



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: February 5, 2014

RE: Poulton 2013-01 Design Review / Coastal Development Permit Approval Extension Request.

The above referenced project approval was for Design Review and a Coastal Development Permit for minor modifications to an existing 3-bdrm, 2-story, 1,650 sq. ft. single-family residence, including small (approximately 150 sq. ft. total) additions for closets, enclosure of an existing porch, interior remodeling and new decks (see the following link for the project application materials:

<http://www.trinidad.ca.gov/phocadownload/PlanningCommission/2013/0213%20poulton.pdf>). The project received approval from the Planning Commission on February 20, 2013. There were no public comments or objections to the project at the hearing. The project included the following condition:

2. Based on the findings that community values may change in a year's time, approval of this Design Review and Variance is for a one-year period starting at the effective date and expiring thereafter unless the project has been completed or an extension is requested from the Planning Commission prior to that time. *Responsibility: Building Official prior to building permits being issued.*

It is standard to include a condition with a time limit on most projects. However, there were a couple of errors with this condition. One, it included a reference to a Variance that was required for the first iteration of the Poultons' project. (The applicants had gotten an earlier approval for a larger project, but later decided to downscale.) In addition, this condition is usually worded such that the applicant only has to obtain a building permit in order to meet the time limit (building permits have their own time limits). Because I usually start with a recent staff report as a template for any new projects, sometimes inappropriate relics from a previous project go overlooked. In this case, I would guess the standard language of the condition had been changed for an earlier project that did not need a building permit, and that got carried over into the Poulton staff report.

Because of both the erroneous wording of the condition, and the fact that no public comments were received on the project, staff is recommending that the Planning Commission grant the requested extension with the standard time limit condition. A motion could be worded similar to the following:

Based on the applicant's reasonable request, the fact that they did obtain a building permit within a year, and that no objections were given during the original project hearing, I move to extend the Design Review approval for another year and expiring thereafter unless a building permit has been obtained within that time.



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: February 11, 2014

RE: Verizon Request to Replace 2 Failing AC Units at Trinidad Head Cellular Site with More Efficient Mini-Split AC Units – Staff Determination Concurrence.

On January 24, 2014 Verizon made an inquiry to the City regarding replacement of a failing AC unit on an existing equipment shed at the Trinidad Head cellular facility. The other existing AC unit will most likely also be in need of replacement soon. Verizon is proposing to replace both of the old standard wall-mount AC units with a newer design called a ‘mini-split.’ The mini-split AC units have a slightly different size and shape than the existing units (approximate dimensions summarized in the table below), but have the following advantages: (1) lower mounting height; (2) less visible mounting hardware; (3) quieter (lower db); (4) use a more environmentally friendly refrigerant; and (5) better power efficiency. The new units will be mounted as low as possible (depending on exact building configuration) and below the height of the existing units, which are approximately 5 ft. off the ground at their base. Another key consideration in the project is that the units are / will be mounted below the top of the existing fences, and are therefore not visible. In addition, though the technology and size of equipment have changed somewhat, the proposed action is a like-for-like replacement of at least one, and probably two, existing AC units.

Table 1 - Dimensions of existing and proposed AC Units

| Unit | Height (ft) | Width (ft) | Depth (ft) | Volume (sq. ft.) |
|----------|-------------|------------|------------|------------------|
| Existing | 2 | 3 | 1.5 | 9 |
| Proposed | 2.75 | 3 | 1 | 8.25 |

Staff has determined that a CDP will not be required for the proposed project. Staff is requesting concurrence from the Planning Commission on this determination. This will allow another opportunity for public input due to the controversy of making changes at this cellular site. It also informs the public of the decision being made so they have the opportunity to appeal it in accordance with §17.72.100 of the Zoning Ordinance. The Planning Commission’s determination/concurrence is also appealable to the City Council and Coastal Commission.

The project does fall under the Coastal Act and the City of Trinidad definition of development as it entails “...on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or

thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land.”

The question then becomes one of whether the project falls under any exemptions. The Coastal Commission adopted the “Repair, Maintenance and Utility Hookups Exclusions from Permit Requirements” in 1978. This document includes the following language for communication facilities (section II.B.2.b): “*A coastal permit is not required to maintain, replace, or modify existing overhead facilities, including the addition of equipment and wires to existing poles or other structures, right-of-way maintenance, and minor pole and equipment relocations. A coastal permit is not required ... [for] work required to supply increased demand of existing customers’ facilities in order to maintain the existing standard of service.*” The replacement of AC units clearly will not increase service capacity, and does fall under the maintenance included in this language.

Section 13252 of the Coastal Act Regulations (Repair and Maintenance Activities Requiring a Permit) states: “*The provisions of this section shall not be applicable to those activities specifically described in the document entitled Repair, Maintenance and Utility Hookups, adopted by the Commission on September 5, 1978 unless a proposed activity will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands or public views to the ocean* (emphasis added).” This exception is not applicable to this proposal because there will be no new structures, no ground disturbance, and the AC units are not visible due to the existing fencing.

For these reasons, it has been determined that the proposed project does not have the potential for a substantial adverse impact on public access, environmentally sensitive habitat areas or public views, and therefore falls under the cited repair and maintenance exemption and will not require a Coastal Development Permit.

If the Planning Commission concurs with staff’s determination, a motion could be similar to the following: Based on the information submitted to the City, included in this memo and public testimony, I move to concur with staff’s determination that the proposal is exempt from the requirement to obtain a Coastal Development Permit.

Verizon Wireless @ Trinidad Head

2 wall mount AC units – one is failing and in need of replacement



Alternative Mini-Split unit – advantages include lower height, less visible mounting, quieter operation (lower db level), utilizes more environmentally friendly Freon, and improved power efficiency.

Submittal Data: System 36CLX ASU36CLX & AOU36CLX



Job Name: _____ Location: _____

Purchaser: _____

Engineer: _____

Submitted To: _____ For: Reference Approval Construction

Submitted By: _____

Unit Designation: _____ Schedule No. _____ Model No.: _____

OUTLINE AND DIMENSIONS

Capacities:

| | |
|--|-------------------|
| Cooling | 33,100 BTU/h |
| Min/Max Cooling | 9,900-34,100BTU/h |
| Outdoor Design Temperature <i>F° DB/WB</i> | 95/75 |
| SEER | 15.0 |
| EER | 8.2 |
| Low Ambient Temp. <i>F°</i> | 14 |
| Voltage/Frequency/Phase | 208-230/60/1 |

Indoor Unit:

| | |
|--|-------------|
| Noise Level <i>db (A) - H/ M/ L/ Q</i> | 49/41/36/32 |
| Weight | 31 lbs. |

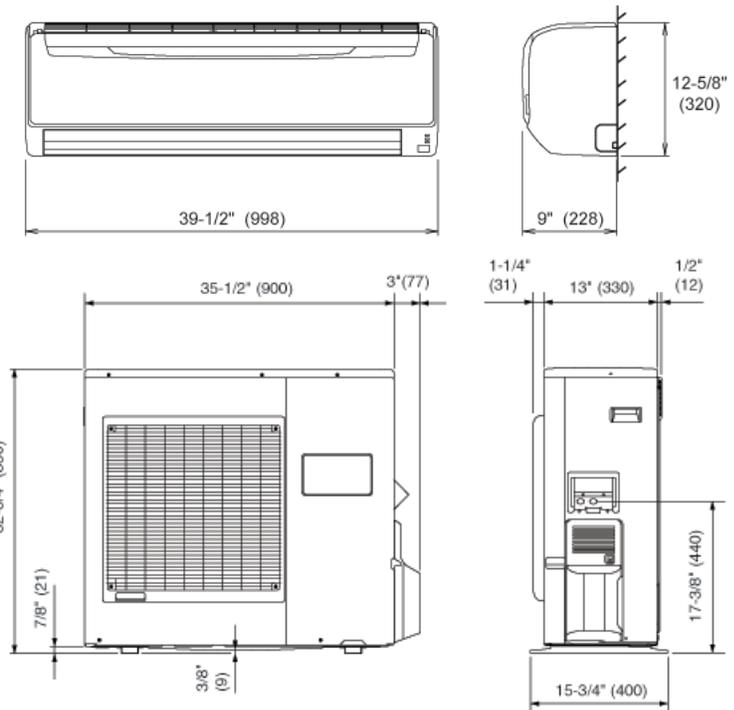
Outdoor Unit:

| | |
|--------------------------------------|-----------|
| Noise Level <i>db (A)</i> | 54 |
| Recommended Fuse Size | 30A |
| Min. Ampacity | 22A |
| Running Current (<i>Rated/Max</i>) | 17.7/19.0 |
| Weight | 137 lbs. |

Refrigerant Piping:

| | |
|------------------------------|---------|
| Max Ht. Difference | 98 ft. |
| Max Total or Combined Length | 164 ft. |
| Discharge Vapor Line (O.D.) | 3/8 in. |
| Suction (O.D.) | 5/8 in. |

Note: Figures are based on 230 Volts

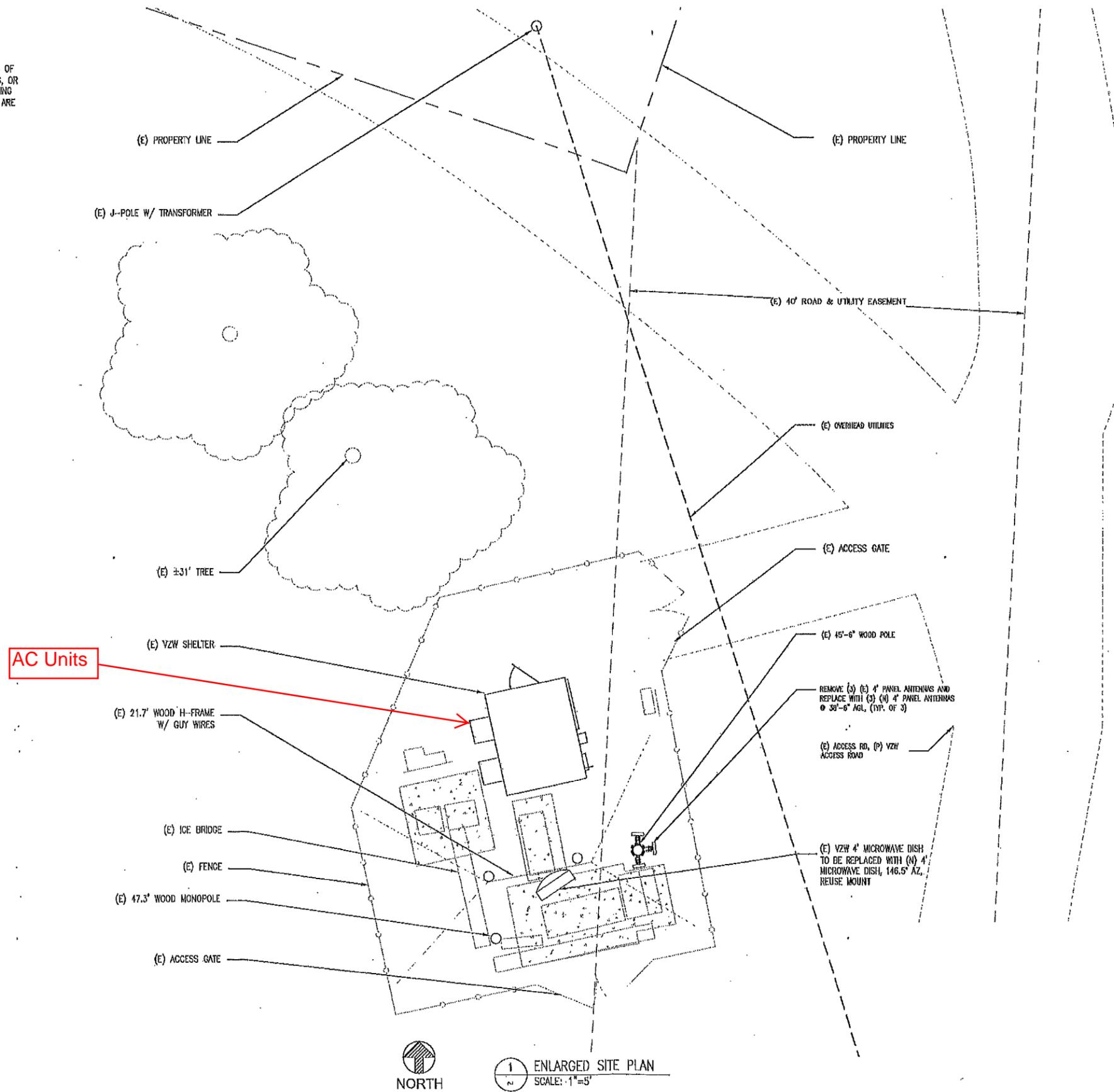


Standard Features:

- ◆ Six year compressor warranty
- ◆ Two year parts warranty
- ◆ Refrigerant R410A
- ◆ Auto Louver: 4 Way
- ◆ Auto Mode; Quiet Mode; Dry Mode
- ◆ Ion Deodorizing Filter
- ◆ Digital Wireless Remote Control
- ◆ Sleep timer; 24 hour timer
- ◆ Built in Low Ambient
- ◆ Auto Restart/ Reset
- ◆ Cold Prevention
- ◆ Power Diffuser
- ◆ Apple Catechin Filter
- ◆ Optional Wired Remote Control

Notes:

NOTES:
 1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.



TRINIDAD HEAD
 LOCATION # 168960
 PROJECT# 2010541806
 TRINIDAD HEAD TRAIL
 TRINIDAD, CA 95570



STAMP

ISSUE STATUS

| INT. | DATE | DESCRIPTION | REV. |
|------|----------|-------------|------|
| EAS | 06/29/12 | CD90% | 0 |
| EAS | 07/02/12 | CD95% | 0 |
| | | | |
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| | | | |
| | | | |
| | | | |

SHEET TITLE:
 ENLARGED SITE PLAN

A-2



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: February 5, 2014

RE: Election of a Chair and Vice Chair of the Planning Commission

The last time the Planning Commission elected a Chair and Vice Chair was in October 2011. As you know, the result was Richard Johnson being elected the Chair and Mike Pinske being elected the Vice Chair. According to the City's Municipal Code, these elections are for two-year terms. In addition, a Commissioner can not serve a second term if there are other Commissioners who have not served in the position (language below). I was not aware of this requirement, since it was not in my 1990 version of the Municipal Code (amended in 1995 or 1996). Therefore, Richard was correct that the previous election had some errors. Commissioner Johnson should not have been voted Chair, since he had already served. However, all we can do at this point is to move forward.

2.20.070 Election of chairman and vice chairman. The commission shall elect its chairman and vice chairman from among the appointed members of the commission. The chair of the planning commission shall be elected to a two-year term, on a rotating basis, so that no individual may serve a second term as chair as long there are others on the commission who have not so served.

The action for this agenda item will be to nominate, second and vote on a new Chair and Vice Chair. The only stipulation is that Richard can not be elected Chair, and Mike can not be elected Vice Chair. The positions will be for 2-year terms.



MEMORANDUM

TO: Trinidad Planning Commission
FROM: Trever Parker, City Planner
DATE: February 14, 2014
RE: Community Design Element

I thought it might be good to take a step back with the Community Design Element. By providing you with something that was mostly taken from another community, it seemed to unnecessarily limit your options. That strategy worked well for some of the other elements, but community design needs to be more specific to Trinidad. For this meeting, I have instead provided you with a variety of community design policies from Trinidad and other jurisdictions. Keep in mind that this is not exhaustive, and there may be some issues still missing. I have tried to group these policies in a logical manner, but there will be some overlap and similar policies. I also realize that not all of the policies are particularly relevant for Trinidad, but I wanted to provide you with a wide spectrum of examples that might give you ideas for Trinidad.

You should think about whether these groupings / issues make sense for Trinidad. In addition, policies need to be grouped under broader goals. So each grouping of policies should help the City meet a goal or objective; we will need to develop a goal for each grouping or issue. Also, feel free to look up general plan and community design policies for any communities that you feel might be a good model for Trinidad and bring any other suggestions to the meeting. I tried to include / find some smaller, coastal and scenic communities, but it was a lot easier for me to just search for community design elements rather than go to individual Cities to see if they had such policies.

View Protection

- 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. (Trinidad)

- 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. (or – views of the shoreline from key public viewing points of from view points inside structures located uphill from the proposed development. (Trinidad)

CD-2.1 Design Review: All development that has the potential to affect visual resources shall be subject to Design Review, unless otherwise exempt from Design Review pursuant to Coastal Land Use & Development Code Section 18.71.050. Design Review approval requirements shall not replace, supersede or otherwise modify the independent requirement for a coastal development permit approved pursuant to the applicable policies and standards of the certified LCP. Ensure that development is constructed in a manner consistent with the Citywide Design Guidelines. (Fort Bragg)

CD-2.5 Ensure that development does not adversely impact scenic views and resources as seen from a road and other public rights-of-way. (Fort Bragg)

Program CD-2.5.1 Adopt additional Citywide Design Guidelines for scenic views and resources identified in Map CD-1. Consider including, at a minimum, the following guidelines:

- a) Discourage continuous buildings that block scenic views and require view corridors providing unobstructed views of the shoreline and/or the sea from public rights-of-way.
- b) Require bluff setbacks for development adjacent to or near public areas along the shoreline.
- c) Cluster development to avoid blocking viewsheds to the maximum extent feasible.
- d) Minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed.
- e) Design night lighting of buildings to be indirect with no source of light visible, and lighting should not intrude on adjacent property or cause glare.
- f) Prohibit or require screening of the following uses in scenic view corridors: signs and fencing which block the scenic views, mechanical equipment, refuse containers such as dumpsters, and the outdoor storage of materials.

CD-1.1 Visual Resources: Permitted development shall be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance scenic views in visually degraded areas. (Fort Bragg)

CD-1.2 Unobstructed coastal views from Edwards Street shall be retained to the extent feasible (Fort Bragg)

CD-1.3: New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent. (Fort Bragg)

LU-2.2 Trinidad's View Protection Criteria should be reviewed and revised as necessary to provide clearer guidance and reduce community conflicts while still protecting important public and private coastal views. (Trinidad Draft)

CD-1.5 Fences, walls, and landscaping shall minimize blockage of scenic areas from roads, parks, beaches, and other public viewing areas. (Fort Bragg)

D-18 View Corridor Protection: Trees should be planted in locations that frame but do not block important view corridors, such as views to the ocean. Trees shall be shown on landscaping plans and for new developments subject to city review and approval. In view corridors and on bluff-top lots, tree species should be limited to low-growing canopies that will not impair views from nearby properties. (Pismo Beach)

CD-4.9 Require specialized design review for development along scenic corridors, including but not limited to, building height restrictions, setback requirements, and site-orientation guidelines. (Menifee)

CD-2.3.3 Protect and enhance significant vistas and panoramas within the City of surrounding mountains, coastline, open space area, and special landmarks, including but not limited to: (Palmdale)

CD-2.3.4 Protect views of scenic areas from existing development, and enhance views for new development wherever feasible, through the following means: (Palmdale)

1. Require open view fencing;
2. Ensure new structures do not obscure significant scenic views from uphill development to the extent feasible;
3. Limit new signage along designated scenic roadways;
4. Ensure that new development in locations which are highly visible from ____ maintains a high quality of design and construction.

Compatibility with Natural Surroundings

- A. The alterations of natural land forms caused by cutting, filling and grading shall be minimal. Structures should be designed to fit the site rather than altering the land form to accommodate the structure. (Trinidad)
- B. Structures in, or adjacent to open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible. (Trinidad)

- 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. (Trinidad)
- A. Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible. (Trinidad)
- 1. Except for necessary public safety facilities, structures should blend with the natural visual form of the area and not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area.

CD-1.4: All new development shall be sited and designed to minimize alteration of natural landforms by: (Fort Bragg)

- 1. Conforming to the natural topography.
- 2. Preventing substantial grading or reconfiguration of the project site.
- 3. Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs.
- 4. Requiring that man-made contours mimic the natural contours.
- 5. Ensuring that graded slopes blend with the existing terrain of the site and surrounding area.
- 6. Minimizing grading permitted outside of the building footprint.
- 7. Clustering structures to minimize site disturbance and to minimize development area.
- 8. Minimizing height and length of cut and fill slopes.
- 9. Minimizing the height and length of retaining walls.
- 10. Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area. Export of cut material may be required to preserve the natural topography.

CD-1.7 Blufftop development shall incorporate a setback from the edge of the bluff that avoids and minimizes visual impacts from the beach and ocean below. The blufftop setback necessary to protect visual resources may be in excess of the setback necessary to ensure that risk from geologic hazards are minimized for the life of the structure. (Fort Bragg)

CD-1.10 New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible. (Fort Bragg)

CD-2.1 Future development and redevelopment should improve the environment for the public; it should support the distinctiveness of each neighborhood as well as the special characteristics of the existing fabric of its local context. Adopt design guidelines for each identified neighborhood in Trinidad that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. (Costa Mesa)

Policy Statement: Policies are intended to respond to two broad, design concerns--building siting, architectural style and scale in relationship to surrounding buildings. Similarly situated parcels should be entitled to the same lot coverage or ratio of floor area to site area

and the Mendocino Historical Review Board (MHRB) or successor agency shall continue to review applications for development on a site specific basis. This means that some buildings may be required to be sited close to the street or to a side property line and applicants who wish to build the maximum floor area may be required to design a taller and narrower structure thereby continuing the open residential character of the neighborhood. (Town of Mendocino)

CD-3.2 Maintain and incorporate the City's natural amenities, including its hillsides, indigenous vegetation, and rock outcroppings, within proposed projects. (Menifee)

CD-4.7 Design new landscaping, structures, equipment, signs, or grading within the scenic corridors for compatibility with the surrounding scenic setting or environment. (Menifee)

CD-4.8 Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric or communication distribution lines, which would be visible from the City's scenic highway corridors. (Menifee)

CD-1.1.3 Site Design should be integrated with infrastructure systems of the surrounding area, including street patterns, trails, open space, drainage and utility systems. (Palmdale)

CD 2.2.6 Design of new development should provide buffering and screening between natural and built environments, where appropriate. (Palmdale)

CD 2.2.7 Landscape and grading plans for new development should limit removal of viable mature trees, and provide for replacement of a sufficient number of trees to safeguard the ecological and aesthetic environment. (Palmdale)

CD 2.2.8 Site grading should match slopes and topographic features of the adjacent area, avoiding abrupt or unnatural changes of grade. (Palmdale)

Compatibility with Man-Made Surroundings / Size, Scale, Bulk

C. Materials and colors used in construction shall be selected for compatibility both with the structural system of the building and with the appearance of the building's natural and manmade surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided. (Trinidad)

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. (Trinidad)

CD-2.2 Ensure that commercial and mixed use development, fits harmoniously with the scale and design of existing buildings and streetscape of the City. (Fort Bragg)

- CD-2.3* Ensure that second dwelling units, manufactured units, and single-family residences are sited and constructed in a manner harmonious with surrounding development. (Fort Bragg)
- CD-2.4* Discourage Sameness and Repetitive Residential Designs. (Fort Bragg)
- CD-2.6* Ensure that properties are well maintained and nuisances are abated. (Fort Bragg)
- CD-2.7* Encourage attractive native and drought-tolerant landscaping in residential and commercial developments, and that won't grow to eventually block coastal views. (Fort Bragg)
- D-1a* Maintain small scale of building. Buildings shall be designed to maintain the small-scale character of the community. (Arcata)
- D-1c* Promote quality and diversity of design compatible with neighborhood context. Site and building design shall be harmonious with the neighborhood context, including existing structures. Within new subdivisions, diversity in building appearance rather than repetitive designs is encouraged. (Arcata)
- LU-1b.5* Revise the Zoning Ordinance to provide more refined Design Review Guidelines that objectively address the design, size, bulk, and scale of new development and ensure that new and remodeled buildings are compatible with and enhance the character of the neighborhoods in which they are located. The revisions will be based on policy guidance contained within the Community Design element of this General Plan. (Draft Trinidad)
- CD-1.2* Support the development and preservation of unique communities and neighborhoods in which each neighborhood exhibits a special sense of place and quality of design. (Menifee)
- CD-3.1* Preserve positive characteristics and unique features of a site during the design and development of a new project; the relationship to scale and character of adjacent uses should be considered. (Menifee)
- CD-3.3* Minimize visual impacts of public and private facilities and support structures through sensitive site design and construction. This includes, but is not limited to: appropriate placement of facilities; undergrounding, where possible; and aesthetic design (e.g., cell tower stealthing). (Menifee)
- CD-3.5* Design parking lots and structures to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscene. (Menifee)
- CD-3.14* Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences. (Menifee)

- CD-3.13 Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations in the front and rear of residential buildings. (Menifee)
- CD-3.12 Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area. (Menifee)
- CD-1.1.1 Each project should be integrated with the character and design of the surrounding area, with respect to such design elements as size, shape, massing, setbacks, orientation, architecture, colors and landscaping. (Palmdale)
- CD-1.1.2 The relationship of building to site to street for each development project should be appropriate for the type and intensity of development, and compatible with adjacent properties. (Palmdale)
- CD-1.2.2 Development projects should maintain and enhance long-term value for the community through quality of design, workmanship and materials, and use of classic styles and colors which will not become quickly out-dated. In this context, the term “value” may include social, economic, environmental, aesthetic, or other long term benefit. (Palmdale)
- CD-1.3.3 Community design should reflect the community’s roots, rather than simulating historic periods or events which did not occur in the Antelope Valley. (Palmdale)
- CD 4.3.1 Architecture should be compatible with the character of the surrounding neighborhood, considering building style, form, height, size, color, material and roofline. (Palmdale)
- CD-4.2.4 Rooflines should be compatible with other roofs along the street; larger buildings should have more varied roof massing and / or variation in heights. (Palmdale)
- CD-4.2.8 Earth tone colors should be used for primary structures; more vibrant colors should be limited to accents, and trendy colors which may become quickly outdated should be avoided. (Palmdale)
- CD-4.2.14 New development should be designed to ensure that garages do not dominate the residential streetscape through the use of design, location and setbacks. (Palmdale)

Signs

- E. On-premises signs should be designed as an integral part of the structure and should complement or enhance the appearance of the surrounding area. (Trinidad)
- 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 have a single design theme. (Trinidad)

D-2i Design of signs. Permanent signs in the Central-Commercial area shall be oriented to pedestrians rather than automobile traffic, and shall conform to the following criteria: 1. Signs shall be placed so that they do not obscure other building elements such as windows, cornices, or decorative details. 2. Size, materials, style, and color shall complement the building facade and shall be compatible with the surrounding area. 3. Copy shall be limited to icons, logos, business identification, and hours of operation (rather than advertising copy). 4. Flush-mounted signs with copy in a specifically designated horizontal band is the preferred type; monument and hanging (cantilevered) signs may be allowed, provided that the latter has a vertical clearance of at least 7.5 feet and an encroachment permit is obtained. (Arcata)

5. Pole signs shall be prohibited, except for public traffic, directional and safety signs.

6. When lighted, signs shall be designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs with distinctive designs are acceptable. Plastic-faced internally lit signs should be discouraged. 7. At the time of any future alterations of an existing sign, the sign shall be required to be modified to conform in its entirety to these policies. Alterations shall mean any change to the structure, area, or height of a sign, but shall not mean a change in copy.

D-6d Design of signs. The following criteria shall apply to all signs, except those located within the Central-Commercial Area use category: (Arcata)

1. Signs shall be placed so that they do not obscure other building elements such as windows, cornices, or decorative details.
2. Size, materials, style and color shall complement the building facade and shall be compatible with the surrounding area.
3. Copy shall be limited to icons, logos, services identification, and hours of operation (rather than advertising copy) except as required by law or ordinance.
4. Flush-mounted signs and monument signs are the preferred types; no more than one free-standing sign may be allowed per business street frontage (including alleys), and freestanding signs shall not exceed fifteen feet in height.
5. Pole signs are discouraged; when permitted, such signs shall not exceed fifteen feet in height.
6. Signs shall not be of a height or design which is intended to be read from the State Routes 101 or 299, except for in the commercial visitor-serving district.
7. When lighted, signs shall be designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs are acceptable.
8. All off-premises (or off-site) business identification and advertising signs are prohibited.
9. The planned sign program is encouraged whenever there are multiple businesses on a site; no more than three signs may be allowed per parcel except through approval of a planned sign program permit. The planned sign program shall require harmony in shape, placement, materials, and other appropriate design elements for all signs on the site.
10. At the time of any future alterations of a lawfully permitted existing sign, except for a change in copy, the entire sign shall be modified as necessary to conform to these policies.

CD-6.7 Integrate project signage into the architectural design and character of new buildings. (Menifee)

CD-6.8 Discourage the use of flashing, moving, or audible signs. (Menifee)

Lighting

CD-1.8 Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, and shielded so that no light shines beyond the boundary of the property or into Environmentally Sensitive Habitat Areas. (Fort Bragg)

POLICY C-20: Encourage street and parking lot lighting that creates a sense of security, complements building design, is energy-efficient, avoids glare, and conforms with standards designed to reduce light pollution. (San Juan Batista)

Concord, MA lighting policies:

http://www.concordnet.org/pages/ConcordMa_TownManager/policies/app38

CD-6.4 Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination. (Menifee)

CD-6.5 Limit light leakage and spillage that may interfere with environmentally sensitive habitat area or neighboring residences. (Menifee)

Green Building

D-1e Promote energy efficiency and solar access. Site and building design shall emphasize energy efficiency and solar orientation. (Arcata)

D-1i Renewable green building. Site and building design shall incorporate green building concepts including maximizing use of recycled materials and recycling, energy efficiency, solar access, insulation, energy efficiency, use of toxic-free materials, natural lighting, native landscaping, permeable surfaces around structures, and minimizing construction waste generation. (Arcata)

CIRC-5.1 Encourage energy efficiency and use reduction and conservation in new and existing development and set an example by improving the City's own energy efficiency and conserving energy wherever feasible. (Trinidad Draft)

CIRC-5.2 Encourage renewable energy such as wind, solar, micro-hydro and waves in new and existing development and set an example by utilizing renewable energy in City facilities where feasible. (Trinidad Draft)

LU-1c.1 Investigate and adopt appropriate policies encouraging “green building technologies” that reduce negative impacts on the environment from both existing and new development. (Trinidad Draft)

CD-4.2.16 New development should maximize opportunities for passive solar heating and cooling. (Palmdale)

Landscaping

D-17 Native and Drought Tolerant Landscaping Native and drought tolerant landscaping with drip irrigation shall be required within all new and rehabilitated development requiring discretionary approval in conformance to city water conservation policies. (Pismo Beach)

CD-6.2 Ensure that all public landscaping is adequately maintained (Menifee)

CD-6.3 Require property owners to maintain the existing landscape on developed nonresidential sites and replace unhealthy or dead landscaping. (Menifee)

CD-1.3.4 Landscape design should ensure that the local stock of native trees and vegetation is replenished. (Palmdale)

CD-2.2.1 Require drought tolerant vegetation and water conserving irrigation systems within landscaping for new development. (Palmdale)

CD-2.2.5 Landscape design should improve the environment within and adjacent to new developments by reducing heat, glare and noise, and by promoting ground-water recharge, retardation of storm water runoff, and improvement of air quality. (Palmdale)

Other

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. (Ord. 84-180 §3(part), 1984; Ord. 166 §6.19(part), 1979) (Trinidad)

POLICY C-21: Support local beautification efforts by neighborhoods and merchant groups. (San Juan Batista)

CD-2.3 Allow for the elimination of vertical curbs, paved gutters, and sidewalks in rural areas if adequate drainage conditions are provided. (Menifee)

CD-1.4 Provide special landscaping and decorative monument signage in order to highlight arrival and departure from the City. (Menifee)

- CD-1.5 Encourage new residential development in Trinidad to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately-sized parking spaces. (Meniffee)
- CD-3.7 Consider including public art at key gateways, major projects, and public gathering places. (Meniffee)
- CD-3.15 Require property owners to maintain structures and landscaping to high standards of design, health, and safety. (Meniffee)
- CD-4.2 Design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture. (Meniffee)
- CD-4.3 Apply special paving at major intersections and crosswalks along enhanced corridors to create a visual focal point and slow traffic speeds. (Meniffee)
- CD-4.4 Fences and walls within residential areas should contribute to the neighborhood identity and enhance community design and minimize view blockages. (Palmdale)