

MINUTES OF THE REGULARLY SCHEDULED MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
WEDNESDAY JULY 18, 2012

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

Commissioners Present: Johnson, Pinske, Vanderpool, Becker, Rotwein
Commissioners Absent: none
Staff: Parker, Caldwell

II. APPROVAL OF MINUTES

June 20, 2012

Define the abbreviations under the Noonan 2012-02 project for clarity. Under the Land Trust item, T. Noonan's title should be changed from "builder" to "local contractor" for clarity. Change "co-axel" to "co-axial."

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

July 3, 2012

Commissioner Becker noted she was not present.

Motion (Pinske/Rotwein) to approve the minutes as corrected.
Passed unanimously.

III. APPROVAL OF AGENDA

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

IV. ITEMS FROM THE FLOOR

None.

V. AGENDA ITEMS

1. **Leach 2012-01:** Design Review, Use Permit and Coastal Development Permit to add 526 sq. ft., including a 376 sq. ft. second story 3rd bedroom, to an existing 1,115 sq. ft. 2-bdrm, single-family dwelling. The project also includes demolition of a detached, nonconforming second dwelling unit that was destroyed by a fire and installation of a new 3-bedroom septic system. Located at 565 Trinity Street; 042-101-10. *This item was continued from the May 16 and June 20 agenda due to the need to revise the original plans based on septic requirements.*

The agent for the project is present. Planner Parker re-introduces the project with changes and notes that the owners are now just adding on to the existing house, which is not a change of use, so a use permit is not needed as described in the staff report. A garage will not be constructed; a shed will be removed, but the size doesn't require a permit.

Commissioner Johnson asks if the neighbors were notified or provided any feedback. Planner Parker states that no one has produced any complaints since the notices were out, and the string lines have been put up.

Commissioner Johnson gets clarification that the witness poles and lines are at 22ft and that the witness poles marks the apex of the roof.

Commissioners Becker and Johnson note the need to revise the way the action motion is written.

Public Comment

None.

Commissioner Comments

The Commissioners revise the proposed motion to be based on the remodel of residence instead of the construction of a garage.

Motion (Vanderpool/Rotwein) to approve the project based on application materials, information and findings included in this Staff Report, and based on public testimony, for the addition to and remodel of the residence as proposed and as conditioned in this staff report.

Passed unanimously.

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

Planner Parker updates the Commission on the project and recommends continuing it to the August 15th meeting to allow staff more time to address comments.

Commissioner Johnson approves continuing this, based on Staff's recommendation.

Commissioner Becker notes the lengthy history associated with the project and asks for a copy of the 2007 Management Plan. Planner Parker states that this is online and at City Hall, as is the 2005 settlement agreement.

Trinidad is not required to work under the 2007 Management Plan, and though it is not binding, it was adopted by the City and other parties, and it includes findings and recommendations.

Commissioner Johnson asks if there is any merit or benefit for the three parties involved to continue to meet to discuss the project. Sarah Lindgren (TAS Secretary) responds that she's not sure, given the request from the TAS, that the Civic Club can or will agree to meet the conditions. She does not think there would be much benefit to trying to meet.

Public Comments

P. O'Gara (2060 Patricks Point Dr) gives a Civic Club and meeting report. The main project goal is to open the vista and provide access to the Axel Lindgren Trail from the lighthouse. The Civic Club is a volunteer organization with a small budget.

R. Faust (attorney) comments on the project, stating that the TAS conceives the project differently and they disagree completely with the CEQA exemption. This needs a full environmental and cumulative impacts analysis. The City should read the Management Plan to stand by their commitments.

Commissioner Comments

Commissioner Johnson hopes everyone appreciates how difficult it is to evaluate the project after the fact; it is unfortunate they have to backtrack. At minimum, the system for initiating projects has to be fixed. The site needs to be looked at and maintained to address environmental and safety hazards and aesthetic issues. The City Manager is out of town and this project needs some legal counsel. Commissioner Johnson thanks the TAS for their comments and notes that everyone is working hard to understand all the issues.

The Civic Club 2012-04 project is continued to the August 15th meeting.

VI. CITY COUNCIL REPORT

Based on advice from the City Attorney, the City Council voted to allow Verizon to proceed through the permit process for their antenna swap project. Planner Parker has put in requests to the Coastal Commission regarding whether a permit is needed, and the Coastal Commission won't produce any decision in writing.

Next month' agenda will include the Azalea/Pacific improvement project which includes modifying the road for safety vehicle requirements.

Planner Parker recommends the Commissioners review the TAS Management Plan; she will look through references in the TAS letter and provide a list of documents.

The Commissioners discuss legal requirements and conflicts of interest. They confirm August 15, 2012 is a good meeting time for everyone.

VII. ADJOURNMENT

Meeting adjourned at 6:47pm.

Submitted by:

Sarah Caldwell

Secretary to Planning Commission

Approved by:

Richard Johnson

Planning Commission Chair