

PUBLIC COMMENT

Planning Commission  
Non Agenda Item  
Public Comment  
2-24-25

Good morning Commissioners, Planning Commission Meeting- 25/2/25  
My name is Tim Green, I have two requests. First, would the commission consider changing Big Sur CIP BS-98(201450.B.1.c.5). It is faulty.

Martha Diehl and I have both realized that the portion of this CIP which establishes the baseline for counting VSUs by saying "after certification" has no basis in the Plan. It references Table 1 of the LUP as a source, but there is no support for it there. But what the LUP says about the VSU cap count is clear. Chapter 5, sections 1 & 4, read in part "At present there are...a total of 168 rooms." (5.1.4) & The following density standards for inn unit development are designed to allow up to 300 new visitor serving lodge or inn unit based on protection of the capacity of Highway 1 to accommodate recreation use,..." (5.4.1.9)

The 300 new units allowed by the Plan are counted from the baseline of 168 rooms sited in the Plan, for a cap of no more than 468 rooms or VSUs on the coast. The Big Sur Chamber of Commerce's VSU count is 455, 13 under the 468 cap. Keep Big Sur Wild's count is 482, 14 over the cap. By these counts the cap on VSUs is very close to or has already been exceeded. But the County claims that an additional 187 VSUs can be built. The faulty CIP has contributed to the County's gross error in the cap count. I am asking the Commission to look at this CIP and to inform the next meeting as to whether a correction will be made.

We all know that Highway one, during busy periods of the year, is congested and overcrowded. This was seen 50 years ago when the Transportation Study concluded that "the capacity of the existing Highway cannot even support the projected recreational travel demand." To address the limited highway capacity and to preserve public's access to the Scenic Highway, the LUP limited all development (residential, commercial and public).

The cap on VSUs, now in question, is a Key Policy of the BSLUP and needs to be addressed in its Update. With evidence that the cap has already been exceeded, and the County's VSU count is faulty, a moratorium on VSUs is necessary until this issue is resolved.

In light of this finding I would ask the Commission to reconsider its conclusion to the referred item on a Moratorium, taken up on Jan. 29, 2023, as item #5.

If the Plan's limits are not followed, the public's access to the Scenic Highway will be sacrificed in favor of expanded commercial development. This is contrary to the intent of the LUP to protect the general public's access to the highway 1. This is one of the most popular drives in the world. Public access to it is at issue.