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Zoning Administrator Record of Action

Action Date: March 26, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM Consent Item 1
File No.: CPH25-0010
Staff: Alisa Rossetti
Applicant: Omar Haque
Owner: Kevin Andersen and Lisa Andersen
Prior Agenda: N/A, no prior hearing
CEQA Status: Exempt under CEQA Section 15303
Proposal: The project is a Coastal Permit with Hearing for a 295 sq. ft. deck addition to an existing single-family dwelling on a 0.14-acre parcel located at 270 Lisbeth Ln., Bodega Bay.
Recommend: Find the project exempt from the California Environmental Quality Act (CEQA) and approve the Coastal Permit subject to conditions
Location: 270 Lisbeth Ln., Bodega Bay
APN: 101-013-023
District: Fifth
Zoning: Rural Residential with a density of 2 acres per dwelling unit (RR 2), Coastal Zone (CC) and combining zones for Geologic Hazard Area (G).

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Exempt from the California Environmental Quality Act per §15303 (New construction or conversion of small structures)

Project Decision

- ☒ Approved: subject to attached Findings and Conditions
☐ with modification (see Comments)
☒ Subject to 10-day appeal period, ending April 6, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

April 7, 2026
Date

MODIFICATION

☒ N/A ☐ Findings ☐ Conditions ☐ Revisions to return

COMMENTS

n/a

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan land use designation of RR (Rural Residential) and the goals, objectives, policies and programs of the General Plan because the existing Single-Family dwelling and proposed deck addition is an allowed use.
2. **Zoning Consistency.** The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of Sonoma County Code Article IX with combining district G (Geologic Hazard Area) and the project as proposed meets the definition of a minor development. The proposed project meets the required setbacks for Rural Residential properties established in Sonoma County Code Sec 26C-92(f). Specifically, the project:
 - a. Is consistent with the certified local coastal program, as defined in Section 30108.6 of the Coastal Act;
 - b. Requires no discretionary approvals other than a coastal development permit; and,
 - c. Has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast; and,
 - d. The new deck addition will encroach within the rear setback by 6 inches, which is permitted by Sec 26C-92(f)(7) as uncovered porches or landing places may extend six feet into any required front or rear yard setback.
3. **Local Coastal Plan.** The proposed project is located within the Coastal Zone and is consistent with the development and design standards of the Sonoma County Local Coastal Plan.
4. **Environmental Determination.** The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) which provides that the proposed project is the addition of an accessory structure related to an established single-family dwelling on the site.
5. **Public Welfare.** The establishment, maintenance, or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the area of such use, nor be detrimental or injurious to property and improvements in the area or the general welfare of the area.

ATTACHMENTS

1. Final Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Staff: Alisa Rossetti
Applicant: Omar Haque
Owner: Kevin Andersen and Lauren Andersen
Address: 270 Lisbeth Ln, Bodega Bay, CA 94923

Date: March 26, 2026
File No.: CPH25-0010
APN: 101-013-023

Project Description: The project proposes a 295 sq ft addition of an existing deck connected to an existing single-family dwelling. The addition will be constructed of pressure treated natural wood to match the existing deck material and blend with the existing character of the natural environment surrounding the project site. The guardrail lining the deck will be 3 feet 6 inches in height made of glass with a very low solar reflectance value of 8%. To construct the proposed addition, an existing shed located on a portion of the existing deck will be removed. The project also proposes new lighting fixtures located on the exterior of the dwelling. The project does not propose to change the existing materials of the dwelling or deck. No grading, new landscaping, or tree removal is proposed as a part of this application.

BUILDING:

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review and building permit.

ARCHEOLOGICAL:

2. A Tribal and/or archeological monitor shall be present on-site during ground disturbing activities.

GEOTECHNICAL:

The applicant shall implement the following recommendations as proposed by a Geotechnical Review, dated March 19, 2025, prepared by Donald A. Whyte and Anthony J DeMartini, PJC & Associates, Inc:

Earthwork and Grading

3. Structural areas should be stripped of the surface vegetation, old fills, debris, and underground utilities. These materials should be moved off site; some of them, if suitable, could be stockpiled for later use in landscape areas. If underground utilities pass through the building envelope, it is recommended that these utilities be removed in their entirety or rerouted where they exist outside an imaginary plane sloped one horizontal to one vertical (1H:1V) from the outside bottom edge of the nearest foundation element. Voids left from the removal of utilities or other obstructions should be replaced with compacted engineered fill under the observation of the project geotechnical engineer. Excavation should then be performed to achieve final grade or prepare areas to receive fill.

All areas scheduled to receive fill should be scarified to a minimum depth of eight inches, moisture conditioned to near optimum moisture content, and recompacted to at least 90 percent of relative maximum dry density as determined by ASTM 0-1557-91 test procedures. However, due to the loose dune sands, compaction should be achieved by static means only and vibratory compaction should be avoided. The excavated on-site material, free of organics and rocks larger than four inches in size may be reused as engineered fill. The fill material should be spread in a maximum six inch thick loose lifts, moisture conditioned to near optimum moisture content, and compacted to a minimum of 90 percent of the maximum dry

density of the materials. There is not anticipation that fill will be imported to the site. If import fill is needed, it should be approved by the geotechnical engineer before importation.

All cut and fill slopes should be no steeper than two horizontal to one vertical (2H:1V). Steeper slopes should be retained. The slopes should be covered with deep rooted ground cover to reduce and control erosion.

Foundations-Stiffened Spread Footings

4. Vertical Loads. Due to the thick deposits of loose to medium dense sands susceptible to seismically induced densification settlement, the improvements should be supported on stiffened, grid-type spread footing foundations at least 24 inches below grade. The footings, perimeter and interior, should be tied together with grade or tie beams in both directions.

It is recommended that the foundation system be reinforced and tied together to distribute the loads, help minimize potential differential settlement. The intent is to provide a foundation strong enough to span a portion of non-support that may be caused by densification settlement of the underlying soils.

Spread footings should be laid out, in a grid-like pattern, which ties all foundation elements in two directions in order to help resist deflection resulting from potential differential movement of the underlying soils. Offsets in foundation beams should be avoided wherever possible. The foundations should be tied together at intervals of 12 feet or less in both directions.

The tie and grade beams should be reinforced to resist bending in either an upward or downward direction. The strengthening will permit some redistribution of loads and tend to equalize settlements.

The foundation system should be designed strong enough to cantilever at least eight feet or one-quarter the width of the structure, whichever is less, carrying the superimposed loads, but neglecting the weight of foundation below grade.

Footings should be at least 24 inches deep and 18 inches wide, and should be designed for a dead plus live load bearing pressure of 1,500 pounds per square foot (psf). This pressure may be increased by one-third for total design loads, including seismic forces.

5. Lateral Loads. Resistance to lateral forces may be computed using friction or passive pressure. A friction factor of 0.30 is considered appropriate between the bottom of concrete structures and the underlying soil. A passive pressure equivalent to that exerted by a fluid weighing 300 pounds per square foot per foot of depth (psf/ft) may be used. The upper 18 inches of soil should be neglected in computing the passive resistance. Furthermore, all footings should have at least seven feet of horizontal confinement, as measured from the bottom of the footing to the face of the nearest slope.
6. Settlement. Total static settlement of individual foundations will vary depending on the width of the foundation and the actual load supported. Maximum static settlements of shallow foundations designed and constructed in accordance with the preceding recommendations are estimated to be less than one inch. Differential settlements between similarly loaded, adjacent footings are expected to be less than one-half of one inch. The majority of the settlement is expected to occur during construction and the placement of dead loads. However, based on our analysis, the seismically induced differential settlement from densification could be on the order of two inches.

All foundation excavations should be observed and approved by PJC prior to placement of the reinforcing steel. All disturbed soil should be completely removed before pouring of the

concrete. The foundations should be provided with re-leveling provisions such as extra long anchor bolts.

Seismic Design

7. Geologic structures in the region are primarily controlled by northwest trending faults. No known active fault passes through the site. The site is not located in the Alquist-Priolo Earthquake Fault Studies Zone. Based on the data reviewed, it is concluded that the project site could be subjected to seismic shaking resulting from earthquakes on the active faults primarily in the Coast Ranges. For design, a site soil class type D is recommended. A ground motion hazard analysis was not performed as it is assumed that the structural seismic design will be performed in accordance with Exception 2 of Section 11.4.8 of ASCE 7-16.

Drainage

8. It is recommended that the roofs be provided with gutters and that the downspouts be connected to closed conduits discharging to a designated area away from foundations and slopes. Surface water should be channeled away from slopes and foundations. The outlets should discharge onto erosion resistant areas.

COASTAL COMMISSION:

9. In the event that future landscaping or vegetation removal occurs on the site, all replacement plantings shall consist of native species in order to reduce the presence and spread of non-native invasive plants.

PLANNING:

10. This Coastal Permit allows the applicant to construct a 295 sq ft deck addition for an existing single-family dwelling on a 0.14-acre parcel. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPH25-0010 unless otherwise modified by these conditions.
11. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on August 12, 2025, and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Zoning Administrator, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
12. All utilities shall be placed underground.
13. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by Permit Sonoma. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.
14. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
15. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible.

and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

16. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

17. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).

18. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths,

firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: No permits for any construction activities shall be issued until the above note appears on the construction plans.

19. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the department finds that there has been non-compliance with any of the conditions or (b) the department finds that the use for which this permit is here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.

In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.