



# County of Monterey Planning Commission

**Item No.2**

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

## Agenda Item No.2

May 14, 2025

**Legistar File Number: PC 25-042**

**Introduced:** 4/29/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN240029 - SOLOMONE ALEJANDRA M TR & LEATHERBERRY**

Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres) and Parcel B (APN: 009-312-012-000 ; 0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).

**Project Location:** 26217 & 26219 Atherton Place, Carmel, Carmel Land Use Plan.

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

### RECOMMENDATION:

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

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (0.25 acres) and Parcel B (0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.32 acres (Adjusted Parcel B).

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval/denial subject to 5 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Maureen Wruck

**Property Owners:** Alejandra M. Solomone & Kristine Leatherberry

**APN:** 009-312-012-000 & 009-312-011-000

**Parcel Size:** 0.57 acres, or 24, 670 collectively

**Zoning:** MDR/2-D (CZ) or Medium Density Residentials per unit, Design Control Overlay

**Plan Area:** Carmel Land Use Plan

**Flagged and Staked:** No

**Project Planner:** McKenna Bowling

bowlingmr@countyofmonterey.gov, x5298

### SUMMARY:

The Applicant proposes a lot line adjustment (LLA) between two lots accessed via Atherton Place in the unincorporated area of Carmel Highlands. This area of the County consists primarily of residential lots with corresponding residential development. The LLA involves two legal lots totaling 0.57 acres, with each being under separate ownership. Parcel A is currently owned by Kristine Leatherberry, while Parcel B is owned by Alejandra Solomone. Existing

Parcels A and B are currently developed with single family dwellings. A fence is constructed between the two properties. However, it was recently discovered that the fence does not align with the current adjoining property line and is primarily sited on Parcel B. Rather than demolishing and reconstructing this fence, the property owners seek approve of this LLA. The proposed lot line adjustment will reconfigure Parcels A and B by adjusting the adjoining property line to align with the fence. As proposed, the resulting lots would remain conforming as to minimum lot size, maximum density, structural coverage, and setbacks.

There are no identified impacts to environmental resources. At this time, staff only recommends the granting of the Combined Development Permit to allow the LLA and correct the fence line. Future development on the adjusted parcels would be required to conform to the Monterey County Code requirements in effect at the time and obtain all necessary permits.

#### *Site Development Standards*

The two parcels are zoned Medium Density Residential, 2 units per acre, with Design Control overlays, Coastal Zone or “MDR/2-D (CZ)”. The LLA would not create new lots (i.e., would not subdivide the existing parcels), and would not intensify the existing level of development allowed on the parcels.

Existing Parcels A (0.25 acres) and B (0.32 acres) are developed with an existing residence. The proposed project adjusts the lot line between Existing Parcels A and B to better align with the existing standing fence. Implementation of this project will not intensity the current density of either parcel as Adjusted Parcels A (0.25 acres) and B (0.32 acres) will continue to only support the density of one residence. Per the zoning district, the minimum building site shall be 6,000 square feet, unless otherwise approved as part of a condominium or planned unit development (PUD). After the adjustment, there will be two lots of record containing 10,890 square feet [Adjusted Parcel A] and 13,503 square feet acres [Adjusted Parcel B]. The existing development on Parcels A and B complies with the required site coverage and floor area ratio requirements (35 percent and 45 percent, respectively). No structural development is proposed and thus, there are no proposed changes to the existing floor area ratio and building site coverages. The existing residences on Adjusted Parcels A and B will continue to meet required setbacks with implementation of the proposed lot line adjustment. Therefore, the resulting parcels will meet the goals and policies of Monterey County Zoning Ordinance Title 20, Carmel Land Use Plan (LUP) the 1982 General Plan, and Monterey County Subdivision Ordinance Title 19

#### OTHER AGENCY INVOLVEMENT:

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Cypress Fire Protection District
- Carmel Highlands Land Use Advisory Committee

The proposed project was reviewed by the Carmel Highlands Land use Advisory Committee on April 7, 2025. The LUAC recommended approval of the project by a vote of 4-0 in support of

the project (**Exhibit D**), with no concerns expressed.

Prepared by: McKenna Bowling, Assistant Planner, x5298

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 - Project Data Table

Exhibit B - Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit C - Vicinity Map

Exhibit D- LUAC Minutes Dated April 7, 2025

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Principal Planner (WOC); Alejandra M. Solomone Trust, Property Owner; Maureen Wruck, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240029.