

Board of Supervisors

July 14, 2020

CPH16-0009

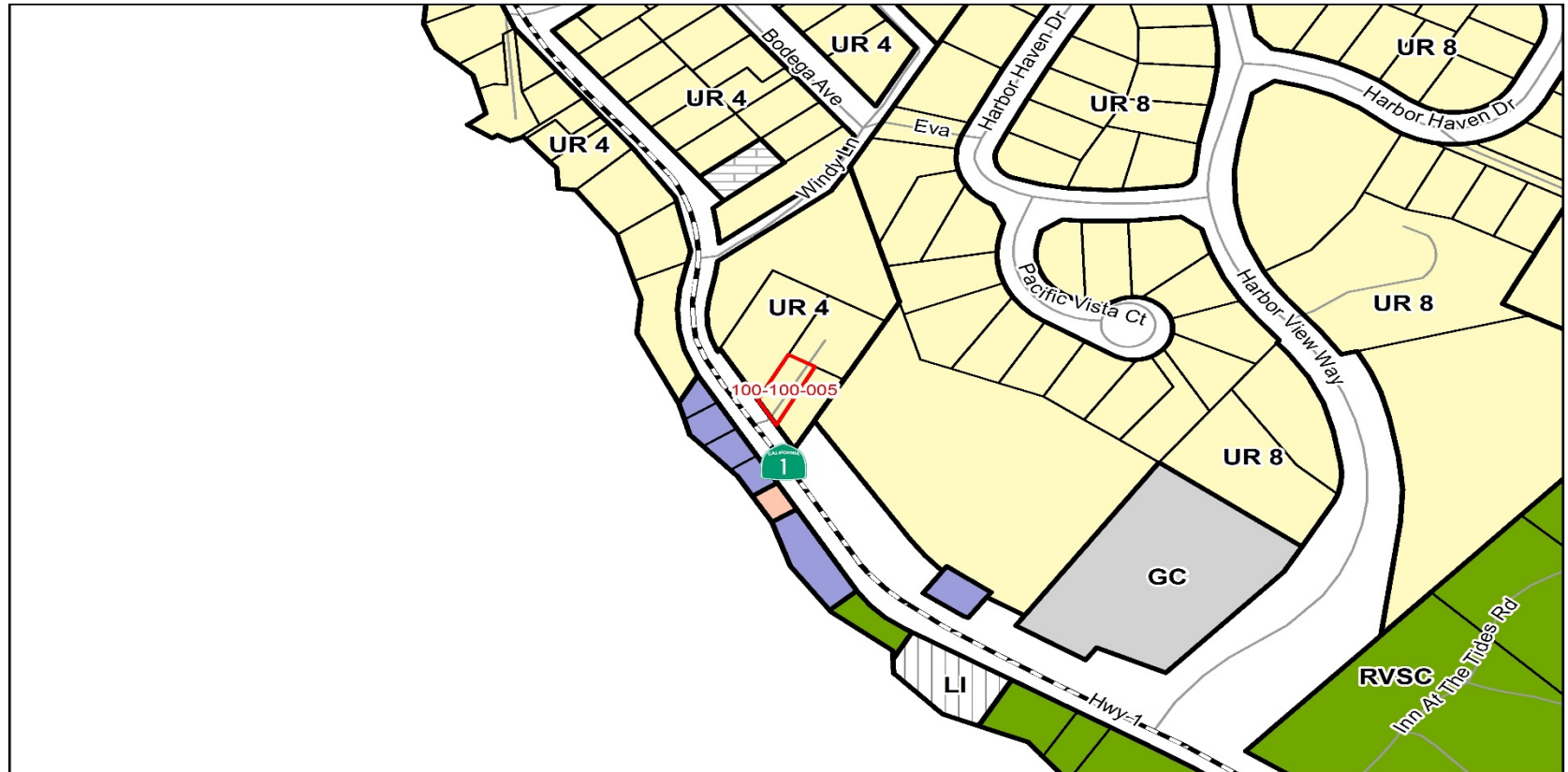
1020 Highway 1, Bodega Bay



Vicinity Map



General Plan



General Plan Land Use

- Land Use by Area
- Resources & Rural Development
- Urban Residential
- Recreation / Visitor-Serving Commercial

- General Commercial
- Limited Commercial
- Limited Industrial
- Public / Quasi-Public

Base Map Data

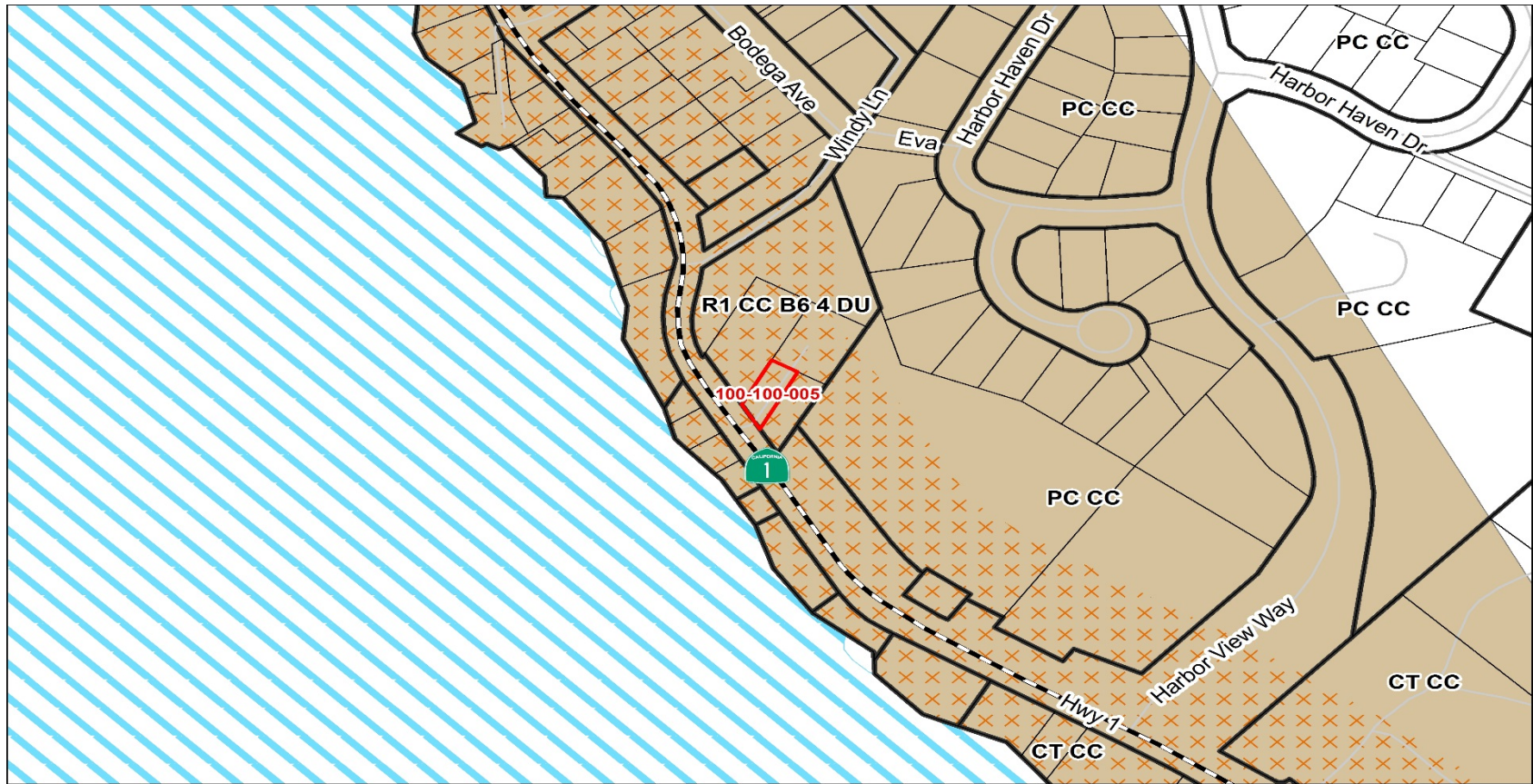
- Parcel
- Highway
- Street



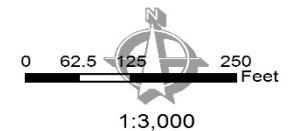
1:3,000

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning



Zoning and Combining Districts



Project Site

**Existing
4,138 sq. ft.
parcel**

**Proposed
1,616 sq. ft.
single family
residence**

**Attached
garage**

**Two story
residence**

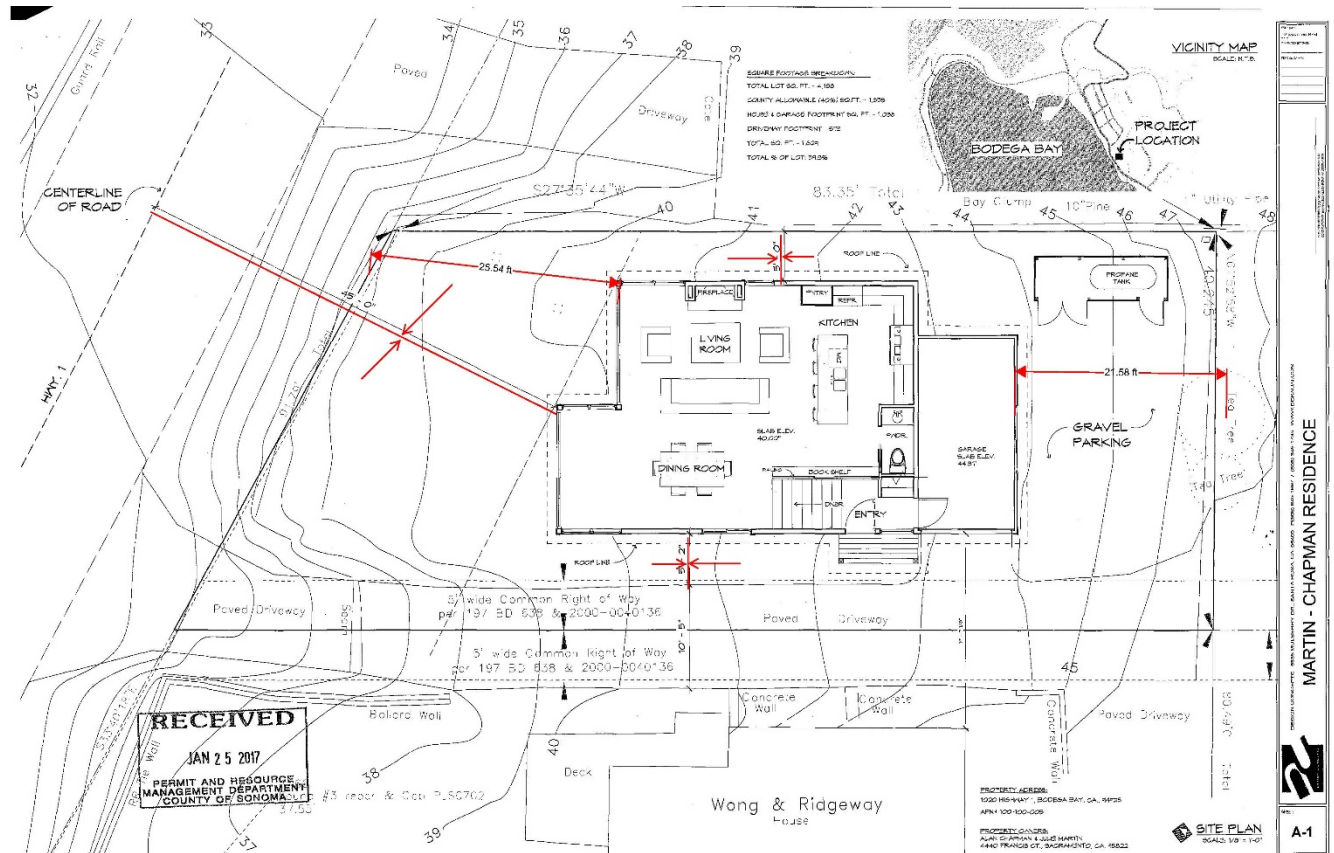
**22 feet 6
inches tall**



Site Plan

Consistent with
development
standards

Project does
not exceed
maximum lot
coverage allowed



**Coastal
Zoning Code
allows 24
feet east of
Highway 1**



Floor Plan

856 sq. ft.
first floor

760 sq. ft.
second floor

200 sq. ft.
garage

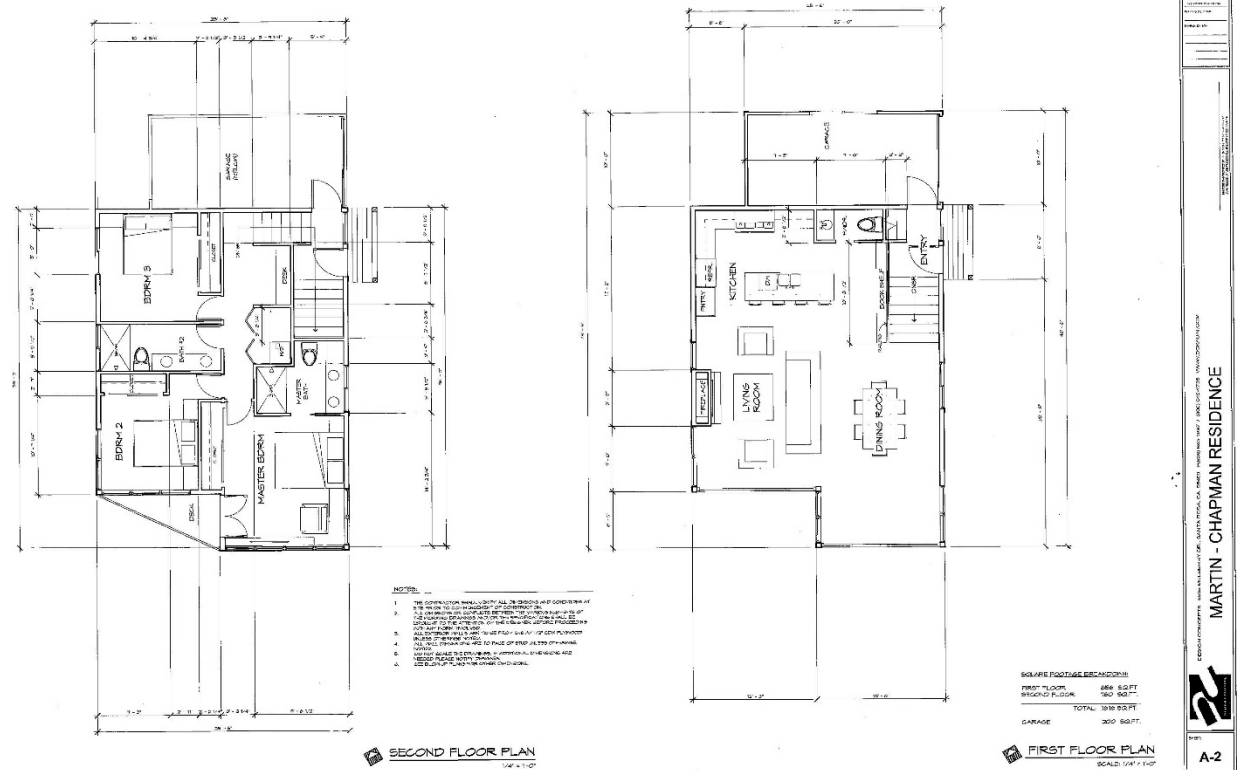


Photo Simulation of Proposed Single Family Residence

**Hardie Board
Lap Siding**

**Exterior color
Monterey
Taupe**

**Dark grey
asphalt shingle
roof**

**Downcast
exterior
lighting**



Issues Raised in the Appeal

- **Public Hearing Comment Procedures**
- **Maximum Lot Coverage**
- **Easement /Driveway**
- **Consistency with Local Coastal Plan**
- **Height**
- **Lot Access and Egress**

Adjacent Existing Structures to South



Surrounding Neighborhood



Project Site Looking Towards Highway 1



Summary and Requested Action

**No impact to
biotic habitat**

**Less than
significant
visual impact**

- **Approve Resolution denying the appeal**
- **Uphold Board of Zoning Adjustments Approval**
- **Find the project exempt from the California Environmental Quality Act (CEQA)**
- **Approve Coastal Permit subject to conditions of approval**

Questions?

