



Big Sur Land Use Plan Update (REF210024)

June 26, 2024
Agenda Item No. 5

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 (BSLUP);
- Provide direction to staff;
- Limit the workshop to two hours.



Workshop Agenda

Receive Questions, Comments, and Input:

1. Provide a verbal update from the Community Meeting held on June 18, 2024;
2. Preliminary draft of the Title 20 amendment adding Rural Community Center Zoning District;
3. Existing BSLUP Land Use Designations and Zoning maps; and
4. Timeframe for a comprehensive update to the BSLUP Coastal Implementation Plan (CIP) and 1982 General Plan (1982 GP).



Next Steps

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



June 18, 2024, Community Meeting

- Discussion of the Rural Community Center Land Use Designation
- Promote additional housing for Big Sur community members
- Definition of Visitor Serving Units and how to evaluate



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 District categories.
- Rural Community Center Zoning District would apply to all areas with the Rural Community Center land use designation.



Rural Community Center Zoning District – Questions, Comments, Input

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



BSLUP Land Use Designation and Zoning Maps

- Publication of a Geographic Information System (GIS) mapping application on the BSLUP Update webpage.
- Mapping application available for public to review at any time.



BSLUP Land Use Designation and Zoning Maps – Questions, Comments, Input



Big Sur Land Use Plan Look Up

Find address or place

Layers

- Big Sur Coast Land Use Plan
 - Rural Residential
 - Rural Community Center
 - Commercial Facilities Outside Rural Community Centers
 - Watershed & Scenic Conservation
 - National Forest
 - Forest & Upland Habitat
 - Wetlands & Coastal Strand
 - Outdoor Recreation
 - Military
- Zoning
 - WSC
 - OR
 - RDR
 - PQP
 - VSC
 - RC
 - CGC
- Road_Centerline
 - Highway
 - Other Road
- Big_Sur_Parcels

A map of the Big Sur region in California, overlaid with various land use designations and zoning. The map shows a mix of green areas (National Forest, Watershed & Scenic Conservation, Outdoor Recreation) and brown/orange areas (Rural Residential, Rural Community Center). Key geographical features like Skinner Creek, South Fork Little Sur River, and Big Sur River are labeled. Landmarks such as Andrew Molera State Park and Pfeiffer Big Sur State Park are also marked. The map interface includes a search bar, a home button, and a layers panel on the left.

BSLUP – Coastal Implementation Plan (CIP) and 1982 General Plan (1982 GP)

- The BSLUP currently relies on the 1982 GP.
- Updating the CIP was not a part of the original BSLUP Update process.



BSLUP – CIP and 1982 GP – Questions, Comments, Input

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



Next Steps

- Return to the Planning Commission in Fall/Winter 2024 with a revised BSLUP after consideration of public and Commissioner comments and input.
- Second Big Sur Community Meeting July 15, 2024, at Big Sur Lodge from 4:00 pm – 7:00 pm

