

**MINUTES OF THE MONTHLY MEETING OF THE**  
**TRINIDAD PLANNING COMMISSION**  
**WEDNESDAY, September 21, 2016**

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

Commissioners Present: Scott, Stockness, and Poulton (via conference call)  
Commissioners Absent: Johnson and Pinske  
Staff: City Planner Parker

**II. APPROVAL OF MINUTES –**

July 7, 2016:

***Motion (Poulton/Scott) to approve the minutes as submitted. Passed (3-0)***

August 31, 2016: Commissioner Stockness pointed out that her name was misspelled as “Stockwell” in two places on the first page.

***Motion (Scott/Poulton) to approve the minutes as corrected. Passed (3-0)***

**III. APPROVAL OF AGENDA**

***Motion (Scott/Poulton) to approve the agenda.  
Passed unanimously (3-0).***

**IV. ITEMS FROM THE FLOOR**

None

**V. AGENDA ITEMS**

1. **Gottschalk 2016-07:** Design Review and Coastal Development Permit remove an existing 29’ x 8’ second story deck and replace it with a larger 29’ x 12’ deck with a new stairway to grade. Located at 807 Edwards Street; APN: 042-081-20.

Parker summarizes the project and the staff report. She notes that this is a simple project, consisting of a 4 ft. second story deck expansion. However, because it alters the external profile of the structure, and therefore could impact views, design review approval is required.

*Commissioner Comments/Questions*

Commissioner Poulton asks why the applicants would be improving this deck if they plan on adding on to that side (south) of the house in the future. He also questions why the septic upgrades planned by the applicants were not required as a condition of approval of this project. Parker explained that the southern addition is speculative at this time. In terms of the septic upgrades, this is a small project that would not normally require an upgrade. However, an upgrade is required as part of the recent property transfer, but there are other mechanisms in place to ensure that gets done. In addition, the applicants are proposing to upgrade the system to accommodate an additional bedroom, which would not be required as part of this project nor the sale.

Commissioner Scott points out that a southern addition to the house would encroach on the existing septic tank and asks why that is not being upgraded / moved at this time. Parker explains that the tank is not required to be replaced, upgraded or moved at this time. If and when the owners propose an addition, the septic system will be reviewed again at that time. The

applicant's agent, B. Oliver notes that the addition is tentative with no timeline or solid plan in place. The current project is only the deck expansion. She also states that she will update the site plan to include the revised leachfield for the building permit.

Commissioner Stockness asks about the potential impacts to neighbors' views. Agent Oliver responds that due to existing configurations, views should not be blocked. She noted that there is a similar deck on the neighboring property. In addition a large hedge along the property line has more potential to block views, but will be trimmed and maintained. Parker notes that the neighboring properties were all notified of the proposed project and hearing. Commissioner Scott asked for more detail regarding the hearing notification; she was concerned that if street addresses are used, owners would not be notified since so many houses are vacation rentals. Parker stated that owner mailing addresses as listed on the assessor roll is the primary notification list, but she also adds tenant addresses when known.

Commissioner Stockness pointed out that the agenda and public notice was not posted in the Post Office this past weekend. It was noted that the Post Office was undergoing some remodeling, and so the notices were likely taken down temporarily; the other notices were still properly posted in town.

Commissioner Stockness asks about the adequacy of the existing parking and whether the garage spaces are available for vacation rental guests. Parker explained that technically, the space between the garage and front property line is not enough to accommodate legal parking spaces. However, due to the large width of the Edwards Street right-of-way, the driveway is plenty long enough for vehicles. Agent Oliver confirms that the garage spaces are also available for parking. In response to Commissioner Scott's questions about the VDU, Oliver confirms that the new owners plan to continue the vacation rental use.

Commissioner Scott voiced a concern about the location of the deck supports in relation to the septic tank. Agent Oliver responded that even with the footings, the posts will meet the required 5 ft. setback from the tank. Oliver also noted that the existing support posts are only 2 ft. from the tank. She also responded that the footings will be 12 in. deep. Commissioner Scott asked for a timeline for project construction Agent Oliver responded that the owners were hoping to start on the roof the following week, and the deck would be completed soon after the appeal period was up and hopefully before the rain starts. Proposed interior remodeling would be done last.

*Public Comment*

There was no public comment.

**Poulton moves to make the required findings and approve the project as conditioned in the staff report with the added condition that the septic upgrades must be completed prior to the building permit being finalized.**

Commissioner Scott expressed doubt about being able to make all the required findings for this project. She feels that the proposed glass railing is too modern and that it is not compatible with the natural and man-made surroundings of the structure (design review finding C). In addition, she stated that the proposed railings are not compatible with the "rustic, unsophisticated" character of the community (design review finding H). **Scott moves to continue the hearing and request the applicant to come back next meeting with alternative railing materials.**

Planner Parker points out that there are a number of glass deck railings in town, and that they are consistent with the large south-facing windows of the house and neighboring properties. Commissioner Scott doesn't think those other glass railings should have been approved. Commissioners Poulton and Stockness disagree.

**Commissioner Scott's motion dies for lack of second. Commissioner Stockness seconds Commissioner Poulton's motion. Motion passes (2-1).**

**VI. COUNCIL REPORT**

Planner Parker provides an update on the City Council's progress on the VDU/STR ordinance. In response to a question from Commissioner Stockness, Parker also gave a brief overview of the proposed Van Wycke Trail project, the associated grant and next steps in the process.

**VII. STAFF REPORT**

Planner Parker noted that staff is going to try to get the Sebring home remodel project on the October agenda.

**VIII. ADJOURNMENT**

Meeting adjourned at 6:50 p.m.

**Submitted by:**  
**Trever Parker**  
Interim Secretary to Planning Commission

**Approved by:**  

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**Mike Pinske**  
Planning Commission Chair