

Attachment 1  
Resolution Amending Land Use Plans

**ATTACHMENT 1**  
**DRAFT AMENDMENTS TO BIG SUR, CARMEL AREA,**  
**AND DEL MONTE FOREST LAND USE PLANS**  
(proposed amendments shown in strikethrough and underline)

**Amendments to Big Sur Coast Land Use Plan**

1. The second paragraph of Section 5.1.2 is amended to read as follows:

A serious housing shortage exists for employees in Big Sur, particularly in the visitor industry. Because there is little housing available, employees have at times been forced to camp-out, live in cars, or move in with friends. The shortage of affordable housing has also made recruitment of skilled employees difficult. Several factors affect solutions to the housing problems: the costs of land and housing precludes the use of traditional housing assistance programs; and year-round employment is not at a high enough level to support traditional single and multiple family housing projects. Employee housing provided by an employer must be a primary source of affordable housing in the area. ~~Caretaker housing~~ Accessory dwelling unit housing, which has traditionally provided shelter from many long-time residents and employees, will also continue to be an important element of the affordable housing supply.

2. Table 1: Land Use and Development Intensity and Buildout is amended to change the term "Caretakers units" to "Accessory Dwelling Units."

3. The first paragraph of Section 5.3.3 is amended to read as follows:

5.3.3 Summary of Development Potential

The plan permits development on existing vacant or partially developed parcels based on conformance to the standards of the plan. It is estimated that there are 800 such parcels and that approximately 100 new parcels could be created through subdivision. The plan also permits up to ~~50 caretaker's houses~~ accessory dwelling units. Expansion of lodging facilities in the Big Sur Valley, Lucia, Pacific Valley and Gorda is possible to some extent. Up to 50 hostel units can be constructed. Employee housing may also be constructed to serve commercial visitor-serving facilities and State and Forest Service facilities. The inn unit density standards are expected to hold inn development to less than 300 new units.

4. Subsection c of subsection 2 of subsection I of section 5.4.3 is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretaker's accessory dwelling units residences shall not exceed 850-1,200 square feet in size. Subdivisions shall not be permitted to divide a principal residence from an caretaker's accessory dwelling unit residence. Only~~

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one ~~caretaker's accommodations~~ accessory dwelling unit shall be allowed on the parcel. All such units shall be considered as part of the residential buildout allowed by this plan.

A total of 50 such units may be allowed in the area of the Big Sur Land Use Plan.

## **Amendments to the Carmel Area Land Use Plan**

1. Subsection c of subsection 2 of subsection H of section 4.4.3 is amended to read as follows:

- c) Encourage the use of ~~caretaker's accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. It is preferred that these accommodations be attached to the principal residence. Detached ~~caretaker's houses~~ accessory dwelling units shall not exceed ~~850~~ 1,200 square feet in size and shall be limited to parcels of 40 acres or greater. Subdivisions shall not be permitted to divide a principal residence from an accessory dwelling unit. Additional employee housing is permitted for priority uses (i.e. ranching) in one dormitory/bunkhouse or in temporary structures (i.e., mobile homes) consistent with all other plan policies. Only one ~~caretakers accessory dwelling unit~~ accessory dwelling unit shall be allowed on a parcel.

## **Amendments to Del Monte Forest Area Land Use Plan**

1. Policy 78a is amended to read as follows:

- 78a. Encourage the use of ~~caretakers' accommodations~~ accessory dwelling units as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. ~~Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the development review process.~~ Detached ~~caretakers' residences~~ accessory dwelling units shall not exceed ~~850~~ 1,200 square feet in size. Subdivisions shall not be permitted to divide a principle residence from an accessory dwelling unit ~~caretakers' residence~~. Only one ~~caretakers' accessory dwelling unit~~ accessory dwelling unit shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies.

2. The discussion under the heading "Residential Land Use" in Chapter 3 is amended to read as follows:

**Residential Land Use**

New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 du/acre), and medium density (maximum of 4 du/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories.

~~Caretakers units, servants quarters, and other separate houses, but not senior citizen units,~~ Accessory dwelling units are considered units of residential development for the purpose of calculating density buildout. The County shall not approve such units in excess of the density buildout allocated by this plan for ~~each~~ the Del Monte Forest Land Use planning area.