

**MINUTES OF THE SPECIAL MEETING OF THE**  
**TRINIDAD PLANNING COMMISSION**  
**WEDNESDAY MAY 28<sup>th</sup>, 2014**

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

Commissioners Present: Becker, Johnson, Pinske, Stockness, Vanderpool

Commissioners Absent: none

Staff: Parker, Caldwell, City Attorney Stunich

**II. APPROVAL OF AGENDA**

***Motion (Johnson/Becker) to approve the agenda.***

***Passed unanimously (5-0).***

**III. ITEMS FROM THE FLOOR**

None.

**V. AGENDA ITEMS**

1. **Reinman 2013-11A**: After-the-fact Design Review and Coastal Development Permit to add living space (bedroom/bonus room/bathroom) for the primary residence in an unpermitted 650 sq.ft. accessory dwelling unit converted from a pre-existing 1,080 sq.ft. detached garage. Located at 407 Ocean Avenue; APN: 042-0620-12.  
*Continued from the May 21, 2014 meeting.*

Planner Parker addresses the outstanding items from the previous meeting and notes that she has prepared an updated condition of approval list.

*Commissioner Comments*

Commissioner Stockness gets confirmation that the building inspection reports are public.

In response to Commissioner Becker, Planner Parker lists what will be removed before the unit will be converted into a bedroom: stove and gas connections, the kitchen sink, 220 volt outlet and the kitchen cabinets. The bedroom will have a closet and there will also be a large living area.

Commissioner Pinske asks if the applicant has a year to start once the Coastal Development Permit is approved. Planner Parker clarifies that the effective day begins at the end of the appeal process (10 working days), and the one year deadline is to secure building permits.

Commissioner Vanderpool questions whether the conditions written for this project that include keeping license plate numbers of tenants on file and limiting the number of occupants is necessary and whether they set a precedence. Planner Parker explains that this is a unique situation and the license plate condition was suggested by the applicant. Certainly these go above and beyond typical conditions, but the applicant has agreed to them in order to appease the neighbors. Attorney Stunich adds that conditions should be designed to ensure compliance with applicable regulations, which these ones are.

Commissioner Johnson suggests that the list of inspections in Condition #3 be modified “to include, *but should not be limited to ...*”

Planner Parker clarifies the Building Inspector’s responsibilities and adds that he has required that a licensed contractor certify that buildings are built or modified to code.

*Public Comment*

Hope Reinman is present in Mike Reinman’s absence. She states that they appreciate the Commission’s time and effort and they are committed to a final solution. They are prepared to abide by the conditions and meet commitments in a timely manner.

*Commissioner Comments*

Commissioner Pinske states that that is the Commission’s intent and they are trying their best to consider and address all sides. Commissioner Vanderpool adds that he thinks that the way the project has turned out is moving toward serving the public interest.

Commissioner Becker muses over the letter entered into the record at the last meeting. She feels that when issues come up, they may not always be the Commission’s responsibility and should be deferred to the City Council. Planner Parker agrees that complaints that are not zoning issues can be deferred. Official complaints should be submitted to the City and the Planning Commission can always make recommendations to the City Council. However, other issues that the Commission is struggling with on multiple projects can be addressed through the zoning ordinance during the General Plan update.

***Motion (Johnson / Pinske) that based on application materials, information and findings included in the Staff Report, supplemental materials and based on public testimony, I move to adopt the information and required Design Review and View Protection findings in this staff report and approve the residential addition as proposed and as conditioned in the staff report and amended at the hearings. Passed unanimously (5-0).***

**VI. ADJOURNMENT**

Meeting adjourned at 6:20 pm.

**Submitted by:**

**Sarah Caldwell**

Secretary to Planning Commission

**Approved by:**

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**Michael Pinske**

Planning Commission Chair