

Public Comment for 1020 Hwy One Appeal
AGENDA ITEM 2020-0374
Comments To Be Made By Spokesperson
Perry Marker, Property Owner, Full Time Resident and Registered Voter of
1030 Hwy One, Bodega Bay

- Because of the extremely small lot size (which we believe to be smaller than the designated 4,138 sq. ft.) and the danger to public safety it presents, we are requesting that an on-site review of the 1020 Hwy One property be conducted by **Cal Trans, Bodega Bay and Sonoma County Fire Agencies before the BOS votes on approval of the permit.**
- In the 12/20/18 minutes of the Planning Commission and Board of Zoning Adjustments, Deputy Director Barrett said that the project *will be reviewed* by Caltrans and Fire agencies. This review has NOT been done to date. **The BOS vote for approval should wait until this review is completed.**
- In the 12/20/18 minutes of the Planning Commission and Board of Zoning Adjustments, Deputy Director Barrett indicated that for substandard existing lots (i.e. lots under 6,000 sq. ft.) setback requirements are applied and sufficient access for vehicles are considered, which **sometimes requires the house size to be reduced. We request that the house size be reduced to one story.**
- In the 12/20/18 minutes of the Planning Commission and Board of Zoning Adjustments, Commissioner Reed suggested that the applicants “find a way to minimize the impacts of the project on the neighbors.” **As of this date we have received no such proposal from the applicants.** The 1020 house will block 80% of the marina and Bodega Head view of the 1030 Hwy One property. This loss of view will devalue the 1030 Hwy One property.
- The site map used for approval by the Planning Commission and Board of Zoning Adjustments - the same map that is included in your packet - is incorrect. It shows that there is a “paved driveway” on the 1010 property, and allows for members of agencies viewing the site plan for approval, to infer that there is room to turnaround vehicles on the 1020 property. The actual area is pictured in Photo #1*, which was emailed to the BOS and Jennifer Faso on 7/13/2020. **We request that the site plan be corrected, an on-site visit we conducted by Cal Trans and rerlevant Fire agencies, and the permit reviewed again after this change is made.**
- There are significant safety concerns regarding the lot. The designed parking does not allow for a turnaround for trucks, delivery or emergency vehicles. Vehicles that cannot turn around **must back onto Hwy One** (see Photo #2*) near a very hazardous blind curve. This creates a major safety issue on Hwy One. **We request that the size of the**

house be reduced, a parking turnaround be created for truck and emergency vehicles, to allow for an adequate turn around of vehicles

- This section of Highway One that runs past the 1010 Hwy One property has the most critical capacity deficiency along the Sonoma Coast. **“The section of Highway One between the Tides and Johnson Gulch represents the worst case because of narrow roadway width.”** (Coastal Plan and Use document, pg. 157)
- We believe the common easement should NOT be counted as part of a buildable lot since it is owned by the property owners of 1010, 1020 and 1030 Hwy One, and thereby making the lot coverage over the maximum of 40% allowed. **The county has cited no regulations, policies or provided documentation that would support this method of calculating the lot size.**
- The Planning Commission and Board of Zoning Adjustments has ignored the document “Coastal Plan and Use” that includes recommendations that states “the town of Bodega Bay is a special coast community worthy of protection. To maintain and protect the fishing village character of Bodega Bay ...new residential housing development **adjacent to the original town is proposed to be similar in scale and design to that in the existing town.**” (Coastal Plan and Use document, pg. 172) The height limit for the existing town is 16 feet.
- To summarize we are requesting that before the BOS votes on the approval of the permit: **1)** an on-site review be conducted, as stated in the 12/20/18 minutes of the Planning Commission and the Board of Zoning Adjustments, of the 1020 Hwy One Property by Cal Trans, Bodega Bay and Sonoma County Fire Agencies; **2)** the house size be reduced to a smaller square footage and a height of 16 feet; **3)** the incorrect site plan be corrected; **4)** the county provides documentation as to why the common easement owned by three different property owners is part of the buildable lot for the 1020 Hwy One project.

*Photo #1



*Photo #2

