

Big Sur Land Use Plan Update (REF210024)

December 13, 2023

Agenda Item No. 5



Requested Action

- Public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan; and
- Limit the workshop to two hours, and then continue the item to early 2024



LUP Background

- Big Sur Coast Land Use Plan (BSLUP) adopted by the Monterey County Board of Supervisors November 5, 1985
- BSLUP certified by the California Coastal Commission April 10, 1986
- Foundation of the BSLUP - protection of the unspoiled natural scenic environment of the Big Sur Coastal Planning Area



LUP Background

- Application of BSLUP to all public and private agencies
- Shared commitments to limit development and protect the natural environment
- Ensured access for the traveling public to the Big Sur Coastal Planning Area



LUP Update Background

- Updates to the BSLUP began in 2013 when the Big Sur and South Coast LUACs began a series of public workshops
- Two public workshops were held in 2021, where the Planning Commission appointed an Ad Hoc Committee
- Ad Hoc Committee took the LUACs recommendation, and all public input received when preparing the revised draft BSLUP update



Framework for Revisions

- Existing BSLUP is the “gold standard” of Local Coastal Programs and balances competing interests relatively well
- Updates were made only where the Ad Hoc Committee believed changes were needed to reflect the current on-the-ground conditions
- Forward looking – updates are intended to make the BSLUP forward-looking to continue to protect the Big Sur Coastal Planning Area



Workshop Agenda

Today

- Present high-level framework and policies for each key topic
- General Commissioner and Public - Questions, Comments, and Input
- Key Topic Commissioner and Public - Questions, Comments, and Input



Key BSLUP Update Topics

- Highway 1 Capacity
- Wildfire
- Employee Housing
- Visitor Serving & Commercial Uses
- Special Events and Aircraft





Highway 1 Capacity

- Acknowledgment of the negative impact of overcrowding on public vistas from Highway 1.
- Adds new policies to require analysis of the impact of land use decisions on Highway 1 capacity.
- Highway 1 is the main means of access for the visiting public.





Wildfire

- Adds new policies to balance protection of Environmentally Sensitive Habitat Areas while encouraging fire fuel management
- Adds new policies to clearly state circumstances where fire fuel management practices are allowable without a Coastal Development Permit





Employee Housing

- Adds language to prioritize employee housing in all land use categories
 - Removes employee housing from cross slope calculation in the Rural Community Center Land Use Category
 - Adds clear prohibitions on vacation rentals (aka short-term rentals) and timeshares
- ****ADU Amendments are moving separately – compliance with state law



Visitor Serving & Commercial Uses

- Adds policy language for allowable use in the Rural Community Center and Commercial Facilities Outside of the Rural Community Center
- Balancing visitor serving uses with needed residential uses
- Relationship between Visitor Serving and Commercial Uses and Highway 1 Capacity
- County Unit Count Data (Exhibit D)



Special Events and Aircraft

- Adds policies to prohibit takeoff and landing of drones and helicopters, with exceptions for emergency circumstances.
- Adds policy for special events



Questions, Comments, Input

- First, general public questions, comments, input
- Separate public questions, comments, input on each of the key topic areas staff presented
- Exhibit B is the track changes LUP
- Exhibit C includes the list of Sections edited



General - Questions, Comments, Input

Reminder:

- Exhibit B is the track changes LUP
- Exhibit C includes the list of Sections edited



Topic Area - Questions, Comments, Input

- Staff will now solicit public and Commissioner input from each of the topic areas





Highway 1 Capacity – Questions, Comments, Input

Reminders:

- Acknowledgment of the negative impact of overcrowding on public vistas from Highway 1.
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- Highway 1 is the main means of access for the visiting public.
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Wildfire – Questions, Comments, Input

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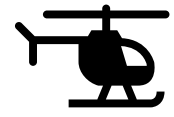


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Recommendation

- Conduct a public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan;
- Provide direction to staff; and
- Find the workshop statutorily exempt from CEQA review, pursuant to CEQA Section 15262.



Thank you!

