



Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: October 7 2021 continued from July 26 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. Motion was seconded by Commissioner Deas and approved 4-0-1.

RECOMMENDATION

The Local Coastal Plan is an exceptionally large and complex policy document that guides all land use planning and development decisions within the Coastal Zone. At the July 26 meeting, it became clear that evaluating a policy documents of this magnitude would be best done incrementally over the course of multiple meetings.

Permit Sonoma staff recommends that the Commission continue receiving public comment at the October 7 meeting and establish a schedule to consider the Draft LCP on an element by element basis with two to three elements considered at each meeting. This element-by-element approach allows stakeholders to focus their time and energy on meetings that cover their areas of interest, improving public engagement and participation. The element-by-element schedule will also allow Coastal Commission staff to manage their resources to provide a line-by-line policy analysis for each element in advance of the element being considered by the Planning Commission.

While every aspect of the Local Coastal Plan is important, stakeholder input is not evenly distributed across the elements, with the Open Space and Resource Conservation, Land Use, and Public Access Elements receiving the majority of comments. It is recommended that the Commission consider scheduling the elements for consideration beginning with elements that have received a relatively small number of comments and ending with the elements where public, stakeholder, and agency interest is highest.

It is anticipated that changes to the Draft LCP Glossary and mapping associated with individual elements may be required as part of the Commission's review. Staff is anticipating this will be accomplished concurrently as each element is considered and brought back to the Commission for final review at a subsequent meeting.



Staff recommends hearing the elements on a monthly schedule to allow sufficient time for public response and staff analysis, with a final meeting to consider the entire LCP for recommendation to the Board of Supervisors. Based on comments received to date and complexity of each element, the following schedule is recommended as a road map to adoption. The goal of each meeting of the Planning Commission would be to get through a predetermined list of elements, depending on the size, and confirm the topics of the next meeting.

Planning Commission Dates to be Reserved	Order of Elements
<ul style="list-style-type: none">• October 7, 2021• November 10, 2021• December 9, 2021• January 13, 2022• February 3, 2022• March 3, 2022• April 7, 2022	<ul style="list-style-type: none">• Public Safety• Noise Element relocation• Cultural and Historic Resources• Circulation and Transit• Public Facilities and Services• Water Resources• Agricultural Resources• Public Access• Land Use• Open Space and Resource Conservation