



County of Monterey Planning Commission

Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 3

Legistar File Number: PC 24-013

February 14, 2024

Introduced: 1/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF210024 - BIG SUR COAST LAND USE PLAN UPDATE

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

Project Location: Big Sur Coastal Planning Area

Proposed CEQA action: A planning workshop is statutorily exempt per CEQA 15262.

RECOMMENDATION:

It is recommended that the Planning Commission:

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

PROJECT INFORMATION:

Planning File Number: REF210024

Project Location: Big Sur Coastal Planning Area

Plan Area: Big Sur Coastal Planning Area

Project Planner: Taylor Price, Associate Planner

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SUMMARY:

Staff presented the first public workshop of the Big Sur Coast Land Use Plan (BSLUP) update at the Planning Commission on December 13, 2023. Significant Commissioner and public comments resulted in staff only being able to receive comments on two of the six topic areas, general comments, and comments related to Highway 1 Capacity.

The continued workshop on February 14, 2024, will begin with staff receiving comments on the wildfire topic, which is slide number eighteen in Exhibit F. The workshop will again be time-limited to around two hours, with the intent that staff will be able to receive comments on all outstanding topic areas, which include wildfire, employee housing, visitor serving and commercial uses, and special events and aircraft.

The Ad Hoc Committee released the revised draft BSLUP update document to the public on November 27, 2023. The Ad Hoc Committee's letter and the draft BSLUP update document are attached as Exhibits A and B, respectively. A line-by-line review of the edits proposed in the draft BSLUP update is included as Exhibit C. The staff report from the December 13, 2023, Planning Commission Workshop is included as Exhibit G.

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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Approved by: Melanie Beretti, AICP, Acting Chief of Planning, 831-755-5285

The following attachments are on file with HCD:

Exhibit A - Letter from the Planning Commission Ad Hoc Committee

Exhibit B - Big Sur Coast Land Use Plan with Track Changes

Exhibit C - Line-By-Line Review of 2023 LUP Update

Exhibit D - Memorandum on Visitor Serving Unit Count Data

Exhibit E - Public Comment Letters Received Since December 13, 2023

Exhibit F - Presentation

Exhibit G - Staff Report from December 13, 2023 Planning Commission Workshop

cc: Big Sur & South Coast LUACs; Big Sur Byways Organization; Big Sur Multi-Agency Advisory Committee; Monterey County Water Resources Agency; California Coastal Commission; Monterey Bay National Marine Sanctuary; Coastal Conservancy; California State Parks, 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 REF210024 Public Distribution List; Monterey Peninsula Regional Park District.