

MINUTES OF THE RE-SCHEDULED MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
WEDNESDAY SEPTEMBER 5, 2012

I. CALL TO ORDER/ROLL CALL (6:03pm)

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

II. APPROVAL OF MINUTES

August 15, 2012

Page 3/6, 5th paragraph – amend “interested” to “interest.”

Page 4/6, last paragraph – add “consider” to the 1st sentence.

Page 5/6, largest paragraph – add “the” to the last sentence.

Motion (Pinske/Vanderpool) to approve the minutes as amended.

Passed unanimously.

III. APPROVAL OF AGENDA

Motion (Pinske/Vanderpool) to approve the minutes.

Passed unanimously.

IV. ITEMS FROM THE FLOOR

None.

V. AGENDA ITEMS

- 1. Freeland 2012-07:** Coastal Development Permit and Design Review to construct a 595 sq. ft., 2-car, attached garage on an existing 2-story, 1,111 sq. ft., 1-bedroom single family residence. Other proposed improvements include a driveway extension, new entry, and a 212.5 sq ft deck extension. Located at 70 Scenic Drive; 042-151-06.

Planner Parker introduces the project. She noted that this project had been ‘fast-tracked,’ partially due to the early meeting this month and the applicant’s desire to construct prior to rains. Parker felt comfortable with this, even though referrals could not be sent out, because it was just a garage and because she had been speaking to the applicant’s agent for some time about the project. Commissioner Johnson states that he has questions about the foundation, but he’ll hold off for the time being.

Public Comment

Julian Berg (architect) provides photos of the site and describes how the garage will be compatible with the existing house with the proposed redwood siding, redwood fascias and blue roof with the same pitch as the house. He states that there were not many options for the garage footprint due to maneuverability constraints and steep slopes; this is the best spot. The foundation is the most complicated. The retaining wall and grading are necessary to keep the driveway less steep driveway. The garage will be engineered based on the new soils report, and has been designed to minimize grading by using large piers to stable soil and cantilevers.

Commissioner Comments

Commissioner Johnson is worried about fast-tracking the project and not wanting to miss something. He confirms that the City Engineer has not seen the plans yet and that the project will not return to the Commission after review unless the external profile changes.

Commissioner Johnson would be more comfortable if the City Engineer had vetted this project, but notes that the project will be conditioned on both City Engineer and Building Inspector approval.

J. Berg responds to Commissioner Pinske's question stating that the geologic report should be done any day now. He responds to Commissioner Johnson's inquiry about the 43 yds³ of excavation, stating that pending the geology report, the driveway is currently proposed to be compacted gravel with a thin layer of soil and planted grass. They will excavate a little for the garage footing. Commissioner Johnson asks if the project requires a grading permit. Planner Parker responds that a grading permit is only necessary for grading of more than 1000 ft² of surface area or 50 yds³. She noted that the City generally does not require a separate grading permit when other permits are involved.

Planner Parker and J. Berg discuss setbacks and the propane tank on the site plan. J. Berg also explains that an R2 geology report is very thorough that is being done for this project.

Motion (Pinske/Vanderpool) to adopt the information and required Design Review and View Protection findings in the staff report based on application materials, information and findings included in the Staff Report, and based on public testimony so as to approve the project as proposed and as conditioned in the staff report.

Passed unanimously.

2. General Plan Update: Review Draft Public Safety and Noise Elements, Figures, background reports.

Planner Parker states that an inventory of the figures is underway and she relays the options the Commission has for updating the Housing Element. Updating the Housing Element is an immense task for not much reward. The repercussions of not updating the element are an ineligible status for the HCD State grant funds (most of which Trinidad is already ineligible due to income), and a possibility of being sued exists (but is unlikely). Trinidad is not alone in not complying with Housing Element (HE) mandates. The current HE was certified in 1998, but that expires every 5 years. Also, by the time the HE is updated, the Regional Housing Needs will be updated and reallocated, and the required census data is not all available for 2010 yet. Looking at other cities formats doesn't give much hope based on the size of documents and information compiled. Commissioner Pinske states that it doesn't seem practical to take much action in this timeframe and Commissioner Johnson doesn't see the sense in spending the money and effort for a certification on this round; he suggests waiting for the new allocations in the next cycle.

Planner Parker also notes that the RHNA numbers came out before the economic crash. She will check with the Coastal Commission, however, because they *may* need an updated HE as part of the LCP. Trinidad does have the land needed to show that the City can accommodate housing allocations—the land is available, it's more limited by economics. She also suggests an annual set-aside so the cost of updating it isn't as overwhelming when the time comes.

The Planning Commission makes a formal recommendation to the City Council that the City update the Housing Element with current information, but not to

certification standards. Certification should occur when the census data is available and after the 2014 [RHNA] allocation. This will give the City the opportunity over the next fiscal years to set aside funds for the eventual rigorous update.

The Planning Commission enters workshop mode to review the General Plan Public Safety and Noise Element page by page.

VI. CITY COUNCIL REPORT

None.

VII. STAFF REPORT

Parker reports that the Civic Club project was appealed to the City Council. Planner Parker will respond to their letter and develop a lighthouse property timeline.

Next week is the special City Council meeting.

The City got most of their requests at the Moss subdivision appeal that was approved by the Board of Supervisors. It is now a better project with strong protection of the water supply. It sets good precedence.

VIII. ADJOURNMENT

Meeting adjourned at 7:29pm.

Submitted by:

Sarah Caldwell

Secretary to Planning Commission

Approved by:

Richard Johnson

Planning Commission Chair