County of Monterey

Big Sur Lodge
47225 CA-1, Big Sur, CA 93920

Meeting Agenda - Final

SPECIAL MEETING

Tuesday, September 22, 2026
10:15 AM

47225 CA-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

IMPORTANT NOTICE

The Big Sur Land Use Advisory Committee's regular meeting location is currently being used as an Incident Command Center to support fire trucks, fire personnel, and emergency response operations related to the Timber Fire.

As a result, the September 22, 2026 meeting will be held at Big Sur Lodge, 47225 CA-1, Big Sur, CA 93920 at 10:15 a.m.

We appreciate your understanding as emergency response operations continue.

SITE VISIT

TIME – 8:00 A.M.
Project Name: ESPERANZA CARMEL COMMERCIAL LLC (ROCKY POINT RESTAURANT)
File Number: PLN220363
Project Location: 36700 HWY 1, Monterey, CA 93940

ADJOURN TO NEW TEMPORARY MEETING
MEETING LOCATION: Big Sur Lodge, 47225 CA-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.

10:15 AM SCHEDULED ITEMS

1. 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

2. 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.
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.