



May 24, 2021

Cathy Smith
6255 Vine Hill Road
Sebastopol, CA 95472

Kurtis Gantert and Gabrielle Toledano
255 McChristian Avenue
Bodega Bay, CA 949523

Re: File No: PLP21-0004
Site address: 255 McChristian Avenue, Bodega Bay, CA 94923
APN: 101-013-037

Request for a Coastal Permit with Hearing and Design Review (Landmarks Commission) for the addition of a 380 square foot deck on a historic residence designated as Sonoma County Landmark #121 located on a 0.86-acre parcel. Proposed work includes double French doors, which will match the existing French door design throughout the property, in order to provide access from kitchen to deck.

A Notice of Pending Action was mailed to each property owner within 100 feet of the proposed project and any comments were required to be submitted to the County within 10 days as per Section 26C-344(b). No comments were received as a result of this notice. A Notice of Final Action will be sent to the California Coastal Commission on June 4, 2021, upon expiration of the local appeal period.

The Coastal Permit approval is based on a determination by Permit Sonoma that the project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the California Coastal Act. In addition, it is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303 New Construction or Conversion of Small Structures, because the project involves the construction of a new single family residence in a residential zone.

The Coastal Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Coastal Permit with or without a public hearing.

This decision may be appealed to in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter to the Sonoma County Board of Zoning Adjustments per Section 26C-347 of the Sonoma County Zoning Ordinance.



If you have any questions, feel free to contact me at (707) 565-7387 or at Claudette.Diaz@sonoma-county.org. Please refer to your file number PLP21-0004 and site address when making inquiries.

Sincerely,

A handwritten signature in black ink, appearing to read "Claudette" followed by a stylized flourish.

Claudette Diaz
Project Planner

Enclosure: Conditions of Approval dated May 24, 2021

cc: File No. PLP21-0004



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermiTSonoma.org



CONDITIONS OF APPROVAL

Date:	May 24, 2021	File No.:	PLP21-0004
Applicant:	Cathy Smith-Kemiji	Owner:	Kurtis Gantert and Gabrielle Toledano
APN:	101-013-037	Address:	255 McChristian Avenue

Project Description: Coastal Permit with Hearing and Design Review for the addition of a 380 square foot deck on a historic residence designated as Sonoma County Landmark #121 located on a 0.86 acre parcel. Work includes a double French door, which will match the existing French door design throughout the property, in order to provide access from kitchen to deck.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

2. This Coastal Permit with Hearing and Design Review for the addition of a 380 square foot deck on a historic residence designated as Sonoma County Landmark #121 located on a 0.86 acre parcel. Work includes double French doors, which will match the existing French door design throughout the property, in order to provide access from kitchen to deck, located at 255 McChristian Avenue, Bodega Bay. The use shall be operated in accordance with the application submittals located in File No: PLP21-0004 unless otherwise modified by these conditions.
3. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
4. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.
5. All grading and building permits plans involving ground disturbing activities shall include the following notes:



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"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (Permit Sonoma) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

6. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the department finds that there has been non-compliance with any of the conditions or (b) the department finds that the use for which this permit is here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.
7. In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.



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