

Date: February 8, 2012

To: Dennis Aguirre, Project Planner DAguirre@smcgov.org
SMC Planning & Building

From: Midcoast Community Council

Re: Planning Permit Application Referral
PLN2011-00365, Bernal & Alvarado

Project Description:

Use Permit, CDP & Design Review for a new 1,199 sq/ft. single-family residence that includes a 190 sq/ft attached 1-car garage on a non-conforming 2,500 sq/ft legal parcel (COC Type B – PLN2010-00300); the Use Permit is required to allow the single covered parking space, where 2 spaces are required, & for right & left setbacks of 5' & 4' respectively, where 10' is the minimum required for both side setbacks; no trees to be removed.

MCC Comments on Proposal:

Due to Seal Cove geologic hazards, a geotech report should be required, including trenching to determine whether any fault traces cross the property, prior to consideration of the CDP for the house. The minimum 10' side-yard setbacks should be maintained. Has the applicant offered to buy the adjacent parcel which is also 2,500 sq/ft? Has the domestic well been drilled and is the production adequate?