

Filed: May 14, 2012
Staff: Trever Parker
Staff Report: June 6, 2012
Commission Hearing Date: June 20, 2012
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2012-02
OWNER(S): Glenn & Janis Saunders
APPLICANT / AGENT: Thomas Noonan Contracting
PROJECT LOCATION: 355 Main Street
PROJECT DESCRIPTION: Design Review and Coastal Development Permit for a remodel of the 859 ft² Catch Café with an addition of 351 ft² for indoor seating.
ASSESSOR'S PARCEL NUMBER: 042-063-036
ZONING: C - Commercial
GENERAL PLAN DESIGNATION: C - Commercial
ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15301 of the CEQA Guidelines exempting minor alterations of and additions to existing 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 ___/ **is not** **X** appealable to the Coastal Commission per the City's certified LCP, but may be appealable per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The project site is located on the south side of Main Street between View Avenue and Scenic Drive and centrally located within the Saunders Shopping Center parking lot. The existing café is composed of a four-room building with a restroom, utility/storage area, food preparation area, serving area, order area, and outdoor seating. Access to the property is via driveways located on Main Street, View Avenue, or Scenic Drive. The parcel is zoned Commercial (C). Surrounding uses include other commercial uses, such as Murphy's Market and Salty's Tackle Shop, the Chevron Station, and the Trinidad Museum, and shops in the Planned Development (PD) zone. The surrounding parcels fronting Main Street are zoned C and PD. At present, the 1.67 acre lot accommodates a 859 ft² cafe in the center of the parcel. The project is in the middle of a public parking lot, and more than ample parking is provided onsite for all the businesses. The property has minimal slope. The leach field area is shown, but the system details are not pictured on the plot plan.

STAFF COMMENTS:

The main purpose of this project is to add indoor seating to the café and remodel the bathroom and storage area. The application materials show the project location, the site plan and elevations of the proposed structure. Referrals were sent to the Building Inspector, Division of Environmental Health (DEH) and the City Engineer. The Building Inspector and DEH did not have comments at this time, though it was noted that the project will require a building permit. Below are the following comments from the Trinidad City Engineer; my responses follow in italics:

1. In accordance with the 2010 CBC, the proposed accessible curb ramp should include a detectable warning surface.
2. In accordance with the 2010 CBC, the slope of the accessible parking stall and access aisle should be limited to 2% maximum in any direction. *I assume the 2% applies to the stall itself and not the proposed ramp, which generally has an 8.33% slope except on the sides which are 10%.*
3. In accordance with the 2010 CBC, parked vehicles overhangs should not reduce the clear width of an accessible route. Consider adding wheel stops (parking bumpers) on the existing standard parking stalls and on the proposed van accessible parking stall to prevent vehicles from overhanging and obstructing the 4'-0" wide walkway shown on the plot plan.

The site plan notes that the applicant plans to develop a new accessible (van) parking space in the existing parking area in accordance with the 2010 CBC Chapter 11-B. A condition of approval for the Building Inspector to review these requirements as part of the building permit process has been included.

ZONING ORDINANCE/GENERAL PLAN CONSISTENCY

The property where the project is located is zoned C – Commercial. The purpose of this zone is to provide for the commercial services that meet the convenience and retail needs of the residents, visitors and the fishing industry. The primary use of the lot is for commercial purposes, with the café, Salty's and a retail building that houses a yoga studio, a realty office and a salon. The applicants plan on constructing an addition of 351 ft² for indoor seating for restaurant patrons. According to Zoning Ordinance (§17.44.020), which defines principle uses of the commercial (C) zone as "*retail stores, agencies and services of a light commercial nature conducted entirely within an enclosed building such as antique shops, art galleries, retail bakeries, banks, barbershops, beauty salons, book stores, clothing and apparel stores, coin operated dry cleaning and laundry establishments, drugstores, florist shops, food markets, furniture stores, hardware and appliance stores, radio and television sales and service, restaurants and appurtenant licensed premises, service stations, studios, tailor shops, enclosed theaters, variety stores, plant nurseries, smokehouses and related sales, secondhand sales appurtenant to another permitted use,*" the café is a principle use.

The café is a permitted use as per Zoning Ordinance §17.44.020, but Design Review is required for any additions. The minimum lot size allowed in the C zone is 8,000 ft²; the property is approximately 72,745 ft². The maximum density allowed in the C zone is one motel unit per 2,500 ft² of lot area, or one dwelling unit per 8,000 ft² of lot area. The proposed project will not alter the density or lot size, and the existing improvements meet the current criteria.

The addition construction includes adding on 351 ft² to the west side of the building where currently exists outdoor seating, pavement and landscaping. The remodel of the bathroom and utility/storage room will not change the square footage of the café. Overall the total footprint of the structure will increase to 1,210 ft².

Minimum yard requirements in the C zone are: front – 20 ft.; rear and side – none, except 5 feet when adjacent to any other zone. The required yards will be met as shown on the site plan. At 17'2" in height from the average ground elevation, the structure complies with the C Zone maximum building height of 25 ft.

Parking in the C Zone is regulated by Zoning Ordinance §17.56.180.B.5, which, for restaurants, requires one parking space for each four seats or two hundred square feet of gross floor area, whichever is the largest. The project site already includes 12 off-street parking spaces adjacent to the restaurant, which is well over the number required. Though two spaces will be remodeled to become one accessible space, it will still meeting the required number of spaces. Also, based on a parking analysis for previous projects, the entire parcel has more than enough spaces to accommodate the existing uses and buildings. The parking spaces meet the minimum required dimensions of 8.5x18 ft.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project is located within the Coastal Zone and alters the external profile and / or appearance of the structure, §17.60.030 of the Zoning Ordinance requires Design Review and View Protection Findings to be made along with approval of a Coastal Development Permit. The applicant submitted application materials on May 14, 2012. Application materials show the proposed changes, including a site plan, floor plan and elevations. Recommended Design Review / View Preservation 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 site is flat and some of it is already paved; required grading will be minimal.
- 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 project site is not in or adjacent to any open space areas.
- 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: The addition's wood panel siding and trim is proposed to match what is on the existing building. New composition shingle roofing will be added to match the existing roofing.
- 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 trees will be removed with this project. The site is already landscaped, and additional landscaping can be found unnecessary for this small addition.
- 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 new signs will be added to the building (other than the accessible parking sign). The existing signage on the building will be utilized and repainted, which has been done several times of the past few years.
- 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: The existing underground utilities will be utilized.

- 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 will be 1,210 ft²—less than the 4,000 ft² maximum guideline.
 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: The property has several small retail buildings consistent with this policy.

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 is not readily visible from any trails or open space areas. The café is not blocking ocean views and scenic vistas.
- 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 project, due to its location, does not have the potential to significantly block views. It is small addition in an already developed commercial area.
- 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 is not located in an SR or UR zone and will not affect private views.

- 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: No residence 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 close to the Tsurai Study Area, Holy Trinity Church, or the Cemetery.

SLOPE STABILITY:

The project site is not mapped as being unstable or of questionable stability on Plate 3 of the General Plan.

The project property does lie within a Special Study (Fault Rupture) Zone, as designated by the State Division of Mines and Geology under the Alquist-Priolo Earthquake Fault Zoning Act. The purpose of the Zone is to ensure that local development patterns do not create seismic hazards. There are two fault zones within Trinidad: the Trinidad Head fault zone and the Anderson Ranch fault zone. Certain projects are exempt from these requirements, including new, single-story, single-family homes and alterations of existing structures. The proposed project falls under the latter exemption, and no studies are required. A fault study was prepared in 1990 in association with the reconstruction of the gas station and covered that property along with the shopping center and park property, and the café falls outside of the hazard area.

SEWAGE DISPOSAL:

There is an existing sewage disposal system at the south /rear end of the lot that serves the existing business. This system was upgraded / repaired in 1999 and is of adequate size and function to serve the existing uses. The project is not adding any additional cooking or preparation space and will not increase or impact the wastewater flows. The Humboldt County Division of Environmental Health had no problems with or recommendations for the project in response to a referral.

LANDSCAPING AND FENCING:

This project may affect some existing landscaping to accommodate the addition, but most of the existing landscaping and fencing will remain in place.

STAFF RECOMMENDATION:

As conditioned, the project is consistent with the City's Zoning Ordinance and General Plan and the necessary findings for granting approval of the project can be made. Should the Planning Commission find that the Design Review / View Protection Findings can be made, then staff recommends that the Planning Commission approve the project with a motion similar to the following:

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.

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. Alter the proposed 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: City Clerk to place receipt in conditions compliance folder prior to signs being placed.*
2. Recommended conditions of the City Building Official and City Engineer, shall be required to be met as part of the building permit application submittal. *Responsibility: Building Official prior to building permits being issued.*

3. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to account for 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.

4. Building Inspector to review the proposed accessible parking space and associated elements for consistency with the 2010 CBC. The review shall include a detectable warning surface, the slope of the stall and vehicle overhangs / wheel stops.

Responsibility: Building Official to confirm at time building permits are issued.

NOTE:
 NEW WALLS ARE SHADED, TYPICAL.
 EXISTING WALLS & FIXTURES
 TO BE REMOVED ARE
 DASHED, TYPICAL.

EDGE OF EXIST.
 PAVING

GAS METER
 TO BE RELOCATED.

NEW PROTECTION
 BOLLARDS

LANDSCAPE
 AREA

EXIST.
 OUTDOOR
 SEATING
 AREA

EXISTING 4'H
 WOOD FENCE
 & BENCH @
 OUTDOOR
 SEATING AREA
 PERIMETER
 TO REMAIN

EXISTING LANDSCAPE AREA

EXIST. CHAIN LINK
 FENCE, 6'H.

EXIST. GREASE TRAP.

REMODELED
 RESTROOM

REMODELED
 UTIL./STOR.

EXIST. DISH
 WASHING SINK

HANDWASH SINK

FOOD PREP. SINK

EXIST. HOODS
 (CLASS 1) TO
 REMAIN

EXIST.
 FOOD PREP.
 AREA

FOOD PREP. TABLE

EXIST. SERVING AREA

ICE CR.
 CAB.

SODA
 MACH.

EXISTING
 ORDER AREA

NEW DINING AREA

ACCESSIBLE
 TABLE

NEW GATE

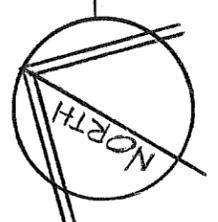
NEW SIGNAGE

NEW ACCESSIBLE
 CURB RAMP

EXISTING
 TRANSFORMER

ACCESS
 PANEL TO
 VAULT BELOW

EXIST. ELECT.
 TRANSFORMER



PLOT PLAN DETAIL / FLOOR PLAN

SCALE: 1/8" = 1'-0"

DEVELOP NEW ACCESSIBLE
 (VAN) PARKING SPACE IN
 EXISTING PARKING AREA
 IN ACCORDANCE W/ 2010
 CBC CHAPTER 11-B

A.P.N. 042-063-36

CAFE ADDITION &
 REMODEL

355 MAIN STREET
 TRINIDAD, CA 95570
 FOR: GLEN SAUNDERS
 P.O. BOX 1244, TRINIDAD, CA

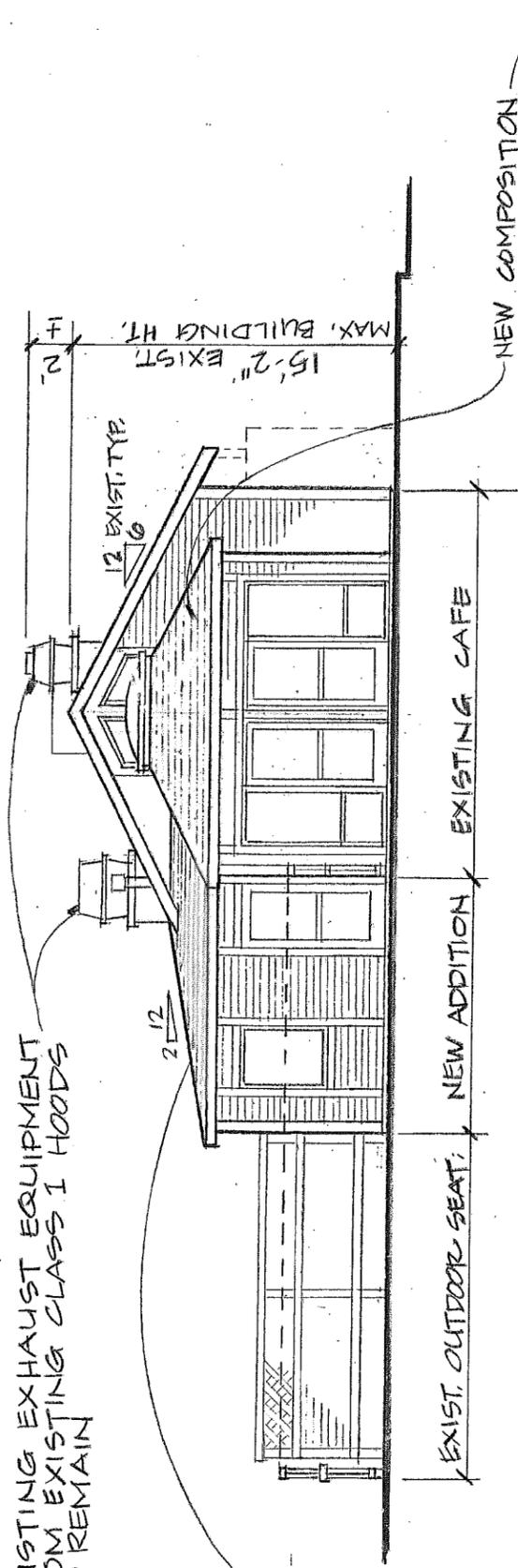
BONNIE OLIVER
 ARCHITECT

1953 COTTONWOOD AVE
 MCKINLEYVILLE, CA 95519
 (707) 839-8829

DATE
 5/14/12

SHEET
 2 OF 3

EXISTING EXHAUST EQUIPMENT FROM EXISTING CLASS 1 HOODS TO REMAIN



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0" (TYPICAL)

NEW TORCH-ON ROOFING @ 2:12 SLOPE NEW ADDITION ROOF

REMOVE EXIST SKYLIGHTS

INFILL EXIST. DOOR OPENING

EXISTING

RELOCATED GAS METER

NEW ADDITION

OUTDOOR SEATING AREA (EXISTING) IN FOREGROUND

SOUTHWEST ELEVATION

EXISTING 6" H. CHAIN LINK FENCE ENCLOSURE AROUND GREASE TRAP

EXIST. SIGN, APPROX. 4'x5' TO BE REPAINTED

NEW WOOD PANEL SIDING @ ADDITION TO MATCH EXISTING - 4" HORIZONTAL GROOVE NEW TRIM STYLE TO MATCH EXISTING

EXISTING DOOR PANEL TO BE REMOVED

NEW SIDING TO MATCH EXISTING AS REQUIRED TO WEATHERSEAL EXIST. UTILITY ROOM

EXISTING CAFE

NEW ADDITION, EXIST. OUTDOOR SEATING

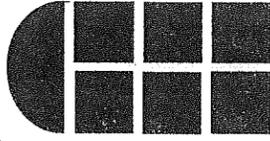
NORTHWEST ELEVATION

REMOVE EXIST. SKYLIGHT

EXISTING WALL-MOUNTED SIGN, APPROX. 12'x2', TO BE REPAINTED

NEW ADDITION NOT VISIBLE

NORTHEAST ELEVATION



BONNIE L. OLIVER ARCHITECT

1953 COTTONWOOD AVE
MCKINLEYVILLE, CA 95519
(707) 839-8829

A.P.N. 042-063-36

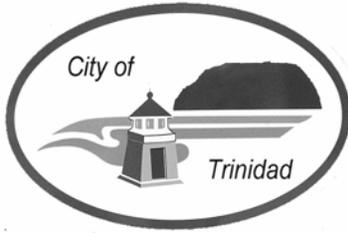
CAFE ADDITION & REMODEL

355 MAIN STREET
TRINIDAD, CA 95570

FOR: GLEN SAUNDERS
P.O. BOX 1244, TRINIDAD, CA

DATE: 5/14/12

SHEET 3 OF 3



Filed: May 30, 2012
Staff: Trever Parker
Staff Report: June 7, 2012
Commission Hearing Date: June 20, 2012
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2012-03

APPLICANT (S): Charles Netzow

PROPERTY OWNER: Trinidad Coastal Land Trust

PROJECT LOCATION: 400 Janis Ct.; Museum / Park / Library property adjacent to Patrick's Point Drive and Main Street on Trinidad Coastal Land Trust property.

PROJECT DESCRIPTION: Design Review and Coastal Development for the construction of an attached, but separate, 504 sq. ft. addition to the approved 2,091 ft² Library building to house an office for the Land Trust.

ASSESSOR'S PARCEL NUMBER: 042-051-35

ZONING: PR – Public and Religious

GENERAL PLAN DESIGNATION: PR – Public and Religious

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15301(e) of the CEQA Guidelines exempting additions to existing 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 requirements of Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The property is owned by the Trinidad Coastal Land Trust and located on the parcel north of the Chevron Station. Access to the museum and library buildings are via a driveway on Patricks Point Drive or a concrete walkway off Main Street that runs between the Chevron and Windan Sea businesses. The library has already been approved to be built just southeast of the museum, separated from it by a pedestrian path, and the proposed addition will be on the north (rear) side of that building. Surrounding land uses include a Chevron station and other commercial development to the south, Patricks Point Dr. and Hwy 101 to the east, a vacant Planned Development (mixed use) parcel to the west and a residence and the Trinidad Cemetery to the north and northwest. The property is served by a septic system on the northern portion of the parcel.

STAFF COMMENTS:

In December of last year the Planning Commission approved Design Review for a new 2,091 sq. ft. building to house the Trinidad Branch of the Humboldt County Library. That building has not yet been constructed, but the application is in the building permit process, and construction is just about ready to start. Since that time, the Trinidad Coastal Land Trust, who owns the property, have proposed to construct a 504 sq. ft. annex attached to the rear of the library building. This addition will have a separate entrance, and will not be accessible from inside the library. It is proposed to house office space for both the Land Trust and the Museum, along with a gallery space for exhibiting art to the public that will be open 5-10 hours per week. The applicant has submitted a site plan that shows the property layout and building specifications. The addition will only be visible from the east and west, and will be built to match the approved materials and colors of the library. A pathway will be constructed along the eastern side of the building to access the proposed rear office.

ZONING ORDINANCE/GENERAL PLAN CONSISTENCY

The property where the addition will occur is currently zoned PR – Public and Religious. According to Zoning Ordinance §17.48.020, administrative offices for public uses are a principally permitted use as a public facility. The minimum lot area within the PR zone is only what is needed to accommodate the proposed use. In this case, the lot is approximately 3.2 acres (or 139,400 sq. ft.), which is sufficient to house the existing park and museum as well as the proposed library along with the addition. A grading and site plan, including the library location, as well as the design review for the building and library signs, have already been approved as part of past projects.

Required yards in the PR zone are front 20 ft., rear and sides 5 ft. or 0 when adjacent to PC or C Zone. The library is located near the middle of the lot and clearly meets all setbacks. The maximum building height in the PR zone is 25 ft, however, the property itself has a restriction of 20 ft.; the approved library is a maximum 19.5 ft. in height from the ground elevation, and the addition will not exceed this height. The proposed 504 sq. ft. addition is subject to the City's Design Review and View Protection findings.

Parking has already been addressed through previous site plan approval and approval of the Museum. The City does not have parking standards for parks, libraries and museums. Eleven parking spaces already exist on the site, and the site plan indicates there is room for 5 more in an unpaved area adjacent to Patrick's Point Drive (but off the public right-of-way).

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. Because of the project's location, there is little potential for view impacts.

SLOPE STABILITY:

The site is generally flat and is outside any areas of known instability. The site is subject to Alquist-Priolo fault line setbacks. This line and setback has already been established and exists on the western half of the lot, well away from the proposed addition. The site has already been graded to accommodate the future library, and only minimal soil disturbance will be necessary to construct the addition.

SEWAGE DISPOSAL:

The septic tank and leach field area on the north end of the property will not be affected by the proposed addition.

LANDSCAPING AND FENCING:

No tree removal is proposed. Native trees and other landscaping have been and will be planted, but will be maintained at less than 20' in height because of the Land Trust easement. The site of the proposed structure has been maintained as grass, so little vegetation will be disturbed. No fencing is proposed to be removed or added at this time.

DESIGN REVIEW:

Because the proposed project will alter the external profile of a building, Design Review is required. Application materials indicate the addition location and design. Recommended Design Review/View Preservation 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 project is located on a

previously filled area, where the natural contours and landforms have already been substantially altered. The site has already been graded to accommodate the library building through a grading permit previously approved by the City, and the site is relatively flat.

- 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 project site is not in or adjacent to any open space areas.
- 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: The proposed addition will be constructed to match the materials and colors of the approved library, which will be painted with muted, coastal colors with a slate grey roof to blend in with the surroundings.
- 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: Previous proposals of the entire museum/library/park project stated that part of the landscaping will be used to soften the visual impacts of the proposed building. Most of this landscaping has already been installed, and additional landscaping can be found to be unnecessary for this phase of the project.
- 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: There will be a small identifying sign above the entry to the annex.
- 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: Underground utilities have already been provided to the building site from Main Street.
- 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 area 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.*

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: The addition will add 504 sq. ft. to the approved 2,091 s.f. library, resulting in a total building square footage of 2,595, which is within the guidelines of the zoning ordinance. This area was previously zoned commercial, and is surrounded by commercial uses; the building is less than the 4,000 s.f. maximum guideline for commercial structures and will be in similar size and scale to the existing Museum. Also, see response to Design Review finding "C" above for a discussion regarding the architectural style.

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: The project will not generally be visible from any beach, trail or open space area.
- 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 proposed structure will be a maximum of 19.5 ft high, but because of its location, has little potential to block any 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: No structures are proposed in the SR or UR zones and the library is only proposed to be one story.
- 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 Tsurai Study Area, Holy Trinity Church or the Memorial Lighthouse. The lot on which the project is located is within 100' of the Trinidad Cemetery. This project will not significantly affect public views to or from the Cemetery. The Cemetery is more than 100' feet from the actual structure and within a wooded area, so grading and planting will not crowd it or detract from its distinctiveness or subject it to hazards.

PLANNING COMMISSION ACTION

Based on the above analysis, the proposed project can be found to meet the Design Review and View Protection findings. Provisions of the Zoning Ordinance and General Plan have also been met. If the Planning Commission agrees with staff's analysis, and the public does not bring up additional issues, the project could be approved with the following motion:

Based on the information submitted in the application included in the staff report and public testimony, I move to adopt the information and findings in this staff report and approve the project as submitted and as conditioned below.

CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: City Clerk to place receipt in conditions compliance folder prior to signs being placed.*
2. Construction related activities are to occur in a manner that does not impact the integrity of the primary or reserve sewage disposal areas. If the existing system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
3. Recommended conditions of the City Building Official and City Engineer, shall be required to be met as part of the building permit application submittal. *Responsibility: Building Official prior to building permits being issued.*
4. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to account for 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.*

May 30, 2012

To: Trinidad Planning Commission
Subject: Proposed addition to the Trinidad Library

This is a proposal for an office space for the Trinidad Coastal Land Trust, property owner at 400 and 410 Janis Court, Trinidad. When the library was conceived, a future addition space was included as noted on previous site plans. Since there is no indication that this space will ever be necessary to the 2,091 square foot library, and the Trinidad Coastal Land Trust is currently without an office space for conducting its business, they plan to utilize the 18' x 28', 504 square foot room as an office for the long term.

The room will have no access to the Library though it will share a wall. It will have a separate accessible entry and be electrically metered independent of the Library. There is to be no plumbing to the room.

It is planned that the current excavation and foundation work for the Library will incorporate this room by the use of a foundation only permit.

The materials, colors, and height of buildings will match the permitted Library.

PROJECT DESCRIPTION

COMMUNITY FINANCED BUILDING DESIGNED TO HOUSE COUNTY LIBRARY

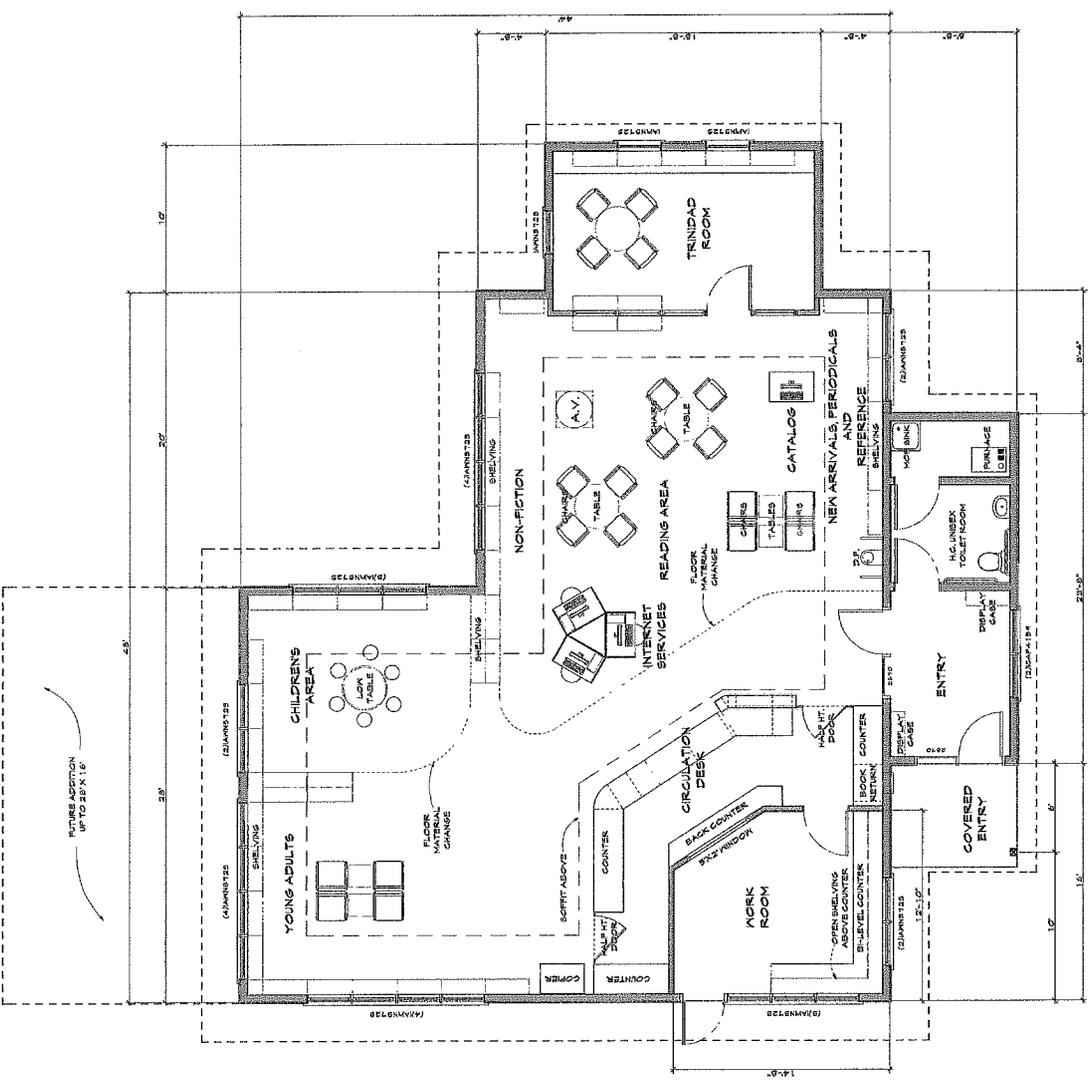
- 2002: 3.2 Acre site donated to Trinidad Coastal Land Trust for the purpose of establishing a Park/Museum/Library complex
- 2006: Septic system for Library and Museum permitted and installed
See attachment "A"
- 2006: Museum building moved to site
- 2007 Grading Permit issued for site
See attachment "B"
- 2008: Site grading and landscaping begun
- 2008: Preliminary design for sister building to museum begun with intent to compliment the historic lines of museum building
- 2010: Site infrastructure completed, including underground power, water, and phone; fire hydrant, Janis Court access street, 16 parking spaces, street lighting, landscaping and city park
- 2011: Soils report, engineering design, and architectural drawings completed for new 2091 square foot building completed
- 2011: Design Review packet submitted for new 2091 square foot building

FREEMAN ARCHITECTS OF ARCHITECTS
 221 W. STREET SUITE 100
 TRINIDAD, CALIFORNIA 94570
 TELEPHONE (925) 441-5200
 FAX NUMBER (925) 441-0114

NO. CASSETT
 1000
 1000

TRINIDAD LIBRARY
 410 MAIN STREET
 TRINIDAD, CALIFORNIA 94570

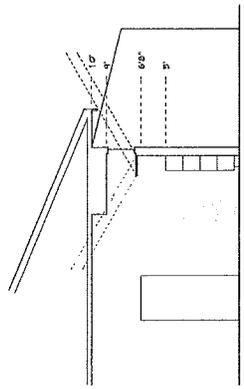
DATE: DECEMBER 9, 2011
 DRAWING NO.: A-1

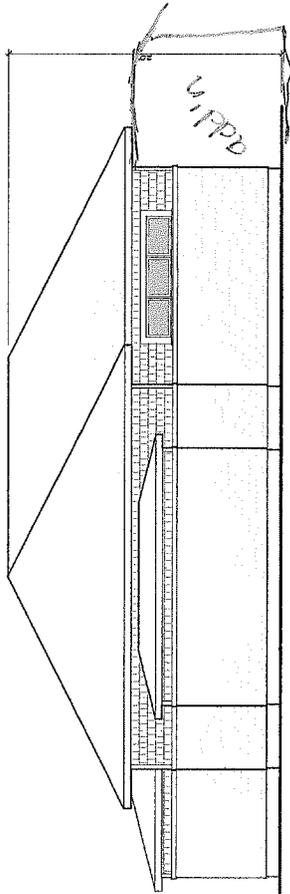


PLEASE SECTION INTO BOOK 10

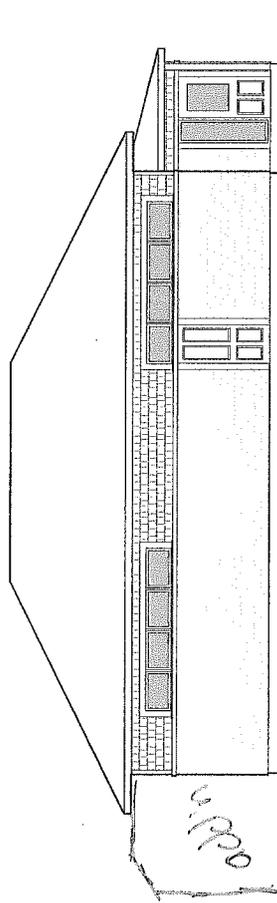


PLAN NORTH
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

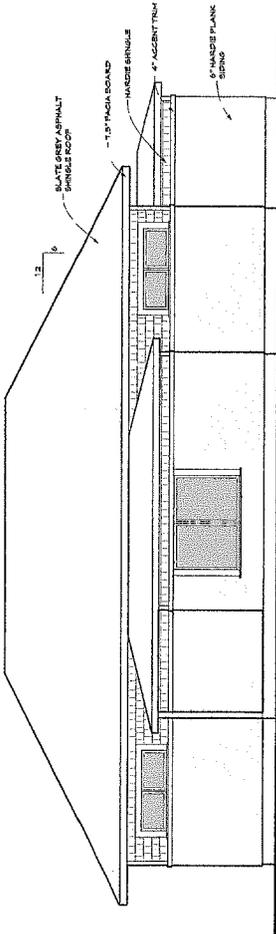




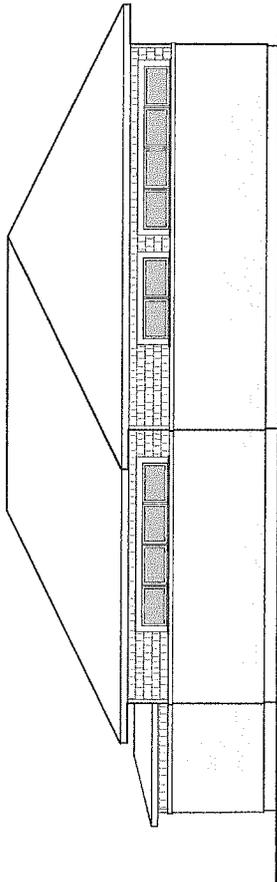
EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



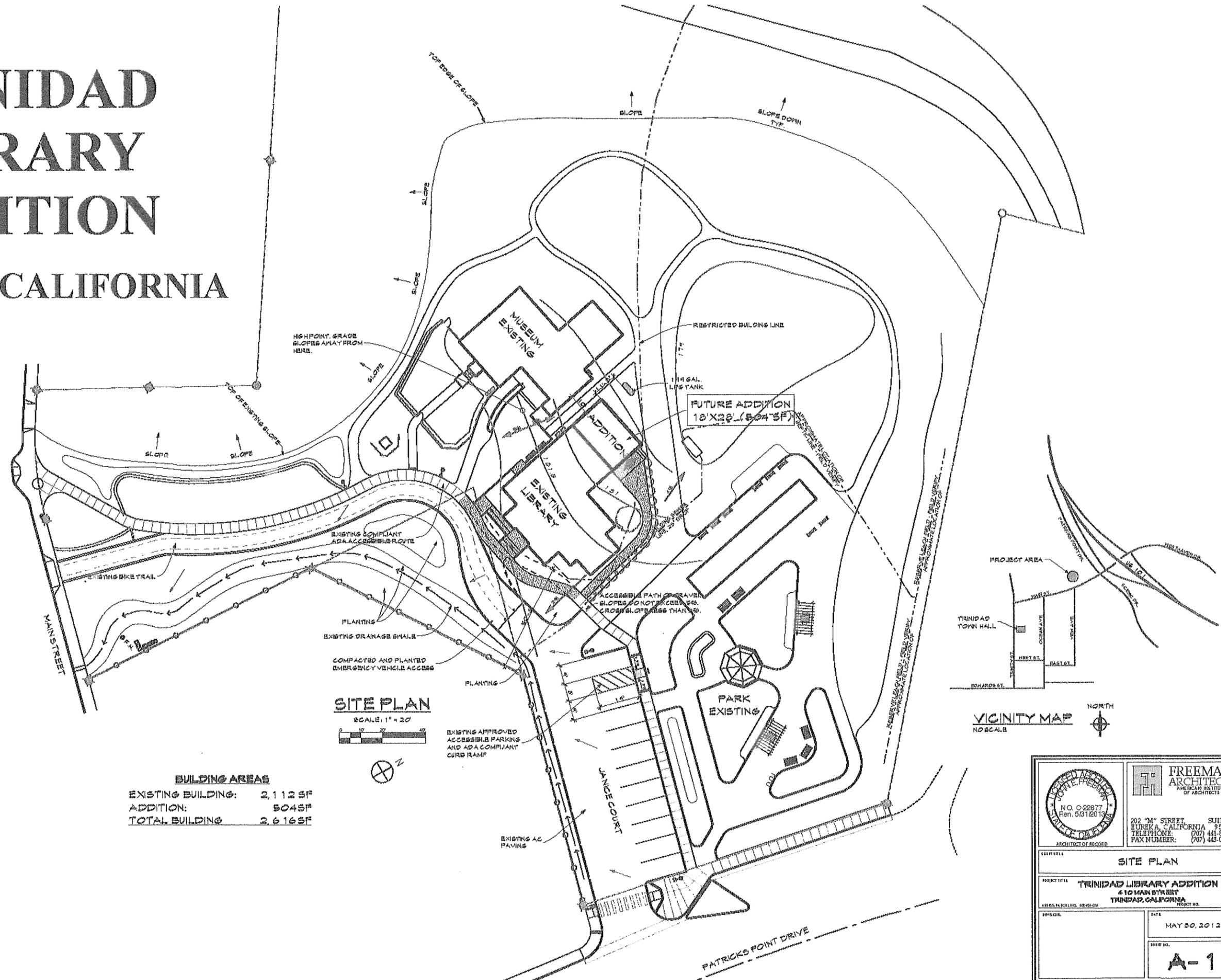
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

TRINIDAD LIBRARY ADDITION

TRINIDAD, CALIFORNIA

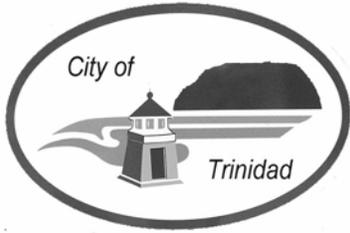


BUILDING AREAS

| | |
|--------------------|----------|
| EXISTING BUILDING: | 2,113 SF |
| ADDITION: | 504 SF |
| TOTAL BUILDING | 2,616 SF |

SITE PLAN
SCALE: 1" = 20'

| | |
|--|--|
| | FREEMAN ARCHITECTS AMERICAN INSTITUTE OF ARCHITECTS |
| | 202 "M" STREET, SUITE B EUREKA, CALIFORNIA 95501 TELEPHONE: (707) 441-8740 FAX NUMBER: (707) 443-0144 |
| SITE PLAN | |
| PROJECT TITLE: TRINIDAD LIBRARY ADDITION 410 MAIN STREET TRINIDAD, CALIFORNIA | |
| ADDRESS: 08-00-003 PROJECT NO. | DATE: MAY 30, 2012 |
| SHEET NO. A-1 | |



Filed: June 12, 2012
Staff: Trever Parker
Staff Report: June 13, 2012
Commission Hearing Date: June 20, 2012
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2012-04

APPLICANT (S): Trinidad Civic Club

AGENT: Charles Netzow

PROJECT LOCATION: Trinidad Memorial Lighthouse
Edwards and Trinity Streets
Trinidad, CA 95570

PROJECT DESCRIPTION: 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.

ASSESSOR'S PARCEL NUMBER: 042-091-04

ZONING: PR – Public & Religious

GENERAL PLAN DESIGNATION: PR – Public & Religious

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15304 of the CEQA Guidelines exempting minor alterations to land.

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 per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The proposed project is located at the Trinidad Memorial Lighthouse on Civic Club property located at the top of the bluff near the intersection of Trinity and Edwards Streets. Most of the site is relatively flat due to past grading, but slopes towards the bluff to the south. Surrounding the property to the south, east and west is City property that makes up a portion of the Tsurai Study Area. Residential development is located to the north, across Edwards Street. Access to the site is via walkways and stairs from Edwards.

STAFF COMMENTS:

As stated by Patti Fleschner, representing the Civic Club, the goals of the project are as follows:

1. Remove an unsafe and unattractive fence barrier below the MLH
2. Beautify the grounds
3. Preserve and protect the site from erosion as much as is humanly possible within the limits of a meager Trinidad Civic Club budget
4. Provide safe and graceful access to the Axel Lindgren Memorial trail
5. Respect the public bluff site for the people who are commemorated at the site and for the people who lived at the village site before to the best of our ability.

According to Civic Club representatives, the Civic Club was considering a landscaping and beautification project and met at the site on Feb. 18 with Kelly Lindgren of the Tsurai Ancestral Society to discuss ideas and opportunities for grounds improvements. At this meeting the idea of removing the fence along the southern boundary of the property to provide access to the ALMT was discussed and verbally agreed to. However, the exact details of the work to be done were not finalized. Due to vacations and health issues, various people were heading up the project at different times. Civic Club representatives contacted the City and discussed the fence removal with the City Building Inspector, John Roberts, who indicated that no building permit was necessary. Thinking that the City and everyone involved in the project was in agreement on moving forward with the project, the improvements commenced (description of the work below). Unfortunately there was misunderstanding / miscommunication regarding the exact specifications and the amount of the work to occur. And the project design likely evolved over the months with the various people involved. Because of the sensitivity of the area, and because earthmoving activities occurred, a Coastal Development Permit should have been obtained prior to the work proceeding. At this point, the work is about 90% complete and the Civic Club would like to get the project finished as soon as possible since it is now the tourism season.

The following is a description of the work that occurred from Charles Netzow, who carried it out:

I am 90% complete with the project I was told was verbally approved by the Tsurai Ancestral Society and the City of Trinidad. Following the attached plan drawn by a hired landscape designer I removed 6 fence posts set in 200 pounds of concrete each which I

disposed of at Kern Construction yard. Using a hand shovel and fingers, I then removed approximately 1/2 yard of sod - grass and its roots going about 1 inch into the dirt - and disposed of that at a dump site. It is not recoverable. I then removed about 1- 2 yards of loose dirt that was mingled with fist to head size imported quarry rock. This rock was kept on site and carefully placed on a slope where invasive species of berries and grasses had first been removed, serving to stabilize the slope that will be the route draining water will move over as it exits the Memorial Lighthouse grassy area. The loose soil was taken to the Trinidad Museum site and is there now, in an isolated pile. No mechanized equipment was used in this project, only hand tools.

I then terraced the site using 6" high wood for stair risers and 18" wide x 3" thick areas of gravel as treads. About 2 yards of 3/8 minus sharp angular gravel was imported and used in the process.

When the representative of the Tsurai Ancestral Society was asked to observe the work at 90% completion, their reaction was that it was a "wonderful job", they "loved it" and they were glad to see the steps opened up to the traditional route.

I am no longer working on the project having been requested by the city to voluntarily stop and then ordered to stop. Best practices erosion control and site management are in place.

ZONING ORDINANCE/GENERAL PLAN CONSISTENCY:

In most areas of the City, a project of this scale would be exempt from permit requirements. Section 17.72.070.C provides exemptions from Coastal Development Permits. Item three includes exemptions for grading that include (a) 1000 sq. ft. of surface area, or (b) 50 cubic yards, and this project is less than both of these. However, these exemptions do not apply outside of the identified stable areas as mapped on Plate 3 of the General Plan (b.i). In addition, current Coastal Act regulations (14 CCR §13253) require a permit for work within 50' to 100' from the edge of a coastal bluff (depending on the type of work), and the project is clearly within this limit.

This project requires a Coastal Development Permit, and also Design Review due to the changes in topography and public trail access. The project is located on a parcel zoned PR – Public and Religious. The regulations of this zone are minimal, including only permitted uses, minimum lot size, yards and maximum building height, none of which apply to the proposed improvements. However, this project is located adjacent to a sensitive open space area and on top of an ocean bluff. The site itself is designated as being of “questionable stability” on Plate 3 of the General Plan, and other areas of the bluff are mapped as being “unstable.” Therefore, the applicable requirements of the SE – Special Environment zone must also be considered. Most of these are not applicable, including the requirements for development in the tsunami hazard area (§17.20.070), on the bluff face (§17.20.080), in a stream protection area (§17.20.100), or in the Tsurai Study Area (§17.20.110). Other sections apply to buildings and structures as opposed to landscaping, such as the requirements for development on slopes near bluffs (§17.20.090), or requirements for open space protection (§17.20.120).

The main concern for this project is erosion and bluff stability, because it is located in an area of ‘questionable stability.’ One of the project purposes was to reduce erosion and

increase stability along with public safety. There was a small drop-off below the fence that was removed that needed to be smoothed and terraced to reduce erosion potential and to protect public safety in order to open the area to the public. Zoning Ordinance §17.20.130 includes requirements for review by a qualified geologist. This section requires a site visit and a determination from the geologist that the “proposed development will not significantly increase erosion and slope instability and that any potential adverse impacts have been mitigated to the maximum extent feasible.” The Civic Club has been made aware of this requirement and is working towards getting such an opinion before the meeting. The project has been conditioned on this requirement and following any recommendations of the geologist.

Policy 69 of the General Plan states in part: *“There shall be no disturbance, vegetation removal or construction, except for a protective fence around the burial ground, on lands designated as Open Space within the Tsurai Study Area without the approval of the lineal descendants of Tsurai, Trinidad Rancheria, City of Trinidad and the State Historic Preservation Officer.”* The project does not directly affect the Tsurai Study Area, but can be found to be consistent with the Tsurai Management Plan (see below).

Policy 74 of the General Plan protects Open Space areas lying south of Edwards and Van Wycke streets from development in order to maintain the unparalleled views of the coastline. This project is consistent with this policy since it does not affect views from these areas.

This project is consistent with the purposes of the Coastal Act (§30001.5) and Trinidad’s Local Coastal Plan by improving public access to and along the coast and enhancing public recreational opportunities and public safety consistent with sound resource conservation principles and private property rights. This coastal development permit process allows for maximizing public participation in the proposal, consistent with Coastal Act §30006. The project has been sited and designed to protect views to and along the coastline and other scenic resources, to minimize the alteration of existing landforms and to be visually compatible with the character of the surrounding areas, as required by Coastal Act §30251.

TSURAI MANAGEMENT PLAN CONSISTENCY

One of the recommendations of the Tsurai Management Plan (TMP) is to reopen the traditional entrance of the ALMT through the Civic Club property. Some of the findings of the TMP for the ALMT (p. 57) are that: *“The entrance of the ALMT trail has been diverted and is not in its traditional path, due to the location of fencing around the Memorial Lighthouse over the objections of the TAS and Yurok Tribe;”* and that: *“Per the terms of the litigation settlement agreement signed by the Coastal Conservancy, the City, and the TAS, “all parties are to make the best effort to open a portion of the fence currently blocking the traditional trails (ALMT).”* In addition, Part 12 of the TMP outlines proposed projects and implementation. Section 12.2.1 is to ‘re-establish traditional entrance to ALMT at top of trail’ with the following steps:

- Reinitiate discussions with the Civic Club to open fencing to allow passage across lighthouse grounds.
- Engineering evaluation of stability of, and recommendations for, western approach (ramps) to trail.
- Obtain Coastal Development Permit, if necessary, to open fencing.
- Open traditional entrance to ALMT.

The proposed project is consistent with these recommendations. Though the engineering evaluation of the western approach the ALMT has not occurred, that is outside the scope of this project, and is located on City property. The project also addresses some other issues, concerns and recommendations of the TMP including erosion control and invasive species removal. The project included removing invasive Himalaya blackberries as well as installing erosion improvements, including the rip-rap from rocks found on the site and the terracing for the new trail entrance.

LANDSCAPING AND FENCING

The project consists of landscaping and removal of existing fencing.

SLOPE STABILITY

The project is located on property designated as questionable stability. The proposed improvements will only require minimal disturbance of soils that consist of fill that has already been disturbed and landscaped. Part of the purpose of the project was to reduce erosion and increase stability of the slope where the fence was removed. A geologist will review the site and any recommendations will need to be carried out.

SEWAGE DISPOSAL

There is no sewage disposal system associated with this project or property.

DESIGN REVIEW/VIEW PRESERVATION FINDINGS:

Because the project altered a structure and the natural contours of the land, this project is subject to the Design Review and View Preservation criteria set by Zoning Ordinance Section 17.60. Recommended Design Review / View Preservation 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 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: Only minimal grading was required; the slope below the fence needed to be terraced to allow safe public access to the ALMT.
- 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 proposed landscaping and terraced steps are consistent with other nearby improvements and consistent with public access and safety.
- 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: Materials used for the improvements are natural, including wood, rock and gravel.
- 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: The site is already landscaped; and vegetation placed within the trail / walkway area would impede public access. Invasive species were removed as part of the project.
- 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 on-premise signs are proposed as part of the 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: No utilities are required for the project.
- 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 the 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:* Response: No buildings are associated with this project.

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: Though visible from trails and open space areas, the project is small and consistent with surrounding development; the project purpose is for beautification of the site and public access and safety.
- 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: Public coastal views will not be impacted by the project; the existing fence was removed as part of the project
- C. *The committee shall recognize that owners of vacant lots...* Response: No building is associated with this project, and coastal views from residences will not be impacted by the project.
- D. *If a residence is removed or destroyed by fire or other means...* Response: No previous residence was destroyed.
- 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 project is located within 100' of the Tsurai Study Area and the Memorial Lighthouse. The project is intended to improve the appearance of the lighthouse property. It is also intended to improve access to the ALMT. Erosion control improvements have been included. As long as any recommendations of the geologist are incorporated, the project will not affect the bluff or the Tsurai Study Area.

STAFF RECOMMENDATION:

As conditioned, the project is consistent with the City's Zoning Ordinance and General Plan and the necessary findings for granting approval of the project can be made. Should the Planning Commission find that the Design Review / View Protection Findings can be made, then staff recommends that the Planning Commission approve the project with a motion similar to the following:

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.

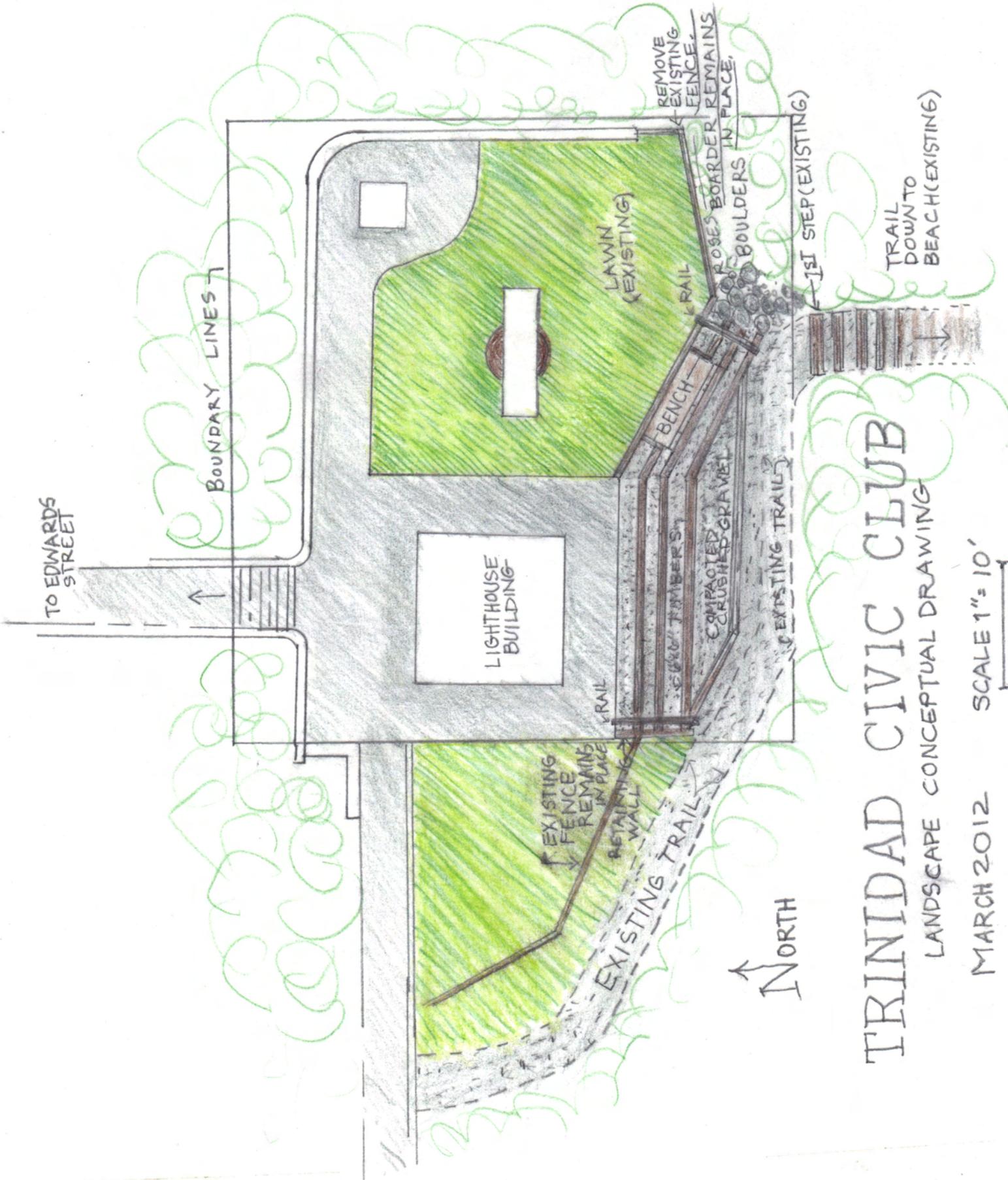
PLANNING COMMISSION ALTERNATIVES

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. Alter the proposed 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 unless an exception or waiver is approved by the City Council.
2. The applicant shall employ a certified monitor, as necessary, from either the Yurok Tribe or Tsurai Ancestral Society to monitor the construction site for cultural and archeological resources. The monitor will be present during any additional excavation or ground disturbing activities.
3. The Civic Club is responsible for providing a letter or report from a registered geologist, or certified engineering geologist that determines that the project will not significantly increase erosion or slope instability; any mitigation recommended by the geologist shall be incorporated into the project.



TRINIDAD CIVIC CLUB

LANDSCAPE CONCEPTUAL DRAWING

MARCH 2012

SCALE 1" = 10'