

County of Monterey

Big Sur Multi-Agency Facility, Highway 1 & Pfeiffer State Park
47555 Highway 1
Big Sur, CA 93920



Meeting Agenda - Final-Revised

Tuesday, March 10, 2026

10:00 AM

47555 Highway 1, Big Sur, CA 93920

Big Sur Land Use Advisory Committee

Submit your comments via email at least a day prior to the meeting to the Liaison at:
israelm@countyofmonterey.gov.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

SITE VISIT

TIME – 8:30 A.M.

Project Name: BIG SUR CG OWNER LLC AND BIG SUR CG EAST OWNER LLC
AND BIG SUR CG SOUTH OWNER LLC

File Number: PLN240359-DEP

Project Location: 47000 HWY 1, BIG SUR, CA 93920

ADJOURN TO REGULAR SCHEDULED MEETING

MEETING LOCATION: Big Sur Multi-Agency Facility, 47555 Highway 1, Big Sur, CA
93920

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the January 17, 2026, and February 10, 2026, meeting minutes.

PUBLIC COMMENT

The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair. Please submit your public comment to the Liaison at israelm@countyofmonterey.gov.

10:00 A.M. SCHEDULED ITEM

1. Project Name: BIG SUR CG OWNER LLC AND BIG SUR CG EAST OWNER LLC AND BIG SUR CG SOUTH OWNER LLC
File Number: PLN240359-DEP
Project Location: 47000 HWY 1, BIG SUR, CA 93920
Assessor's Parcel Number(s): 419-211-004-000, 419-211-003-000, 419-201-023-000, 419-201-005-000
Project Planner: Fionna Jensen
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit and General Development Plan consisting of a:
1) Coastal Development Permit and Design Approval to allow Big Sur Campground and Cabins (Assessor's Parcel Number 419-201-023-000) improvements including a replacement septic system, replacement of 17 Park Model RVs and four Mobile Homes, redevelopment of 71 RV campsites with Park Model RVs, converting 11 RV sites to rustic tent-only sites, interior remodel of three existing cabins,

demolition of approximately 14,692 square feet of existing campground common spaces and construction of a 70 square foot gatehouse, 1,020 square foot campground retail store, 4,987 square foot cafe/food prep/bathroom building, 1,678 square foot game room and history center, 2,131 square foot lodge;

2) Coastal Development Permit and Design Approval to allow construction of three apartments on Assessor's Parcel Number 419-201-005-000 containing 30 employee housing units (total of 19,849 square feet) as a similar use to agriculture employee housing;

3) Coastal Administrative Permit and Design Approval to allow demolition of 26,637 square feet of existing industrial development and construction of a 87,000 and 88,000 gallon water tanks on Assessor's Parcel Number 419-201-005-000;

4) Coastal Development Permit and Design Approval to allow Riverside Campgrounds and Cabins (Assessor's Parcel Numbers 419-211-003-000 and 419-211-004-000) improvements including construction of a replacement drain field, replacement of 10 of the 12 cabins with Park Model RVs, demolition of 4,734 square feet of existing campground common space and construction of 2,776 square feet of replacement facilities (720 square foot camp store, 1,056 square foot bathhouse, 1,000 square foot playground), converting 50 campsites to rustic tent-only sites;

5) Coastal Development Permit to allow development on slopes in excess of 30%;

6) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and

7) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Attachment A - Project Plans](#)
 [Attachment B - General Development Plan](#)
 [Attachment C - Scope of Work Statement](#)

OTHER ITEMS

A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects

B) Announcements

ADJOURNMENT

Note: To view additional documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view.