

MINUTES OF THE RE-SCHEDULED MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
WEDNESDAY, JULY 17, 2013

I. CALL TO ORDER/ROLL CALL (6:01pm)

Commissioners Present: Johnson, Pinske, Vanderpool, Becker, Rotwein
Commissioners Absent: Rotwein
Staff: Parker, Caldwell

II. APPROVAL OF MINUTES

06/19/2013

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

III. APPROVAL OF AGENDA

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

IV. ITEMS FROM THE FLOOR

none.

V. AGENDA ITEMS

1. **Rotwein 2013-07:** Design Review and Coastal Development Permit for: (1) a 2,100 sq. ft. addition to an existing, 2-story, 3-bedroom, 1,650 sq. ft. primary residence; and (2) replacement of a 1-story, 2-bedroom, 728 sq. ft. accessory dwelling unit with a 2-story, 2-bedroom, 1,320 sq. ft. accessory dwelling unit. Located at 54 North Westhaven Drive; APN: 515-331-11.

Applicant Susan Rotwein is present. Planner Parker introduces the project and notes that adjacent neighbor J. Spyropoulos called with concerns regarding views from his property. He requested additional time to see how the project will affect his views.

Commissioner Comment

There was as discussion about building heights and separations. Parker noted that the primary residence was approved at 30 ft. in height by the County prior to the property being annexed into the City, making the structure legally nonconforming as to height. The buildings must maintain a separation equal to the height of the taller structure.

Due to an assumption that there would not be view issues associated with this property Planner Parker did not request story poles, but the application stated that they would be willing to put some up if there is concern over the project impacting views. She believes that the project won't change the neighbor's view. He was given notification about the project, but he is out of town for the meeting and wanted more time.

Planner Parker clarifies that "the owner maintains the septic system" means that they keep record of the pumping in response to a question from Commissioner Johnson.

Public Comment

Susan Rotwein inquires about what the Planning Commission thinks of the overall development plan. Commissioner Johnson is concerned about the unknown septic system size and potential need for an upgrade; Rotwein agrees to the condition of approval as stated in the staff report. She does note that the residence will have 3 bedrooms and an office. Planner Parker states that the residence will likely be sold in the future as a 4-bedroom residence (rather than a 3-bedroom) due to the size and number of rooms; the office meets the definition of a bedroom. Parker also mentions that tank sizes don't increase much more than those that accommodate 4 bedrooms. Rotwein thinks the existing tank should be sufficient.

Commissioner Comments

Commissioner Pinske comments on the elevation and how difficult it is to determine the height based on the native ground elevation. He doesn't feel that compliance with height regulations will be negatively affected by the project.

The Commissioners agreed that this is a substantial project, but because of the lot size, the project fits the site and complies with City regulations.

Planner Parker suggests S. Rotwein reach out to J. Spyropoulos when he gets back into town to discuss views in order to avoid a potential appeal.

Motion (Pinske/Becker) to adopt and approve the project as conditioned in the staff report.

Passed unanimously.

2. General Plan Update: Housing Element (HE) continued discussion.

There is no public attendance for this discussion.

Planner Parker summarizes the work she has done. She did get comments from Commissioner Becker on the goals and policies and has incorporated those comments.

Planner Parker reorganized the data and asked the Commission if the data shows what Trinidad needs.

The City is supposed to have 11 housing units allocated from 2007-2014 and housing needs will be coming out again for 2014. All the City has to show is that land is available and zoning allows the appropriate development types. However, it is also recognized that housing is quite limited in Trinidad by market and environmental constraints outside the City's control.

Commissioner Pinske questions what HG-4 means. Planner Parker will reword it.

Commissioner Johnson thinks there should be wording to state that the City has fulfilled to the extent possible or amended the assessment of State goals. He and Commissioner Becker note that there are a lot of State regulations / goals listed

throughout the HE. They would like to eliminate or simplify with a blurb that summarizes the needs and an assessment of our best effort.

Goals are discussed and the HE is reviewed page-by-page. Planner Parker notes that some goals/policies are carried over from the earlier HE or meet State requirements.

Planner Parker wants to know if explanations are clear, flow is good and what needs to be in the appendix. She also requests comments, clarifications, suggestions and/or revisions.

The Commission discusses getting informal HCD review as a final peer review option.

VI. CITY COUNCIL & STAFF REPORT

Commissioner Johnson gets clarification regarding street signs; Planner Parker states that the total square footage required for onsite signs is based on the street frontage, and that technically, signs over 2 sq. ft. should go to Design Review.

Planner Parker is still working with the Coastal Commission on the Appeal Fee Ordinance. Changing appeal fee language has snowballed into a complicated procedure so they're going to withdraw the application, but are waiting to see if there is a penalty to withdraw.

VII. ADJOURNMENT

Meeting adjourned at 7:42pm.

Submitted by:

Sarah Caldwell

Secretary to Planning Commission

Approved by:

Richard Johnson

Planning Commission Chair