



Filed: August 13, 2015
Staff: Trever Parker
Staff Report: September 4, 2015
Commission Hearing Date: September 16, 2015
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2015-08

APPLICANT / OWNER(S): Chris and Lauren Hinderyckx

AGENT: Julian Berg

PROJECT LOCATION: 334 Wagner Street

PROJECT DESCRIPTION: Design Review and Coastal Development Permit to construct a 1,134 sq. ft., two-story addition to an existing 1,449 sq. ft., 2-bedroom, single-family residence. The project includes an additional bedroom, but the property is already served by a 3-bedroom septic system; a new reserve area will be required. A 45 sq. ft. addition to the existing garage is also proposed.

ASSESSOR'S PARCEL NUMBER: 042-102-50

ZONING: UR – Urban Residential

GENERAL PLAN DESIGNATION: UR – Urban Residential

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15303 exempting new construction or conversion of small structures including single family residences.

APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is **X** / is not appealable to the Coastal Commission per the City's certified LCP, and may be appealable per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The project site is a triangle shaped lot located at the northeastern end of Wagner Street. The lot is zoned Urban Residential (UR), as are the surrounding parcels, which are developed with single-family residences. To the east of the parcel, at the tip of the triangle is land designated as Special Environment (SE) due to its proximity to Parker Creek. The approximately 11,400 s.f. project parcel is accessed from Wagner Street, and is currently developed with a 1,449 s.f. (see below for a discussion of the discrepancy between this number and the one on the site plan), 1-story, 2-bdrm residence. Other existing site improvements include a driveway, patio, decks landscaping, and a 268 s.f. detached garage; the property is served by an existing 3-bdrm septic system. The lot slopes to the west, towards Parker Creek with an average 14% slope; the building site has a slope of approximately 9%.

STAFF COMMENTS:

Referrals were sent to the Building Inspector, City Engineer and the County Division of Environmental Health (DEH) for the project. The Building Inspector had a concern about the “kitchen window” to be placed in the garage and whether the use would remain as a garage. To clarify, the applicants are proposing to make use of an existing kitchen window by installing it in the garage, but the structure will remain a garage. A building permit will be required for project construction if approved by the Planning Commission, and the Building Inspector may have additional comments at that time. The City Engineer had no comments. DEH required a reserve leachfield to be located because the building footprint was expanding. The existing 3-bedroom septic system was installed new in 2010, but as a repair, did not require a reserve area at that time. Because of the shape and slope of the lot, locating a reserve field was a bit of a challenge, but DEH has agreed that there is adequate room and signed off on the project based on a site visit to the property.

Potential Conflicts of Interest

Commissioners Lake and Stockness both own property within 500 ft. of the project site, and so there is a potential financial conflict of interest in accordance with the Fair Political Practices Act (see City Attorney, Paul Hagen’s, memo of November 14, 2008 for more information). In small towns, that assumed conflict is reduced to 300 ft. if certain conditions are met, which they are. Therefore Commissioner Lake, at more than 300 ft. from the project site, does not have an assumed conflict. However, for Commissioner Stockness, her property actually touches the subject property, so there is an assumed financial conflict of interest. According to Paul Hagen’s memo, when this *presumption* of a direct financial interest is the case, one of two things must occur: (1) the official makes a rebuttal of the presumption of a direct financial interest and proceeds to vote; or (2) if no rebuttal is made, then the official must recuse themselves and can not vote. In this case, there is potential for Commissioner Stockness’ viewshed or other property values to be affected, and if so, she would legally be disqualified from voting and need to recuse herself. Although Trinidad does not have any official policy

for this situation, it is generally considered proper for the disqualified official to leave the room during the hearing.

ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

The property where the project is located is zoned UR – Urban Residential. The purpose of this zone is to allow relatively dense residential development; single-family residences are a principally permitted use. The minimum lot size allowed in the UR zone is 8,000 s.f. and the maximum density is one dwelling per 8,000 s.f. This project proposes an addition to an existing residence on a 11,400 s.f. lot. The proposed construction includes interior remodeling, and a 1,078 s.f., 2-story addition to the east of the existing residence. A 45 s.f. addition to the existing 268 s.f. single-car garage is also proposed along with 490 s.f. of new deck and 974 s.f. of new compacted gravel within the existing driveway area. Project square footages are shown in Table 1.

TABLE 1 - AREAS

	EXISTING	PROPOSED
LOT AREA	11,400 s.f.	11,400 s.f.
FLOOR AREAS		
Residence	1,137 s.f.	2,215 s.f.
Attic room	312 s.f.	368 s.f.
Total Residence	1,449 s.f.	2,583 s.f.
Detached Garage	268 s.f.	313 s.f.
Patio	370 s.f.	370 s.f.
Deck	112 s.f.	602 s.f.
Driveway / Courtyard	360 s.f.	974 s.f.
Footprint of residence	1,137 s.f.	1,694 s.f.
Footprint of all impervious	1,775 s.f.	2,377 s.f.
FLOOR TO LOT AREA RATIO		
Total Residence	12.7%	22.7%
Total Footprint (lot coverage)	15.6%	20.9%

How to count the square footage of the attic space in this case was somewhat problematic. Section 17.08.310 of the Zoning Ordinance defines gross floor area as: *“the enclosed area of a building measured from an exterior surface to exterior surface, but excluding the following: exterior balconies and galleries covered but not enclosed; patios, atriums and the like if not covered; common use areas for all tenants; garages and carports; major mechanical equipment rooms.”* Generally ‘unconditioned’ spaces such as attics are not included in the floor area calculations. In this case, the attic appears to be finished and likely at least indirectly heated and with electrical connections. However, the ceiling appears to be less than 8 feet, and the only access is through a trap door, so it arguably may not be part of the residential square footage. As

proposed though, a dormer will be added, which will add additional height in parts of the space, and it will have a direct connection to the second floor of the addition. This makes it harder to argue that it is not part of the floor area after the addition. But I did not want to include the attic square footage in the addition, since it is not actually being added, so I included it in both the before and after calculations in Table 1.

According to the site plan and application materials, the floor area of the residence, as defined by the Zoning Ordinance Sec. 17.08.310, will be 2,583 s.f. after the remodel, which is above the maximum guideline of 2,000 s.f. in Design Review criteria H (see further information below). Another measure that the Planning Commission uses, even though it is not codified, is a standard of a 25% maximum floor-to-lot area ratio; this number is based on the fact that 2,000 s.f. is 25% of a standard 8,000 s.f. lot. The intent of this standard is to allow for houses to be scaled to their lot size, allowing larger houses on larger lots and vice versa. In this case, the residential floor area ratio will increase from 12.7% to 22.7%, which is within the guideline established.

The Urban Residential zone (§17.36.050) requires minimum yards of front 20', rear 15', and side 5' (§ 17.36.060). The parcel faces Wagner Street to the south, actually including half of the 20 ft. private access easement. The existing residence does not meet the side or rear setback, being as close as 3.5 ft. to the west side and 5 ft. from the rear. So would be considered nonconforming as to those setbacks. However, the proposed addition will meet all setbacks. Section 17.64.010.A allows nonconforming structures to be altered and expanded as long as the existing degree of nonconformity is not increased. This project complies with that requirement. Decks and stairways, landings, balconies and uncovered porches are allowed to extend up to eight feet into front, rear or street-side yards and three feet into side yards. All of the proposed improvements meet the required setbacks.

The maximum height allowed in the UR zone, by Zoning Ordinance §17.36.06 (average ground level elevation covered by the structure to the highest point of the roof), is 25 feet, except that the Commission may require a lesser height in order to protect views. Because of the slope of the lot, the ridgeline of the new 2-story addition will be only 5 ft. higher than the existing ridgeline. The maximum height of the proposed addition is 23 ft. as measured from the average ground elevation covered by the structure.

The Zoning Ordinance (§ 17.56.180) requires 2 off-street parking spaces other than any garage spaces for single-family dwellings. Each parking space is required to be 18 ft. long and 8.5 ft. wide. Additional compacted gravel will be added to the existing driveway area to make it more weatherproof. The area of the proposed driveway has an odd shape but appears to be large enough to accommodate 3 parking spaces, meeting the minimum requirement of 2.

Wagner Street has two portions that are public and dedicated to the City of Trinidad. This includes the first 145 feet, or the first properties (north and south) on the west end of the street. There was also a dedication required as part of a subdivision of the forth properties along Wagner to the east (or approximately 300' – 360'). The remainder of

Wagner, including the subject property is under private ownership with an access easement; this means the property lines extend to the center of the street / easement.

Wagner Street has an interesting history. It was actually dedicated to the City in its entirety around 1962 with the intent of it becoming a City street and splitting (subdividing) the existing parcels along it. Though the City authorized acceptance of the dedication, it was never recorded. However, Wagner is still mapped as a public street on the City's land use maps and even indicated as such on the AP Maps. Therefore, it appears that Wagner Street was intended to be public. Because there are dedicated public portions of the street to the west and east of this property, I inquired to the City Manager and City Attorney about requiring dedication to the City as a condition of approval of another recent project.

Zoning Ordinance §17.56.080 (Access to a public road) requires that: *"All lots created subsequent to the adoption of these regulations shall have twenty-five feet of frontage on a public road, or twenty-five feet of frontage on a public easement at least twenty-five feet wide from the lot to a public road. Lots existing on the effective date of the regulations codified in this chapter not having such access to a road may be used for the purpose provided in these regulations if a use permit is first obtained incorporating such conditions as the planning commission deems necessary to ensure sufficient access to a public road."* Based on this section, the City could require a use permit and dedication of the 10 ft. Wagner Street easement on this property to the City as a condition of project approval.

The City Attorney confirmed that the City would have such authority. However, he also stated that it is his opinion that the public already has access to Wagner Street. His explanation was that: *"When a roadway connects to a public roadway and there is a typical looking street sign it is hard to ever withdraw the public's right to use the roadway. In Hare v. Craig (1929) 206 Cal. 753, 757, the California Supreme Court long ago determined that when the public or such portion of the public as had occasion to use a road has traveled over it for a period of more than five years with full knowledge of the owner, without asking or receiving permission to do so and without objection being made by any one, a conclusive presumption of dedication to the public arises."* Because of this fact, the City Attorney felt that the dedication was unnecessary for a previous project, which sets some precedence for this one.

The Trinidad General Plan and Zoning Ordinance protect importance public coastal views from roads, trails and vista points and private views from inside residences located uphill from a proposed project from significant obstruction. The ridgeline of the addition is proposed to run in a north-south direction, which should present the least amount of potential view obstruction. But this project does have the potential to block views from residences located behind it depending on slopes and vegetation. The applicant was not able to place story poles before the meeting to indicate the maximum extent of the proposed structures. However, the neighbors have all been notified about the project. Planning Commissioners are encouraged to visit the site before the meeting.

Because of the existing slope of the lot, construction of the addition will require some excavation and fill. However, the area has already been disturbed by previous development, and only minimal grading will be required to accommodate the new construction. This site is already connected to services and utilities, and these will not change other than a small relocation of the overhead wires. Exterior materials and colors, as well as new architectural features are shown on the provided plans, which include horizontal hardieplank siding and tan colors. Portions of the addition will also include cedar shingles. A standard composite grey shingle roof is proposed other than the new dormer on the attic room which will include a metal roof.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project proposes changes to the external profile of the structure, §17.60.030 requires Design Review and View Preservation Findings to be made. The required findings are written in a manner to allow approval, without endorsing the project. However, if public hearing information is submitted or public comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

Design Review Criteria

- A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: The entire lot is sloped, and so some grading is required to accommodate any development. The addition is located on the flattest portion of the lot and requires only minimal grading.
- B. *Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The project is not located near any open space areas. There is land zoned Special Environment (SE) to the east of the project site, but the new structure is located more than 100 ft. from the closest point.
- C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: Exterior materials and colors will be consistent with the existing structure and surrounding development. Earth tone colors and natural materials will be utilized.
- 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.* Response: No changes in landscaping are proposed at this time. The addition will be consistent with the existing neighborhood, and screening is found to be unnecessary.

- E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No signs are proposed as part of this project.
- 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.* Response: Overhead utilities exist from the street to the existing residence. The overhead lines will be relocated to connect to the addition, which should be less intrusive since they will run straight back and not across the driveway. This criteria is not mandatory (since it uses the word 'should'); but, this is a view sensitive area, and some new, or increased, development is proposed. However, the addition is located at the end of Wagner Street and not readily visible from offsite.
- 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 be a single design theme.* Response: No off-premise signs are proposed as part of this project.
- 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. In particular:*
- 1. Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive.* Response: The proposed addition to a single-family dwelling will result in a dwelling that is approximately 2,583 s.f. in size, which is well over the 2,000 s.f. guideline. But it is less than 25% floor-to-area ratio at 22.74% due to the larger lot size. The house is located at the end of a dead-end street, and so is not readily visible. In addition, the new design includes a variety of architectural features that add interest and break up the bulk and profile of the structure.
 - 2. Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.* Response: No such development is proposed.

View Protection

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: This project may be minimally visible from the Parker Creek Trail, but due to existing vegetation, would not be obtrusive.

- 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.* Response: Due to the project location, it has minimal potential to block public views.
- C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to construct a residence of at least fifteen feet in height and one thousand five hundred square feet in floor area, residences of greater height as permitted in the applicable zone, or greater floor area shall not be allowed if such residence would significantly block views identified in subdivision 2 of this subsection. Regardless of the height or floor area of the residence, the committee, in order to avoid significant obstruction of the important views, may require, where feasible, that the residence be limited to one story; be located anywhere on the lot even if this involves the reduction or elimination of required yards or the pumping of septic tank wastewater to an uphill leach field, or the use of some other type of wastewater treatment facility; and adjust the length-width-height relationship and orientation of the structure so that it prevents the least possible view obstruction.* Response: The project will not be located on a vacant lot. But the proposed addition will increase the bulk and height of the existing structure, which could impact private views from residences to the north. The neighbors have been notified and will be allowed to present testimony at the hearing.
- D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected.* Response: There was no residence that was destroyed by fire associated with this project.
- 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.* Response: The proposed project is not within 100 feet of the Holy Trinity Church, the Memorial Lighthouse or the Cemetery. The property is approximately 200 ft. from the Tsurai Study Area (TSA) as designated in the City's General Plan (Plate 1). The property is adjacent to a portion of the 12.5 acres that is the subject of the Tsurai Management Plan, but the structure itself is located approximately 100 ft. away at the closest point. Because of the distance and existing vegetation, it likely does not have the potential to detract from the TSA. The Tsurai Ancestral Society has been provided notice about this project.

SLOPE STABILITY:

The project site is not mapped as being “unstable” or of “questionable stability” on Plate 3 of the General Plan. The project is located outside of the Alquist-Priolo Fault Zone. Therefore, the finding can be made that no geologic study is required by the Zoning Ordinance.

SEWAGE DISPOSAL:

A new 3-bedroom septic system was installed on this property in 2010 as a repair under the City’s Clean Beaches grant. However, because it was installed as a repair, a reserve area was not required at that time. Because the project is increasing the building’s footprint, both City and DEH regulations require a reserve field to ensure there is room to repair the system should it fail in the future. In this case, failure is unlikely due to the system being new and built to current standards. Because of the shape of the lot and configuration of the existing leachlines, locating a reserve field was somewhat tricky. Adam Molofsky, REHS with DEH visited the site with the applicant’s agent and was able to find enough room for a suitable reserve area with the proposed addition. Therefore, DEH has signed off on the project and have no objections. However, the City’s standard condition of approval has been included requiring recordation of a deed restriction limiting the number of bedrooms and units on the property to what the septic system was designed for (3-bedroom, single residential unit).

LANDSCAPING AND FENCING:

This project does not involve any new landscaping or fencing.

STAFF RECOMMENDATION

Based on the above analysis, the project can be found to be consistent with the City’s Zoning Ordinance, General Plan, Coastal Act, and other applicable policies and regulations. Therefore the necessary findings for granting approval of the project can be made. If the Planning Commission agrees with staff’s analysis, a proposed motion might be similar to the following:

Based on application materials, information and findings included in this Staff Report, 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 project as described in this staff report and as conditioned herein.

PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

- A. Add conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
 - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
 - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

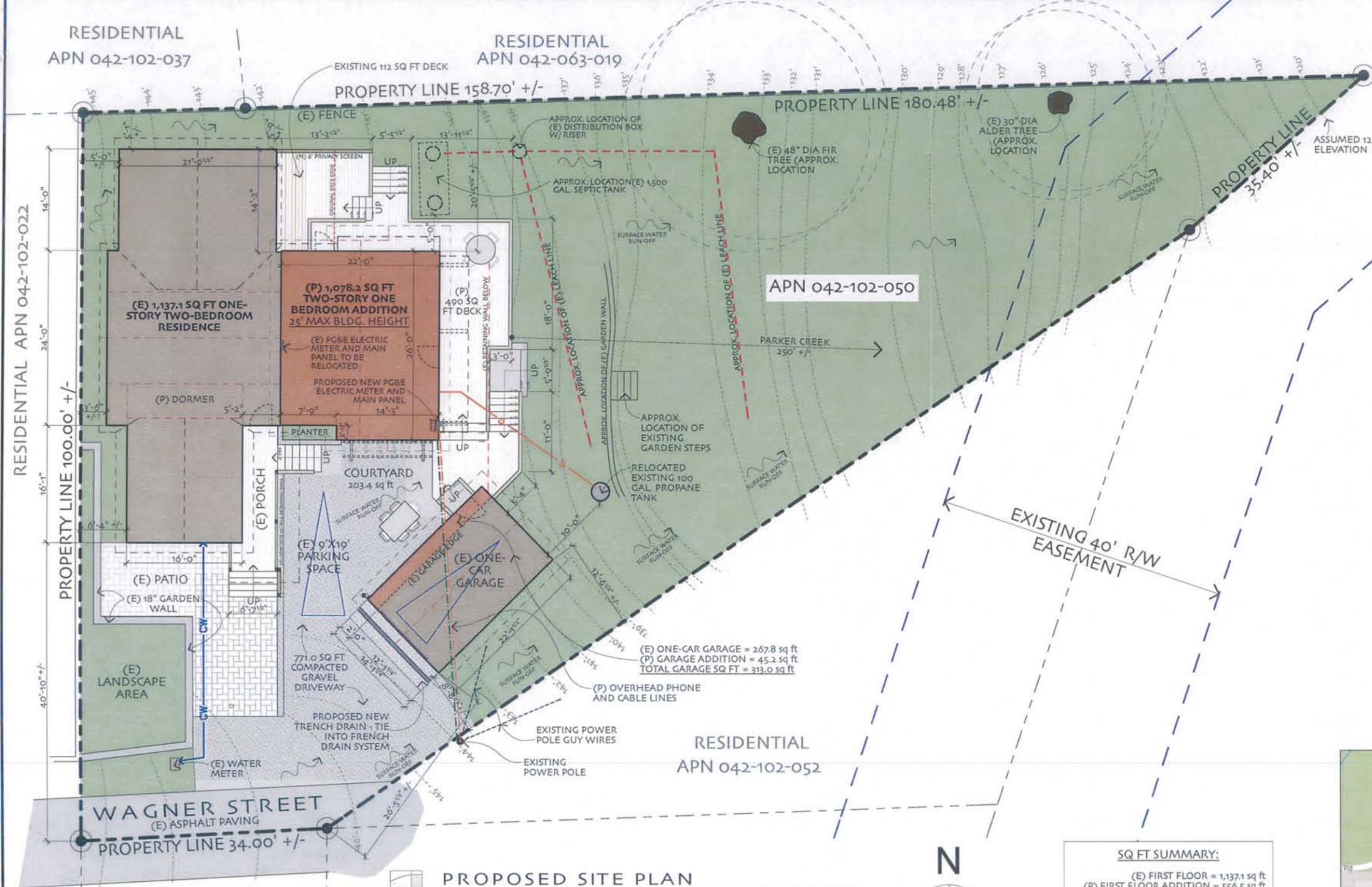
CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: Building Official prior to building permits being issued.*
2. Based on the findings that community values may change in a year's time, approval of this Design Review is for a one-year period starting at the effective date and expiring thereafter unless the project has been initiated through issuance of a building permit or an extension is requested from the Planning Commission prior to that time. *Responsibility: Building Official prior to building permits being issued.*
3. Construction related activities are to occur in a manner that will not impact the integrity of the septic system. The leachfield area shall be staked and flagged to keep equipment off the area. Alternatively, a written description of techniques/timing to be utilized to protect the system will be required from the contractor. If the proposed system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. The contractor will be required to file a mitigation report for approval by the City and County Health Department prior to permitting additional work to occur. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
5. Applicant shall direct roof drainage downspouts away from the septic system tank and leachfield and away from Wagner St. *Responsibility: Building Official to confirm at time building permits are issued.*
6. The applicant is responsible for submitting proof that a statement on the deed, in a form approved by the City Attorney, has been recorded indicating that any increase in the number of bedrooms above a total of three bedrooms, or number

of dwelling units above one, will require City approval of adequate sewage disposal capabilities and other applicable standards. *Responsibility: Building Official to verify prior to building permits being issued.*

7. Recommended conditions of the City Building Official shall be required to be met as part of the building permit application submittal. Grading, drainage and street improvements will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*
8. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to protect water quality considerations near the bluffs. An erosion control plan that conforms to the City's grading ordinance will be need to be prepared and submitted as part of the building permit process. Specific water quality goals include, but are not limited to:
 - a. Limiting sediment loss resulting from construction
 - b. Limiting the extent and duration of land disturbing activities
 - c. Replacing vegetation as soon as possible
 - d. Maintaining natural drainage conditions

Responsibility: Building Official to confirm prior building permits being issued.



RESIDENTIAL REMODEL & ADDITION FOR:

CHRIS & LAUREN HINDERYCKX
 334 WAGNER STREET
 TRINIDAD, CA 95570
 (707) 367-5853

APN 042-102-050

PARCEL SIZE:
 10,800 SQ FT +/-
 or 0.25 ACRES

- SHEET INDEX**
- A-1 SITE PLAN, PROJECT INFO., INDEX
 - A-2 EXISTING FLOOR PLANS
 - A-3 EXISTING EXTERIOR ELEVATIONS
 - A-4 PROPOSED FLOOR PLANS
 - A-5 PROPOSED EXTERIOR ELEVATIONS
 - A-6 PROPOSED EXTERIOR ELEVATIONS

CONSULTANTS:

ENERGY CALCULATIONS:

ABBAY TECHNICAL SERVICES
 ANNY McQUEENEY, CEA
 1125 16TH STREET, ROOM 216
 ARCATA, CA 95521
 (707) 826-1433

STRUCTURAL ENGINEERING:

TO BE DETERMINED

SQ FT SUMMARY:

(E) FIRST FLOOR	= 1,137.1 sq ft
(P) FIRST FLOOR ADDITION	= 556.5 sq ft
(P) SECOND FLOOR ADDITION	= 521.7 sq ft
TOTAL RESIDENCE SQ FT	= 2,215.3 sq ft
(E) GARGAE	= 267.8 sq ft
(P) GARGAE ADDITION	= 45.2 sq ft
TOTAL GARAGE SQ FT	= 313.0 sq ft

- NOTES:**
1. NO TREES TO BE REMOVED
 2. NO CREEKS OR WETLANDS ON SITE
 3. ESTIMATED 20 CUBIC YARDS GRADING & FILL
 4. CONTOUR LINES ARE APPROXIMATE AND DO NOT REPRESENT EXACT CONTOUR DATA. THEY ARE FOR GENERAL REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES A TWO-STORY, 1,078.2 SQUARE FOOT ADDITION ONTO THE EXISTING ONE-STORY, 1,137.1 SQUARE FOOT RESIDENCE. THE FIRST FLOOR ADDITION INCLUDES AN OPEN KITCHEN AND DINING AREA, PANTRY, HALF BATH, AND STAIR. THE SECOND FLOOR ADDITION INCLUDES AN OFFICE NOOK, MASTER BEDROOM, FULL BATH, AND CLOSETS. A NEW 490 SQUARE FOOT DECK IS PROPOSED ON THE NORTH AND EAST SIDES ALONG WITH STAIRS TO THE GARDEN AREAS BELOW. ON THE SOUTH ROOF OF THE EXISTING STRUCTURE, A NEW DORMER IS PROPOSED TO ENHANCE THE FRONT FACADE. LASTLY, A 45.2 SQUARE FOOT ADDITION IS PROPOSED TO THE EXISTING 267.8 SQUARE FOOT ONE CAR GARAGE.



REVISIONS:

JULIAN BERG DESIGNS
 846 A STREET
 ARCATA, CALIFORNIA, 95521
 TEL: (707) 407-8870
 julianbergdesigns.com

PROJECT TITLE: HINDERYCKX RESIDENCE - REMODEL & ADDITION
 CHRIS & LAUREN HINDERYCKX • 334 WAGNER STREET • TRINIDAD, CA 95570 • TEL: (707) 367-5853

SHEET TITLE: SITE PLAN, LOCATION MAP, INDEX
 ASSESSOR'S PARCEL NUMBER: 042-102-050

PROJECT NO.: CLHR - 1316
DRAWN BY: JAB/BL
DATE: 8/12/2015

SHEET #: A-1

TRINIDAD DESIGN REVIEW SET NOT FOR CONSTRUCTION

REVISIONS:

JULIAN BERG DESIGNS
 846 A STREET
 ARCATA, CALIFORNIA, 95521
 TEL: (707) 407-8870
 julianbergdsgns.com

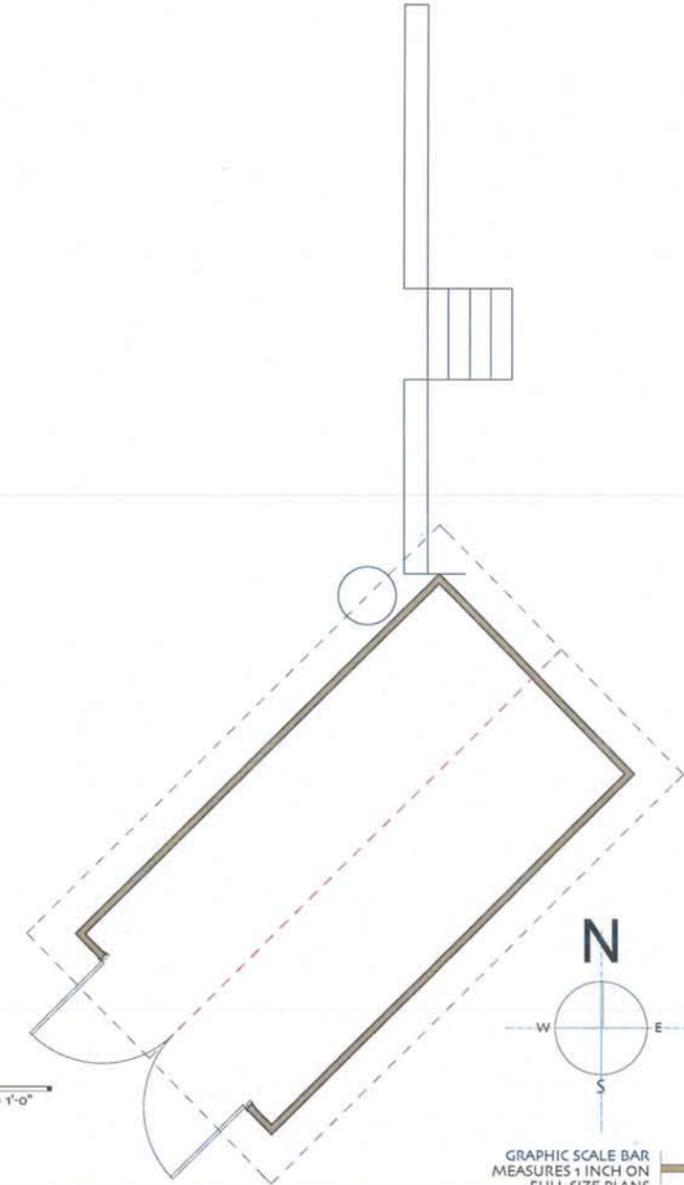
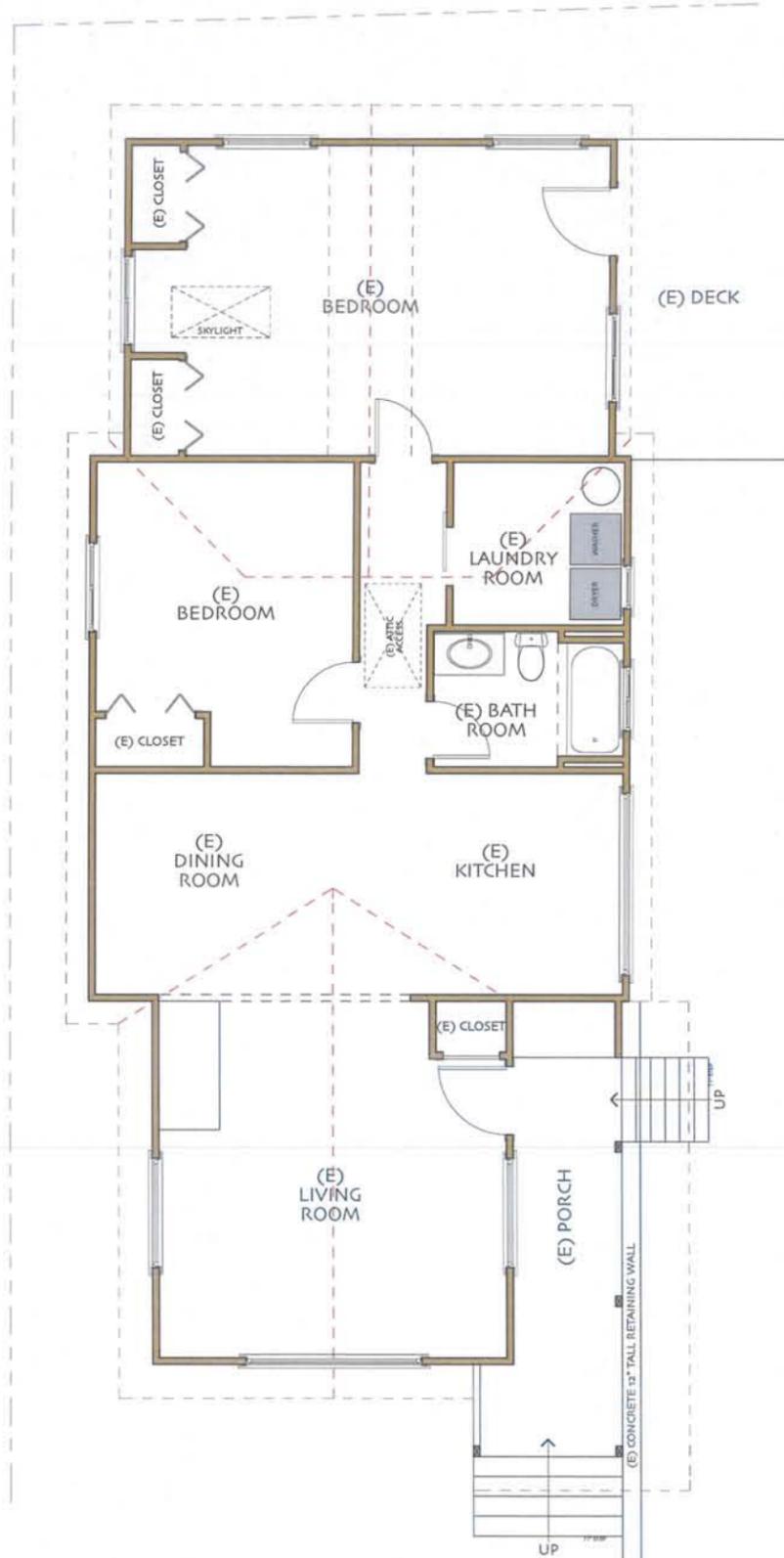
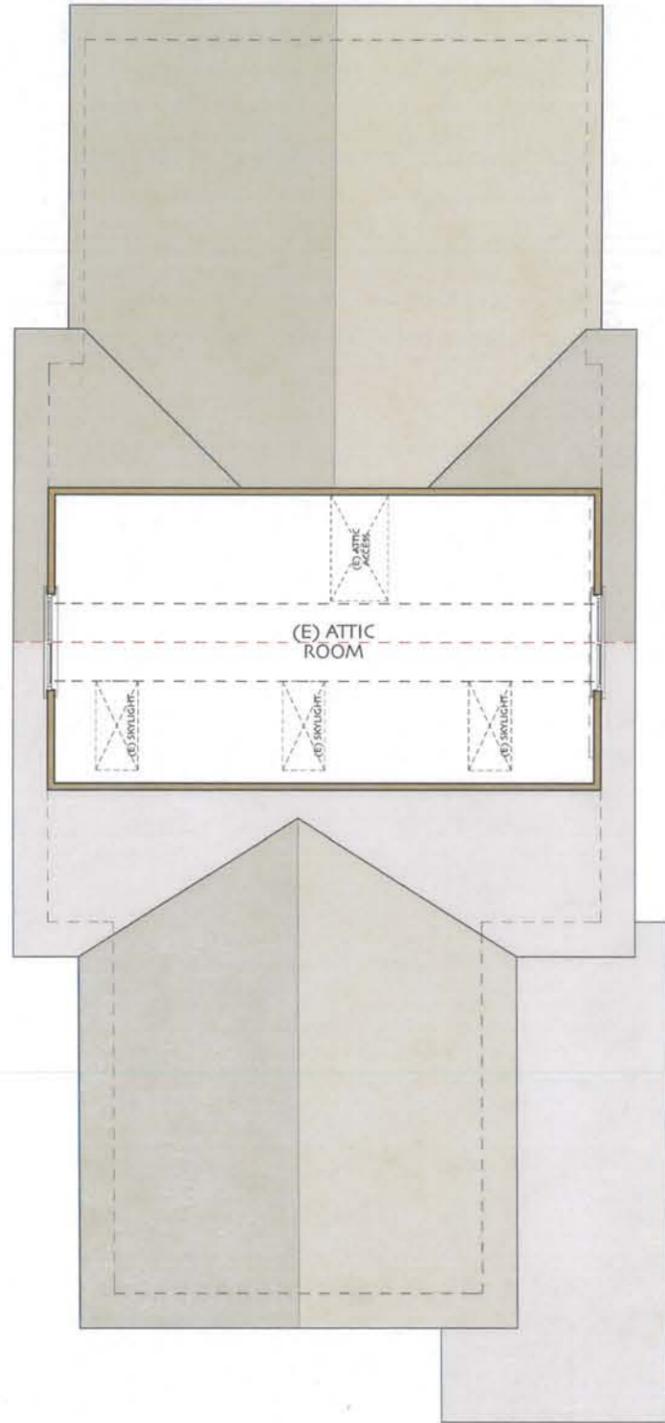
PROJECT TITLE: HINDERYCKX RESIDENCE - REMODEL & ADDITION
 CHRIS & LAUREN HINDERYCKX • 334 WAGNER STREET • TRINIDAD, CA 95570 • TEL: (707) 367-5853
 SHEET TITLE: EXISTING FLOOR PLANS
 ASSESSOR'S PARCEL NUMBER: 042-102-050

PROJECT NO.: CLHR - 1316
 DRAWN BY: JAB/BL
 DATE: 8/12/2015

SHEET #:

A-2

TRINIDAD DESIGN REVIEW SET NOT FOR CONSTRUCTION



EXISTING SECOND FLOOR PLAN

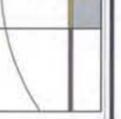
SCALE: 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:

JULIAN BERG DESIGNS
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
julianbergdesigns.com



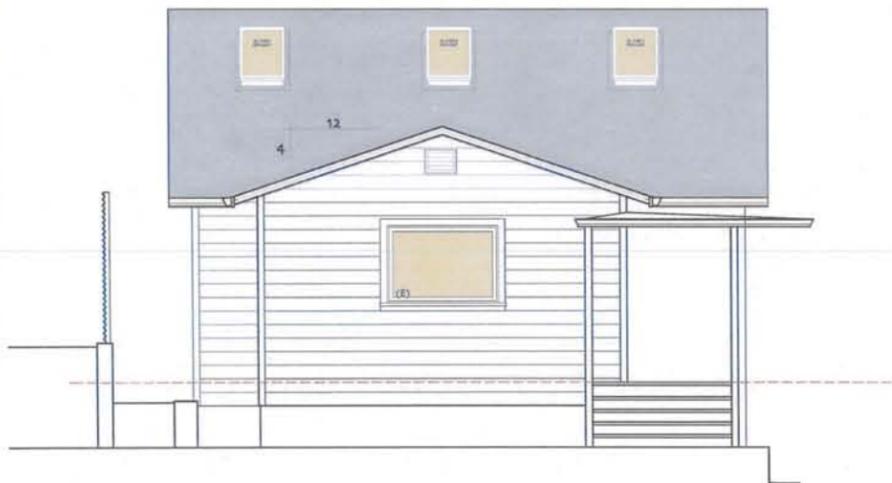
PROJECT TITLE: HINDERYCKX RESIDENCE - REMODEL & ADDITION
CHRIS & LAUREN HINDERYCKX • 334 WAGNER STREET • TRINIDAD, CA 95570 • TEL: (707) 367-5853
SHEET TITLE: EXISTING EXTERIOR ELEVATIONS
ASSESSOR'S PARCEL NUMBER : 042-102-050

PROJECT NO.:
CLHR - 1316
DRAWN BY:
JAB/BL
DATE:
8/12/2015

SHEET # :

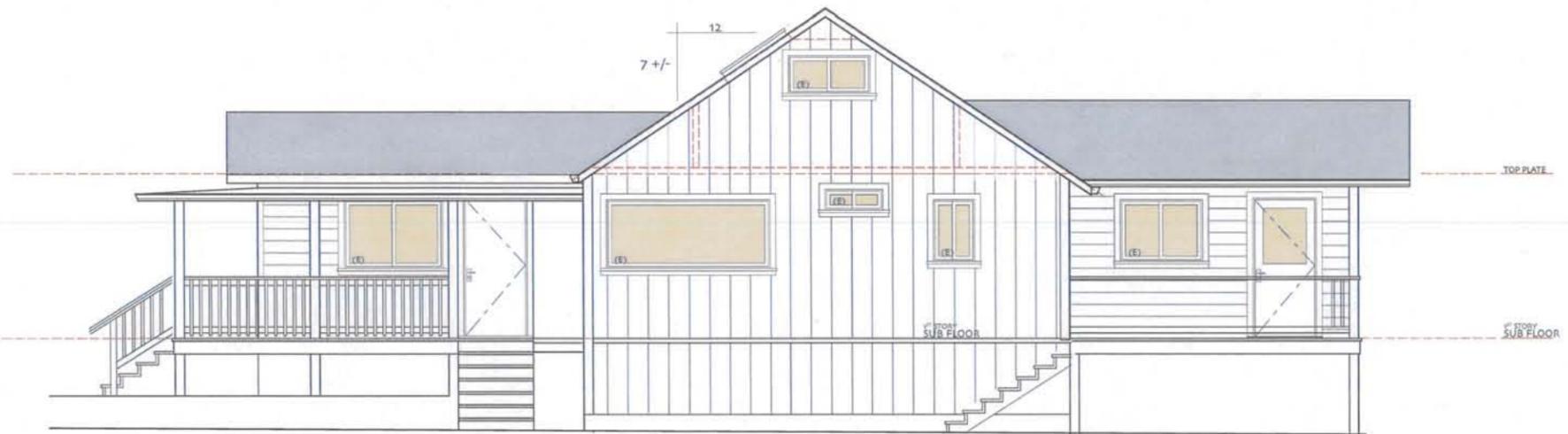
A-3

TRINIDAD DESIGN REVIEW SET NOT FOR CONSTRUCTION



SOUTH ELEVATION (E)

SCALE: 1/4" = 1'-0"



EAST ELEVATION (E)

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

REVISIONS:

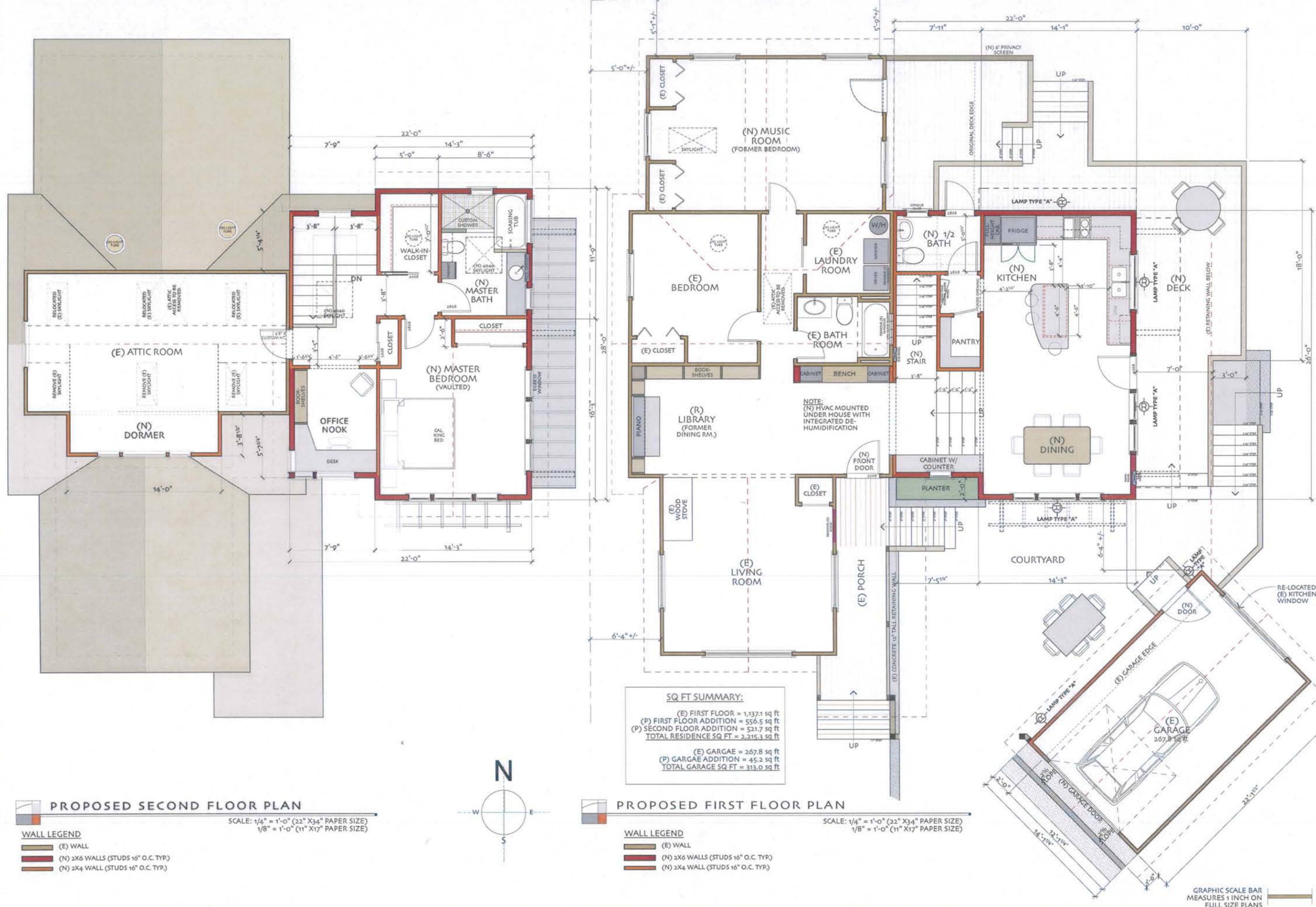
JULIAN BERG DESIGNS
 846 A STREET
 ARCATA, CALIFORNIA, 95521
 TEL: (707) 467-8890
 julianbergdesigns.com

PROJECT TITLE: HINDERYCKX RESIDENCE - REMODEL & ADDITION
 CHRIS & LAUREN HINDERYCKX • 334 WAGNER STREET • TRINIDAD, CA 95570 • TEL: (707) 367-5853
 SHEET TITLE: PROPOSED FLOOR PLANS
 ASSESSOR'S PARCEL NUMBER: 042-102-050

PROJECT NO.:
 CLHR - 1316
 DRAWN BY:
 JAB/BL
 DATE:
 8/12/2015

SHEET #:

A-4



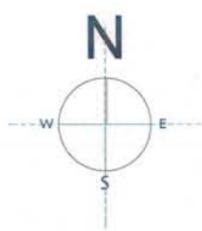
SQ FT SUMMARY:

(E) FIRST FLOOR	= 1,137.1 sq ft
(P) FIRST FLOOR ADDITION	= 556.5 sq ft
(P) SECOND FLOOR ADDITION	= 521.7 sq ft
TOTAL RESIDENCE SQ FT	= 2,215.3 sq ft
(E) GARGAE	= 267.8 sq ft
(P) GARGAE ADDITION	= 45.2 sq ft
TOTAL GARAGE SQ FT	= 313.0 sq ft

PROPOSED SECOND FLOOR PLAN

- WALL LEGEND**
- (E) WALL
 - (N) 2X6 WALLS (STUDS 16" O.C. TYP.)
 - (N) 2X4 WALL (STUDS 16" O.C. TYP.)

SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)



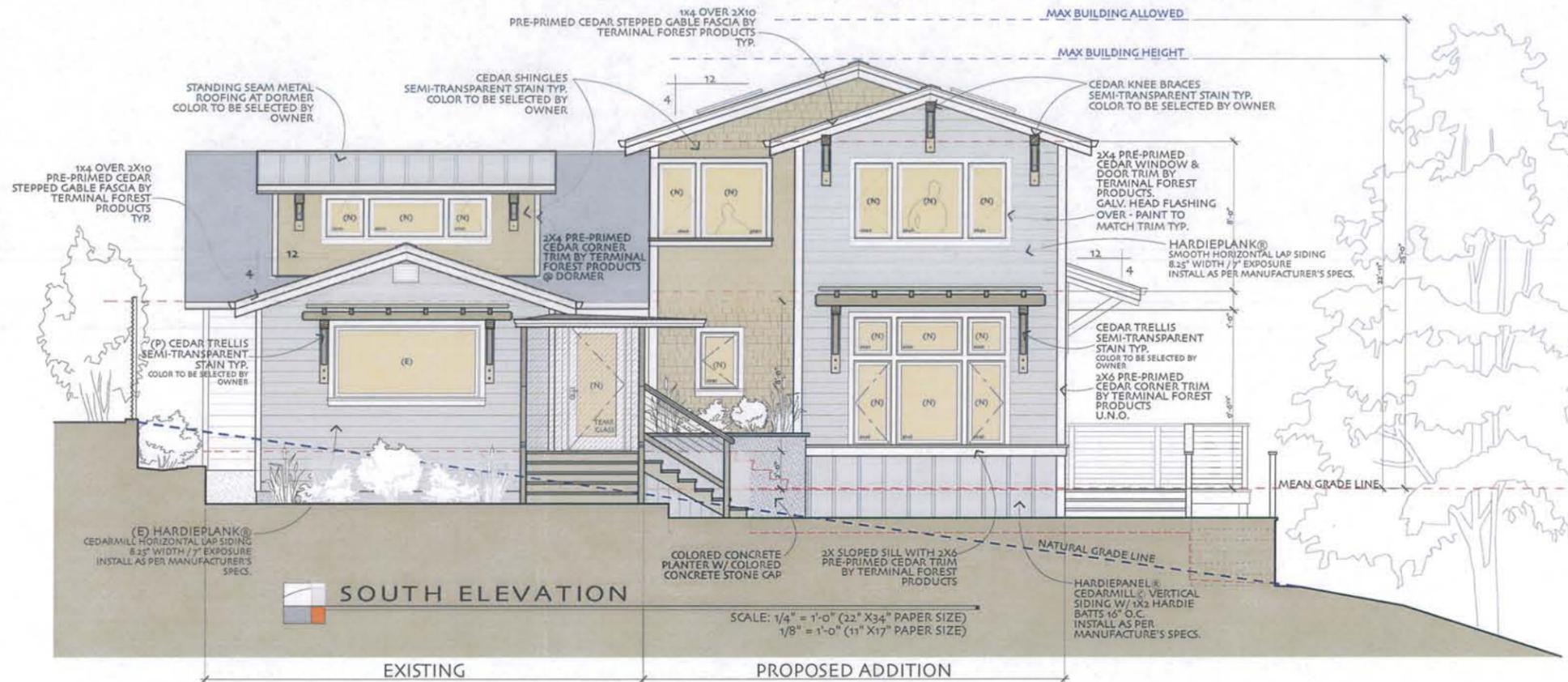
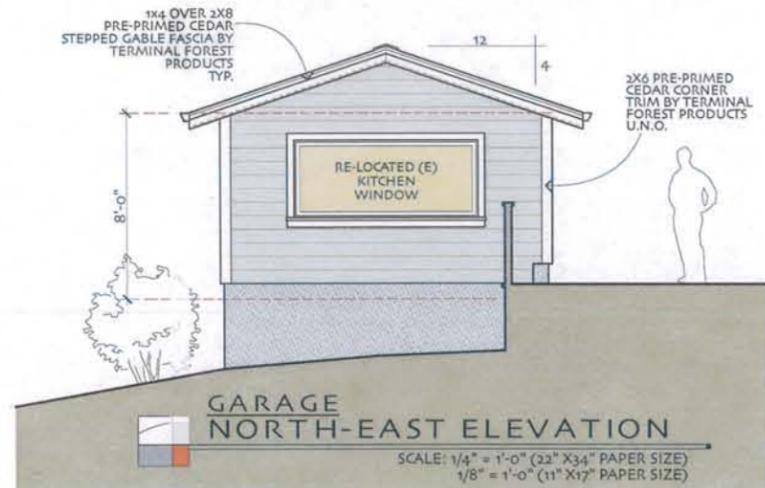
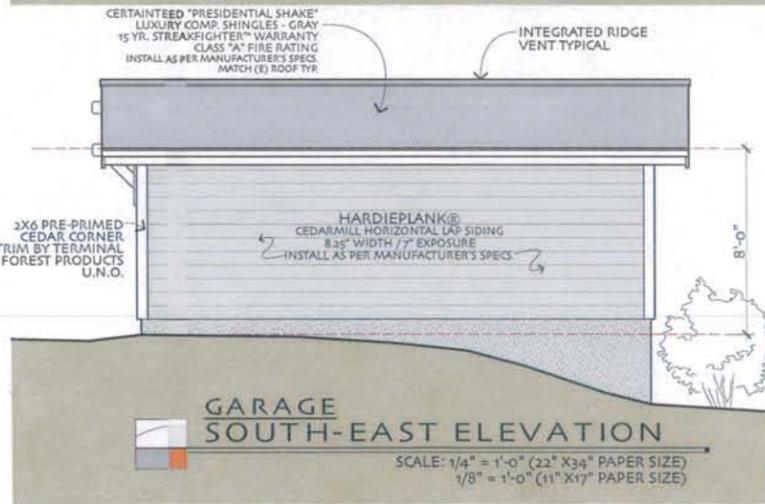
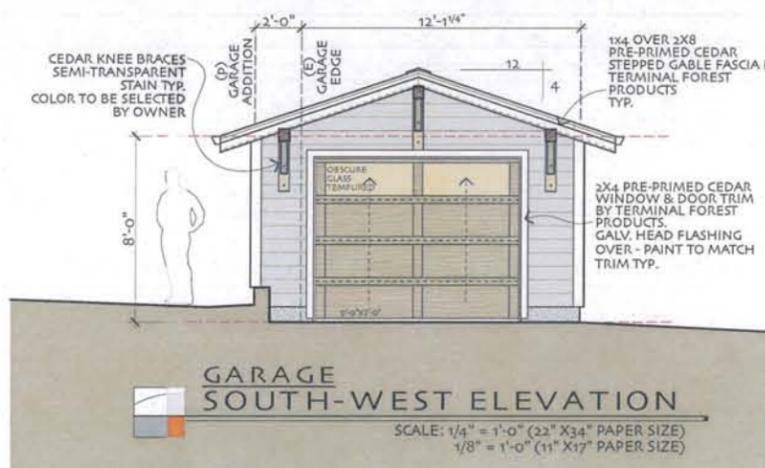
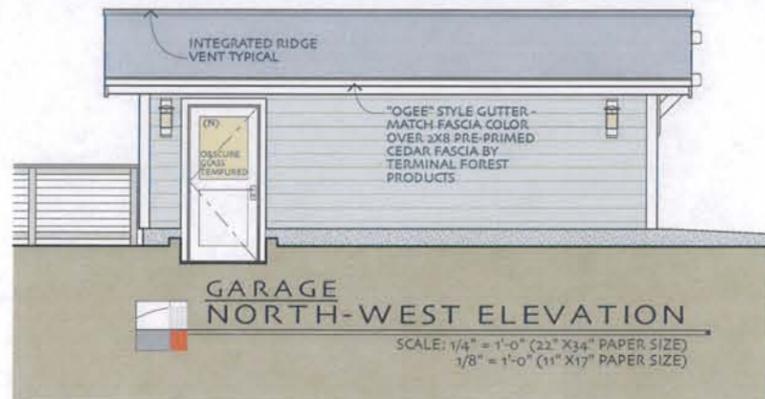
PROPOSED FIRST FLOOR PLAN

- WALL LEGEND**
- (E) WALL
 - (N) 2X6 WALLS (STUDS 16" O.C. TYP.)
 - (N) 2X4 WALL (STUDS 16" O.C. TYP.)

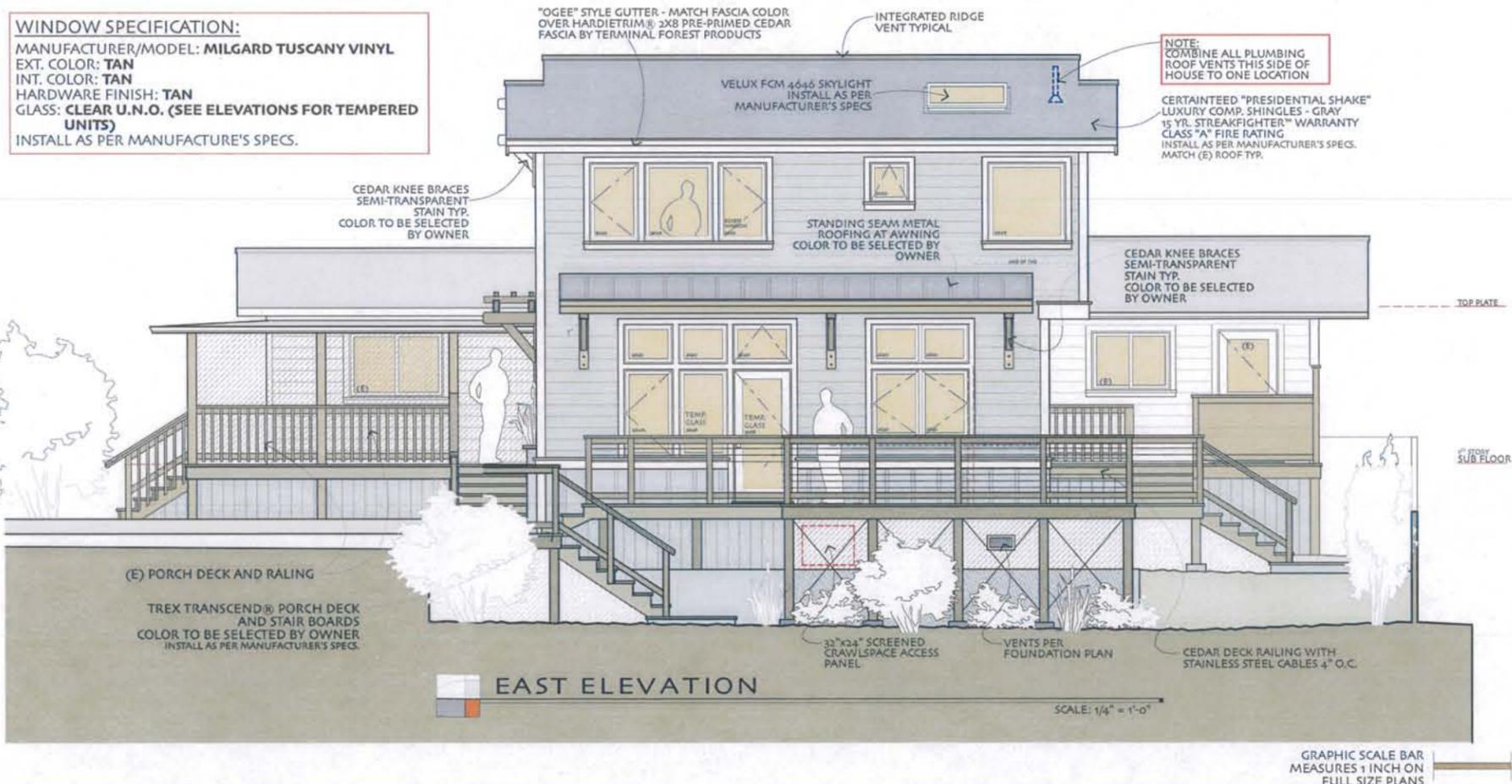
SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)

GRAPHIC SCALE BAR
 MEASURES 1 INCH ON
 FULL SIZE PLANS

TRINIDAD DESIGN REVIEW SET NOT FOR CONSTRUCTION



WINDOW SPECIFICATION:
MANUFACTURER/MODEL: MILGARD TUSCANY VINYL
EXT. COLOR: TAN
INT. COLOR: TAN
HARDWARE FINISH: TAN
GLASS: CLEAR U.N.O. (SEE ELEVATIONS FOR TEMPERED UNITS)
INSTALL AS PER MANUFACTURER'S SPECS.



REVISIONS:

JULIAN BERG DESIGNS
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
julianbergdesigns.com

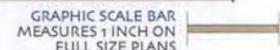
PROJECT TITLE: HINDERYCKX RESIDENCE - REMODEL & ADDITION
CHRIS & LAUREN HINDERYCKX • 334 WAGNER STREET • TRINIDAD, CA 95570 • TEL: (707) 367-5853

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS
ASSESSOR'S PARCEL NUMBER: 042-102-050

PROJECT NO.: CLHR - 1316
DRAWN BY: JAB/BL
DATE: 8/12/2015

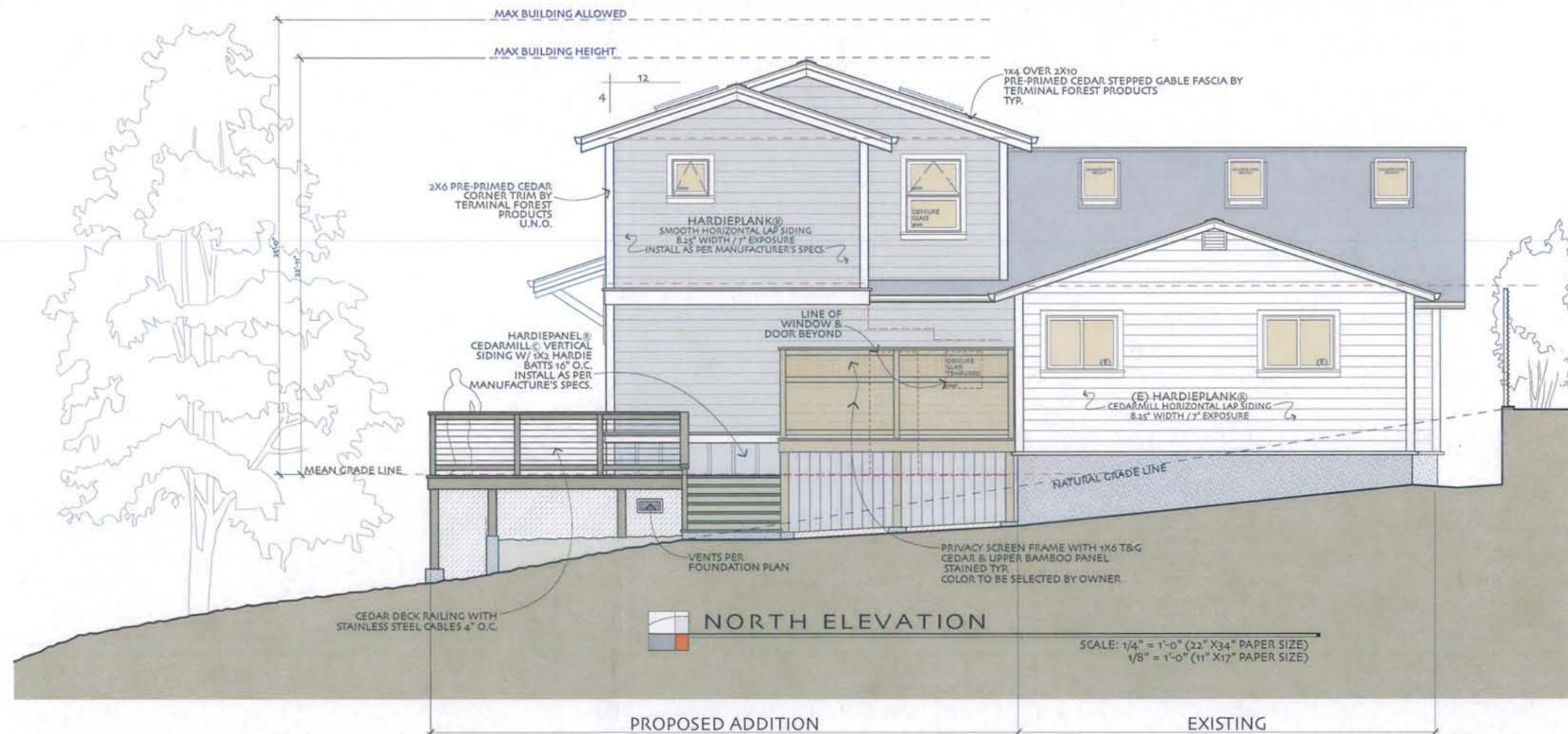
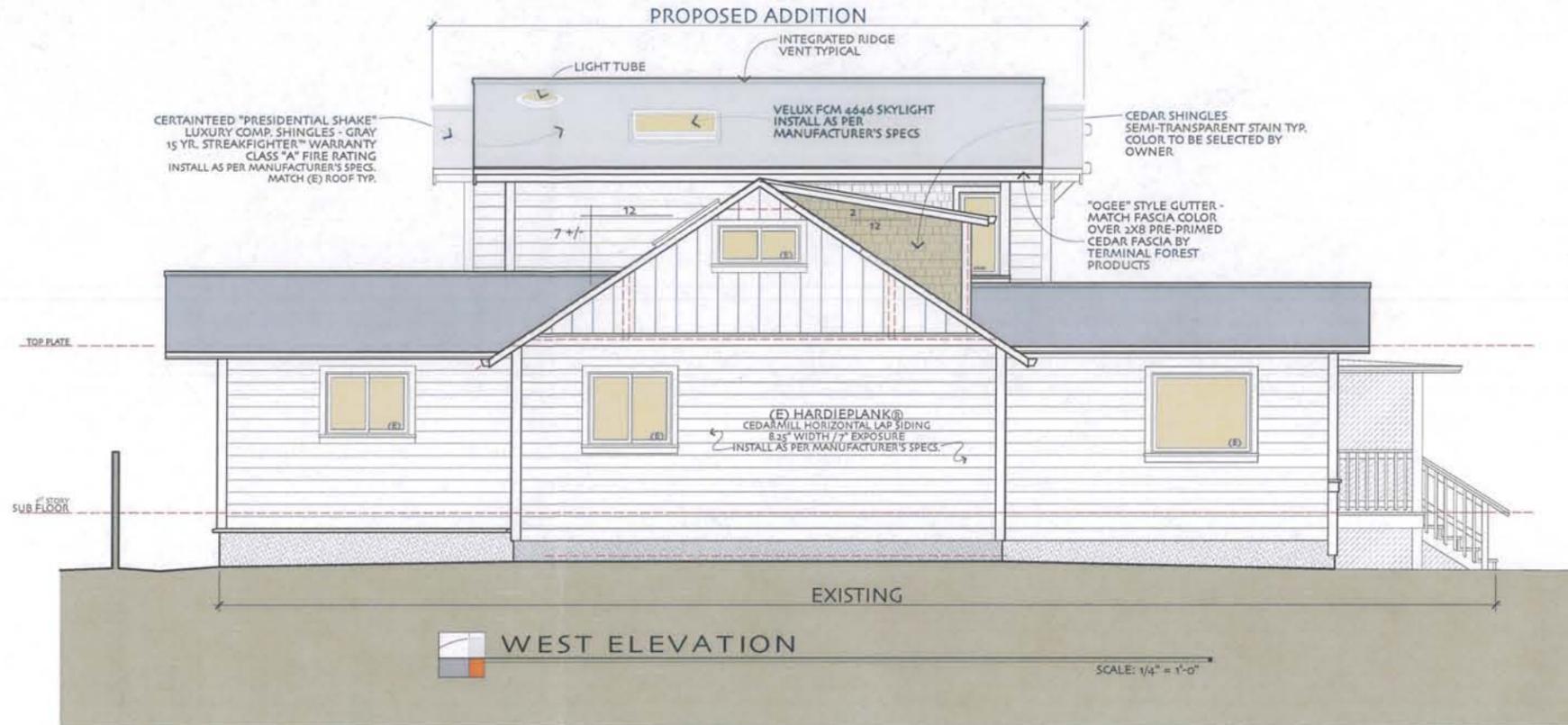
SHEET #:
A-5

TRINIDAD DESIGN REVIEW SET NOT FOR CONSTRUCTION



REVISIONS:

JULIAN BERG DESIGNS
 846 A STREET
 ARCAT, CALIFORNIA, 95521
 TEL: (707) 407-8870
 julianbergdesigns.com



GRAPHIC SCALE BAR
 MEASURES 1 INCH ON
 FULL SIZE PLANS

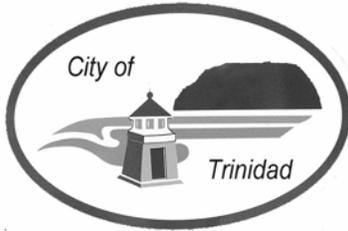
TRINIDAD DESIGN REVIEW SET NOT FOR CONSTRUCTION

PROJECT TITLE: HINDERYCKX RESIDENCE - REMODEL & ADDITION
 CHRIS & LAUREN HINDERYCKX • 334 WAGNER STREET • TRINIDAD, CA 95570 • TEL: (707) 367-5853
 SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS
 ASSESSOR'S PARCEL NUMBER: 042-102-050

PROJECT NO.:
 CLHR - 1316
 DRAWN BY:
 JAB/BL
 DATE:
 8/12/2015

SHEET #:

A-6



Filed: August 13, 2015
Staff: Trever Parker
Staff Report: September 4, 2015
Commission Hearing Date: September 16, 2015
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2015-07

APPLICANT (S): Gerry Rheinschmidt

AGENT: NA

PROJECT LOCATION: Berry Road (address not yet assigned); just north of the Trinidad Living Christian Church, between 12 Berry and 56 Berry)

PROJECT DESCRIPTION: Design Review, Coastal Development Permit, Use Permit (for the tree removal only) and Grading Permit to construct a 1,408 sq. ft., one-story, 3-bedroom, single-family residence and 440 sq. ft. attached garage. One tree over 12" DBH is proposed to be removed, which requires a Use Permit. The residence will be served by a new gravel driveway, and a new mound sewage disposal system.

ASSESSOR'S PARCEL NUMBER: 515-331-47

ZONING: SR – Suburban Residential

GENERAL PLAN DESIGNATION: SR – Suburban Residential

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per § 15303 of the CEQA Guidelines exempting new construction of small structures, including single-family homes on residentially zoned property.

APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project ___ is **X** is not appealable to the Coastal Commission per the City's certified LCP, nor per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The vacant property is located on the south side of Berry Road, just north of the Trinidad Living Christian Church. Access to the site is provided from Berry Road. The site is bordered by parcels zoned Suburban Residential (SR) other than the Trinidad Living Christian Church, which is zone Public and Religious (PR). Most of the surrounding parcels are developed with single-family residences other than a couple of vacant lots across the street. The parcel is just under ½ acre, or approximately 21,280 s.f. in area. The property has some shrubs and trees on it, mostly located on the southern portion of the lot. One tree over 12" DBH is proposed to be removed as indicated on the site plan. The building site itself is mostly flat, but the lot gradually slopes off to the south. There are some drainage problems on parcels below and to the south of this lot.

STAFF COMMENTS:

The normal referral process was not followed for this project. Because of the drainage issues, I had the applicant meet onsite with the Building Inspector to discuss the project requirements directly. In addition, one of the first steps the applicant took in regards to the project design was to work with the County Division of Environmental Health (DEH) and a consultant on the septic system design. Due to some soil limitations on the property, a mound system was required, and the design was prepared by a qualified professional. DEH has confirmed that the site plan submitted to the City matches the one submitted for the septic system. An approved permit for the new septic system has been required as a condition of approval. Once the soils report and grading plan was submitted, a referral was sent to the City Engineer. He had a number of comments that need to be addressed as part of the building permit process and that have been included as conditions of approval herein.

ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

The property where the project is located is zoned SR – Suburban Residential. The purpose of this zone is to allow relatively sparse residential development; single-family residences are a principally permitted use. The minimum lot size allowed in the UR zone is 20,000 s.f. (§ and the maximum density is one dwelling per 20,000 s.f.). The property on which the project is proposed is approximately 21,280 s.f.

The floor area of the proposed 3-bedroom residence, as defined by the Zoning Ordinance § 17.08.310, will be 1,408 s.f. Other improvements include a small covered porch and deck on the front (west) of the house, a 440 s.f. attached garage, gravel driveway, and a new 3-bedroom mound septic system (see site plan and floor plan).

The Suburban Residential zone (§17.36.050) requires minimum yards of front 30', rear 20', and side 10' (§ 17.36.060). The parcel faces Berry Road to the north. The plot plan indicates that the yard requirements will be met. Note that staff considers the south and

east property lines to be side property lines with the rear setback only applying in the southeast corner of the property. Section 17.56.110 allows eaves and overhangs to extend 2.5' into side yards and 4' into front, street-side and rear yards. Decks and stairways, landings, balconies and uncovered porches are allowed to extend up to eight feet into front, rear or street-side yards and three feet into side yards. All of these setbacks are proposed to be met by the proposed project.

TABLE 1 - AREAS

	Proposed
LOT AREA	21,280
FLOOR AREA	
Total Residence	1,408
2-car Garage	440
FOOTPRINT (w/ garage)	1,848 sf
FLOOR TO LOT AREA RATIO*	
Residence	6.6%
Total Footprint	8.7%

* Note that in the SR zone, the standard FAR would be 10% for a 2,000 s.f. house on a 20,000 s.f. lot.

The maximum height allowed in the UR zone, by Zoning Ordinance § 17.36.06 (average ground level elevation covered by the structure to the highest point of the roof), is 25 feet, except that the Commission may require a lesser height in order to protect views (§17.27.070). The maximum height of the proposed residence as stated on the site plan is 20 ft., but as scaled on the elevation, measures about 16 ft. The Planning Commission may seek clarification from the applicant, but either height complies with the zoning ordinance, and views are not likely to be an issue for this project.

The Zoning Ordinance (§ 17.56.180) requires 2 off-street parking spaces, each 8.5' x 18', other than any garage spaces. There is ample room for two parking spaces in the driveway shown on the plot plan. The driveway, as shown on the plans covers a large area. Driveways and parking areas required to accommodate less than 4 spaces must be surfaced with an all-weather surface. Compacted gravel complies with this requirement and still allows some permeability. Runoff will need to be further addressed as part of the required drainage and erosion control plans (see below).

The Trinidad General Plan and Zoning Ordinance protect important public coastal views from roads, trails and vista points and private views from inside residences located uphill from a proposed project from significant obstruction. The project does not appear to be readily visible from any public viewpoints or any residences located upslope or behind. Neighbors have been noticed and have the opportunity to speak at the hearing. Exterior materials and colors as stated on the plans will be horizontal lap siding in grey tones. The roof material will be asphalt composite shingles.

GRADING / DRAINAGE / STORMWATER:

The project was reviewed under the City's new stormwater ordinance, and it is exempt. However, because the site has not been previously developed, some grading and excavation is required for this project. Because the project will disturb more than 1,000 s.f. of surface area, a Grading Permit is required. A soil report and grading plan was prepared by an Engineering Geologist at SHN and reviewed by the City Engineer. The City's Grading Ordinance (§15.16.070) requires grading permits to be approved by the Planning Commission based on a recommendation from the City Engineer. The City Engineer had several comments / conditions that will be included to ensure that this project can meet the required findings that *"the proposed grading will not adversely affect the drainage or lateral support of other properties in the area, and will not be detrimental to the public health, safety or the general welfare, or is not in conflict with the provisions of this chapter, the Trinidad zoning title and general plan."* The City Engineer's comments have been included as conditions of approval. In addition, the Building Inspector will be requiring a drainage plan as part of the building permit process to ensure that drainage is adequately addressed and will not exacerbate offsite drainage problems.

SLOPE STABILITY:

The project site is not mapped as being unstable or of questionable stability on Plate 3 of the General Plan. The western tip of the project parcel falls within the Alquist-Priolo Fault Hazard Special Study Zone. However, the building site is outside the hazard zone. In addition, single-family, wood-frame dwellings not exceeding 2-stories appear to be exempt from the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, and no additional studies are required.

SEWAGE DISPOSAL:

The proposed septic system layout has been shown on the plot plan. A condition of approval has been included that an approved permit from the Humboldt County Environmental Health Department for a 3-bedroom septic system and reserve area will be required. The City's standard condition of approval for requiring a deed restriction limiting the number of bedrooms to 3 and units on the property to 1, without further approval of adequate sewage disposal has been included.

LANDSCAPING AND FENCING:

Much of the parcel consists of mostly non-native grasses that are periodically mowed. There are some existing rhododendrons growing along the street frontage that are proposed to remain. No large vegetation exists within the building area. There is some woody vegetation on the southern portion of the property. One large tree in that area is proposed to be removed as shown on the site plan. Because the tree is over 12" DBH,

removal requires a Use Permit, and so those findings are included as part of this staff report.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project is located within the Coastal Zone and proposes a new structure, §17.60.030 of the Zoning Ordinance requires Design Review and View Protection Findings to be made as well as approval of a Coastal Development Permit. Application materials show the project location and include the plot plan that shows proposed and existing improvements, and elevations. Recommended Design Review / View Preservation Findings are written in a manner to allow approval, without endorsing the project. However, if information is submitted or public comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

Design Review Criteria

- A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: Minimal grading and topographical changes are required for this project, and the building site is fairly flat.
- B. *Structures in, or adjacent to open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The project is not near or adjacent to any open space areas.
- C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: Exterior materials and colors will be consistent with other residential development in the area, consisting of horizontal siding in grey tones, with asphalt shingle roofing.
- 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.* Response: Rhododendrons growing along the street frontage are proposed to remain. The proposed house is consistent with surrounding development. Additional landscaping is not proposed at this time, but can be found to be unnecessary.
- E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No on-premise signs are associated with this project.
- 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. Response: Above ground utilities already exist along Berry Road. The nearest utility pole is located approximately 80 ft. from the nearest corner of the proposed residence. The proposed connection is not shown on the site plan. It appears that most existing residences have individual underground connections to utilities. An overhead connection of this length could negatively affect the aesthetics of the area, though is also likely expensive. But based on this finding, a requirement for underground utility connections has been included as a condition of approval.

- 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 be a single design theme.* Response: No off-premise signs are associated with this project.
- 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. In particular:*
- 1. Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive.*
 - 2. Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.*
- The proposed residence is 1,408 s.f., under the 2000 s.f. guideline. It is also less than the standard floor-to-area ratio of 10% at 6.6%.

View Protection

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: The project site is not readily visible from a beach, trail or open space area.
- 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.* Response: The proposed residence will not block any public views.
- C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to construct a residence of at least fifteen feet in height and one thousand five hundred square feet in floor area, residences of greater height as permitted in the applicable zone, or greater floor area shall not be allowed if such residence would significantly block views identified in subdivision 2 of this subsection. Regardless of the height or floor*

area of the residence, the committee, in order to avoid significant obstruction of the important views, may require, where feasible, that the residence be limited to one story; be located anywhere on the lot even if this involves the reduction or elimination of required yards or the pumping of septic tank wastewater to an uphill leach field, or the use of some other type of wastewater treatment facility: and adjust the length-width-height relationship and orientation of the structure so that it prevents the least possible view obstruction. Response: The proposed residence is not expected to block any private views and is less than the guaranteed minimum of 1,500 s.f. in floor area.

- D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected.* Response: There was no residence that was destroyed by fire associated with this project.
- 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.* Response: The proposed project is not within 100 feet of the Trinidad Cemetery, Holy Trinity Church, Memorial Lighthouse or the Tsurai Study Area.

USE PERMIT FINDINGS:

Section 17.28.030 allows removal of trees over 12" DBH in the SR zone with a Use Permit. Section 17.72.040 requires written findings to be adopted in approval of a use permit. The following findings, as may be revised at the hearing, are required in order to approve this project.

- A. *The proposed use at the site and intensity contemplated and the proposed location will provide a development that is necessary or desirable for and compatible with the neighborhood or the community.* Response: Much of Berry Rd. is forested with a rural feel. However, the removal of one tree should not have any negative impacts to the neighborhood.
- B. *Such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property improvements or potential development in the vicinity with respect to aspects including but not limited to the following:*

1. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;* Response: The size and location of the tree poses a nuisance to the property owner, and its removal would not pose any hazards.
 2. *The accessibility of the traffic patterns for persons and vehicles, and the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;* Response: The proposed tree removal will not affect traffic or parking.
 3. *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;* Response: The proposed tree removal will not involve any emissions.
 4. *Treatment given, as appropriate, to such aspects as landscaping, screening, open space, parking and loading areas, service areas, lighting and signs;* Response: Tree removal will not affect or require any of the listed items.
- C. *That such use or feature as proposed will comply with the applicable provisions of this title, will be consistent with the policies and programs of the general plan and will assist in carrying out and be in conformity with the Trinidad coastal program.* Response: As discussed above, under the “Zoning Ordinance / General Plan Consistency section, the proposed tree removal can be found to be consistent with the City’s Zoning Ordinance, General Plan and Local Coastal Program.
- D. *That the proposed use or feature will have no significant adverse environmental impact or there are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available which would substantially lessen any significant adverse impact that the actions allowed by the conditional use permit may have on the environment.* Response: Removal of individual trees is exempt from CEQA per § 15304 of the CEQA Guidelines exempting minor alterations to land, water and/or vegetation except in the case of officially designated scenic trees or trees within an officially designated state scenic highway, which this tree is not.
- E. *When the subject property is located between the sea and the first public road paralleling the sea or within three hundred feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater, that:* Response: The project is not located between the sea and the first public road, therefore the listed findings are **not** applicable.

STAFF RECOMMENDATION

Based on the above analysis, and as conditioned below, the proposed project can be found to meet the Design Review / View Protection requirements, as well as other provisions of the City's Municipal Code and General Plan. If the Planning Commission agrees with staff's analysis, the proposed motion might be similar to the following:

Based on the information submitted in the application, included in the staff report and public testimony at the hearing, I move to adopt the information and Design Review, Grading and Use Permit findings in this staff report and approve the project as submitted and conditioned below:

PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

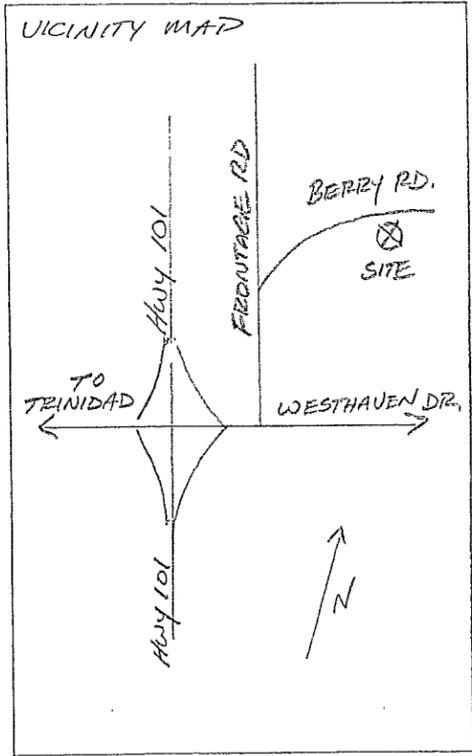
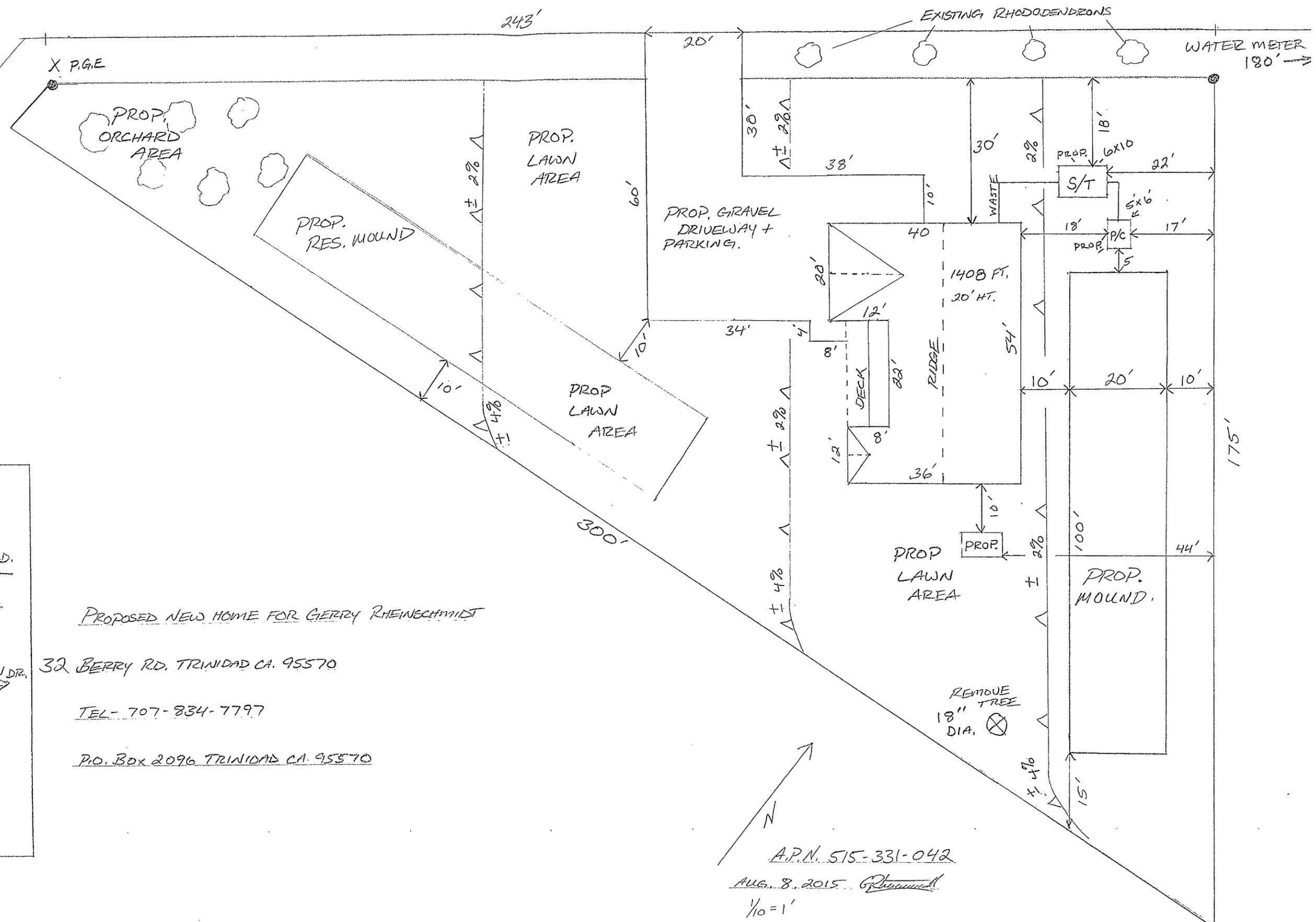
- A. Add conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
 - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
 - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: Building Official to verify prior to building permits being issued.*
2. Based on the findings that community values may change in a year's time, design review approval is for a one-year period starting at the effective date and expiring thereafter unless an extension is requested from the Planning Commission prior to that time. *Responsibility: Building Official to verify prior to building permits being issued.*
3. Recommended conditions of the City Building Official shall be required to be met as part of the building permit application submittal. Grading, drainage, erosion control and street improvements will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*

4. Applicant shall show proof of an approved 3-bedroom sewage disposal system permit from the Humboldt County Environmental Health Division. A riser and in-line filter are required on the septic tank. *Responsibility: Building Official to verify prior to building permits being issued.*
5. The applicant is responsible for submitting proof that a statement on the deed, in a form approved by the City Attorney, has been recorded indicating that any increase in use above a 3-bedroom, 1-unit, single-family residence will require City approval of adequate sewage disposal capabilities. *Responsibility: City Building Official to verify prior to permits being issued.*
6. Construction related activities are to occur in a manner that does not impact the integrity of the primary or reserve sewage disposal areas. The leachfield area shall be staked and flagged to keep equipment off the area. Alternatively, a written description of techniques/timing to be utilized to protect the system will be required from the builder. If the existing system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. The builder will be required to file a mitigation report for approval by the City and County Health Department prior to permitting additional work to occur. A Copy of the report is to go to the building official and into the conditions compliance folder. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
7. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to protect water quality. An erosion control plan that conforms to the City's grading ordinance will be need to be prepared and submitted as part of the building permit process. Specific water quality goals include, but are not limited to:
 - a. Limiting sediment loss resulting from construction
 - b. Limiting the extent and duration of land disturbing activities
 - c. Replacing vegetation as soon as possible
 - d. Maintaining natural drainage conditions*Responsibility: Building Official to confirm at time building permits are issued.*
8. All recommendations in the City Engineer's memo dated September 8, 2015 and attached hereto shall be complied with to the satisfaction of the City Engineer. *Responsibility: Building Official to confirm at time building permits are issued.*
9. The residence is to be moved 2' to the east to provide a 20' setback from the west side property line. *Responsibility: Building Official to confirm at time building permits are issued.*
10. Applicant shall direct roof drainage downspouts away from the septic system tank and leachfield. *Responsibility: Building Official to confirm at time building permits are issued.*

BERRY ROAD



PROPOSED NEW HOME FOR GERRY RHEINSCHEMIDT

32 BERRY RD. TRINIDAD CA. 95570

TEL- 707-834-7797

P.O. Box 2096 TRINIDAD CA. 95570

A.P.N. 515-331-042
 AUG. 8, 2015
 1/10 = 1'



JLF Construction Inc.
 3329 Halfway Avenue
 McKinleyville, CA 95519
 707-839-0137
 jfurtado@jlfconstruction.net

DRAFTING:

Brian Reilly
 P.O. Box 635
 Blue Lake, California 95525
 (707) 834-3849
 barco@suddenlink.net

JOB TITLE:

RHEINSCHMIDT RESIDENCE
 Gerry Rheinschmidt
 P.O. Box 2096
 Trinidad, CA 95570
 (707) 834-7797

PROJECT:

APN: 515-331-042
 Berry Road
 Trinidad, CA 95570

NOTES:

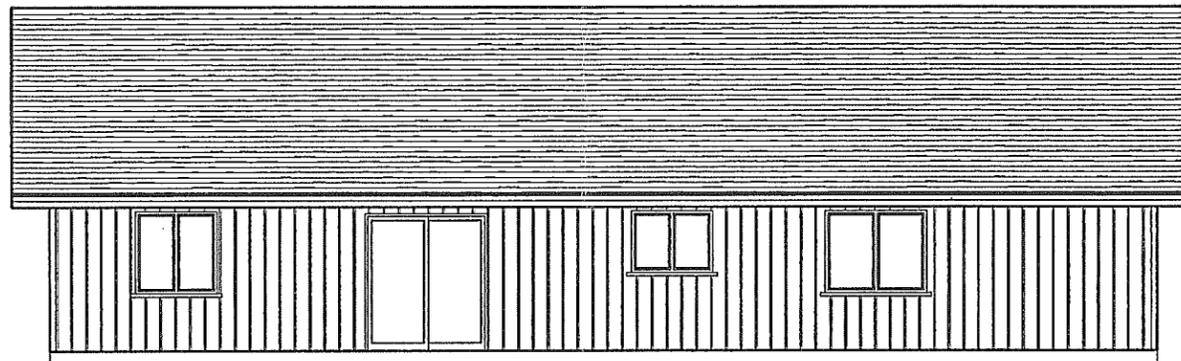
ALL WORK SHALL BE IN CONFORMANCE WITH THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA 2013 BUILDING CODE, CALIFORNIA 2013 RESIDENTIAL CODE, CALIFORNIA 2013 ELECTRICAL CODE, CALIFORNIA 2013 MECHANICAL CODE, CALIFORNIA 2013 PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING CODE, LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2013-IBC.

CADD FOLDER: 12

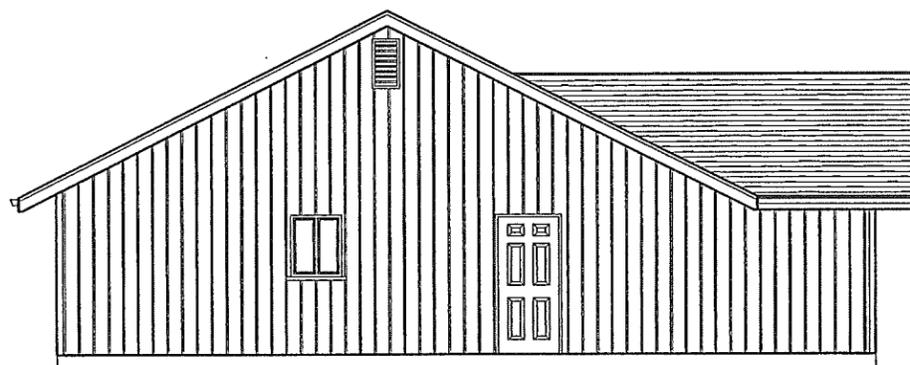
DRAWN BY: BAR

JOB No. SHT. No.

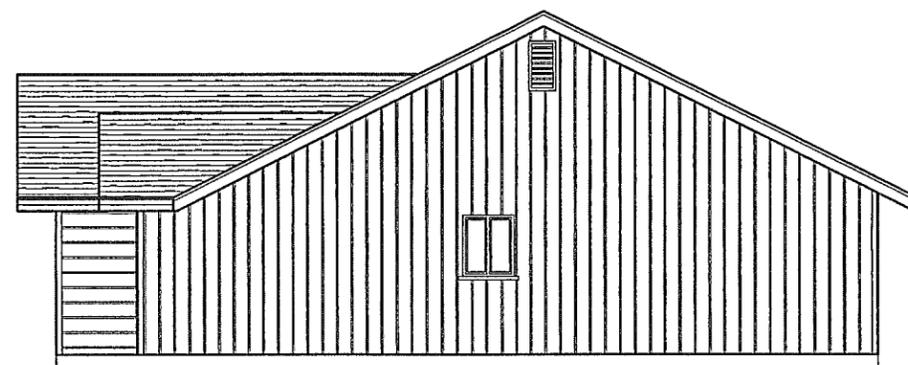
1



NORTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"

* HORIZONTAL LAP SIDING - ALL SIDES 10 3/4" REVEAL
 * COMP. ASPHALT SHINGLES - 1200F



SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



JLF Construction Inc.
3329 Halfway Avenue
McKinleyville, CA 95519
707-839-0137
jfurtado@jlfconstruction.net

DRAFTING:

Brian Reilly
P.O. Box 635
Blue Lake, California 95525
(707) 834-3849
barco@suddenlink.net

JOB TITLE:

RHEINSCHMIDT RESIDENCE
Gerry Rheinschmidt
P.O. Box 2096
Trinidad, CA 95570
(707) 834-7797

PROJECT:

APN: 515-331-042
Berry Road
Trinidad, CA 95570

NOTES:

ALL WORK SHALL BE IN CONFORMANCE WITH THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA 2013 BUILDING CODE, CALIFORNIA 2013 RESIDENTIAL CODE, CALIFORNIA 2013 ELECTRICAL CODE, CALIFORNIA 2013 MECHANICAL CODE, CALIFORNIA 2013 PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA FIRE CODE, CALIFORNIA GREEN BUILDING CODE, & LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2013-IBC.

CADD FOLDER: 2

DRAWN BY: BAR

JOB No. SHT. No.
2

SHEARWALL SCHEDULE					
15/32" SHEATHING w/ 8d COMMON					
SW #	SHEARWALL SHEATHING Thick (side)	EDGE NAILING (in. o.c.)	ANCHOR BOLT (in. o.c.)	RFI/BLK TO TOP PLATE (in. o.c.)	NOTES
1	15/32" R8 (1)	10d @ 6	5/8" @ 44	A35 @ 16	1
2	15/32" R8 (1)	10d @ 4	5/8" @ 38	A35 @ 10	1, 2

SPECIAL NOTES FOR SHEAR WALLS (apply to walls specifically noted)

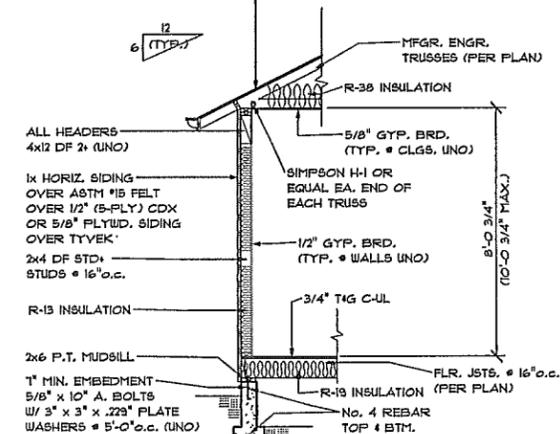
- 1) APA RATED SHEATHING EXP1/EXP2/EXP3 OR C-C/G-D PLYWOOD
- 2) PROVIDE 3x NOMINAL OR THICKER FRAMING MEMBERS, INCLUDING BLOCKING, AT ADJOINING PANEL EDGES w/ NAILS STAGGERED ON EACH SIDE OF JOINT. PROVIDE 3x NOMINAL OR THICKER FOUNDATION SILL PLATE w/ PLYWOOD NAILS STAGGERED.

HOLDOWN SCHEDULE						
SIMPSON STRONG-TIE HOLDOWN						
SIMPSON 2000 CATALOG / 80% VALUES / DSA						
HD #	TYPE	STUD TYPE	FASTENER TO STUD	CAP KIPS	EMBEDMENT	
1	HDU2-SD823	(2) 2x	5/8" DIA. ANCHOR BOLT	(6) SD8x2-1/2"	3.08	12-5/8"

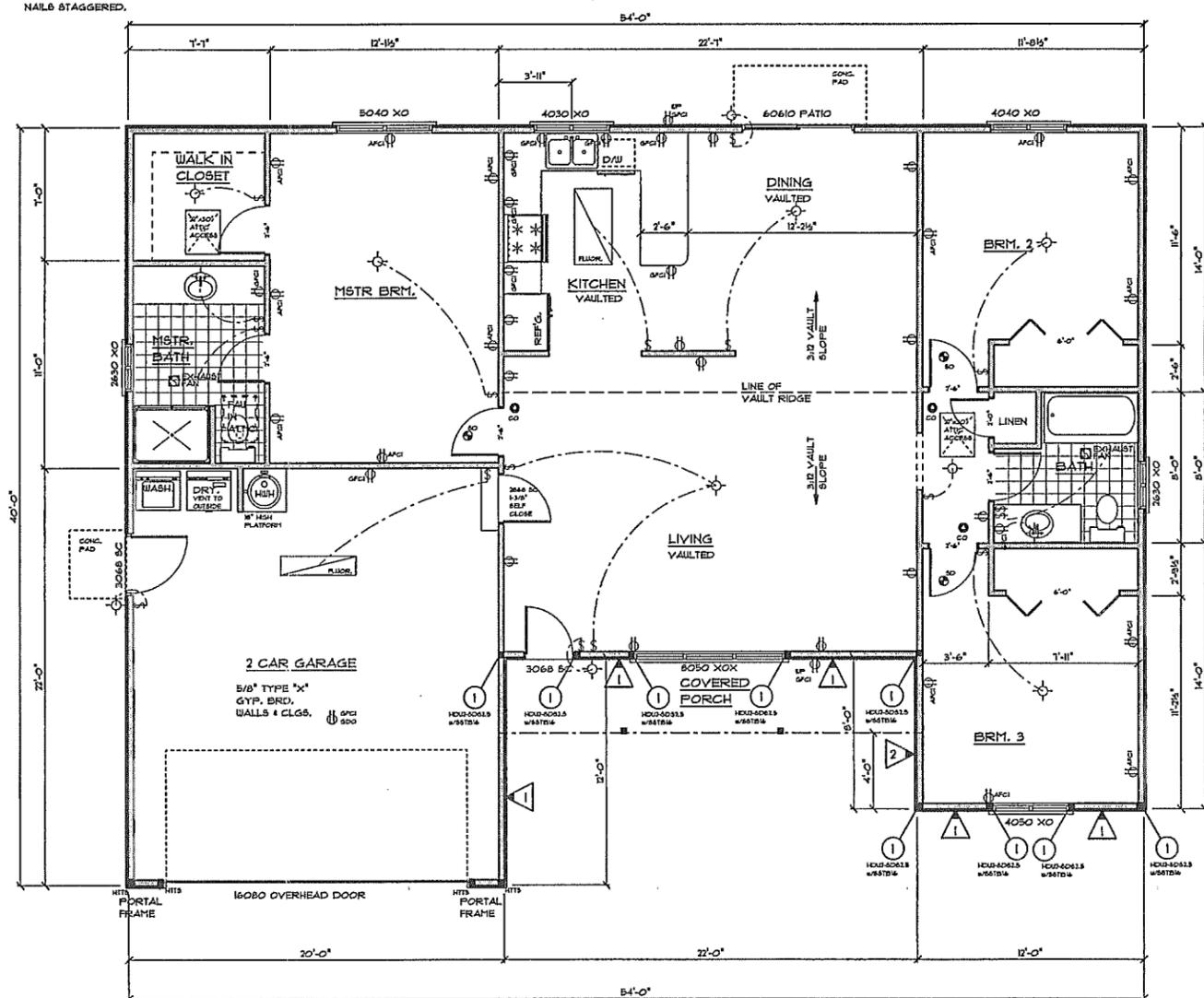
HOLDOWN NOTES

- 1) INSTALL HD A.B.'s PER MANUFACTURER'S REQUIREMENTS
- 2) HD A.B.'s SHALL BE 3" MIN. FROM CORNER OF CONG. FTG.
- 3) MINIMUM CONCRETE COMPRESSIVE STRENGTH TO BE 2.5 KSI

CLASS A COMP. SHINGLES
OVER ASTM #15 FELT
OVER 1/2" (5-PLY) CDX
1/2" CDXPTS WHERE EXPOSED



TYPICAL SECTION
SCALE: 3/8" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0" 1/20 SF
NORTH

NOTES:
APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY, SECTION 502.
NAILING SCHEDULE AS REQUIRED BY TABLE R6-02.3

EMERGENCY RESCUE WINDOWS:
OPENING HEIGHT - 24" MIN. CLEAR
OPENING WIDTH - 20" MIN. CLEAR
OPENING AREA - 5.7 SQ. FT. MIN. CLR.
SILL HEIGHT - 44" MAX. FROM FINISH FLR.

APPLIANCES FASTENED IN PLACE SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED, THEY SHALL NOT BE ON THE TWO SHALL APPLIANCE CIRCUITS ALREADY REQUIRED.

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARCH-Fault CIRCUIT INTERRUPTER(S), COMBINATION TYPE TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. THE BREAKER WILL STATE "COMBINATION" AFCI.

ALL BATHROOMS SHALL HAVE AT LEAST ONE 20 AMP BRANCH CIRCUIT.

ALL OUTLETS, LIGHTS, SWITCHES IN SLEEPING ROOMS SHALL BE PROTECTED BY ARCH-Fault CIRCUIT INTERRUPTERS.

MINIMUM OF HALF INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY, REMAINING MUST BE SWITCHED SEPARATELY.

LIGHTING IN BATHROOMS SHALL BE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR.

OTHER ROOMS SHALL BE EITHER HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER.

ALL OUTSIDE LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.

RECESSED CANS MUST BE IC RATED FOR DIRECT CONTACT WITH INSULATION AND BE AIR TIGHT.

EXHAUST FANS TO BE USED AS WHOLE HOUSE VENTILATION SHALL BE SWITCHED & LABELED "THIS FAN SHOULD BE ON WHEN EVER THE HOME IS OCCUPIED".

LAUNDRY ROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDSTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80%.

RESIDENTIAL BATHROOM EXHAUST FANS TO SERVE AS WHOLE HOUSE VENTILATION, WITH MINIMUM 60 CFM, RATED AT A MAXIMUM OF 10 SONES, & WITH THE CONTROL SWITCH LABELED AS THE WHOLE BUILDING VENTILATION NOTING THAT THE FAN SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.

SMOKE/CARBON MONOXIDE ALARM, ON EA. FLR. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. THEY SHALL BE INTERCONNECTED.

ALL GENERAL USE 15 & 20 AMP OUTLETS NOT REQUIRED TO BE GFCI PROTECTED SHALL BE AFCI PROTECTED.

ALL RESIDENTIAL GENERAL USE 15 & 20 AMP OUTLETS SHALL BE LISTED TAMPER RESISTANT.

A CONG. ENCASED ELECTRODE OR UFER IS REQUIRED.