

Big Sur Land Use Plan Update (REF210024)

February 14, 2024
Agenda Item No. 3



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.



Workshop Agenda

Today

- Begin Receiving Questions, Comments, and Input on the Wildfire Topic



Next Steps

- Based on the Workshop outcome today staff will recommend next steps at the conclusion of the workshop.





Wildfire – Questions, Comments, Input

Reminders:

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





Employee Housing – Questions, Comments, Input

Reminders:

- 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

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



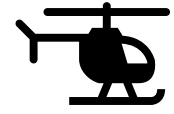


Visitor Serving & Commercial Uses – Questions, Comments, Input

Reminders:

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





Special Events and Aircraft – Questions, Comments, Input

Reminders:

- Adds policies to prohibit takeoff and landing of drones and helicopters, with exceptions for emergency circumstances
- Adds policy for special events
- Exhibit B is the track changes LUP
- Exhibit C includes the list of Sections edited



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.



Next Steps

- Staff would recommend continuing the Workshop to March 27, 2024.
- Staff will receive additional comments on the outstanding topic areas; and
- Meet with the Ad Hoc Committee on how to incorporate public input.
- Staff would present new information for Commissioner and public comment:
 - Draft of Title 20 amendment to implement the Rural Community Center Zoning District
 - Boundaries of Rural Community Center Zoning District (GIS Maps)



Thank you!

