

Board of Supervisors

April 5, 2022

CPH18-0009 Appeal

153 Harbor View Way, Bodega Bay



Recommended Action



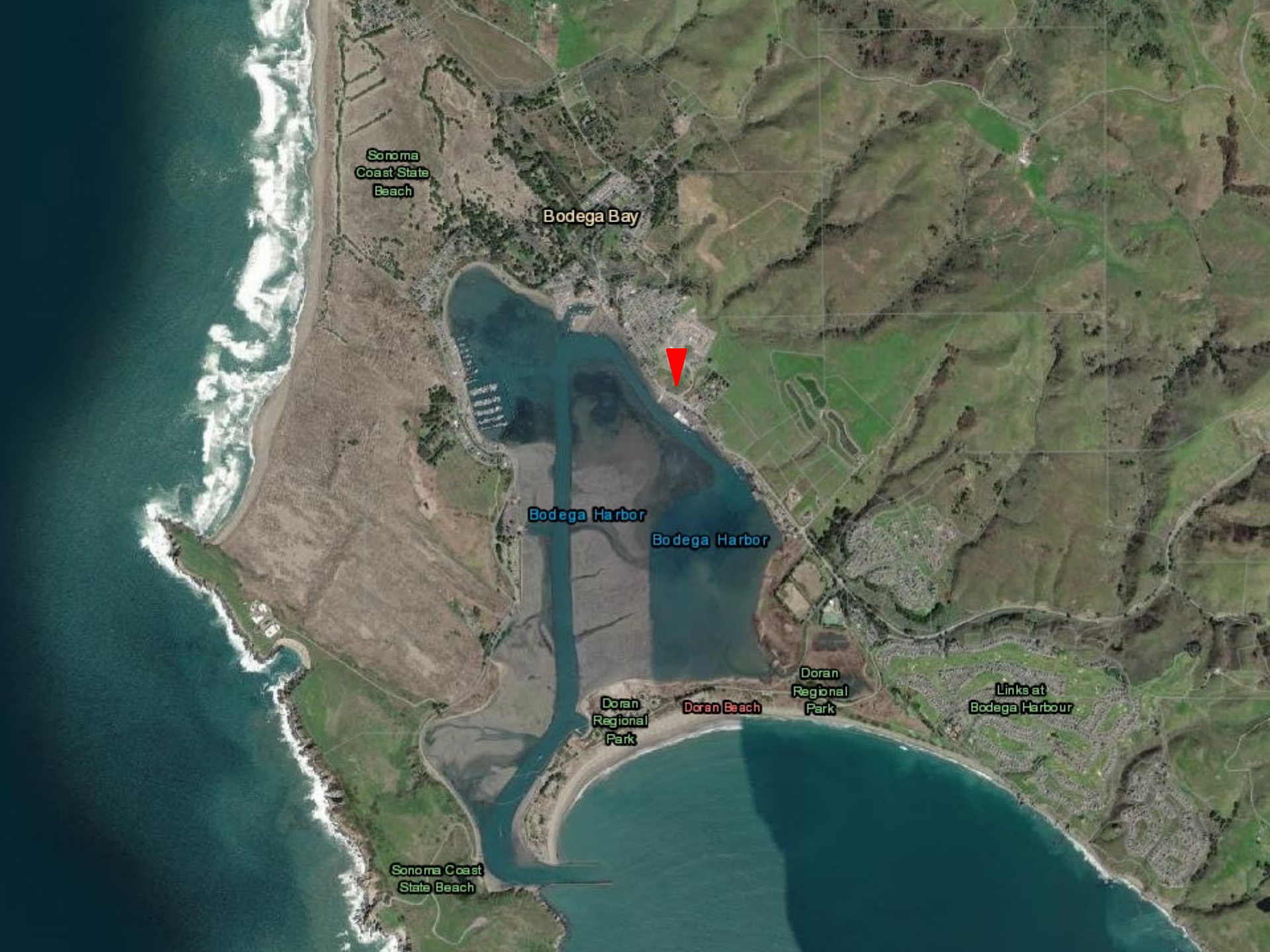
- **Conduct a public hearing and approve a Resolution denying the Coastal Permit Appeal.**
 - Uphold the Board of Zoning Adjustment's approval of a Coastal Permit for a new 3,754 square foot single-family residence, 600 square foot detached garage, and associated landscaping.
- **Exempt the project from the California Environmental Quality Act (CEQA).**

Project Site



1.48 acre parcel

East of Highway 1



Sonoma
Coast State
Beach

Bodega Bay



Bodega Harbor

Bodega Harbor

Doran
Regional
Park

Doran Beach

Doran
Regional
Park

Links at
Bodega Harbour

Sonoma Coast
State Beach

Site Plan

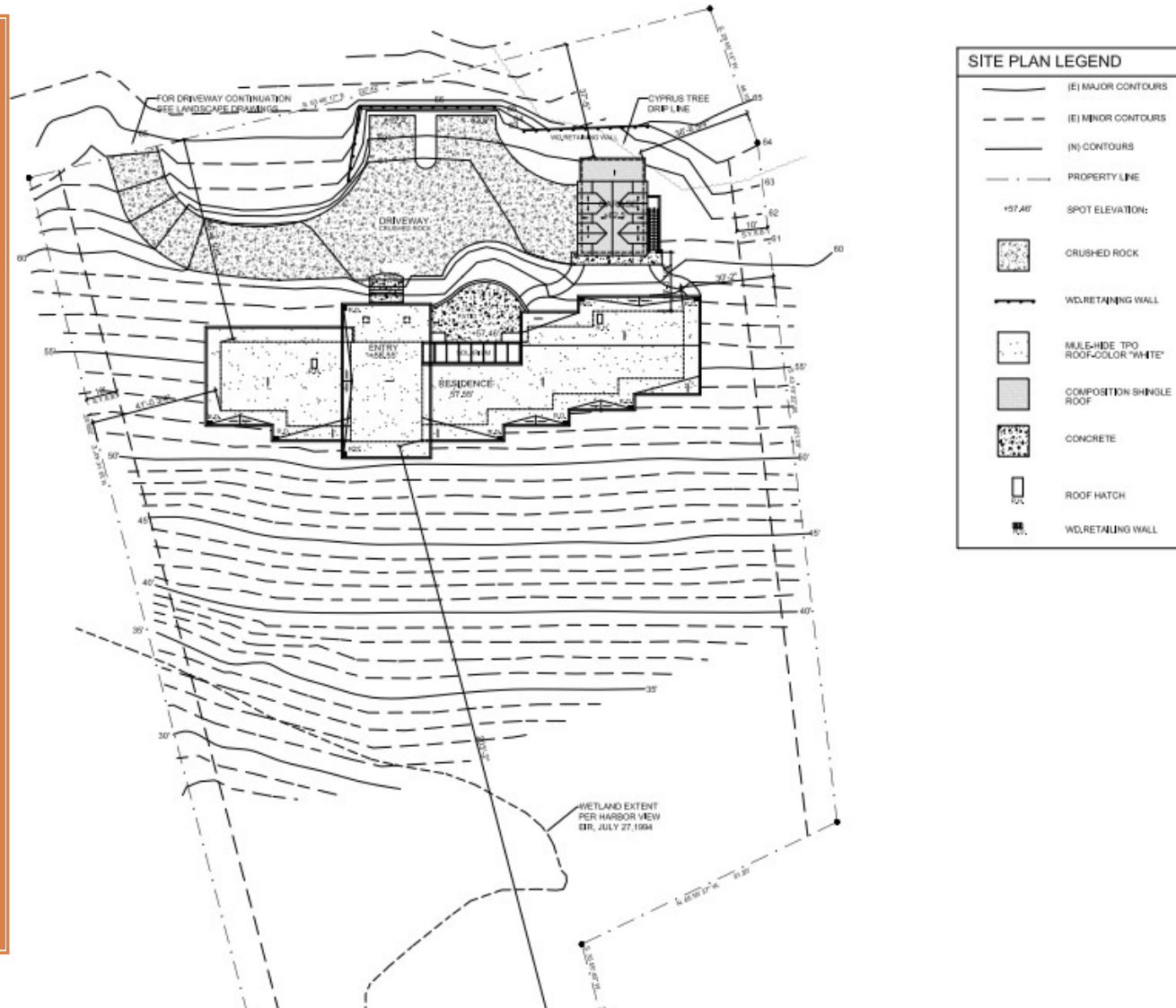
**Proposed 3,754 sf
single-family
residence**

Detached garage

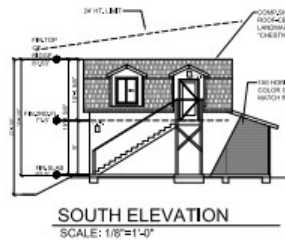
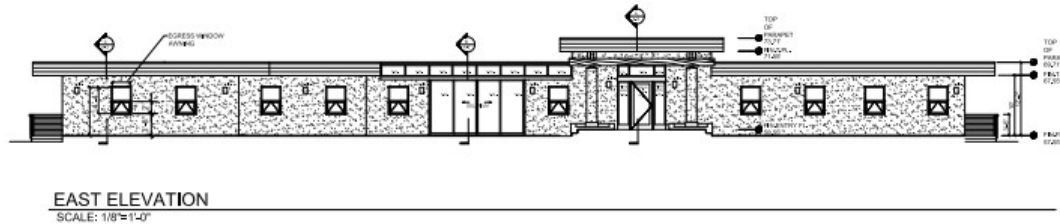
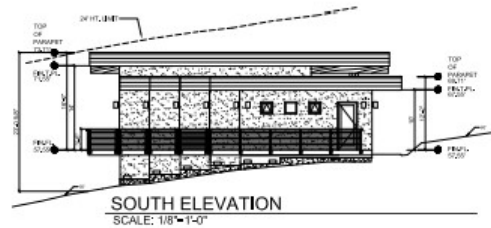
Single story

**Consistent with the
Local Coastal Plan
Development
Standards**

**Bio study concluded
no impact to wetlands**



Elevations



EXTERIOR FINISHES & COLORS

Issues Raised in the Appeal



- **Sensitive Biological Community**
- **Local Coastal Plan Consistency**
- **Alquist-Priolo Earthquake Fault Zone**
- **Information presented to the Board of Zoning Adjustments**

Issue: Sensitive Biological Community



Figure 2. Biological Communities

901 Highway 1 Bodega Bay BRA
Bodega Bay, California

0 50 100 Feet



Staff Discussion: The Biological Resources Assessment concluded that a small western portion of the project site contains seasonal wetlands

The proposed residence would be located over 200 ft from the area of seasonal wetlands

Condition of Approval # 3

-No development within 100 ft of the identified wetlands.

Issue: Local Coastal Plan Consistency

Staff Discussion: Staff found project consistent with Local Coastal Plan based on the following:

Land Use:	Urban Residential designation Single- Family residence proposed
Visual Resources:	Single story, non-reflective earth tone exterior. Will not block views.
Biotic Communities:	Not in Local Coastal Plan's identified sensitive area. Building site not in wetland area.
Zoning:	Project consistent with development standards as relates to setbacks, height, and lot coverage.

Alquist-Priolo Earthquake Fault Zone

Appeal Concern: No structure intended for human occupancy should be placed across active fault.

Staff Discussion: Requirements of Alquist-Priolo Earthquake Act do not apply to this project because the project involves the construction of a single-family residence not exceeding two stories. During the development permit process the geologic report will be required and reviewed.

New Condition of Approval: The applicant shall provide a geologic report, as required by Sonoma County Code sec. 26C-252 and meeting the standard in California Code of Regulations Title 14, section 3603(d), that describes the hazards and includes mitigation measures to reduce risks to acceptable levels. No development permits will be issued for the project until the geologic report has been reviewed and accepted by the Permit Sonoma Professional Geologist.

Information Presented to Board of Zoning Adjustment

Appeal Concerns: Information presented to Board of Zoning Adjustments did not include proper referral information and did not include information submitted from Bodega Bay Concerned Citizens.

Staff Discussion: The Board of Zoning Adjustments staff report was based on the following:

- Information submitted by Bodega Bay Concerned Citizens was reviewed as a referral response and considered in developing the analysis prepared for the Board of Zoning Adjustments.

Summary and Requested Action

- Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 3 (a) Construction of a Single-family residence.
- Conduct a public hearing and approve a Resolution which includes the condition relating to the requirement of a geotechnical study as shown on slide 10, denying the Coastal Permit Appeal.
- Uphold the Board of Zoning Adjustment's approval of a Coastal Permit for a new 3,754 square foot single-family residence, 600 square foot detached garage, and associated landscaping.

Questions?

