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Zoning Administrator Record of Action

Action Date: January 22, 2026 (10-day appeal period) Filing
Appeal Status: February 2, 2026 period closed; no appeal

AGENDA ITEM No. 4
File No.: CPH24-0013
Staff: Jen Chard
Applicant: Bay Area Underpinning
Owner: Natalie Patrizio and Mark Patrizio
Prior Agenda: N/A
CEQA Status: Exempt under CEQA §: 15301
Proposal: Coastal Permit with Hearing request to reinforce the foundation of an existing residence with the installation of nine (9) push piers and seven (7) tiebacks within 50 feet of a coastal bluff on a 0.09-acre parcel in Bodega Bay.
Recommended: Determine the proposed foundation repairs exempt from CEQA and approve the Coastal Permit request subject to the attached findings and conditions.
Location: 7007 Cliff Ave., Bodega Bay
APN: 101-140-026
District: Five
Zoning: Rural Residential Coastal Zoning (RR CC), 2-acre density (B6 2) and combining zone for Scenic Corridor (SR).

ZONING ADMINISTRATOR ACTION

- ☐ Adopt Environmental Determination under CEQA, (published/adopted on)
☒ Project is exempt from the California Environmental Quality Act per §: 15301 (Existing Facilities)
☒ Project is approved subject to attached findings and conditions; ☐ with modification
☐ Refer item to Planning Commission for review
☐ Continue (date uncertain); ☐ Continue to upcoming ZA agenda: Date Certain

ZONING ADMINISTRATOR

Derik Michaelson, Planner III

January 22, 2026

Date



MODIFICATIONS

☒ N/A ☐ Findings ☐ Conditions

MODIFICATION NOTES

n/a

FINDINGS

1. The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the zoning designation of RR (Rural Residential) and will be compatible with the community character.
2. The project as proposed meets the definition of a minor development and satisfies the requirements of Sonoma County Code Section 26C-12. 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.
3. The project is categorically exempt from provisions of the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines which provides that repair, maintenance or minor alteration of an existing private structure involving negligible or no expansion of use.
4. 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

n/a