



Sonoma County Board of Zoning Adjustments STAFF REPORT

FILE: CPH16-0009
DATE: December 20, 2018
TIME: 1:15 pm
STAFF: Jennifer Faso, Project Planner

Appeal Period: 10 calendar days

SUMMARY

Applicant: Alan and Julie Chapman
Owner: Alan and Julie Chapman
Location: 1020 Highway 1, Bodega Bay
APNs: 100-100-005

Supervisorial District No.: 5

Subject: Coastal Permit

PROPOSAL: Request for a Coastal Permit, for a new two story 1,616 square foot single family residence with attached 200 square foot garage and associated landscaping on a 4,138 square foot lot.

Environmental Determination: Categorical Exemption, per CEQA Guidelines Section 15303 Class 3 (a), the project involves the construction of a new single family residence.

Land Use: Urban Residential

Specific/Area Plan: Local Coastal Plan

Ord. Reference: Section 26C-102

Zoning: R1 (Low Density Residential District), CC (Coastal Combining), G (Geologic hazard Combining), SR (Scenic Resources)

Land Conservation

Contract: Not Applicable



Application Complete August 13, 2018
for Processing:

RECOMMENDATION: Recommend that the Board of Zoning Adjustments find the project Categorially Exempt from CEQA and approve the Coastal Permit to allow construction of a two story 1,616 square foot single family residence with attached 200 square foot garage and associated landscaping.

EXECUTIVE SUMMARY: The request is for a Coastal Permit to allow the construction of a 1,616 square foot two story single family residence. The subject parcel is a vacant lot located on the east side of Highway 1, within the Coastal Zone and within the Bodega Bay Urban Service Area.

The proposed traditional architectural style of the new single family residence along with the proposed exterior materials will be compatible with the surrounding neighborhood and the natural environment. The project meets the development standards in terms of setbacks, maximum lot coverage and height restrictions of the R1 (Low Density Residential) CC (Coastal Combining) zoning district in which the project is located.

The project is exempt from CEQA given that the project involves the construction of a single family residence.

ANALYSIS

Project Description: The proposed two story 1,616 square foot single family residence is comprised of 856 square foot first floor and 760 square foot second floor. The attached garage is 200 square feet which will allow for one covered parking space. Additional uncovered parking area is available on the project site adjacent to the garage. The height of the structure is 22 feet 6 inches.

Access to the site is provided from Highway 1 via a shared easement. The existing easement provides access to the two adjacent parcels.

The parcel is within the Bodega Bay Urban Service Area, whereas public sewer and water is provided by the Bodega Bay Public Utility District.

The following exterior materials and colors are proposed:

Siding

Material: Hardie Board Lap Siding with white trim

Color: Monterey Taupe

Roof

Material: Three Tab Asphalt Shingle

Color: Dark Grey/ Black

Site Characteristics: The project site is a 4,138 square foot parcel located on the east side of Highway 1, at 1020 Highway 1, Bodega Bay (see Exhibit B, vicinity map). The parcel is vacant and gently slopes towards Highway 1 which borders the parcel at the westerly property line.

Surrounding Land Use and Zoning:

North: Single Family residence zoned R1 (Low Density Residential), CC (Coastal Combining)
South: Single Family residence zoned R1 (Low Density Residential), CC (Coastal Combining)
East: Single Family residence zoned PC (Planned Community), CC (Coastal Combining)
West: Highway 1, Vacant Parcel zoned PF (Public Facility)

DISCUSSION OF ISSUES

Issue #1: Consistency with the Local Coastal Plan (LCP)

The proposed single family residence is located within the Coastal Zone, and therefore the project is 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 Coastal Plan formulates development policies that together with the Land Use Maps indicate the type, location and intensity of land permitted in the Coastal Zone. The Local Coastal Plan identifies the project site and the surrounding parcels as Urban Residential. The Urban Residential designation allows for a full range of residential development within Urban Service Areas. The project site is currently vacant and the proposed use is residential, therefore the project is consistent with Local Coastal Plan land use section.

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 project site is located within a Scenic Resource area and therefore the project is subject to design review. The Local Coastal Plan Design Guidelines along with Section 26C-292 of the Coastal Zoning Code, provide design review standards. These standards were analyzed as part of this application. See analysis below under Issue #2.

In addition to the Local Coastal Design Guidelines the project was analyzed for consistency with Permit Sonoma's Visual Assessment Guidelines. Based on the criteria included in the guidelines it appears that the project is significant in regards to visual impacts. However given that the project is located on an existing legal lot east of Highway 1, within an Urban Service Area and the fact that the project will be similar in size, scale and materials to the existing surrounding neighborhood, the project as conditioned, will not have significant negative visual impacts. Below is a summary of the Visual Assessment Guidelines for this project.

Permit Sonoma Visual Assessment Guidelines		
Threshold of Significant	Sensitivity	Staff Analysis of Visual Characteristics
Site Sensitivity	Moderate	The project site is located on the east side of Highway 1 within the Bodega Bay Urban Service Area and has an urban land use designation of Urban Residential. The project site is not located on a hilltop and does not contain significant natural vegetation. The project site is surrounded by three lots that are developed with single family residences. Based on the site's characteristics the project meets the threshold for an area of moderate visual sensitivity. The proposed single family residence is similar in size and scale with the surrounding developed parcels and will not block views from Highway 1.
Visual Dominance	Subordinate	The proposed single family residence has moderate design elements in terms of visual dominance. The structure will be a new visible element within the neighborhood, given that the lot has never been developed. However it will attract attention equally with other features in the area. The proposed form, scale, exterior colors, and exterior lighting are compatible with the surrounding neighborhood.
Overall Project Significance	Less than Significant	The overall visual dominance of the proposed single family residence will be less than significant. This is based on the analysis above which demonstrates the moderate sensitivity of the project site and the subordinate characteristics of the proposed structure.

Biotic

The Local Coastal Plan identifies areas along the Sonoma County coast that contain 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 Charles A Patterson, dated February 10, 2016, was submitted as part of the Coastal Permit application (see Exhibit E). The assessment concluded that the project site does not contain wetlands and that no natural biotic habitats or significant native species will be lost as a result of this project.

Issue #2: Consistency with the Coastal Zoning Ordinance

The project site has a base zoning of R1 (Low Density Residential), CC (Coastal Combining). This zoning designation allows for single family residences. The proposed project, a single family residence, is consistent with the zoning designation.

Residential Development Criteria

The applicable (R1) Low Density Residential development criteria was analyzed as part of the application. The proposed project is consistent with the development criteria as shown below.

Zoning Ordinance Section 26C-102(f)		
Yard Requirements	Required Setback	Proposed Setback
Front	<i>Not less than twenty feet (20') provided, however, that no structure shall be located closer than forty-five (45') to the centerline of any public road, street or highway</i>	22 feet (22') to property line 45 feet (45') to centerline of Highway 1
Side	<i>Minimum of five feet (5')</i>	5 feet (5 ') north property line 9 feet (9') south property line
Rear	<i>Minimum of (twenty) 20'</i>	20 feet (20')

The Coastal Zoning Ordinance Section 26C-102 (b) (3) states that the maximum height of residential structures east of Highway 1 and visible from designated scenic roads is twenty-four feet (24'). The height of the proposed single family dwelling is 22 feet 6 inches therefore the project is consistent with the height requirements of the Coastal Zoning Code.

Maximum lot coverage allowed per Section 26-102(e) is forty percent (40 %) of the lot. The proposed development associated with this application which includes the single family residence, garage and driveway footprint is 1,629 square feet. The subject parcel is 4,138 square feet, therefore the project's lot coverage is 39.3 %. The proposed lot coverage for this project is less than maximum allowed. Therefore the project is consistent with the maximum lot coverage requirement.

Design Review General Development Standards

As required by the Local Coastal Plan's design review standards and pursuant to Section 26C-292 of the Coastal Zoning Code, design review standards were analyzed as part of this application. The following design review standards apply to this project.

- (a) *Proposed structures are designed and situated as to retain and blend with 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 for light and air on the project site and for the adjacent properties. Minimal grading is required for the project, therefore the natural land form of the lot will remain the same. The proposed colors and materials for the project are natural tones, which will enable the project to blend with the surrounding natural environment.

(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 corridors;

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 22' 6" at its highest point which is consistent with the maximum height allowed by the Coastal Zoning Code.

(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 single family residences that are various architectural styles and sizes. The proposed exterior materials (Monterey Taupe Hardie Lap Board and Dark Grey roof shingles) are earth tones similar to materials used by adjacent structures. Based on the proposed traditional architectural style and the proposed exterior materials the project is compatible with the surrounding neighborhood and the natural environment.

(j) The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community;

Staff analysis: The proposed single family residence is designed in a manner that is consistent with a typical single family residence and residential use. Project design features include the use of natural colors and materials for the exterior components of the project making the project compatible with the surrounding neighborhood. The project site is surrounded by three existing residences. Based on Sonoma County Assessor's records the residences range in size from 1,200 square feet to 2,264 square feet. The two residences located to the north and south of the project site are two stories and the residence to the east is a single story residence. Given that the proposed single family dwelling and attached garage is 1,616 square feet it is compatible in size and scale with the adjacent existing structures.

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

Issue #3 California Environmental Quality Act (CEQA)

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 3 (a) because the project involves the construction of a single family residence.

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Adjustments find the project Categorially Exempt from CEQA and approve the Coastal Permit to allow construction of a two story 1,616 square foot single family residence with attached 200 square foot garage and associated landscaping.

LIST OF ATTACHMENTS

EXHIBIT A: Draft Conditions of Approval
EXHIBIT B: Vicinity Map and Aerial Project Site
EXHIBIT C: General Plan Land Use
EXHIBIT D: Zoning Map
EXHIBIT E: Project Description, Application and Supplemental Information
EXHIBIT F: Biological Assessment dated February 10, 2016
EXHIBIT G: Project Plan dated 1/12/2017
EXHIBIT H: Draft Resolution
