



Local Coastal Program
Permit Sonoma

Sonoma County

Local Coastal Plan Update

Public Review Draft

Housing



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The Coastal Act establishes priorities for uses in the Coastal Zone. Under the Coastal Act, housing is considered a low-priority land use as compared to coastal-dependent industries and public recreation. However, high-priority uses are all, to varying degrees, dependent on the availability of accessible seasonal and year-round housing opportunities for operators and employees.

The Public Review Draft recognizes the Land Use priorities of the Coastal Act and attempts to balance them with community needs for housing affordability and neighborhood stability.

<div>High</div> <div>↑</div> <div>Priority of Use</div> <div>↓</div> <div>Low</div>	Undeveloped Areas ↔ Developed Areas		
	Agriculture (Prime coastal-dependent), forestry (productive timberland), coastal-dependent ¹ public recreation	Coastal-dependent ¹ public recreation	Coastal-dependent industry and commerce, commercial fishing, coastal-dependent ¹ public recreation and special communities
	Water-dependent ¹ public recreation		
	Non-coastal ¹ - or non-water-dependent public recreation		
	Visitor-serving ¹ commercial recreation (lower cost)		
	Visitor-serving ¹ commercial recreation (higher cost)		
		Affordable, low- and moderate-income residential, general industrial, or commercial development ²	

1 = Recreational uses of the coast that do not require extensive alteration of the natural environment have priority in intertidal and waterfront areas over recreational uses that would result in substantial alteration.

2 = Concentration of development policies limit development in rural areas.

The draft, maps, and community engagement surveys are available at: sonomacounty.ca.gov/LCP-Update



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Housing Tools

This Local Coastal Plan is intended to encourage housing opportunities for persons of low- and moderate-income, improve coastal access, and to support workforce housing opportunities related to agriculture, low-cost visitor-serving, and coastal-dependent resource uses.

Examples of Housing Tools

- Density Bonus: Allow increased densities consistent with all other provisions of the Local Coastal Program for the development of affordable units
- Restrictions on Vacation Rentals in affordable housing or Accessory Dwelling Units to protect housing stock
- Concentrate housing production efforts in areas where public sewer and water service are available



Implementation Programs

The following are new programs that will be implemented as part of the Coastal Zoning Code Update (Implementation Plan). The Coastal Zoning Code update is expected to start after certification of the Local Coastal Plan and will include a separate public outreach program.



Workforce housing ordinance: The intent of the ordinance would be to support workforce housing for coastal employers that is both scaled and located appropriately, and protects coastal resources and scenic views.

Vacation Rental Ordinance: Establish standards for vacation rentals and hosted rentals operating in the Coastal Zone. The inland Vacation Rental Ordinance may be used as a model, with the exception of necessary amendments for Coastal Act consistency or as warranted by the unique circumstances of the coast.



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