

A Report on City Efforts to Address the Conditions that led to an Urgency Ordinance Moratorium on Acceptance of New Vacation Dwelling Unit License Applications.

The City of Trinidad instituted an urgency moratorium on the acceptance of new Vacation Dwelling Unit (VDU) license applications in June 2015 and has approved extending that moratorium through June 2017. As part of the extension of this urgency moratorium, the City offers this report describing the measures undertaken by the City to address the conditions that motivated the City to institute this moratorium.

The underlying problem that the City seeks to address during this moratorium is the lack of any regulation of the number or density of short term vacation rentals in the City. The solution is for the City to adopt a new or revised VDU Ordinance that includes appropriate regulatory limits on the number and/or density of VDUs in the City. Therefore the measures taken under the moratorium consist primarily of the City's legislative process in developing and approving a revised VDU Ordinance which will address the number of VDUs to be allowed in the City

Shortly after the initial adoption of the urgency moratorium, the Trinidad City Council began discussions of desired revisions to the VDU Ordinance. After discussion and public input at multiple meetings, the Council tasked the City Planning Commission with developing a revised VDU Ordinance, and the Council provided the Planning Commission with a summary table of specific issues to be addressed, and Council guidance on those issues.

The Planning Commission has met regularly since November 2015, with considerable public input and City staff and contractor support, to develop a revised VDU Ordinance. Their work is evidenced in the staff reports and meeting minutes from November 2015 through to the present. As of their meeting of June 15th, 2016 they are nearing completion of a revised draft VDU Ordinance, and expect to offer their recommended Ordinance language to the City Council at the Council's July or August 2016 meeting.

The Planning Commission's current working draft of a revised Vacation Dwelling Unit Ordinance includes a cap on the number of short term rental properties within the City limits, a buffer distance between VDUs to reduce density, and revisions throughout the Ordinance to improve the City's ability to enforce the Ordinance and address problems and Ordinance violations quickly and effectively.

The City has also been working throughout this period to fully implement the existing VDU Ordinance, including responding to complaints and Ordinance violations and working with the community and VDU owners and managers to reduce impacts of VDUs on neighboring properties and residents.

The City approved the extension of the urgency moratorium on new VDU Licenses for a final year, from June 29th 2016 to June 28th 2017, to allow the necessary time for the

Planning Commission to finish their recommended Ordinance changes, the City Council to finalize and adopt a revised Ordinance, and for the City to work with the California Coastal Commission to have the revised Ordinance certified as consistent with the Coastal Act. This additional step is necessary because changes to Land Use regulations in the City require Coastal Commission certification before they can go into effect.

The City established an urgency moratorium out of recognition that the number and density of VDUs was steadily growing, this unregulated growth posed a threat to the community welfare and character of the City, new rules would need to be developed and implemented to address this threat, and it would take significant time to do so. The Urgency Moratorium prevents this situation from getting worse during the time needed to develop and institute new rules. The most recent (June 2016) extension of the moratorium is entirely consistent with the Council's intent in preventing the problem from worsening during the development of these new rules governing the number and density of Vacation Rentals in Trinidad.

for the City of Trinidad



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