

MINUTES OF THE MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
WEDNESDAY, February 18th, 2015

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

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

II. APPROVAL OF MINUTES

January 21, 2015

Motion (Johnson/Becker) to approve the minutes with the correction of “rouge trails” to “rogue trails” on page 2.

Passed unanimously (4-0).

III. APPROVAL OF AGENDA

Motion (Becker/Johnson) to approve the agenda.

Passed unanimously (4-0).

IV. ITEMS FROM THE FLOOR

None.

V. AGENDA ITEMS

1. **Saunders 2014-03:** Design Review and Coastal Development Permit to remove the existing 56 sq. ft., 15 ft. tall marquee sign at the Saunders’ Shopping Center entrance and replace it with an approximately 48 sq. ft., 8 ft. tall monument sign that will identify the various businesses located on the property. Located at the Saunders’ Shopping Center on the south side of Main Street; APN: 042-063-35.

This is a voluntary project proposal from the applicants to replace the outdated marquee sign and address concerns about blocked views of Trinidad Head from the entrance to town. The new sign will provide advertising space for all the businesses in the shopping center. The City Council has offered to pay for some of the permit fees, since the change will benefit the community.

Commissioner Vanderpool recuses himself from the project approval due to the fact that his family runs a business in the shopping center. He leaves the meeting and does not return (6:08pm).

Commissioner Comments

Commissioner Pinske requests that the first condition of approval be reworded to reflect that costs are “as agreed upon by the City Council,” because the existing wording was not clear.

The Commissioners discuss the project completion timeline. The applicant’s contracted sign architect, Richard, states that depending on approval, it will take 3-4 months finish

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the project. This includes taking down the other sign, procuring and preparing the materials and fabricating and installing the sign. He responds to Commissioner questions and describes the individual business signs as made with marine-layered mahogany with ornate borders and strong enough to withstand the elements. As a safety precaution, the individual signs will be plaques suspended on a backing so people will be able to see through into the parking lot. A 15' vision 'triangle' or setback is also required as measured from where the driveway enters the street.

The Commissioners discuss whether the sign meets the current zoning definitions and regulations. There is a discussion of the size of the sign. Planner Parker confirms that the total signage area of 48 sq. ft. noted in the staff report was based on the 96-100" wide x 60-70" tall dimensions provided in the application. Richard (sign maker) states that the total dimensions will be 96-142" with the posts included, but the advertising area will be closer to the dimensions cited in the staff report. He notes that the exact size can not be known until the materials are finalized, since they will be semi-natural.

Commissioner Johnson questions how to distinguish between signs and structure and wonders why the entire size of the sign wasn't considered as part of the square footage limitations. Planner Parker clarifies that just the advertising area is measured as opposed to including the mounts, which is standard practice. Commissioner Johnson is concerned, because he doesn't want certain conditions of this project to affect other signs or set bad precedent. Planner Parker indicates that the existing sign is 56 sq ft, which is similar in size to the proposed sign, so it should not affect the total square footage of signage as allowed on the property. The Commission reviews the signage calculations pertaining to the 600 sq ft area maximum for the 2 parcels; it is noted that the properties are near their maximum allowance of signage, depending on what exactly is counted as a sign. The City will be reviewing signage city-wide in the coming year.

Public Comments

Richard (sign maker) states that he is trying to make the sign pleasing to the eye, use elements that match the history and style of Trinidad (such as wood, ropes, natural colors), not block the view of Trinidad Head and use the best quality materials for a low-maintenance product. An example of his work is located at the Hole in the Wall business in Eureka.

Commissioner Comments

In response to Commissioner Johnson's question about the orientation of the sign in relation to the safety triangle, Planner Parker states that there will be an angle change to meet the 15' vision triangle requirement; the site plan shows that there should be plenty of room.

Commissioner Pinske thinks that this is a huge improvement for residents, visitors and the businesses. He is concerned about other signs that might need review as a result of the City's sign inventory. Commissioner Becker is also concerned about signs on properties with similar street frontage. Planner Parker does not foresee problems and states that Design Review covers structure and advertising. Also, this sign does not set any unusual precedence and should not affect other sign approvals.

Motion (Becker/Johnson) to approve the project based on application materials, information and findings included in the Staff Report and public testimony. The proposed project is found to be consistent with the City's certified LCP and the Commission moves to make the required Design Review findings and approve the project as submitted and described with the modification of Condition of Approval 1.) The applicant is responsible for reimbursing the City for all costs associated with processing the application *as agreed upon by the City Council.*

Passed unanimously (4-0).

2. General Plan Update: Progress Report, LCP consistency analysis, discussion of draft elements, figures, background material and Commissioner tasks.

Work on the General Plan has generally be suspended until the LCP grant contract is approved.

Commissioner Becker reports on her findings regarding visitor needs. She will continue to reach out and contact the Trinidad Bed & Breakfast. Other good potential contacts include the Rancheria, Harbor Master, Seascape manager, Eatery staff and the casino gift shop.

Commissioner Vanderpool did not receive his assigned tasks due to being absent at the previous meeting. Planner Parker will email him.

According to City records, Glen Saunders agreed to designate his portion of the Parker Creek trail as an easement but needs to be approached again to finalize that. It would help to have names and dates of easements. Commissioner Pinske is working on tracking down that information.

Commissioner Becker excuses herself from the meeting (6:54pm).

Commissioner Pinske reports that the Underwood spur to the State Park is assumed to be City property. Planner Parker thinks it is actually part of a City right-of-way. The Galindo Trail is also a City right-of-way and the Van Wick Trail was within a City right-of-way but has slipped out over time and encroached onto private property. The Wagner Street Trail status and easement was litigated and surveyed around the Frame properties. But there were no City records for the other property holders, though a survey shows the trail to be on City property. The vegetation along trails is being trimmed by City staff in general.

Commissioner Pinske is going to seek information from the Land Trust about the Groth Trail, and he will also check if there is a sign at the top. The Trinidad Head Trail is all on City property. The portion of the Parker Creek Trail near the beach needs to be looked into. Commissioner Pinske comments on the accessibility of the Axel Lindgren Trail at the bottom and Planner Parker mentions that the City has looked at the possibility of a re-route but it will be difficult. Commissioner Pinske will work on the status of the Groth Trail and note any other encroachments.

Planner Parker also thinks it is a good idea to map and include easements so the City can anticipate easement needs for future development and conditions for CDPs.

Commissioner Johnson reports on the Offers to Dedicate (OTDs). He spoke to Coastal Commission staff and got APNs. He may have the property book from the Land Trust that can be used to map the OTDs. There is only one pending at the Berford/Gold property and supposedly the Land Trust will eventually assume responsibility. There have been 2 other offers of OTDs outside the City but they may be complicated. Planner Parker notes that the City has a few OTDs and if the Land Trust becomes overwhelmed with maintenance, the City can probably assume responsibility. Commissioner Johnson has not yet tackled the issue of rogue trails.

Planner Parker will ask Commissioner Vanderpool to look into the parking situation and track down any past studies.

Planner Parker looked into visitor events and accommodations. Highlights include:

- In 2013/2014 there were 38/40 VDU business licenses and 2 operating without.
- Trinidad B&B has 5 rooms.
- The RV parks in town are operated more akin to mobile home parks, but do have some seasonable spaces.
- Only 2 properties in the City are zoned Visitor Services (VS) (which may be an issue for the GP update, though Planned Development (PD) zones can include visitor serving uses as well).

Annual events in the City include:

- Trinidad Art Night – 1st Friday May - October
- Trinidad Clam Beach Run – January/February
- Trinidad Fish Festival – Father's Day
- Tastin' Trinidad – September / Fall
- Blessing of the Fleet – Thanksgiving Day
- Trinidad Artisan's Market – Sundays in Summer
- Tour of Trinidad – September (bikes)
- Rockfish Wars – September (kayaks)
- Surf Contest – previously held annually, may start again

Some events occur in Trinidad that are not annual and Commissioner Johnson asks about outside people that run events and use the services, resources, or beaches of the City. Planner Parker is looking into temporary event permits. There are no specific permits (e.g. for weddings) but Gabe has a form and sends encroachment permits to Staff. Events are overseen on a case-by-case basis, though policies for State Beach events are warranted based on the State ownership. Side note: The Trinidad Artisan's Market is usually mislabeled as a farmer's market.

VI. STAFF REPORT

Planner Parker hopes that the LCP Grant contract will be confirmed by the end of the month. The Clean Beaches grant initial paperwork was sent to the City Manager for signature.

Likely upcoming projects include the Trinidad Rancheria bait shop replacement with an office and interpretive center, a view restoration application involving the mayor's property, an addition / remodel at the Sebring property at the bottom of the Parker Creek Trail and addition of a second unit with a garage rebuild on the Spyropolous property.

Planner Parker will email Commissioners to reschedule the next meeting date since she will be out of town, or cancel the March meeting.

VII. ADJOURNMENT

Meeting adjourned at 7:31 pm.

Submitted by:

Sarah Caldwell

Secretary to Planning Commission

Approved by:

Mike Pinske

Planning Commission Chair