Encourage provision of screening and other design improvements at the Timber Cove Boat Landing. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 15:</b> Continue the operation of the Timber Cove Boat Landing while encouraging screening and design improvements.
No change	<b>Policy C-LU-6n:</b> Allow limited new or expansion of existing visitor or local-serving commercial uses, in the vicinity of the Fort Ross Store, subject to design controls review to preserve the area’s scenic character. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 16:</b> Consistent with land use designations and zoning, allow limited visitor or commercial development, including development of a small emergency automobile repair facility in the vicinity of the Fort Ross store. Any expansion should be subject to strict design controls to preserve the area’s scenic character.
No change	<b>Policy C-LU-6o:</b> Encourage a modest infill of visitor and local-serving commercial development in Jenner if water supply and wastewater treatment and disposal requirements can be met. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 18:</b> Consistent with land use designations and zoning, encourage a modest infilling of visitor and local serving commercial services in Jenner if water and septic regulations can be met.
No change	<b>Policy C-LU-6p:</b> Encourage provision of overnight accommodations of modest scale and cost and expansion of other visitor and local-serving commercial services uses at Duncans Mills. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 17:</b> Consistent with land use designations and zoning, encourage provision of modest scale and cost overnight accommodations, as well as other expanded visitor and commercial services at Duncans Mills.
<b>Policy C-LU-6q:</b> Encourage expansion of <u>public access</u> the Bridgehaven Resort, by adding boat rentals and launching and day use facilities subject to design review. Require public access as a condition of for approval of any Coastal Permit for expansion of uses at the resort. <b>(Existing LCP Revised)</b>	<b>Policy C-LU-6q:</b> Encourage expansion of the Bridgehaven Resort, by adding boat rentals and launching and day use facilities subject to design review. Require public access as a condition of for approval of any Coastal Permit for expansion of uses at the resort. <b>(Existing LCP Revised)</b>	Emphasis that Bridgehaven Resort boat launch is identified as a public access area (#H-8) by	<b>R/VSF 19:</b> Encourage landscaping and design improvements at the Bridgehaven Resort. If any expansion occurs, boat rentals and launching, and day use facilities are the most

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		the Local Coastal Plan Public Access Plan.	appropriate uses subject to strict design guidelines.
No change	<b>Policy C-LU-6r:</b> Encourage new and expansion of existing commercial uses in Bodega Bay. Encourage expansion of Chanslor Ranch consistent with continued agricultural use if water supply and wastewater treatment and disposal requirements can be met. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 7:</b> Provide for new and expand existing commercial facilities in Bodega Bay, as shown on the land use plan, and including the expansion of Chanslor Ranch.
No change	<b>Policy C-LU-6s:</b> Encourage modest expansion of commercial uses in Valley Ford if water supply and wastewater treatment and disposal requirements can be met. <b>(Existing LCP Revised)</b>	No change	<b>R/VSF 21:</b> Consistent with land use designations and zoning, encourage modest expansion of commercial services in Valley Ford if water and septic regulations can be met.
<b>Program C-LU-1:</b> Establish <u>performance standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards consider; requirements for designated property managers, safety, the number of guests allowed for day time and nighttime occupancy, parking, noise, and advertisements and number of guests allowed for day time and nighttime occupancy. In addition to performance standards, identify areas where high concentration of vacation rental would impact environmentally sensitive habitat areas, water quality, or coastal access and develop land use policy to avoid these impacts. (New: HCD certified General Plan 2014 Housing Element Policy HE-1k Revised)</u>	<b>Program C-LU-1:</b> Establish standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards consider; requirements for designated property managers, safety, the number of guests allowed for day time and nighttime occupancy, parking, noise, and advertisements. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1k Revised)</b>	Additional language added to allow restriction of vacation rentals where there is potential to impact environmental resources or reduce coastal access.	No corresponding LCP policy previously identified
No change	<b>Program C-LU-2:</b> Draft an ordinance to allow workforce/employee housing in the coastal zone. The ordinance is intended to support coastal priority land uses including commercial fishing, resource dependent uses, recreation, and visitor serving commercial uses. Ensure that workforce/employee housing supports priority uses, is scaled and located appropriately for the size of the supported use and surrounding	No change	No corresponding LCP policy previously identified

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	neighborhood, protects coastal resources and scenic views, has adequate water and waste management, supports reduction of greenhouse gas emissions, and is not vulnerable to climate change related impacts including coastal bluff erosion and sea level rise for the life of the project. <b>(New)</b>		
No change	<b>Program C-LU-3:</b> Consider developing a parking management program for Bodega Bay commercial areas. <b>(New)</b>	No change	<b>D/T:</b> Consider expanding parking opportunities in the Salmon Creek Beach area by providing signs to direct overflow parking from the South Salmon Creek parking lot to the existing Dunes contact station lot and by moving the Salmon Creek Parks Headquarters and developing that area for parking.
<b>Program C-LU-4:</b> Develop a comprehensive manual outlining policies and procedures for processing permit applications within The Sea Ranch. The manual will outline the roles, responsibilities, and authorities of The Sea Ranch Association, Sonoma County, North Coast Regional Water Quality Control Board, and California Coastal Commission, and provide clear direction for both landowners and agencies when processing applications within The Sea Ranch.	No corresponding Public Review Draft LCP program	Program added to allow clarification of roles and responsibilities with regard to development and permitting at The Sea Ranch.	No corresponding LCP policy previously identified
No change	<b>Other Initiative C-LU-1:</b> Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. <b>(New: HCD certified 2014 Housing Element Policy HE-2h)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Other Initiative C-LU-2:</b> Encourage development of employer provided or subsidized affordable housing for employees. <b>(Existing LCP)</b>	No change	<b>D/H I I:</b> Encourage development of employer provided or subsidized affordable housing for employees
<b>Other Initiative C-LU-3:</b> Consider increasing funding priority for the acquisition of affordable <u>units and</u>	<b>Other Initiative C-LU-3:</b> Consider increasing funding priority for the acquisition of affordable units or	Revised for consistency with	No corresponding LCP policy previously identified

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rehabilitation and maintenance of existing affordable units. <del>or subsidies.</del> <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1e)</b>	subsidies. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1e)</b>	General Plan housing policy.	
No change	<b>Other Initiative C-LU-4:</b> Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households. <b>(New: HCD certified General Plan 2014 Housing Element Policy HE-1d)</b>	No change	No corresponding LCP policy previously identified
No change	<b>Other Initiative C-LU-5:</b> Expand collection of data on visitor use of public access facilities and the methods used for monitoring visitor use patterns, to adjust to increasing demand for facilities and to assist in identifying needs for additional facilities. <b>(New)</b>	No change	No corresponding LCP policy previously identified

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