

County of Monterey

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



Meeting Agenda - Final

Tuesday, August 25, 2026

10:00 AM

47555 HWY 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:
bowlingmr@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.

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

[https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?
division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)

SITE VISIT

TIME – 8:15 AM

Project Name: ESPERANZA CARMEL COMMERCIAL LLC (ROCKY POINT
RESTAURANT)

File Number: PLN220363

Project Location: 36700 HWY 1, Monterey, CA 93940

ADJOURN TO REGULAR SCHEDULED MEETING

MEETING LOCATION: 47555 HWY 1, Big Sur, CA 93920

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the June 23, 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
bowlingmr@countyofmonterey.gov.

SCHEDULED ITEMS

1. Project Name: SALOMON CHARLOTTE D TR & FETHERSTON RICHARD S
TR ET AL
File Number: PLN230036
Project Location: 30740 AURORA DEL MAR, CARMEL, CA 93923
Assessor's Parcel Number(s): 243-341-004-000
Project Planner: McKenna Bowling

Area Plan: Big Sur Coast Land Use Plan, Coastal Zone

Project Description: Combined Development Permit consisting of: 1) After-the-fact Coastal Administrative Permit and Design Approval to convert 721 square feet of crawl space to habitable space; 2) After-the-fact Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Administrative Permit and Design Approval to allow addition of 288 square feet of office space; 4) Coastal Development Permit to allow development within 100 feet of ESHA; and 5) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 30740 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-004-000), Big Sur Coast Land Use Plan, Coastal Zone. Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

Attachments: [Project Plans](#)

2. Project Name: ESPERANZA CARMEL COMMERCIAL LLC (ROCKY POINT RESTAURANT)

File Number: PLN220363

Project Location: 36700 Hwy 1, Monterey, CA 93940

Assessor's Parcel Number(s): 243-262-004-000

Project Planner: Taylor Price

Area Plan: Big Sur Coast Land Use Plan, Coastal Zone

Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow the demolition of the existing Rocky Point Restaurant and the construction of a replacement restaurant (120 seats), two employee housing units, and a public restroom, and associated site improvements including improvements to the parking lot (55 stalls), public access trails, signage, replacement OWTS, and landscaping; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas; 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 5) Coastal Development Permit to reduce required parking; 6) Coastal Development Permit to allow offsite employee parking; 7) Coastal Development Permit for development on slopes in excess of 30 percent; and 8) Coastal Development Permit to allow development within the Critical Viewshed.

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

Attachments: [Project Plans](#)

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.