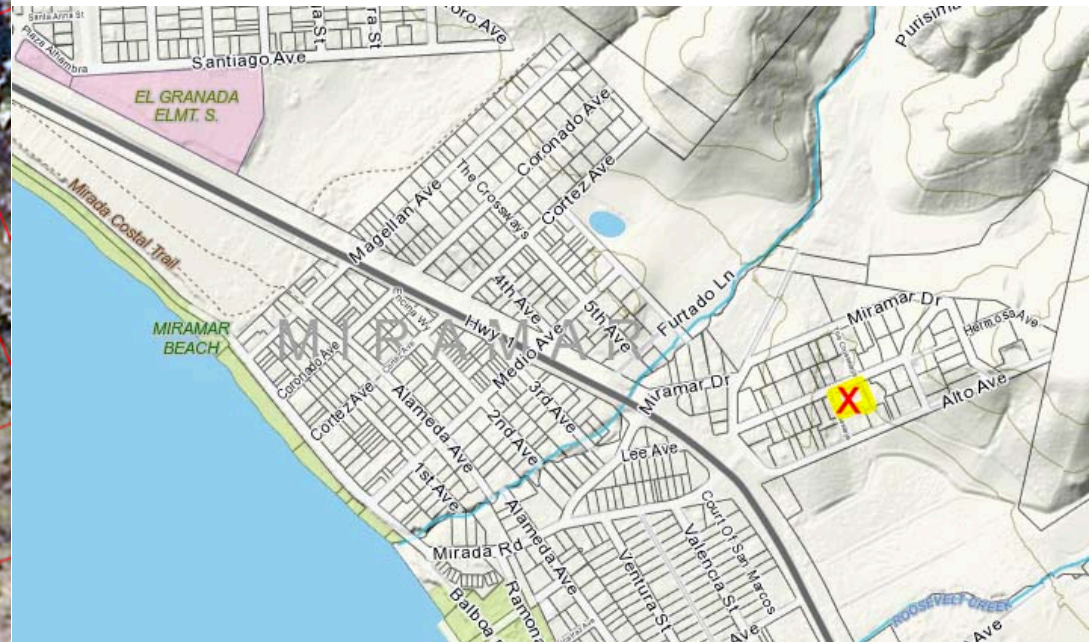




PLN2019-00060: proposed 2-story 2,675 sf residence, 429 sf detached garage with 650 sf ADU, 100-ft-long asphalt driveway on 20,012 sf parcel, 75% covered with arroyo willows (sensitive habitat), on Hermosa in east Miramar



Midcoast Coastal Development Permit (CDP) and appeals jurisdiction

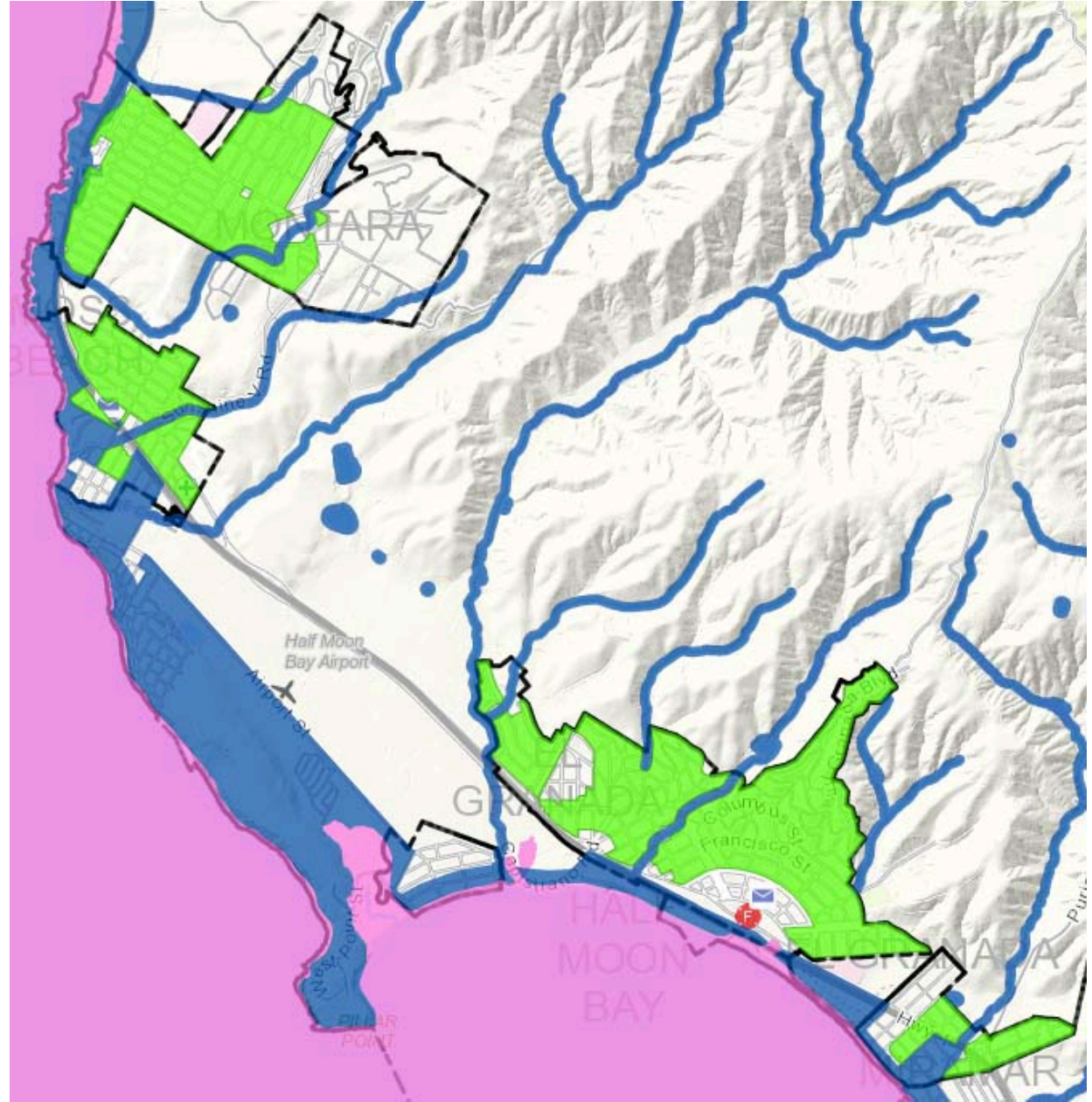
Green:

single-family residential categorical exclusion area

- exempt from CDP,
- not appealable to Coastal Commission
- requires Design Review permit

Blue: Coastal Commission appeals jurisdiction

Pink: Coastal Commission direct permit jurisdiction



Site plan:

House & garage w/ADU

green dashed line: edge of willows

Red dashed line: proposed edge of willows

Aerial image of parcel

