



County of Sonoma

State of California

Date: July 14, 2020

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Denying An Appeal, And Upholding the Board of Zoning Adjustments Approval and Granting
the Request for a Coastal Permit to Alan and Julie Chapman, For Property Located at 1020
Highway 1, Bodega Bay; APN 100-100-005**

Whereas, the applicants, Alan and Julie Chapman, filed a Coastal Permit application with Permit Sonoma to allow the construction of a new two story 1,616 square foot single family residence and attached 200 square foot garage on a 4,138 square foot parcel located at 1020 Highway 1, Bodega Bay; APN 100-100-005; Zoned R1 (Low Density Residential), CC (Coastal Combining), G (Geologic Hazard Combining) and SR (Scenic Resources): Supervisorial District No 5; and

Whereas, on December 20, 2018 Board of Zoning Adjustments conducted a public hearing and heard and received all relevant oral and written testimony and evidence presented or filed regarding this project. All interested parties were given an opportunity to be heard. At the conclusion of the public hearing, the Board of Zoning Adjustments closed the public hearing, discussed the project, and on a 5-0 vote found the project to be exempt from CEQA and approved the project; and

Whereas, on December 28, 2018 the appellants filled a timely appeal to the Board of Zoning Adjustments approval of the project; and

Whereas, on May 12, 2020 in accordance with the provisions of the law, the Board of Supervisors held a public hearing, at which time all interested persons were given an opportunity to be heard; and

Now, Therefore, Be It Resolved, the Board of Supervisors makes the following findings:

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 R1 (Low Density Residential) CC (Coastal Combining).
2. The proposed single family residence, as conditioned, is consistent with the Local Coastal Plan Design review policies and the 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 because it is similar in size, scale and design to the existing neighborhood.
3. The project is located on the east side of Highway 1 which allows for a maximum height of 24 feet for residential development. The proposed 22 foot 6 inches single family residence is in conformance with the height restriction and will not block views from Highway 1.
4. The project is Categorically 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 size, mass and architecture to existing residential uses in the area.

Now, Therefore, Be It Further Resolved that based on the forgoing findings and determinations and the record of these proceedings, the Board hereby declares and orders as follows:

1. The foregoing findings and determination are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Appeal is denied.
3. The Coastal Permit is subject to the Conditions of Approval, as shown in Exhibit "A," attached hereto, and incorporated herein by reference.
4. Permit Sonoma is hereby directed to file a Notice of Exemption from CEQA in accordance with CEQA and CEQA Guidelines.

Be it Further Resolved that the Board of Supervisors designated the Clerk of the Board as custodian of the documents and other materials which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403

Supervisors:

Gorin:

Rabbitt:

Zane:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.