

## **DRAFT**

### **Big Sur LUAC - Meeting Notes – November 13, 2012**

Meeting called to order by Mary Trotter at 10:10 am

LUAC members in attendance: Steve Beck, Mary Trotter, Dick Ravich.

Absent: Dan Priano

South Coast Members in attendance: Harry Harris

Absent: John Handy, Jerry Provost

Visitors: Brian Lyke, David Smiley (potential LUAC members), Martha Diehl, Arden Handshy, Pam Peck, Mike Caplin

#### **Purpose:**

The purpose of the meeting is to establish a protocol on how to proceed going forward on the updating of the Big Sur Coast Land Use Plan (BSCLUP), and to review new ordinances that the County says must be adopted before and after the BSCLUP is updated.

#### **Three items will be reviewed and considered concurrently:**

1. Updating the BSCLUP
2. New ordinances that the county proposes to apply in the coastal zone.
3. The Coastal Commission's 2003 "Periodic Review" of the county's local coastal program (which recommends changes to plans and ordinances).

#### **General Notes:**

1. Point of contact – Marti Noel, assistant director, Monterey County Resource Management Agency.
2. LUACs must keep good records, be able to show consistency of LUAC's intent.
3. LUACs should consider official "vote" on issues when desirable to enable a representative to have ability to speak for the Big Sur LUACs.
4. Keep all recommendations in clear, plain language. Consider including both clear, simple statement of intent and recommended draft language.
5. Try to engage agencies. It would be in their best interests.
  - a. Utilizing a website to share documents will make participating

easier.

- b. Be aware of the agencies' time constraints
6. Future Meetings: November – January, as regularly scheduled 2x month on 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays. After January, suggested weekly meetings, with possible meeting for South Coast. This would demonstrate inclusiveness and encourage participation. Need to inform non-LUAC members when discussion on BSLUP/ordinance updates will start.
7. To facilitate the process:
  - a. Encourage the use of online tools; ie website, including list of online documents and links.
  - b. Establish email list of all participants, interested parties.

### **The Process:**

Establish goals and basic objectives, each of which will directly address Items 1-3 under Purpose above.

Each member was encouraged to submit a list of issues they think should be a priority. Issues raised during today's discussion, but not inclusive, were the following:

1. Scenic view shed
2. Water
3. Land use – development, residential, commercial, etc
4. Housing
  - a. affordable/workforce housing
  - b. short term rentals
  - c. caretaker housing
  - d. percentage of housing units needed for business' employees
5. Fire preparation - removal of dead trees, other vegetation, etc.
6. Consistency with Monterey County Community Wildfire Protection Plan (MCCWPP).
7. Policies needed give 'balance' to community ie natural environment vs. protection of community.
8. Change in demographics of community.
  - a. Those who live outside the community and travel here.
  - b. Those who live inside and work from home.
  - c. Percentage of non-resident landowners (approximately 50%?).
9. Concern about Big Sur becoming a non-sustainable community.

**Action Items:**

1. Mike Caplin: Create website to post links, documents and resources.
  - a. Keep it simple, easy to access.
  - b. Want open, inclusiveness as interested parties / participants are added.
  - c. Include links to specific documents not just links to government websites.
2. All Parties: Homework assignment
  - a. Submit list of issues you think should be a priority.
  - b. Review current BSLUP and its current implementing ordinances (Big Sur Coast Implementation Plan).
  - c. Review Coastal Commission's periodic review.
  - d. Review 2010 General Plan (Mary T. will donate CD's, Dick R. will make 20 copies for use by participants).

**Meeting Schedule:**

Tuesday November 27. If there is a regular business assignment, LUAC will start at 9:00 am.

The BSLUP/ordinance update process will start at 10:00 am to give South Coast participants time to arrive, unless more time will be needed for regular business. Mary will inform everyone by email when BSLUP/ordinance update will start.

**Meeting Adjourned at 12:00 (?)**