

KOSTIGEN & STARKS (PLN190252)

Board of Supervisors

January 25, 2022

Item #15



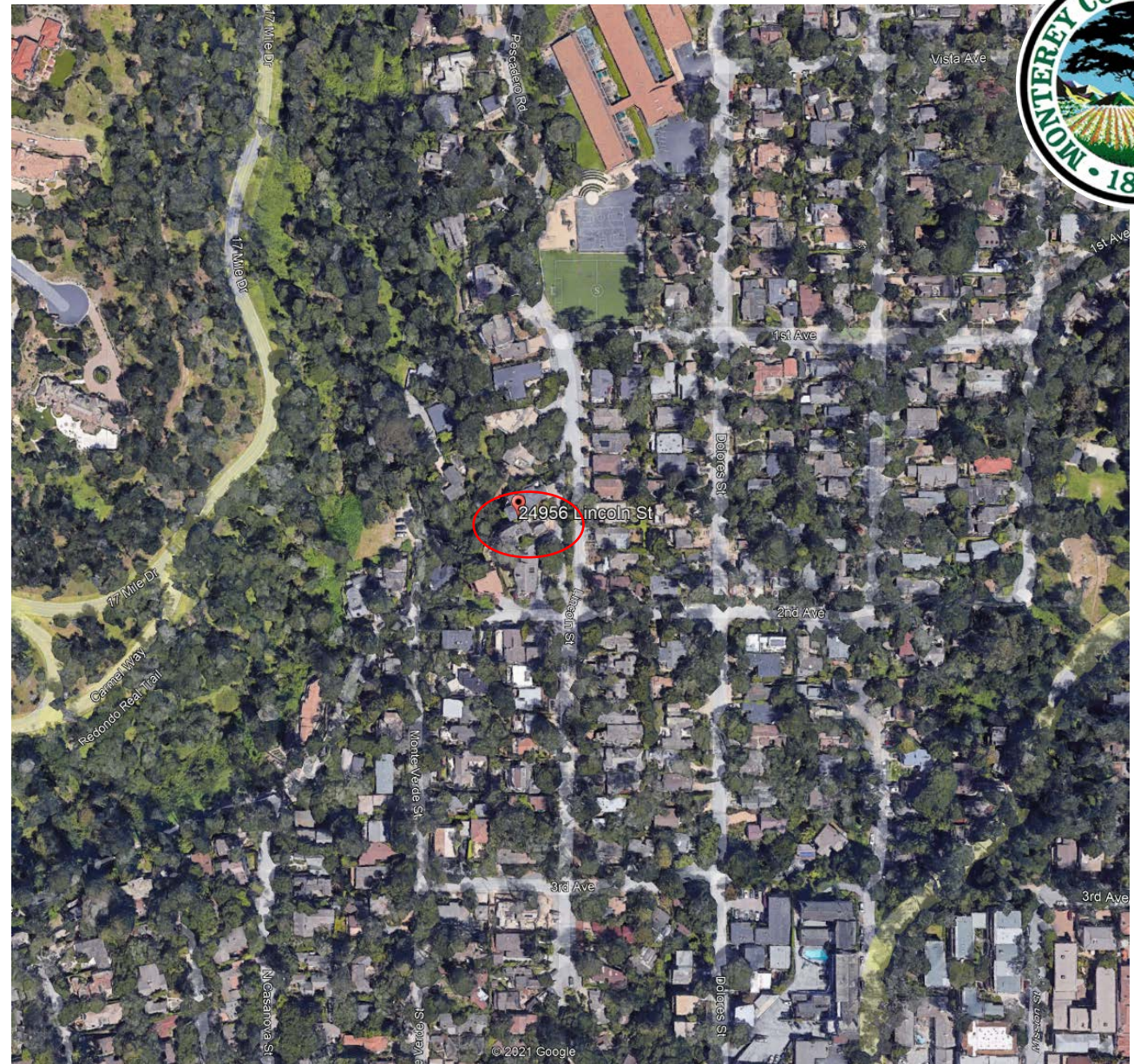
KOSTIGEN & STARKS PLN190252

Project Location:

- 24956 Lincoln Street,
Carmel, Carmel Area
Land Use Plan

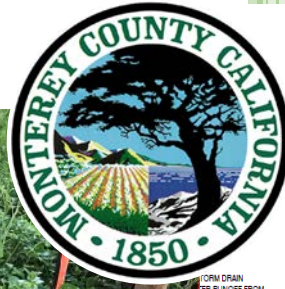
Zoning

- MDR/2-D (CZ)



BACKGROUND

- Conservation and Scenic Easement conveyed to the County of Monterey in 1982
- Natural Drainage Culvert



FORM DRAIN
FOR RUNOFF FROM
D BEYOND





Amended Conservation and Scenic Easement Deed

- **Amendment text:** ...to allow *“repairs and maintenance to the drainage culvert for slope stability and conveyance of stormwater, subject to approval of an appropriate discretionary permit in each case.”*



PUBLIC CONCERN

- Portion of development on adjacent parcel
 - Applicants have since resolved the issue
- Site plan not accurate
 - Does not change analysis or recommendation





LUAC

Support the project with one change:

- County shall ensure the engineering adequacy of the retaining walls



RECOMMENDATION

- Find the project categorically exempt;
- Execute the amended conservation and scenic easement deed;
- Submit the amended conservation and scenic easement deed and map to the county recorded for recording;
- Approve an after-the-fact Coastal Development Permit and Design Approval to partially clear Code Enforcement violation (19CE0007)