

My name is Ken Wright. I have lived in Monterey County and in Big Sur for almost 50 years. I am here today representing the Big Sur Local Coastal Plan Defense Committee, and specifically to address the issue of affordable housing in Big Sur and the associated impact of Short Term Rentals.

As long ago as the 1986 certification of the Big Sur LCP, there were significant concerns about the lack of affordable employee housing in Big Sur. The Land Use Plan states: "A serious housing shortage exists for employees in Big Sur, particularly in the visitor industry. Caretaker housing, which has traditionally provided shelter for many long-term residents and employees will also continue to be an important element of the affordable housing supply."

Despite the requirements of the LCP, caretaker and other residential properties have been converted from housing to Short Term Rentals.

In his analysis of the consistency of Short Term Rentals with the Big Sur LCP Dr. Charles Lester states the following:

"In conjunction with the overarching concern for limiting cumulative residential development, the Implementation Plan specifically requires that (1) guest houses not be equipped for independent residential living, nor rented, leased or otherwise let; and (2) that caretaker housing not be rented, leased, or let but rather, provide caretaker or employee housing. Given the specific limitations on visitor-serving development in residential zones, and the specific concerns for simultaneously limiting new residential development while providing affordable employee housing, including prohibiting the rental of secondary structures, it is difficult to reconcile the concept of allowing the short-term rental of existing residential properties for visitor-serving use. It should also be noted that the BSLUP contains a general policy to prevent the conversion of affordable housing to other uses."

In a memo written shortly before his retirement, Mike Novo, then Director of County Planning wrote: ". I do not think that we have a substantial supply of housing that could or should be converted to short term rentals in Big Sur. The needs of the community and accommodating employee housing needs should come first."

In the Big Sur Planning Area there are an estimated 500-600 homes. Short Term Rentals have converted an estimated 100 of those homes. In addition to the impact of Short Term Rentals, due to recent fires, Big Sur has lost an additional 100 homes. The community of Big Sur needs your support in addressing the issue of affordable housing, and in particular, we need your support for the prohibition of Short Term Rentals in the Big Sur Planning Area.

