



Filed: July 2, 2014
Staff: Trever Parker
Staff Report: August 1, 2014
Commission Hearing Date: August 20, 2014
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2014-01

APPLICANT / OWNER(S): John Frame

AGENT: Sarah Atkins

PROJECT LOCATION: 426 Wagner Street

PROJECT DESCRIPTION: Design Review and Coastal Development Permit for a 550 sq. ft. addition to and remodel of an existing 715 sq. ft. 1-bdrm, single story residence; the project will add 1 bedroom, 1 bathroom, and 1 office to the residence; the project also includes removal and installation of new roof framing with no increase in height, and installation of a new septic system.

ASSESSOR'S PARCEL NUMBER: 042-102-28

ZONING: UR – Urban Residential

GENERAL PLAN DESIGNATION: UR – Urban Residential

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15301 of the CEQA Guidelines exempting additions to existing structures and §15303 exempting new construction or conversion of small structures.

APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is X / is not appealable to the Coastal Commission per the City's certified LCP, and may be appealable per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The project site is located on the north side of Wagner Street, and the lot is zoned Urban Residential (UR), as are the surrounding parcels. Surrounding land uses include single-family residences; the parcel immediately to the west is vacant. The 9,600 sq. ft. project parcel is accessed from Wagner Street, and is currently developed with a small 1-story, 1-bdrm residence. Other existing site improvements include a 634 s.f. attached garage and a 1,600 s.f. shop, both located to the west of the residence; the property is served by an existing septic system that will be replaced. The lot is essentially flat, with drainage percolating onsite.

STAFF COMMENTS:

Referrals were sent to the Building Inspector, City Engineer and the County Division of Environmental Health (DEH) for the project. A building permit will be required for project construction if approved by the Planning Commission, but the Building Inspector did not have any specific comments at this time. The City Engineer had no comments other than to ensure that the front porch expansion meets required setbacks (see discussion below). The original application submittal was for a 3-bedroom residence (no office), but that would require detailed soil testing and an engineering report, and the property may not accommodate a new 3-bedroom septic system, so the existing bedroom will be converted into an office (also see discussion under 'sewage disposal' below). The applicant is looking into the feasibility of a 3-bedroom septic system, and could come back to the Planning Commission for an amendment if it is possible.

Potential Conflicts of Interest

Commissioners Vanderpool and Stockness both live within 300 ft. of the project site (both just over 100 ft.) and so there is a potential financial conflict of interest in accordance with the Fair Political Practices Act (see City Attorney, Paul Hagen's, memo of November 14, 2008 for more information). Because Commissioner Vanderpool does not own the property, there is not an assumed conflict; and because the project is not located on the same street, there does not seem to be an appearance of a conflict either. However, for Commissioner Stockness there is an assumed financial conflict of interest. According to Paul Hagen's memo, when this *presumption* of a direct financial interest is the case, one of two things must occur: (1) the official makes a rebuttal of the presumption of a direct financial interest and proceeds to vote; or (2) if no rebuttal is made, then the official must recuse themselves and can not vote. Therefore it is an individual decision whether to recuse oneself. Please see the memo for additional information.

ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

The property where the project is located is zoned UR – Urban Residential. The purpose of this zone is to allow relatively dense residential development; single-family residences are a principally permitted use. The minimum lot size allowed in the UR zone is 8,000 s.f. and the maximum density is one dwelling per 8,000 s.f. This project

proposes an addition to a existing residence on a 9,600 s.f. lot. The proposed construction includes interior remodeling, and a 550 sq. ft. addition to the rear of the residence, and east of the existing garage and shop; the square footage includes 122 sq. ft. of the existing garage that will be converted to living space. A 32 sq. ft. addition to the existing 21 sq. ft. covered front porch is also proposed. In addition, the roof on the garage and existing residence will be reframed and shingled, but there will be no increase in the height. Finally, a new 2-bedroom septic system will be installed. Project square footages are shown in Table 1.

TABLE 1 - AREAS

	EXISTING	PROPOSED
LOT AREA	9,600 s.f.	9,600 s.f.
FLOOR AREA		
Residence	715 s.f.	1,265 s.f.
Covered Porch	21 s.f.	53 s.f.
Total Residential Space	736 s.f.	1,318 s.f.
Attached Garage	756 s.f.	634 s.f.
Shop	1,604 s.f.	1,604 s.f.
Footprint of residence	736 s.f.	1,318 s.f.
Footprint of all structures	3,096 s.f.	3,556 s.f.
FLOOR TO LOT AREA RATIO		
Total Residence	7.7%	13.7%
Total Footprint (lot coverage)	32.3%	37.0%

According to the site plan and application materials, the floor area of the residence, as defined by the Zoning Ordinance Sec. 17.08.310, will be 1,318 s.f. after the remodel, which is within the maximum guideline of 2,000 s.f. in the Design Review criteria. Another measure that the Planning Commission uses is a standard of 25% maximum floor-to-lot area ratio even though it is not codified; this number is based on the fact that 2,000 s.f. is 25% of an 8,000 s.f. lot. In this case, the residential floor area ratio will increase from 7.7% to 13.7%, again, within the guideline established. However, the total lot coverage is somewhat high (37% after construction) due to the large shop, but the City does not have a regulatory restriction on maximum lot coverage as long as there is room to accommodate an appropriate septic system.

Staff anticipated that the future use of the large shop structure, particularly as potential additional living space, would be a concern, since it is an unusual feature. The shop has clearly been in existence for many years, and was used to accommodate a private work shop by the previous owner. The applicant's agent has stated that the space will continue to be utilized as storage. She also stated that the structure is not built adequately to accommodate living space. That is the reason that the structure is not being converted or utilized for the addition. She further stated that if any other expansions were considered, the shop would likely need to be torn down.

The Urban Residential zone (§17.36.050) requires minimum yards of front 20', rear 15', and side 5' (§ 17.36.060). The parcel faces Wagner Street to the south, actually including half of the 20 ft. private access easement. The existing porch is only approximately 5 ft. from the edge of the Wagner Street easement but 15 feet from the southern edge of the property. Section 17.56.110 allows eaves and overhangs to extend 2.5 feet into side yards and 4 feet into front, street-side and rear yards. Decks and stairways, landings, balconies and uncovered porches are allowed to extend up to eight feet into front, rear or street-side yards and three feet into side yards. The proposed porch addition is covered and extends into the front setback by 5 ft. Eaves and overhangs are allowed to extend into the front yard setback up to 4 ft., and uncovered porches by 8 feet. Therefore the porch foundation itself meets the setback, but the roof overhang must be 1 ft. narrower; this had been included as a condition of approval. The existing shop is only 3.5 ft. from the western (side) property line and approximately 1.5 ft from the northern (rear) property line. However, this project will not result in any changes to that structure, so nonconformance will not be increased.

The maximum height allowed in the UR zone, by Zoning Ordinance §17.36.06 (average ground level elevation covered by the structure to the highest point of the roof), is 25 feet, except that the Commission may require a lesser height in order to protect views. The plans show that the project will result in an increase in the height of the roof ridgeline by 1 in. Based on the plans, the approximate maximum height of the existing residence and proposed addition is 16'-8" ft. and the existing roofline is 16'-7"; the shop / storage building is approximately 19.5 ft. high.

The Zoning Ordinance (§ 17.56.180) requires 2 off-street parking spaces other than any garage spaces for single-family dwellings. Each parking space is required to be 18 ft. long and 8.5 ft. wide. The existing driveway is 23 ft. long, and 21 ft. wide, more than enough to accommodate two parking spaces. No change to the existing driveway is proposed and no increase in the number of units is proposed. There are also two garage spaces, which is not required in the Zoning Ordinance.

Wagner Street has two portions that are public and dedicated to the City of Trinidad. This includes the first 145 feet, or the first properties (north and south) on the west end of the street. There was also a dedication required as part of a subdivision of the forth properties along Wagner to the east (or approximately 300' – 360'). The remainder of Wagner, including the subject property is under private ownership with an access easement; this means the property lines extend to the center of the street / easement.

Wagner Street has an interesting history. It was actually dedicated to the City in its entirety around 1962 with the intent of it becoming a City street and splitting (subdividing) the existing parcels along it. Though the City authorized acceptance of the dedication, it was never recorded. However, Wagner is still mapped as a public street on the City's land use maps and even indicated as such on the AP Maps. Therefore, it appears that Wagner Street was intended to be public. Because there are dedicated public portions of the street to the west and east of this property, I inquired to the City

Manager and City Attorney about requiring dedication to the City as a condition of approval of this project, which the City Manager was in favor of.

Zoning Ordinance §17.56.080 (Access to a public road) requires that: *“All lots created subsequent to the adoption of these regulations shall have twenty-five feet of frontage on a public road, or twenty-five feet of frontage on a public easement at least twenty-five feet wide from the lot to a public road. Lots existing on the effective date of the regulations codified in this chapter not having such access to a road may be used for the purpose provided in these regulations if a use permit is first obtained incorporating such conditions as the planning commission deems necessary to ensure sufficient access to a public road.”* Based on this section, the City could require a use permit and dedication of the 10 ft. Wagner Street easement on this property to the City as a condition of project approval.

The City Attorney confirmed that the City would have such authority. However, he also stated that it is his opinion that the public already has access to Wagner Street. His explanation was that: *“When a roadway connects to a public roadway and there is a typical looking street sign it is hard to ever withdraw the public's right to use the roadway. In Hare v. Craig (1929) 206 Cal. 753, 757, the California Supreme Court long ago determined that when the public or such portion of the public as had occasion to use a road has traveled over it for a period of more than five years with full knowledge of the owner, without asking or receiving permission to do so and without objection being made by any one, a conclusive presumption of dedication to the public arises.”* Because of this fact, the likely objection to the requirement for dedication and potential for litigation, the City Attorney felt that the dedication was unnecessary and not worth the risk.

The Trinidad General Plan and Zoning Ordinance protect importance public coastal views from roads, trails and vista points and private views from inside residences located uphill from a proposed project from significant obstruction. The neighbors have been notified and given an opportunity to provide input. Story poles were requested. But, very little change to the profile of the structure is proposed, and view blockage is not anticipated to be an issue. Also, the roofline is proposed to change from an east / west orientation to a north / south orientation, which could have a slight benefit to views from behind the property.

The addition will be located on fairly level ground that is already developed with structures, and only minimal grading will be required to accommodate the new construction. This site is already connected to services and utilities, and these will not change. Exterior materials and colors, as well as new architectural features are shown on the provided plans. The exterior of the addition has been designed to match the existing residence. A standard composite roof is proposed.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project proposes changes to the external profile of the structure, §17.60.030 requires Design Review and View Preservation Findings to be made. The required findings are written in a manner to allow approval, without endorsing the project. However, if public hearing information is submitted or public comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

Design Review Criteria

- A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: The property is essentially flat, and only a minimal amount of grading will be required.
- B. *Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The bluffs below Wagner Street are partially zoned open space. But this project is located across the street on the rear of the property with other residences between it and the bluff. The project will not be readily visible from the open space areas if at all.
- C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: Exterior materials and colors will be consistent with the existing structure and surrounding development.
- D. *Plant materials should be used to integrate the manmade and natural environments to screen or soften the visual impact of new development, and to provide diversity in developed areas. Attractive vegetation common to the area shall be used.* Response: No changes in landscaping are proposed at this time. The addition will be consistent with the existing neighborhood, and screening is found to be unnecessary.
- E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No signs are proposed as part of this project.
- F. *New development should include underground utility service connections. When above ground facilities are the only alternative, they should follow the least visible route, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.* Response: Overhead utilities exist from the street to the existing residence, and these are proposed to continue to be used. This criteria is not mandatory (since it uses the word 'should'); but, this is a

view sensitive area, and some new, or increased, development is proposed. However, the addition is not large, and the undergrounding would be expensive compared to the level of proposed developed. Therefore undergrounding the existing utilities is found to be unnecessary.

- G. *Off-premise signs needed to direct visitors to commercial establishments, as allowed herein, should be well designed and be clustered at appropriate locations. Sign clusters should be a single design theme.* Response: No off-premise signs are proposed as part of this project.
- H. *When reviewing the design of commercial or residential buildings, the committee shall ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, uncrowded, rustic, unsophisticated, small, casual open character of the community. In particular:*
- 1. Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive.* Response: The proposed addition to a single-family dwelling will result in a dwelling that is approximately 1,320 s.f. in size, which is well under the 2,000 s.f. guideline. It is also less than 25% floor-to-area ratio at 14%.
 - 2. Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.* Response: No such development is proposed.

View Protection

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: This project will be visible from Old Wagon Road / Wagner Street Trail. However, the addition is located to the rear of existing structures and will not increase the roof height. The additions and remodel will be consistent with the existing residence.
- B. *Structures, including fences over three feet high and signs, and landscaping of new development, shall not be allowed to significantly block views of the harbor, Little Trinidad Head, Trinidad Head or the ocean from public roads, trails, and vista points, except as provided in subdivision 3 of this subsection.* Response: The bulk of the structure will not change significantly except towards the rear of the property, and height will not be increased; this is unlikely to affect any public or private views.
- C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to construct a residence of at least fifteen feet in height and one thousand five hundred square feet in floor area, residences of greater height as permitted in the applicable zone, or greater floor area shall not be allowed if such residence would significantly block*

views identified in subdivision 2 of this subsection. Regardless of the height or floor area of the residence, the committee, in order to avoid significant obstruction of the important views, may require, where feasible, that the residence be limited to one story; be located anywhere on the lot even if this involves the reduction or elimination of required yards or the pumping of septic tank wastewater to an uphill leach field, or the use of some other type of wastewater treatment facility; and adjust the length-width-height relationship and orientation of the structure so that it prevents the least possible view obstruction. Response: The project will not be located on a vacant lot. The proposed residence will be 1,320 sq. ft. after construction, and the existing height of 16.5 ft. will not be altered. The neighbors have been notified and will be allowed to present testimony at the hearing.

D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected.* Response: There was no residence that was destroyed by fire associated with this project.

E. *The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources. Any landform alterations or structural construction within one hundred feet of the Tsurai Study Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.* Response: The proposed project is not within 100 feet of the Holy Trinity Church, the Memorial Lighthouse or the Cemetery. The property is approximately 100 ft. from the Tsurai Study Area (TSA). The addition will be located to the rear of the existing residences and away from the TSA, and therefore will not crowd or encroach on the TSA. The increased size of the residence and addition of a bedroom could result in increased flows to the septic system. However, a new 2-bedroom system will be installed to replace the existing old, substandard system, which should result in improved treatment. No impacts to the TSA are anticipated.

SLOPE STABILITY:

The project site is not mapped as being “unstable” or of “questionable stability” on Plate 3 of the General Plan. The project is located outside of the Alquist-Priolo Fault Zone. Therefore, the finding can be made that no geologic study is required by the Zoning Ordinance.

SEWAGE DISPOSAL:

The existing septic system is very old and undersized compared to today’s standards. The applicant has applied to DEH for a new 2-bedroom septic system under a repair

permit. As a repair, the new system does not have to entirely meet all current standards. In this case, that means that a full soil analysis, percolation rate testing and an engineered design is not required. In addition, an official reserve area has not been required. However, DEH staff still sampled the soils for texture and any sign of high groundwater and other important characteristics. The new system was designed by DEH staff, and is sized appropriately for a 2-bedroom residence for the type of soils that are onsite. The existing system will be completely abandoned and destroyed. The new system includes a new 1500 gallon septic tank and 75 ft. leachline along the eastern side of the property (see plot plan).

The original application proposed a 3-bedroom residence, with the existing bedroom remaining as such. However, this would have required a full upgrade of the septic system with the requisite professional reports in accordance with current DEH requirements, because the project would be increasing the number of bedrooms. DEH staff felt that there may not be enough room on the lot to accommodate a 3-bedroom system. Therefore, the application revised the application to convert the existing bedroom to an office. DEH does not allow / recognize 1-bedroom systems, and therefore the project still qualifies for a repair with a 2-bedroom system, even though the existing residence is only 1-bedroom.

Health Dept. staff noted that there appears to be room for a reserve area in the front yard (because a full soil analysis was not completed, the exact size that would be necessary is not known). Section 13.12.140 (Reserve Area Required) of the OWTS Ordinance states: *“All new and modified OWTS and repairs shall be required to receive approval from the Health Officer for a suitable 100% reserve leachfield area unless an exception is granted by the Health Officer. ... Parcels with less than 100% reserve area shall be regulated as Nonstandard Systems.”* Section 13.12.410 (Building Alterations / Development) requires that permit applicants *“demonstrate that the existing OWTS meets the requirements set forth in the Trinidad OWTS Program.”* However, lack of a 100% reserve area is considered a *“minor nonconformance that does not affect the functionality of the system...”*

To officially designate a reserve area would require percolation testing and a report by a qualified professional. DEH staff stated that the soils on the site are very good, and he did not see a good reason to require that in this case. However, he also stated that any additional increase in building footprints would require additional testing or upgrades to ensure that necessary reserve area is not being covered up. The project does not eliminate the potential reserve area, and at the advice of DEH staff (City Health Officer), the requirement for an official leachfield approval was found to be unnecessary. However, due to septic issues in town, a standard condition of approval has been included requiring recordation of a deed restriction limiting the number of bedrooms and units on the property to what the septic system was designed for (2-bedroom, single residential unit).

Note that the applicant's agent has stated that the property owner will be looking into the possibility of a 3-bedroom septic design. But for now they are moving forward with

the 2-bedroom design. An amendment would be required to be approved by the Planning Commission for an additional bedroom.

LANDSCAPING AND FENCING:

This project does not involve any new landscaping or fencing.

STAFF RECOMMENDATION:

The project is consistent with the City's Zoning Ordinance and General Plan as well as the Coastal Act, and the necessary findings for granting approval of the project can be made. Should the Planning Commission find that the project is constant with all of the above provisions as described in this staff report, then staff recommends that the Planning Commission approve the project with a motion similar to the following:

Based on application materials, information and findings included in this Staff Report, and based on public testimony, I find that the proposed project is consistent with the City's certified LCP and the provisions and regulations of the Coastal Act and I move to make the required Design and View Protection findings and approve the project as submitted and as conditioned herein.

PLANNING COMMISSION ALTERNATIVES:

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

- A. Add conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
 - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
 - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

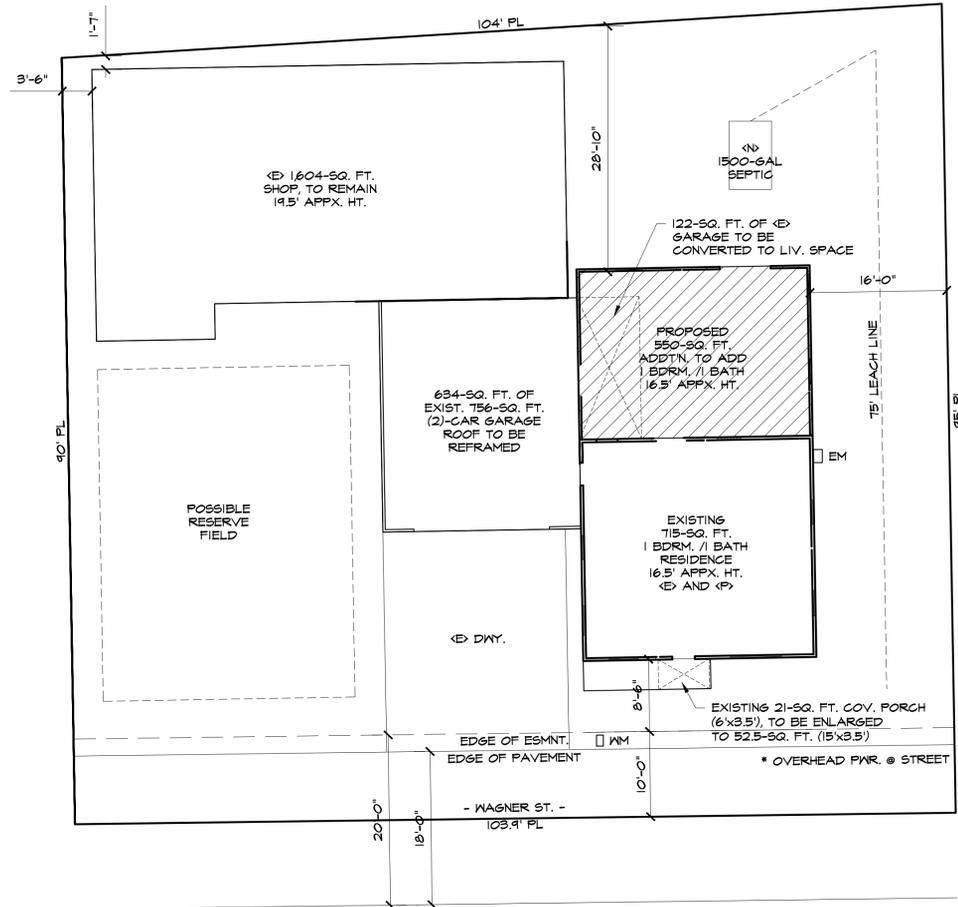
CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: Building Official prior to building permits being issued.*
2. Based on the findings that community values may change in a year's time, approval of this Design Review is for a one-year period starting at the effective date and expiring thereafter unless the project has been initiated through

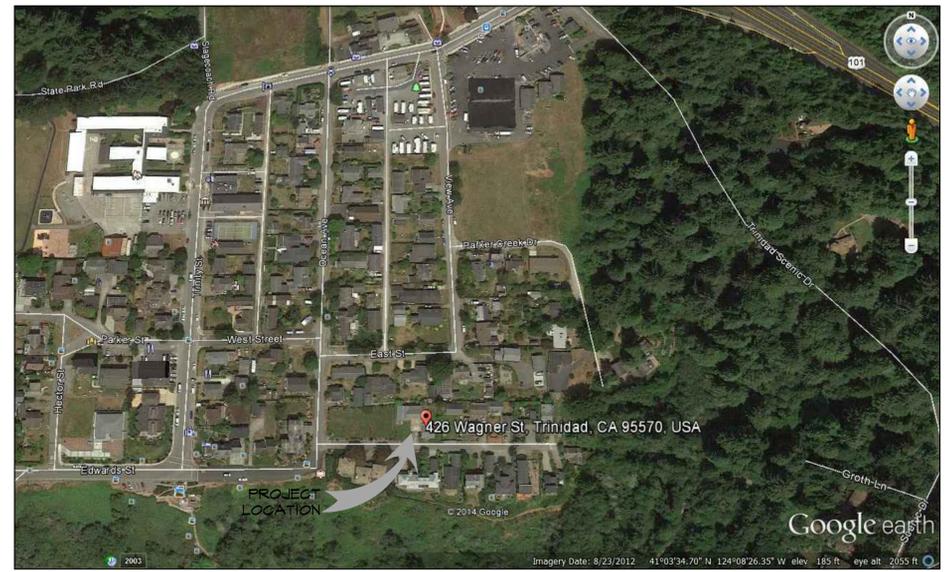
issuance of a building permit or an extension is requested from the Planning Commission prior to that time. *Responsibility: Building Official prior to building permits being issued.*

3. Construction related activities are to occur in a manner that will not impact the integrity of the septic system. The leachfield area shall be staked and flagged to keep equipment off the area. Alternatively, a written description of techniques/timing to be utilized to protect the system will be required from the contractor. If the proposed system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. The contractor will be required to file a mitigation report for approval by the City and County Health Department prior to permitting additional work to occur. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
5. Applicant shall direct roof drainage downspouts away from the septic system tank and leachfield. *Responsibility: Building Official to confirm at time building permits are issued.*
6. The applicant is responsible for submitting proof that a statement on the deed, in a form approved by the City Attorney, has been recorded indicating that any increase in the number of bedrooms above a total of two bedrooms, or number of dwelling units above one, will require City approval of adequate sewage disposal capabilities and other applicable standards. *Responsibility: Building Official to verify prior to building permits being issued.*
7. Recommended conditions of the City Building Official shall be required to be met as part of the building permit application submittal. Grading, drainage and street improvements will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*
8. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to protect water quality considerations near the bluffs. Specific water quality goals include, but are not limited to:
 - a. Limiting sediment loss resulting from construction
 - b. Limiting the extent and duration of land disturbing activities
 - c. Replacing vegetation as soon as possible
 - d. Maintaining natural drainage conditions*Responsibility: Building Official to confirm at time building permits are issued.*
9. The proposed porch addition must meet the required front yard setback; the roof can not be closer than 16 ft. to the front property line. As indicated on the site plan, this would be 16 ft. from the centerline of Wagner, or 8 ft. from the edge of the pavement. *Responsibility: Building Official to confirm at time building permits are issued.*

REVISIONS	BY
07/25/14	SJA
08/12/14	SJA

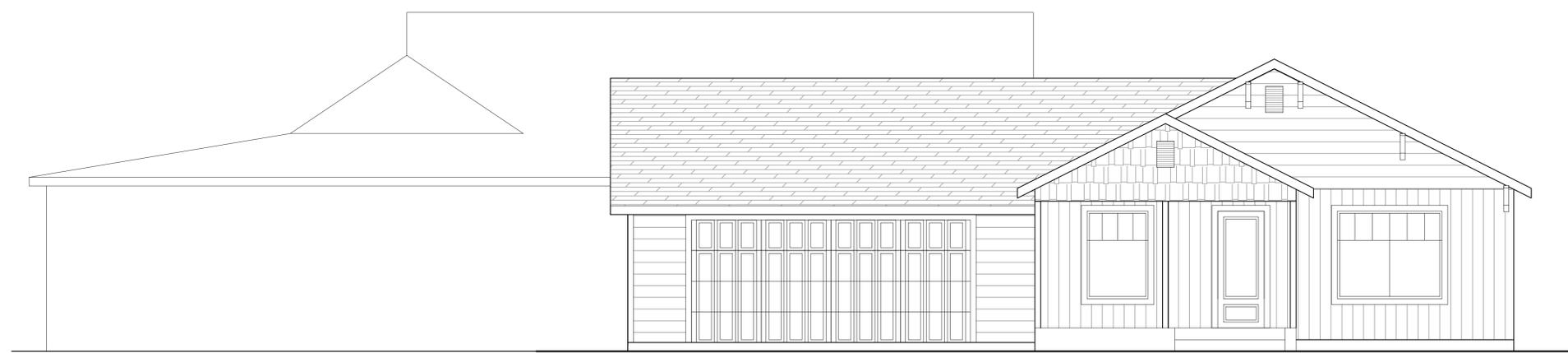


- SITE PLAN NOTES**
1. NO SEPTIC SYSTEM TO BE INSTALLED IN BACK YARD PER APPROVED DESIGN.
 2. NO PROPOSED GRADING OR FILL.
 3. PROJECT SITE 5% MAX. SLOPE.



LOCATION MAP
DO NOT SCALE

SITE PLAN
1"=10'-0"

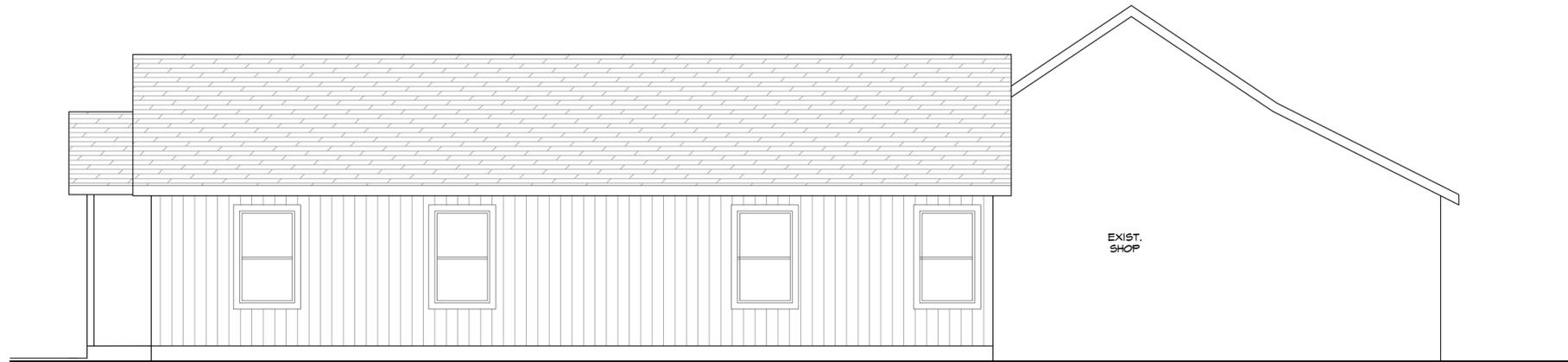


STREETFRONT SOUTH
1/4"=1'-0"

Atkins Drafting ~ Sarah J. Atkins
2814 G STREET EUREKA, CA 95501
PH: (707) 443-5492 RJSatkins@sjadrafting.net

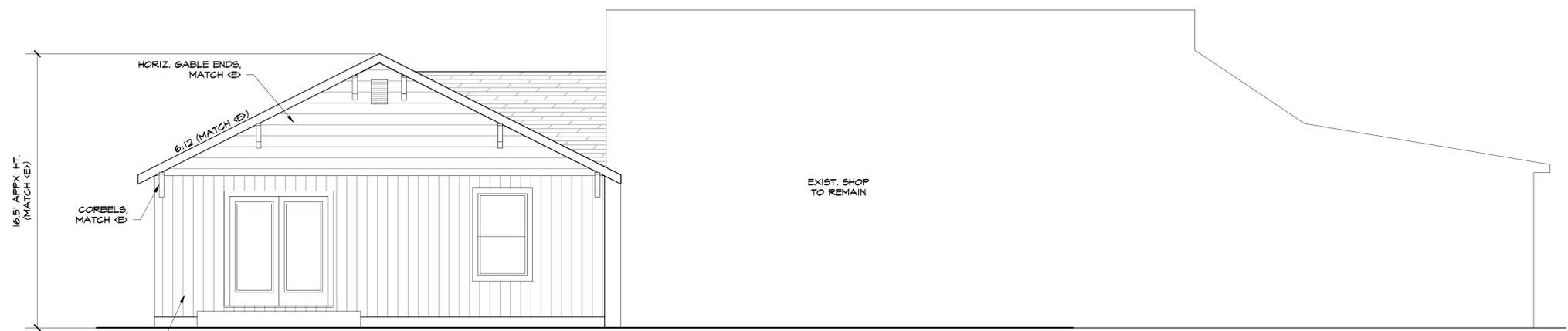
PROPOSED RESIDENTIAL ADDITION
426 WAGNER ST. TRINIDAD, CA APN 042-102-028
SITE PLAN
FOR: JOHN FRAME PH: (707) 677-3030

Date	JULY 2, '14
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	1



SIDEYARD EAST

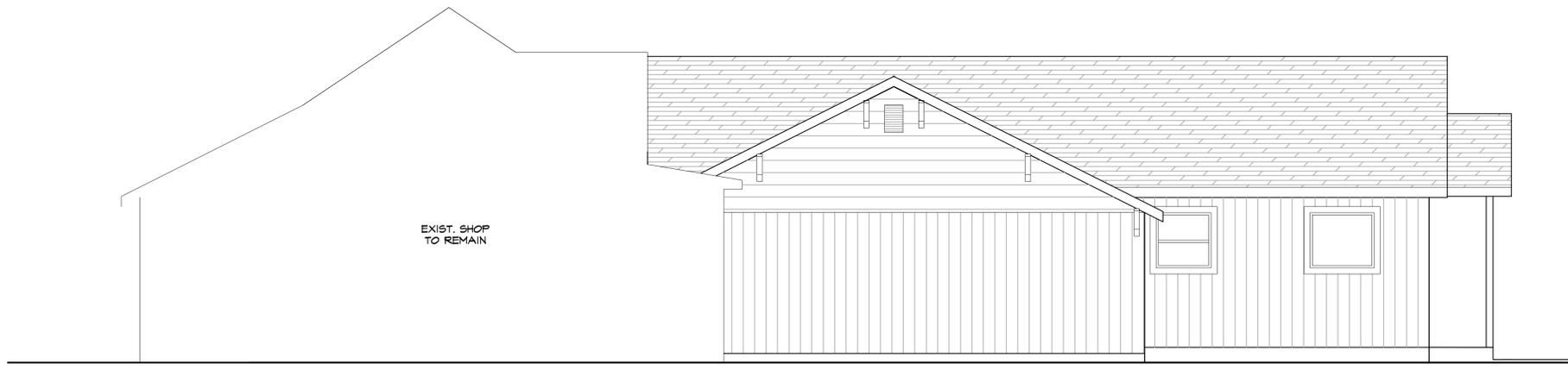
1/4"=1'-0"



REAR NORTH

1/4"=1'-0"

* COLORS TO MATCH (E) RESID.

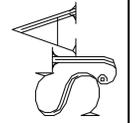


SIDEYARD WEST

1/4"=1'-0"

REVISIONS	BY

Atkins Drafting ~ Sarah J. Atkins
 2814 G STREET EUREKA, CA 95501
 PH: (707) 443-3492 RJS@atkins@sbcglobal.net



PROPOSED RESIDENTIAL ADDITION
 APN 042-102-028
 426 WAGNER ST. TRINIDAD, CA
ELEVATIONS
 FOR: JOHN FRAME
 PH: (707) 677-3030

Date	JULY 2, '14
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	

