

Planning Commission
June 26, 2024

REF210024 – Big Sur Coast Land Use Plan Update

- a. Conduct a 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; and
- b. Provide direction to staff.

Project Location: Big Sur Coast Planning Area

Proposed CEQA action: A planning workshop is statutorily exempt per California Environmental Quality Act (CEQA) 15262.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Conduct a 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; and
- b. Provide direction to staff.

PROJECT INFORMATION:

Planning File Number: REF210024

Project Location: Big Sur Coast Planning Area

Plan Area: Big Sur Coast Planning Area

SUMMARY:

Staff presented the first public workshop of the Big Sur Coast Land Use Plan (BSLUP) update at the Planning Commission (Commission) on December 13, 2023 (staff report and exhibits available at this link:

<https://monterey.legistar.com/LegislationDetail.aspx?ID=6443930&GUID=495161EC-729C-48A0-B11D-F4271A2F1593&Options=&Search=>).

Staff presented the continued public workshop at the Commission on February 14, 2024 (staff report and exhibits available at this link: <https://monterey.legistar.com/LegislationDetail.aspx?ID=6509796&GUID=3451F133-F133-4E1C-9026-E83FB01406CE&Options=&Search=>).

Staff presented the continued public workshop at the Commission on March 27, 2024 (staff report and exhibits available at this link: <https://monterey.legistar.com/LegislationDetail.aspx?ID=6586011&GUID=AA95BD77-A872-465B-A0BD-B460987CDF3F&Options=&Search=>).

Due to the slipout at Rocky Ridge staff recommend, and the Commission continued the public workshop originally scheduled for May 8, 2024 to a date certain of June 26, 2024.

This continued workshop will review and receive additional comments on the proposed updates to the BSLUP on the following matters:

- a) Preliminary Draft Ordinance amending Title 20 to create a Rural Community Center Zoning District;
- b) Review the existing Big Sur Coast Land Use Designation and Zoning maps;
- c) Research establishing a timeframe for a comprehensive update to the Big Sur Land Use Plan; and
- d) Provide a verbal update from the Community Meeting held on June 18, 2024.

This workshop will be limited to approximately two hours. Based on the outcome of this workshop, staff will recommend a next step for the Planning Commission's consideration.

DISCUSSION

Staff presented at three public workshops of the Big Sur Coast Land Use Plan (BSLUP) update at the Planning Commission on December 13, 2023, February 14, 2024, and March 27, 2024. Staff received public and Commissioner input on the six key topic areas: 1) General comments on the BSLUP updates; 2) Highway 1 Capacity; 3) Wildfire; 4) Employee housing; 5) Visitor serving and commercial uses; 6) Special Events and Aircraft. Staff also received public and Commissioner input on the Preliminary Draft of the Rural Community Center (RCC) Zoning District and the Rural Community Center (RCC) Land Use Category possible expansion.

Due to the significant public and Commissioner input received at the March 27, 2024 workshop, staff wanted to return to the Commission on May 8th to hold a continued public workshop. Due to the slipout at Rocky Ridge, staff recommended and the Commission continued the workshop to a date certain of June 26, 2024, to ensure the Big Sur community could participate. Staff will not present any new information at this workshop but will allow the community additional time to review and provide comments on the Rural Community Center (RCC) Zoning District and review the existing Big Sur Coast Land Use Designation and Zoning maps.

Staff will begin this June 26, 2024, continued workshop presentation with a brief review of the Rural Community Center (RCC) Zoning District, a review of the existing Big Sur Coast Land Use Designation and Zoning maps, and research establishing a timeframe for a comprehensive update of the Big Sur Coast Land Use Plan. Staff will also provide a verbal update from the Community Meeting that was held on June 18, 2024.

Rural Community Center Zoning District

Exhibit A contains the Preliminary Draft Title 20 ordinance to implement the Rural Community Center (RCC) zoning district. Staff also provided an updated crosswalk document (**Exhibit C**) that clearly shows which Sections in Title 20 the RCC zoning district language was pulled from.

The Ad Hoc Committee and staff are seeking additional comments and input from the community and Commissioners on the Preliminary Draft Title 20 ordinance that implements the Rural Community Center Zoning District (RCC (CZ)) in Monterey County Code.

Big Sur Coast Land Use Designation and Zoning Maps

Staff has developed a Geographic Information System (GIS) web mapping application to help the public and commissioners better understand the existing land use designation and zoning maps. (The application can be found at this link:

<https://maps.co.monterey.ca.us/portal/apps/webappviewer/index.html?id=ef36439cf9db44aca8ff27eb4de98b5a.>)

Staff has not included the preliminary draft of the possible expansion of the Rural Community Center in this mapping application. Staff will hold two community meetings with the Big Sur community, one on June 18th and a second on July 15th, to hear from community members on

how to best expand opportunities for affordable and employee housing for the Big Sur community. Staff plans to return to the Commission at a later date once the community meetings have concluded and the Ad Hoc Committee has been able to incorporate revisions into the BSLUP.

Research Establishing a Timeframe for a Comprehensive Update to the Big Sur Land Use Plan

When staff originally scoped and brought the BSLUP update to the Planning Commission, the update only encompassed the Land Use Plan and not associated documents. The Coastal Implementation Plan (CIP) was planned to be updated at a later date. Additionally, the BSLUP currently relies on the 1982 County of Monterey General Plan (1982 GP) for sections that are not addressed in the BSLUP document itself.

The BSLUP functions as the Local Coastal Program (LCP) for the Big Sur Coastal Planning Area, which details the kinds, locations, and intensity of land uses, resource protections, and development policies in the coastal zones. The BSLUP includes the CIP, which details the specific development regulations, zoning ordinances, and procedures to ensure that the LCP objectives are carried out effectively. If the LCP is updated before the CIP is updated, it can create inconsistency and confusion between the LCP and the regulatory procedures described in the CIP.

The BSLUP and all of the County's LCPs rely on the 1982 GP for the mandatory General Plan Elements that are not included in the BSLUP. This is because the 2010 County of Monterey General Plan (2010 GP) only applies to the unincorporated inland areas of Monterey County. This means that for General Plan Elements that are required by Government Code Section § 65302 that are not addressed in the BSLUP, staff must refer back to the 1982 GP. As a part of the BSLUP update, staff believes that this would be the appropriate time to update the BSLUP to include all missing legally required General Plan Elements within the BSLUP. This would allow the BSLUP to stand on its own as a comprehensive document to guide planning, land use, and resource protection in the Big Sur Coast Planning Area.

The Ad Hoc Committee and staff are seeking direction from the Planning Commission that staff research establishing the additional time required to update the BSLUP to include all required General Plan Elements as a part of the BSLUP update process. Staff would also research the additional time required to update the CIP as part of the BSLUP update process.

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff are working in collaboration with the Big Sur Land Use Plan Ad Hoc Committee of the Planning Commission to update the BSLUP and with the Office of County Counsel to review the proposed updates.

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EXHIBITS

Exhibit A – Draft of Title 20 Ordinance - Rural Community Center Zoning District

Exhibit B – Big Sur Coast Land Use Plan with Track Changes Version 11.27.2023

Exhibit C – Updated Crosswalk between Rural Community Center Zoning District and Existing Title 20 Zoning Districts

Exhibit D – Public Comment Letters Received Since March 27, 2024

Cc: Big Sur & South Coast LUACs; Big Sur Byways Organization; Big Sur Multi-Agency Advisory Committee; Monterey County Water Resources Agency; California Coastal Commission; Breylen Ammen, California Coastal Commission; Katie Butler, California Coastal Commission; Monterey Bay National Marine Sanctuary; California Coastal Conservancy; California State Parks; United States Forest Service Los Padres National Forest; Big Sur Chamber of Commerce; California Department of Fish and Wildlife; Big Sur Land Trust; Caltrans; Monterey Peninsula Regional Parks District; Keep Big Sur Wild; REF210024 Public Distribution List.