

**MINUTES OF THE REGULARLY SCHEDULED MONTHLY MEETING OF THE**  
**TRINIDAD PLANNING COMMISSION**  
**WEDNESDAY JUNE 20, 2012**

**I. CALL TO ORDER/ROLL CALL (6:00pm)**

Commissioners Present: Johnson, Pinske, Vanderpool, Becker  
Commissioners Absent: Rotwein  
Staff: Parker, Caldwell

**II. APPROVAL OF MINUTES**

*May 16, 2012*

***Motion (Pinske/Becker) to approve the minutes.  
Passed unanimously.***

**III. APPROVAL OF AGENDA**

***Motion (Becker/Pinske) to approve the minutes.  
Passed unanimously.***

**IV. ITEMS FROM THE FLOOR**

Steve Saunders is introduced and welcomed as Trinidad's newest resident.

**V. AGENDA ITEMS**

1. **Leach 2012-01:** Design Review and Coastal Development Permit to add 382 sq. ft., including a new 296 sq. ft. second story 3rd bedroom, to an existing 1,115 sq. ft. 2-bdrm, single-family dwelling. The project also includes demolition of a detached, nonconforming second dwelling unit that was destroyed by a fire and construction of a conforming 768 sq. ft. structure that will include an office, one-car garage, ½ bath and storage. Located at 565 Trinity Street; 042-101-10. *This item was continued from the May 16 agenda, and will be continued again to the July 18 regular meeting, but public comment will still be taken.*

Planner Parker provides an update on the project status. The soil testing and specifications from LACO regarding the septic system design that the applicant was waiting on last month have been submitted, and based on this new information, the applicant is proposing to eliminate the back office/garage and enlarge the primary residence. Plans were not submitted in time for this meeting, but are expected next week.

*The Leach project is continued to the July 18, 2012 Planning Commission meeting.*

2. **Noonan 2012-02:** Design Review and Coastal Development Permit to add a 351 sq. ft. addition to the existing 859 sq. ft. café in the Saunder's Shopping Center for additional indoor seating. Located in the Saunder's Shopping Center; APN: 042-063-36.

Commissioner Vanderpool recuses himself; his parents are the lessors of the business.

The applicants clarify that the continued usage of outdoor seating is correct.

Commissioner Johnson gets clarification on the project and CDP requirements. The project meets the definition of development and because of City DR and VP, any alterations are required for a CDP which then requires DR and VP. All of Trinidad is in the Coastal Zone, but only certain areas are appealable to the Coastal Commission (T. Parker has a map), such as areas between the sea and first public road, within 300 ft of a bluff, etc. This project is not within the boundaries to be appealable to the Coastal Commission, but is appealable to the City Council.

Planner Parker thinks that the 4' ADA requirement is something for John Roberts to address. She believes that the 4' ADA requirement is pertaining to the 4' clearance for ADA accessibility on the sidewalk. Bump curbs mitigate for sidewalk footage loss due to car hoods overhanging on the sidewalk. Only one ADA parking sign is new to the project.

The building inspector will also review the relocation of the gas meter to the back of the building. Responding to Commissioner Johnson's concerns about consultation issues, Planner Parker states that the Tsurai were not consulted regarding the gas line because the project is outside the normal area of concern, and located on an area that has already been disturbed, graded, filled and developed. The City also does not have a policy for such notification.

Thomas Noonan (contractor for the project) also states that the gas line is 14"-16" deep, if that. It is a minor pipe relocation. He confirms the ADA requirements for the curb bumps and notes that the ADA bathroom upgrade is a good move. The Saunders looked into upgrading the building, bringing it into compliance. Bonnie Oliver did the design and it will match the existing exterior of the building. They will start the project as soon as possible.

#### *Commissioner Comments*

Commissioner Pinske adds that this upgrade will be a positive addition to the City's beautification process.

#### *Public Comments*

G. Saunders would like to answer any questions anyone has and hopes they will call.

***Motion (Becker/Pinske) Based on application material, information and findings included in this Staff Report, and based on public testimony, I move to adopt the information and required findings and approve the project as submitted and as conditioned herein.***

***Passed unanimously.***

- 3. Land Trust 2012-03:** Design Review and Coastal Development Permit for the construction of an attached, but separate, 504 sq. ft. addition to the approved (but not yet constructed) 2,091 ft<sup>2</sup> Library building to house an office / art gallery for the Land Trust and Museum. Located at 400 Janis Ct.; APN: 042-051-34.

Commissioner Becker recuses herself as her husband is the legal consult for this project. Commissioner Johnson recuses himself as he is on the Board of the Trinidad Coastal Land Trust and the project manager. Commissioner Rotwein is absent. There is not a quorum.

Planner Parker reviews the options in the face of lacking a quorum. Commissioners Rotwein (in advance), Vanderpool, and Pinske confirm their availability to meet in two weeks.

*The Land Trust meeting is continued to the July 3<sup>rd</sup> Special Meeting at 6pm.*

- 4. Civic Club 2012-04:** After-the-fact Design Review and Coastal Development Permit to remove fencing, conduct landscaping (removal of sod and invasive blackberries) and terrace an existing slope to provide access to the Axel Lindgren Memorial Trail through the Memorial Lighthouse Civic Club property. Most of the work has already taken place. Located at the Trinidad Memorial Lighthouse; APN: 042-091-04

Planner Parker introduces the project. Commissioner Johnson asks for clarification on the bullet point "Engineering evaluation of stability of, and recommendations for, western approach (ramps) to trail." Planner Parker states that she was referring to the existing approach down from the side which is mapped unstable and on City property, so it's outside the scope of the project. She also responds that the Tsurai Management Plan was adopted by all parties.

*Public Comment*

B. McConnell (Heritage Preservation Officer for the Yurok Tribe) applauds the Civic Club for contacting the Tsurai Ancestral Society, however, given the location and the TMP, the Yurok should have been contacted. Access is desirable but side issues have developed that could have been avoided had the Yurok been contacted.

C. Netzlow (builder) relays that the original project was drawn up in January or February and then revised after meeting with K. Lindgren. C. Netzlow recommends the City adopt policies for construction/development requirements so that mistakes like this can be avoided.

S. Lindgren (TAS) said the project was simple in the beginning. She went to the site to learn about the project. The fence posts were to be cut off at ground level. At that time she advised using a cultural monitor. She expressed her dissatisfaction at later finding prehistoric and historical artifacts laying out open on the dirt and the removal of 5 yards of soil. This project directly affects the TAS. Three steps were added to the trail, changing the direction to trail access and diverting it. The TAS would like the Planning Commission to continue this project in order to have time to prepare comments. The TAS objects to the project permit as proposed.

B. Subkis (416 Roundhouse Ck Rd, Civic Club) states that this has been a learning process, and the Civic Club did what they thought was needed. She states that the fence was rotten and had to come out, and the bases were concrete. They were hoping to take the existing trail and join it to the property for bluff access. Their only goal is a feasible, smart, safe, physically accessible trail. It was not their intention to change it. They were looking at the stability of the bluff. They're still learning to work with everyone. She thanks the City Planner and community for helping with this process.

G. Saunders (200 Ocean Ave.) states that communication is key to this project and gives a history of the lighthouse and Civic Club community, noting that times have changed.

*Commissioner Comments*

The Planning Commission discusses their aversion to a verbal continuance request from the public made the night of the meeting. They note the accelerated timeline for putting it on the agenda and debate temporary approval.

Planner Parker states that the improvements are not currently accessible, but the ALMT is.

P. Fleschner (Secretary to the Trinidad Civic Club, 790 Edwards) responds that the original intent was to make the area beautiful, safe and accessible. She apologizes for the

miscommunication and states that they are an amateur volunteer group with a very small budget. If there are dramatic requests made, the Civic Club will not be able to afford to meet them.

T. Noonan (Builder) reiterates that this was a complicated process and these permitting issues happen too frequently. The process shouldn't be this hard.

#### *Commissioner Comments*

Planner Parker responds to the Commissioners' proposal of a temporary permit stating that she doesn't see an issue with a 3-month permit.

Commissioner Johnson states that appropriate staff should have been engaged at the proper time to avoid issues. This is a frustrating situation. He agrees with the idea of a policy outlining a "gate-keeper" for the permitting process. He is also uncomfortable continuing the project based on a last-minute verbal continuance request because of the precedence it will set. The project's work is almost complete and he would like to see all parties involved agree but the Yurok and TAS representatives state that they have to confer with their Boards before deciding anything about the projects.

The Commission again discusses a temporary permit, conditions and "appealability" of the project. C. Netzlow states that he does not want the trail used until a permanent CDP is issued.

B. McQuillen (Yurok Tribe Repatriation and Collections Manager) states that they must have time and that there are issues such as CEQA, Coastal Conservancy easements, Study Area designation, etc. to be addressed even though the work is nearly complete. Without these consultation requirements met, it isn't prudent to approve any permit. For example, the one-page geotechnical didn't articulate all the issues. They need a month to come to a conclusion. Recognize that they are a sovereign tribal government and it is respectful to give them reasonable review time.

The parties agree to continue the project to the July 18th meeting, and since P. Fleshner and B. Subkis will be unavailable, the involved parties agree to meet before then.

*Continued to the July 18th, 2012 meeting.*

**5. General Plan Update:** Review Draft Circulation, Public Safety and Noise Elements, Figures, background reports. Consider scheduling a special meeting between regular meetings to discuss the General Plan update.

Planner Parker has compared General Plan programs with other cities' and concluded that Trinidad is pretty consistent, if not more conservative, with other plans.

The commission settles into workshop mode. They discuss the significance of adopting a State-compliant Housing Element and the repercussions of not. Planner Parker agrees to generate a list of pros and cons regarding compliance.

## **VI. CITY COUNCIL & STAFF REPORT**

The City Council approved the pre-application fee for complicated projects and \$20,000 toward the General Plan. If permits are on the agenda, special workshop meetings should be held to continue to advance the General Plan.

Verizon requested to swap out antennas and the issue was continued due to too many questions regarding co-axel cables, repair & maintenance, etc.

Commissioner Johnson discusses scheduling Planning Commission meeting conflicts so the Commission can ensure quorums for future projects.

**VII. ADJOURNMENT**

Meeting adjourned at 7:55pm

**Submitted by:**

**Sarah Caldwell**

Secretary to Planning Commission

**Approved by:**

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**Richard Johnson**

Planning Commission Chair