

**Big Sur Land Use Advisory Committee  
and  
South Coast Land Use Advisory Committee  
Joint Meeting**

**SPECIAL MEETING  
FINAL REVISED AGENDA**

**Tuesday, March ~~March~~ April 24, 2018**

**9:30 AM at Pfeiffer Big Sur Lodge Conference Center Pfeiffer Big Sur State Park  
47555 Highway 1, Big Sur, CA 93920**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

**4. SCHEDULED ITEMS**

A.) ~~Discussion of the~~ **Consideration for Preliminary Consistency of Short Term Rental Ordinance Draft** (Attachment 1 ~~Preliminary Conceptual Draft STR Ordinance~~) and consistency **Memo**) with the Big Sur Land Use Plan.

**5. ADJOURNMENT**

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# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor  
Salinas, California 93901-4527

(831)755-4800

[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

## MEMORANDUM

**Date:** April 19, 2018

**To:** Big Sur & South Coast Land Use Advisory Committees

**From:** Melanie Beretti, RMA Property Administration/Special Programs Manager

**Subject:** Considerations for Preliminary Consistency of Short-Term Rental Ordinance Draft with the Big Sur Land Use Plan

**cc:**

At the March 27, 2018 Joint Meeting of the Big Sur Land Use Advisory Committee (Big Sur LUAC) and South Coast Land Use Advisory Committee (South Coast LUAC), Resource Management Agency (RMA) staff presented and the LUAC convened a discussion of the Short-Term Rental Ordinance (Attachment 1 – Preliminary Conceptual Draft STR Ordinance v. 11.08.2017, referred to herein as “Draft Ordinance”) and consistency with the Big Sur Land Use Plan (BSLUP). RMA staff has since conducted a preliminary analysis of the draft ordinance for consistency with the BSLUP.

Based on this input and preliminary analysis, staff makes the following preliminary recommendation:

- STRs that are defined as homestays, are consistent with the BSLUP and should be allowed.
- STRs that would require a Coastal Development Permit (equivalent to the “Use Permit” in the Draft Ordinance), are not consistent with the BSLUP and should not be allowed.
- STRs that are to be rented 12 times per year or fewer and not more than 2 times per year (referred to herein as “low-frequency STR”) and:
  - *Are not a primary residence*, are not consistent with the BSLUP and should not be allowed
  - *Are a primary residence*, are consistent with the BSLUP and should be allowed.

For low-frequency STRs that are a primary residence, staff is seeking discussion and input from the LUACs whether or not these STRs should be counted as visitor serving units and, therefore, subject to caps included in the BSLUP.

Staff does not recommend counting homestays as visitor serving units in the BSLUP.