

Big Sur Land Use Plan Update (REF210024)

March 27, 2024
Agenda Item No. 3

Requested Action

- Continued 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;
- Limit the workshop to two hours.



Workshop Agenda

Receive Questions, Comments, and Input:

1. Special Events and Aircraft Topic;
2. Preliminary draft of the Title 20 amendment adding Rural Community Center Zoning District;
3. Preliminary draft for possible expansion of the Rural Community Center land use category.



Next Steps

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



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
- Permanent Helipads/Heliports - Exhibit B – Section 5.4.2.14 (Page 95)
- Unmanned Aircraft Systems (aka. Drones) – Exhibit B – Section 5.4.2.15 (Page 95)
- Special Events – Exhibit B – Section 5.4.2.16 (Page 95)



Rural Community Center Zoning District

- Original 1986 BSLUP envisioned adoption of Rural Community Center Zoning District in areas with the Rural Community Center Land Use Designation.
 - Big Sur Valley
 - Lucia
 - Pacific Valley
 - Gorda
- Existing areas designated with the Rural Community Center Land Use Category have varying zoning.
- Rural Community Center Zoning District would apply to all areas that have the Rural Community Center land use designation.



Rural Community Center Zoning District – Questions, Comments, Input

- Provides district to encourage uses for the visiting public and residents
- Reducing impacts to Highway 1
- Encourage affordable and employee housing
- Exhibit C crosswalks which existing Title 20 Zoning District uses are from Coastal General Commercial, Moss Landing Commercial, and Visitor Serving Commercial



Possible Expansion of Rural Community Centers in Big Sur Coastal Planning Area

- North Big Sur Valley
- South Big Sur Valley



Preliminary Draft Maps Subject to Change

North Big Sur Valley

Andrew Molera State Park

Highway 1

Highway 1

Pacific Coast Highway

Legend

Preliminary Draft of Possible Expansion Of the Rural Community Center Land Use Category

Big Sur Parcels

BSLUP Land Use Designations

National Forest
Watershed & Scenic Conservation

Wetlands & Coastal Strand
Forest & Upland Habitat
Outdoor Recreation
Rural Residential
Military
Commercial Facilities Outside Rural Community Centers
Rural Community Center

0 0.15 0.3 0.6 Miles

Big Sur

California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Preliminary Draft Maps Subject to Change

South Big Sur Valley

Pfeiffer Big Sur State Park

Highway 1

Pacific Coast Highway

Terrace Creek Trail

Posts

California Coastal National Monument

Legend

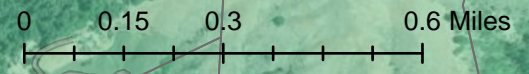
Preliminary Draft of Possible Expansion Of the Rural Community Center Land Use Category

Big Sur Parcels

BSLUP Land Use Designations

National Forest
Watershed & Scenic Conservation

Wetlands & Coastal Strand
Forest & Upland Habitat
Outdoor Recreation
Rural Residential
Military
Commercial Facilities
Outside Rural Community Centers
Rural Community Center



Possible Expansion of Rural Community Centers in Big Sur Coastal Planning Area – Questions, Comments, Input

- North Big Sur Valley
- South Big Sur Valley



Next Steps

- Return to the Planning Commission on May 8, 2024, for a continued public workshop to review and receive public input on the outstanding items from today's workshop.



Next Steps

- Return to the Planning Commission tentatively on June 26, 2024, for a new public workshop to review and receive public input regarding the Ad Hoc Committee's proposed updates to the Big Sur Coast Land Use Plan.

