

MINUTES OF THE REGULARLY SCHEDULED MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
WEDNESDAY, February 20th, 2013

I. CALL TO ORDER/ROLL CALL (6:05pm)

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

II. APPROVAL OF MINUTES

February 6, 2013

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

III. APPROVAL OF AGENDA

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

IV. ITEMS FROM THE FLOOR

Dick Bruce (780 Underwood Dr) speaks his concern over meeting notices and would like earlier notice. It was noted that the holiday and the new process of sending all local mail to Eureka may have slowed the mailing. Planner Parker will make an effort to mail notices a day or two earlier, but notes that the City is only required to drop notices in the mail 7 days before the hearing.

V. AGENDA ITEMS

- 1. Poulton 2013-01:** Design Review and Coastal Development Permit for minor modifications to an existing 3-bdrm, 2-story 1,650 sq. ft. single-family residence, including small (approximately 150 s.f. total) additions for closets, enclosure of an existing porch, interior remodeling and new decks. This proposal is a modification of a previous approval (2011-07) for Design Review, Variance and Coastal Development Permit to convert the existing home into two, 2-bdrm units. The accessory dwelling unit and lot merger are no longer proposed, and the house will remain single-family and 3 bdrms. Located at 811 Underwood Drive; 042-041-14.

Commissioners Pinske and Becker recuse themselves because they live in a close vicinity to the project. Planner Parker introduces the project and gives background.

Commissioner Johnson and Planner Parker discuss the non-conforming septic system and consider adding another condition to meet the OWTS Ordinance, but reject the idea since the project is not changing the intensity of use on the system.

The Poultons do not plan to underground their utilities and are allowed a certain number of solar panels without a permit, even though they are shown on the site plan as sitting slightly above the roofline.

Commissioner Johnson and Planner Parker are comfortable with the project because it is a less complicated and smaller project than originally submitted and the footprint is not changing.

Public Comment

None.

Motion (Rotwein/Vanderpool) that 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 proposed and conditioned in the staff report.

Passed unanimously.

2. General Plan Update: Housing Element review and discussion.

The Commission enters into a workshop mode.

Planner Parker suggests focusing on policies, constraints and opportunities.

Commissioner Pinske muses over how to address housing for the homeless. Planner Parker suggests partnering with neighboring communities to provide and distribute information. She will look into the availability and feasibility of a partnership.

Commissioner Johnson laments the state of the data, but recognizes that it is what is available. He notes that there is a lot of important information in the narrative that is not turned into a policy or goal. He notes that the housing needs summary doesn't transfer over and that needs to be addressed.

The Commission and Planner Parker discuss implementing goals and decide that the City has to prioritize its needs and efforts. They mull over words such as "investigate" or "encourage," to address tasks that would otherwise cost the City. Some concepts need to be included but the City can say that meeting them is not feasible.

The appendices are discussed and Planner Parker will look further into what should be included (such as design review, fee schedules, demographic trends, data gaps, etc.).

Planner Parker suggests that the Commission submit their thoughts and questions before the next meeting. Much of the data is questionable, but ignoring that, submit ideas about trends, needs, the Trinidad lifestyle—do they make sense for the community? Focus on sections 3-7.

Planner Parker will send out a reminder the Friday before the due date.

VI. CITY COUNCIL REPORT

The Council approved the Planning Commission to facilitate a community meeting and discuss the tsunami signs. Based on a recommendation to the City Council, they may or may not process a permit. Planner Parker will get more information about the program it is under.

VII. STAFF REPORT

March 6th all the signatories from the Tsurai Management Team will meet regarding the Cultural Resources Element of the General Plan. The Coastal Conservancy has set up a meeting about the lighthouse. Planner Parker has comments back about the OWTS Ordinance and will get materials to Gabe. Better facts proof, water quality results, etc. are needed for the ADU/VDU Ordinance.

VIII. ADJOURNMENT

Meeting adjourned at 7:18pm.

Submitted by:

Sarah Caldwell

Secretary to Planning Commission

Approved by:

Richard Johnson

Planning Commission Chair