



# County of Monterey Planning Commission

## Agenda Item No.3

Legistar File Number: PC 25-068

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Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

August 13, 2025

Introduced: 7/31/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

### **PLN240223 - MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL**

Public hearing to consider a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

**Project Location:** 35811, 35963, and 35809 Highway 1, Big Sur.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2.

#### RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1. Find that the project qualifies as Class 5 Categorical Exemptions pursuant to CEQA Guidelines sections 15305, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

#### PROJECT INFORMATION:

**Agent:** Laura Lawrence

**Property Owners:** Molly Helene Williams Living Trust; Sarah Hope Williams; Alexandra Kane; and Martha V. Diehl

**APN:** 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000

**Parcel Size:** 5.0 acres (Parcel A), 5.1 acres (Parcel B), 11.1 acres (Parcel C), 10.7 acres (Parcel D)

**Zoning:** Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)]

**Plan Area:** Big Sur Coast Land Use Plan

**Flagged and Staked:** No, no development proposed

**Planner:** Joseph Alameda, Associate Planner

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SUMMARY/DISCUSSION:

The properties are located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000 [Parcel A], 243-321-007-000 [Parcel B], 243-321-011-000 [Parcel C], and 243-321-009-000 [Parcel D]), Big Sur Coast Land Use Plan, Coastal Zone. The parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)].

The project proposes a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). Currently, Parcels B, C, and D are developed with single-family dwellings. With implementation of the project, Adjusted Parcels A, B, and D would contain the single-family dwellings, and Adjusted Parcel C would be vacant. The primary purpose of this lot line adjustment is to allow the applicants to own their respective parcels separately for estate planning and financing purposes. Secondly, this lot line adjustment will also bring the properties into zoning (setback) requirements.

The lot line adjustment is between four or fewer existing adjoining parcels, and no new parcels will be created. All parcels will meet the 1-acre minimum lot size required for the WSC zoning district. Although the existing and adjusted parcels are less than 40 acres, the existing residences on the parcels do not conflict with the zoning districts' density standards, as the first single-family dwelling is a principally allowed use. However, the existing and adjusted parcel sizes do restrict the development of a second single-family dwelling on any of the lots. Therefore, the maximum development potential and overall density would not change with implementation of this project.

The required setbacks in the WSC zoning district are 30 feet (front), 20 feet (rear), and 20 feet (sides) for main structures, and the maximum site coverage is 10 percent. All development, except the residence on existing Parcel C and a detached accessory structure on existing Parcel B, complies with the required setbacks. The residence on existing Parcel C does not comply with the required side/rear 20-foot setback as it straddles the property line adjoining Parcels C and D. A detached non-habitable structure on existing Parcel B encroaches into the required six-foot setback. However, with implementation of this LLA, the development on the adjusted parcels will conform to the required setbacks and site coverage (see Page 3 of the attached plans; **Exhibit A**).

In summary, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Big Sur Coast Land Use Plan (Big Sur LUP), and regulations and development standards contained in the Subdivision Map Act, Big Sur Coastal Implementation Plan (Big Sur CIP), Title 19 - Monterey County Subdivision Ordinance, and Title 20 Zoning Ordinance (Coastal).

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau  
HCD-Engineering Services  
RMA-Environmental Services

Mid-Coast Volunteer Fire Brigade  
Big Sur Land Use Advisory Committee

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15305 of the CEQA Guidelines. California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel. As proposed, the project involves a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). No new parcels will be created by the Lot Line Adjustment and therefore, the project is consistent with CEQA Guidelines section 15305. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

LUAC:

The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on April 22, 2025 and voted unanimously to support the project as proposed. No comments were made by the public at this meeting. Meeting minutes were not available at the time this staff report was distributed, but will be provided prior to the hearing.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Planning Commission; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner (WOC); Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240223.