Big Sur Land Use Advisory Committee

Tuesday, May 09, 2023
9:00 AM at Big Sur Multi-Agency Facility [Sign outside says "Big Sur Station 1"]
47555 Highway 1, Big Sur (25 miles South of Carmel)

<u>**CALL TO ORDER**</u>

<u>**ROLL CALL**</u>

<u>**APPROVAL OF MINUTES**</u>

<u>**PUBLIC COMMENT**</u>
The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

<u>**SCHEDULED ITEM**</u>

1.

Project Name:	BERGERON BIG SUR DEVELOPMENT LLC
File Number:	PLN040180-AMD1
Project Location:	48170 HWY 1 HWY, BIG SUR, CA 93920
Assessor's Parcel Number(s):	420-011-041-000
Project Planner:	Fionna Jensen
Area Plan:	Big Sur Coast Land Use Plan, Coastal Zone
Project Description:	An application for Amendment to a previously approved Combined Development Permit (PLN040180) consisting of: Coastal Development Permit for a Lot Line Adjustment to reconfigure four (4) existing lots of record comprising 34.1 acres +/- (Parcel 1), 74.2 acres +/- (Parcel 2), 0.14 acres +/- (Parcel 3) and 24.8 +/- acres (Parcel 4) in the Coastlands Subdivision into three (3) lots of approximately 52.6 +/- acres (Parcel "A"), 40.5 +/- acres (Parcel "B") and 40.1 +/- acres (Parcel "C"). Transfer of Development Credit (TDC) that had been allowed in PLN060613 to create a receiver site for a donor, would be extinguished. This is changed from the Coastal Development Permit for a Lot Line Adjustment to reconfigure four (4) existing lots of record (Assessor's Parcel Numbers 420-011-041-000 [formerly 420-011-002-000] and 420-171-032-000) of approximately 0.15, 23, 34 and 75 acres each in the Coastlands Subdivision into four (4) lots of approximately 18, 27, 45 and 45 acres each; and a Variance to allow two (2) resulting lots that do not meet the minimum lot size of 40 acres.

<u>**OTHER ITEMS**</u>
A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
B) Announcements

<u>**ADJOURNMENT**</u>