



Sonoma County Board Of Zoning Adjustments STAFF REPORT

FILE: CPH18-0009
DATE: April 22, 2021
TIME: At or after 1:05 PM
STAFF: Jennifer Faso, Project Planner

SUMMARY

Property Owner: Vincent Chang
Applicant: Vincent Chang
Address: 153 Harbor View Way , Bodega Bay
Supervisory District(s): Fifth District
APN: 100-100-031
Description: Request for a Coastal Permit to allow a 3,754 square foot single-family residence, 600 square foot detached garage, and associated landscaping and driveway.
CEQA Review: Categorical Exemption, Section 15303, New Construction of single-family residence.
Specific/Area Plan Land Use: Local Coastal Plan
Ordinance Reference: Section 26C-340
Zoning: Planned Community (PC) CC (Coastal Combining), SR (Scenic Resources)



RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Zoning Adjustments approve the requested Coastal Permit to allow a new 3,754 square foot single-family residence and a 600 square foot detached garage with associated landscaping.

EXECUTIVE SUMMARY

The proposed project is a new 3,754 square foot single-family dwelling with a 600 square foot detached garage, associated landscaping and driveway improvements on a 1.48 acre parcel. The subject parcel is a vacant lot located on the east side of Highway 1 within in the Coastal Zone and within the Bodega Bay Urban Service Area.

The residence is a single story structure with a flat roof that runs parallel to the existing contours of the parcel keeping the profile of the residence low and nestled into the site. The driveway is a pervious gravel surface. The landscaping is comprised of California Native trees, shrubs and perennials irrigated with a drip system. All exterior lighting is downcast and night sky friendly.

The project is exempt from the California Environmental Quality Act (CEQA) given that the project involves the construction of a single-family residence.

PROJECT SITE AND CONTEXT

Area Context and Surrounding Land Uses

The project site is a vacant parcel located on the east side of Highway 1. The parcel gently slopes east to west toward Highway 1 with an elevation range from approximately 30 feet above sea level at the lowest point to approximately 80 feet in elevation at the eastern boundary.

| Direction | Land Uses |
|------------------|--|
| North | Vacant Parcel zoned Planned Community (PC), Residential zoned R1 (Low Density Residential) |
| South | Inn at the Tides zoned Commercial Tourist (CT) |
| East | Single-family Residence zoned Planned Community (PC) |
| West | Highway 1, Residential and Commercial Uses zoned Commercial Tourist (CT) and Commercial Fishing (CF) |

Significant Applications Nearby

There are no nearby applications which would have a significant effect on the project’s analysis or approval.

Access

The project site is accessed by a driveway from a dedicated access easement that connects to Harbor View Way.

Wildfire Risk

The project parcel is located within the State Responsibility Area for fire protection and is currently served by Bodega Bay Fire Protection District. The Fire Hazard Severity Zone is Moderate.



Water/Wastewater/Utilities

The proposed project will be served by Bodega Bay Public Utilities for water and sewer.

PROJECT DESCRIPTION

Request for a Coastal Permit to allow the construction of a 3,754 square foot single story single-family residence, 600 square foot detached garage, and associated landscaping and driveway. The proposed single-family home is 23 '5/8" tall and located on the east side of Highway 1.

The following exterior materials and colors are proposed:

Siding

Material: Stucco
Color: Trabuco 278(42) Base 200 (brown earth tone)

Roof

Material: Flat membrane roof
Color: Earth Tone

Project History

The table below summarizes key project milestones and events.

| Date | Project Event/Milestone |
|------------------|--|
| 04/24/2018 | Application |
| 04/30/2018 | Early Neighborhood Notification |
| 10/2/2019 | Referral to prominent agencies |
| 12/15/2020 | Revised plan submitted |
| 1/4/2021 | Application deemed complete |
| 4/12/2021 | Legal Notice distributed for BZA hearing |

ANALYSIS

Local Coastal Plan

The proposed single-family residence is located in the Coastal Zone and subject to the provisions of the Sonoma County Local Coastal Plan (1987, amended 2001). The purpose of the Local Coastal Plan is to protect, maintain, and where feasible enhance the overall quality of the coastal environment. The Local Coastal Plan identifies intended land uses and includes policies to preserve the Coastal Zone’s visual and biological resources.

Land Use

The Land Use Section of the Local Coastal Plan formulates development policies that together with the Land Use Maps indicate the type, location, and intensity of the land permitted in the Coastal Zone. The Local Coastal Plan identifies the project site as Urban Residential (UR). The proposed single-family residence is consistent with the Urban Residential land use designation.



Visual Resources

The Visual Resources Section of the Local Coastal Plan provides policies to prevent blockage or degradation of scenic views from public spaces and to assure that development is compatible with the existing natural and developed landscape. The zoning for the subject parcel includes a Scenic Resource combining zone; however, only the front portion of the parcel that runs along Highway 1 is located within the scenic corridor. The proposed single-family residence and detached garage will be out of the scenic corridor.

To ensure the proposed project is compatible with the surrounding natural and built environment the project was analyzed based on the design standards provided in the Local Coastal Plan along with Section 26C-292 of the Coastal Zoning Code. This analysis is included below under zoning.

The project is located on an existing lot east of Highway 1, within the Urban Service Area, the new single-family residence will not block coastal views from Highway 1 and exterior materials used for the residence will be comprised of non-reflective earth tones. For these reasons the project will not have a significant negative visual impact.

Biotic

The Local Coastal Plan identifies areas along the Sonoma County coast that contains sensitive environmental resources. The project site is not located within one of the Local Coastal Plan’s identified sensitive areas. A biological assessment prepared by WRA Environmental Consultants dated January 2018, was submitted as part of the Coastal Permit application (see Exhibit F). The assessment concluded that no portion of the project area is within designated critical habitat for any species and no sensitive plant communities were identified.

The far western portion of the project site contains seasonal wetlands however the proposed project building area will be more than 100 feet from this area. As noted in the Biological Assessment, avoidance of this habitat by development would result in no impacts and no mitigations would be required. No trees are proposed to be removed with this project.

Zoning

The project site has a zoning classification of PC (Planned Community), CC (Coastal Combining). This zoning designation allows for single-family residences as a permitted use.

The table below summarizes the development standards that apply to the site as outlined in the Coastal Zoning Ordinance, the existing and proposed development. The proposed project is consistent with the development criteria.

| Coastal Zoning Ordinance Section 26C-125 | | | |
|---|-------------------|---------------------------|--|
| Standard | Ordinance | Existing Condition | Proposed Project |
| Lot Area | 6,000 square feet | 1.48 acre | 1.48 acre |
| Front Setback | 20 ‘ | Vacant | 66’- 4 1/8 “ |
| Side Setback | 5’ | Vacant | 41’-0” north Side 30’-2” south side |
| Rear Setback | 20’ | Vacant | 203’-2” |



| | | | |
|-----------------------|--|--------|--|
| Height | 24' - East of Highway 1 and visible from designated scenic roads. 35' – East of Highway 1 and not visible from designated scenic roads. | Vacant | 23'- 5/8 single-family residence 22'- 5 3/8 " detached garage |
| Lot Coverage % | 35 % | Vacant | 29 % |
| Parking Spaces | Not less than 2 covered off-street parking spaces. | Vacant | 2 covered spaces in detached garage. |

Design Review

Section 26C-292 of the Coastal Zoning Code, design review standards were analyzed as part of this application. The following design standards apply to this project.

Section 26C-292(a) Proposed structures are designed and situated as to retain and blend with the natural vegetation and land forms of the site and to ensure adequate space for light and air to itself and adjacent properties;

Staff analysis: The proposed single-family residence is setback from property lines as required by the Coastal Zoning Code, this ensures adequate space and light and air on the project site and for the adjacent properties. The residential structure has a flat roof and runs parallel to the existing contours of the project site keeping the residence low and nested into the site. The proposed colors and materials for the project are earth tones, which will blend with the surrounding natural environment.

Section 26C-292 (g) Views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of the view corridor;

Staff analysis: The project site is located on the east side of Highway 1 therefore coastal views will not be obstructed from Highway 1. The proposed single-family residence is 23'- 5/8" in height which is consistent with the maximum allowable height.

Section 26C-292 (l) Varying architectural styles are made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhood.

Staff analysis: The surrounding area is developed with a mix of residential and commercial structures. Along with vacant parcels. The proposed exterior materials are non-reflective earth tones similar to materials used by adjacent structures. The earth tone pallet will also be compatible with the natural environment.

Based on the analysis above the project is consistent with the Design Review Development standards of the Coastal Zoning Code.

Environmental Analysis

The project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303, New Construction or Conversion of Small Structures because the project involves the construction of a new single-family residence.



RECOMMENDATIONS

Staff Recommendation

Staff recommends approval of the Coastal Permit subject to the attached Conditions of Approval.

Findings for Recommended Action

1. The project, as described in the application and as conditioned, conforms with the plans, policies, requirements, and standards of the Sonoma County Local Coastal Program and the zoning designation of PC (Planned Community) CC (Coastal Combining).
2. The proposed single-family residence, as conditioned, is consistent with the Local Coastal Plan Design review policies and Coastal Zoning Ordinance design review requirements because the height, location, scale, size and character of the proposed single-family residence will be compatible with the surrounding neighborhood given that the residence will be 23' 5/8" in height and comprised of earth tone exterior materials.
3. The project is located on the east side of Highway 1 which allows for a maximum of 24 feet for residential development. The proposed 23' 5/8 " tall single-family residence is in conformance with the height restriction and will not block views from Highway 1.
4. The project is Categorical Exempt from CEQA pursuant to Section 15303, Class 3(a) because the project involves the construction of a new single-family residence.
5. The establishment, maintenance or operation of the use for which this 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. This is based on the fact that the proposed project is a residential use on a property zoned for residential and the proposed single-family residence will be similar in mass and architecture to existing residential uses in the area.

ATTACHMENTS

- Exhibit A: Draft Conditions of Approval
- Exhibit B: Location Map
- Exhibit C: Project Description
- Exhibit D: Application and Supplemental Information
- Exhibit E: Project Plans dated December 10, 2020
- Exhibit F: Biological Assessment dated January 2018
- Exhibit G: Draft Resolution

