



Posted: Friday, May 15, 2020

NOTICE AND CALL OF A MEETING OF THE SHORT-TERM RENTAL ADVISORY COMMITTEE

The Short-Term Rental Advisory Committee will hold a quarterly meeting on
TUESDAY, MAY 19, 2020 at 5:30PM

THIS MEETING WILL BE HELD VIA WEBEX VIDEOCONFERENCE

*In accordance with Executive Order N-29-20 this meeting will be held via videoconference, and will be hosted on the **Cisco Webex Platform**. Learn more about Webex here: <https://www.webex.com/>*

PUBLIC COMMENT: *Public comment may be submitted via email in advance of the meeting, or in an orderly process during the conference. If you do not have access to email and you would like to provide a written statement, please deliver your comment to 409 Trinity Street, Trinidad CA, by 2:00pm, Tuesday, May 19, 2020.*

Email public comments to azetter@trinidad.ca.gov Your comments will be included in the public record for the meeting, and will be accepted at any time during the meeting.

HOW TO PARTICIPATE: *The City will publish a direct link to the conference, along with the participant code, on the City Calendar page online at <http://trinidad.ca.gov/calendar>*

I. CALL TO ORDER/ROLL CALL

(4) Voting Members: Joe Moran, Trinidad Bay Vacation Rentals. Jan Nash-Hunt, STR Owner. Dick Bruce, Trinidad Resident. Diane Stockness, Planning Commissioner.

II. ITEMS FROM THE FLOOR

III. APPROVAL OF MINUTES – 01-09-2020

IV. AGENDA ITEMS

1. Discuss Staff Report on the Results of the 2020 Application/Renewal Process Detailing Any Problems, Concerns or Improvements From the Prior Year.
2. Discuss Staff Report on Citizen Complaints and the Resolution of Those Complaints Covering the Period of January 1 through April 30, 2020.
3. Discuss the Status of the Current Moratorium on STR Rentals in Trinidad and Its Impact on the City.
4. Continue Discussion on Cost Effective Ways to Improve Compliance/Enforcement of the STR Ordinance as Currently Written.
5. Per Council Resolution Authorizing STR Committee Purpose- "Analyze Benefits to Visitors", Discuss What is Working with the Ordinance as Currently Written.
6. Identify and Prioritize Future Agenda Items and Review/Confirm Dates of Next Committee Meetings.

V. REQUEST FOR FUTURE ITEMS

VI. ADJOURNMENT

Angela Zetter

Trinidad Administrative Support

MINUTES OF THE SPECIAL MEETING OF THE STR ADVISORY COMMITTEE
TUESDAY, JANUARY 09, 2020 AT TRINIDAD TOWN HALL, 409 TRINITY STREET

I. CALL TO ORDER/ROLL CALL (5:36 pm)

Committee Members Present: Bruce, Moran, Nash-Hunt
City Staff: Naffah, Zetter

II. ITEMS FROM THE FLOOR

None

III. APPROVAL OF MINUTES

December 03, 2019

Motion (Nash-Hunt/Bruce) to approve the December 03, 2019 minutes as amended. (2-0, 1 abstention). Moran abstained.

Committee Chair Bruce briefly discussed and provided a written copy of his corrections to agenda item #5 from the City Council meeting on December 11, 2019. *See agenda item 1 for more detail.*

Bruce requested the motion made during Agenda Item #1 at the STR's December 3, 2019 meeting be changed to reflect: ***“Motion (Bruce/Lake), that per the resolution passed by the Committee at the September 11th meeting, the Committee is submitting the following language to the City Council for the City of Trinidad’s STR application fee structure, and that the Cost Recovery Timesheet, Cost Tracking Timesheet, and Permit Application Fee Structure language be included in every STR permit application. Passed (3-0). Passed unanimously.”***

Committee member Nash-Hunt requested an update on page 1 to reflect *“However, she raised concern that the Committee is behind because members are being nit-picky.”* Nash-Hunt also stated she felt she misheard the motion on Agenda Item #3, in regards to the meet and greets. After review, she felt that she would not have voted in favor.

Committee member Moran questioned if there will be a final opportunity to address items that had been voted upon. Bruce stated there would be. A discussion regarding the STR Advisory Committee and City Council process occurred.

IV. AGENDA ITEMS

1. Review and correct “Recommendations from STR Advisory Committee” that was pulled from City Council agenda (agenda item #5) of December 11, 2019 due to errors:

Committee Member Discussion:

Bruce suggested City staff begin conducting a fee analysis. A discussion regarding the method of time-tracking occurred. Nash-Hunt suggested that staff create a method that is suited for them and easy to integrate into their current processes.

Bruce briefly discussed his corrections to agenda item #5 from the City Council meeting on December 11, 2019. He clarified the following:

- Recommendation #2 should have read as follows: *“The “meet and greet” requirement as stipulated in the Ordinance (under I. Transmittal of Rules and Good Neighbor Contract) needs to be enforced for all renters, both new and repeat customers.”*
- Recommendation #3 should have read as follows: *“Enforce STR Sign regulations: include pictures, measurements, placement information. Compliance to be verified during annual renewal process.”*

- Recommendation #4 should have read as follows: “*Set up Best Practices meeting for Property Managers and Independent STR Owners, along with a representative from the City. Discussions on enforcement and possible revisions of the ordinance not to take place at such a meeting, only an exchange of ideas on best management practices.*”

Nash-Hunt advised she wants to refrain from giving the City Council recommendations until all Committee vacancies are filled. Bruce agreed, but also noted that the recommendations need to be provided to the Council sooner than later.

A discussion regarding the priority of enforcing STR sign regulations occurred. Nash-Hunt opined the signs are not a high priority, but noted it is a simple recommendation that can be directed to the Council. Moran advised sign enforcement is time sensitive, and since the City is currently in the renewal process it is the prime time for enforcement. Moran also stated there is subjectivity to the ordinance. City Manager Naffah agreed, stating that every property is unique, so there can be interpretation. Bruce opined it is very simple to let owners know they need to be in compliance. Nash-Hunt advised that a simple solution, if the signs are out of compliance, is to take the sign down as it is not required. Naffah provided an example, advising that one of the STRs is not visible from the road, causing the sign to be placed by the sidewalk. Moran stated there is a lot of circumstance due to location, as the point is to provide a number to the public of who to contact if there is a problem. Bruce suggested reviewing the sign section and make a recommendation to the Council during the next revision of the ordinance. Moran advised the compliancy of the signs should be up to the City Manager. Due to the uniqueness of the properties, Bruce opined the language needs to be cleaned up in the ordinance, in order to make it more flexible.

A discussion regarding holding a best practices meeting occurred. Bruce advised he is in favor of holding a best practices meeting. All were in favor of sending the recommendation to the City Council. Nash-Hunt questioned if the public would be aware of this meeting. Moran advised it wouldn't need to be noticed, as the ordinance is not being discussed. Nash-Hunt agreed, as it is an educational meeting. Moran suggested calling it a workshop, as decisions will not be made.

Moran opined that the Committee table the discussion regarding meet and greets, due to time. Bruce stated the Committee received direction from the City Council to provide them with suggestions that use minimal City funds, and that the recommendations be simple.

Public Comment

None

Motion (Nash-Hunt/Moran) to send two items, the best management practices workshop and to include the cost tracking sheets and permit fee language in the STR applications, to the City Council. These items are listed as recommendations as follows: #1 cost tracking sheets and the permit fee language, and #2 best management practices workshop. Passed (3-0). Passed unanimously.

2. Continue discussion on how to improve enforcement/compliance with STR Ordinance as currently written and suggest possible cost effective changes to Ordinance in next revision:

Committee Member Discussion

Bruce acknowledged the lack of equal representation in the Committee. Despite this, he advised it is still necessary to move forward and continue discussing ideas from the current membership.

A discussion regarding the benefits of having fines occurred, as they can be used as a deterrent to breaking rules. However, it was clarified by Moran that while having two deposits was mentioned at a previous meeting, it would severely impact business. Moran further advised that the largest issue with fines is a lack of clarity on how the City will be fining the STR. He questioned if the City is seeking to fine the guest directly, or whether the manager do so. Bruce advised that is why two deposits were

previously discussed. Moran explained there are already two different deposits collected, a damages deposit and one for noise violations. He advised that fines work well, but they should be a part of the good neighbor contract. Bruce suggested listing the fines in the contract, and if there were complaints associated with a stay and the City investigated and deemed it valid, the guest would be fined. Moran reminded the Committee that the City does not have real time enforcement. Nash-Hunt stated the question is who is responsible for the fine and how is it collected.

Moran mentioned that it is a good reminder to remember that STRs should not be singled out with fines, as there are issues with parking throughout the City all year long. Bruce questioned if the City could use T.O.T. for seasonal enforcement, such as using 10%, which would in turn provide real-time enforcement. Nash-Hunt agreed it might help avoid issues.

Public Comment
None

Motion (Moran/Nash-Hunt) continue agenda item #2, specifically discussing adding fines to the good neighbor contract and also exploring T.O.T. expenditure for real time enforcement, at the next meeting. Passed (3-0). Passed unanimously.

Motion (Moran/Nash-Hunt) to extend the meeting by 15 minutes. Passed (3-0). Passed unanimously.

3. Discuss Staff report from City Clerk on how 2020 renewal process is going:

Committee Member Discussion:

Bruce read the City Clerk Staff Report. A discussion occurred regarding fees and OWTS.

Public Comment
None

No motion made.

4. Per Council resolution authorizing STR Committee purpose – “analyze benefits to visitors.” discuss what is currently working with the ordinance as currently written: Agenda item was tabled.

5. Identify and prioritize future agenda items: Agenda item was tabled.

V. Request for Future Items

- Discuss Agenda Item 4
- Discuss the City Clerk staff report regarding how the permit renewal process went.
- Discuss definitions, specifically defining what noise is.

Nash-Hunt volunteered to keep a master list of the recommendations. Bruce discussed possibly having a special meeting prior to the final meeting.

VI. Adjournment

Motion (Moran/Nash-Hunt) to adjourn. Passed (3-0). Passed unanimously.

Meeting adjourned at 7:00 pm. Next meeting scheduled April 21st at 5:30 pm.

Submitted by:

Approved by:

Angela Zetter
Administrative Assistant

Dick Bruce
STR Committee Chair

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Subject: RE: [FWD: STR Recommendations]
 From: azetter@trinidad.ca.gov
 Date: Fri, May 15, 2020 3:35 pm
 To: "azetter@trinidad.ca.gov" <azetter@trinidad.ca.gov>

----- Original Message -----

Subject: RE: [FWD: STR Recommendations]
 From: <azetter@trinidad.ca.gov>
 Date: Fri, May 15, 2020 3:31 pm
 To: "azetter@trinidad.ca.gov" <azetter@trinidad.ca.gov>

----- Forwarded message -----

From: **Trinidad Retreats~Vacation Rentals on the Redwood Coast** <Info@trinidadretreats.com>
 Date: Thu, May 7, 2020 at 4:02 PM
 Subject: STR Recommendations
 To: Jan Hunt <janashunt@gmail.com>, Richard Bruce <rmbruce67@gmail.com>, Joe Moran <joemoran707@gmail.com>, Diane Stockness <diane.stockness@gmail.com>
 Cc: Trinidad Retreats <mgmt@trinidadretreats.com>

Dear STR Committee,

I have been thinking long and hard about the "moratorium on STR's" right now and what recommendations I think need to come forth. The "Meet and Greet" requirement is going to need flexibility given Covid 19 safety measure. I am hoping that the city will allow a wider, more flexible interpretation of this requirement. Checking in with guests via phone, text, email or "welcome apps" all seem like appropriate modes of communication to reiterate our "Good Neighbor Policy". Once travel and STR stays are allowed I would like to remind the city that we can share county public health requirements to "wear masks in public", socially distance 6 ft., with our guests but that we are not responsible for guests behavior. As always we are willing to mitigate a situation whereby a guest violates our ordinance and rules but we do not believe we as STR owner/managers should be held responsible for a guest who chooses to violate our Tenant Agreement and City STR Ordinance if the guidelines have been properly posted and communicated. The 60 day minimal activity of an STR also needs to be reconsidered as some homeowners may have pivoted from an STR to a long term rental or are using their home themselves to quarantine family members.

On another note, I wanted to report out that while we as STR owner/managers were given a scant 2 weeks or so to turn in our STR renewal applications so that the city inspector could schedule his inspections it took the city 4 months to issue STR permit renewals! We just received them as of 5/1. This is inexcusable to me as these are renewals, most of which are in their 3rd year. Once again it is only because of the ridiculous scrutiny of a small handful of STR haters that stymie this process. It is unfortunate that city staff time, energy and money are wasted on belaboring this process after so many years. I believe the STR committee should investigate this process.

Finally, I would also like to share with you all the letter below that I sent to Congressman Huffman, Supervisor Madrone, Mayor Ladwig, and our city manager Eli Naftah.

Dear Leaders,

" I am reaching out to you as important decision makers and policy advocates to help ensure vacation rentals are considered as the ideal lodging choice as we move forward through Governor Newsom's 4 Stage Plan to reopen California. This is a crucial time for my Humboldt County business, Trinidad Retreats. We manage over 30 vacation rentals from Trinidad to Arcata. We have had to lay off 8 employees and several more contractors. With the closure of our business for April, May and very likely June we have lost close to \$300,000 in rental revenue. This revenue not only supports our family, employee and contractors it also is a crucial source of transient occupancy tax to our local cities and county. That \$300,000 lost for just our small company accounts for \$30,000 lost revenue to our local government. While we are not/cannot rent our homes, we are thinking ahead about best practices, smart policies, and good communication tools. We are also maintaining the properties to ensure they are available when we are allowed to travel again. We have developed new cleaning protocols to ensure disinfection of the homes we manage. We are procuring masks, gloves & booties for our staff so that when we can re-hire we have the property safety equipment to ensure safety of both our staff and future guests. These supplies are very difficult to obtain. In addition we are deeply concerned about the real potential of some local people and local governing bodies creating sentiments and policies that support xenophobia. We are working with the Trinidad Chamber of Commerce Executive Director to develop marketing materials that help convey a welcoming message to our guests that also reminds them to "Be a Good Neighbor" and follow local guidelines when able to visit and stay in our vacation rentals. While we completely understand and support the current closure of our lodging business we would like to remind you of the vital role vacation rentals have served and will serve in our community during this time. Please consider these important facts that the Vacation Rental Managers Association (VRMA) has detailed and is supported by us at Trinidad Retreats:

Important Facts about Vacation Rental Use During Covid 19:

- **Vacation rentals, aka "short-term rentals," are not just for vacations.**
- **Vacation rental homes are being used by front-line medical personnel who wish to isolate themselves from immediate family.**
- **Vacation homes are being used by family members who have come locally to take care of an elderly or sick relative.**
- **During this pandemic, vacation homes are being used by people who have had major travel disruption.**
- **Vacation rentals have been rented by Americans living or staying abroad who had to return to the US suddenly, needing to find temporary lodging.**
- **Vacation homes are used in emergency situations when a family suddenly has to move out due to HVAC, plumbing, household maintenance issues, house fires, flooding, and other weather events.**
- **Vacation homes are also used by homebuyers who have not been able to complete purchases or have had agreements fall through due to the pandemic and are in need of immediate temporary housing.**
- **Vacation homes are being occupied by healthcare professionals, who are moving to affected communities to treat patients and combat healthcare worker shortages.**

Reasons Vacation Rentals are Ideal Lodging Compared to Hotels/Motels & Should Re-Open in the city of Trinidad & Humboldt County once Governor Newsom lifts the "Non-Essential Travel Ban":

- **Professionally managed vacation homes are clean and safe lodging options.**
- **Vacation homes allow for remote self check-ins as opposed to hotels/motels that require a front desk check-in, key handling, etc.**
- **Vacation homes do not have shared spaces with other guests. Hotels and other lodging options pose as high or a higher risk of spreading the virus, as they place many people in confined spaces (like elevators) and have multiple common areas.**
- **Vacation homes are cleaned, sanitized and disinfected. Property managers are working together with organizations, like the Vacation Rental Management Association and the Vacation Rental Housekeeping Professionals, to share CDC and WHO cleaning guidelines and other education to ensure the latest information is conveyed.**
- **Vacation rentals allow for true social distancing, especially properties in remote or secluded areas. These homes provide seclusion and more space than other lodging options, such as hotels.**
- **Visitors and others who need to self-quarantine will be able to do so successfully in a vacation rental especially those with full kitchens, whereas a hotel's smaller spaces and common areas would make it more difficult.**
- **Vacation rentals allow guests to cook and also have groceries delivered. Hotel guests would need to leave the hotel to get food.**
- **As licensing restrictions relax across the county to allow out of state and foreign healthcare professionals to move affected areas, healthcare professionals will find a vacation home to offer a much more comfortable and safe stay instead of being forced to occupy confined spaces and common areas in hotels, increasing the risk of transmission.**

As of yesterday The Deschutes County Commissioners announced in their board meeting that they will not be extending the short-term rental restrictions in their county which includes the very popular SUNRIVER. Short-term Rentals are now available for arrivals after May 15th in Deschutes County. One reputable vacation rental company sent out the following message on their website:

"We ask that if you come to Sunriver that you adhere to all social distancing rules and follow all of the CDC guidelines in an effort to protect your family as well as the local people here in Sunriver and our families. We would also like to ask you to be respectful of some of our local stores who have requested that only one member of each family go in to do their shopping. We must all be mindful about these changes and with your help, we can keep Sunriver open for the summer for other families to come and enjoy a break from everything that is going on out there."

We are hoping that you will please share this information with other critical decision makers such as Dr. Frankovich, County Supervisors, City Council, etc. and consider reopening non-essential travel as soon as deemed safe by our local health authorities. "

Respectfully,

Jonna and Reid Kitchen
707.599.6249
TRINIDAD RETREATS.COM

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DISCUSSION AGENDA ITEMS 1-2

SUPPORTING DOCUMENTATION FOLLOWS WITH: 2 PAGES

1. Discuss Staff report on the results of the 2020 application/renewal process detailing any problems, concerns or improvements from the prior year.
2. Discuss Staff report on citizen complaints and the resolution of those complaints covering the period of January 1 through April 30, 2020.

Administrative Support Staff Report May 2020

Conclusion of the 2020 Application/Renewal Process

STR Application Process

City staff streamlined the application process for 2020 applicants. If no changes had been made, for example if the rental agreement hadn't changed, the document did not need to be resubmitted as it was already on file. Thus, if no changes had been made to any documents, the applicant only needed to submit the annual renewal fee (\$300.00), the 2020 application, proof of insurance, and the application checklist. Having limited new material has decreased the amount of paperwork the City needs to keep on file.

However, while this made the renewal process easier for the applicant, it ultimately created more work for staff. This new process created a system where staff had to pull old documents from the prior year's STR file in order to reintegrate them into an inspection packet for the City Building Inspector, which would ultimately be given to the City Manager. Upon completion of the review by the City Manager, all documents would need to be reintegrated back into their old file.

STR Building Inspection Process

The City Building Inspector inspected all of the properties from mid-December 2019 through February 2020.

Comments made by the Building Inspector throughout the inspection process were in regards to limited information provided on the site and floor plans.

Planning Process

If an OWTS permit was expired, additional documents (specific to OWTS) and a renewal fee (\$75.00) were submitted for approval. All OWTS applications submitted were approved upon review by the City Planner.

City Manager Review

After the inspection was completed and the OWTS permit was obtained (if previously expired), the application was submitted to the City Manager for review. While the ordinance indicates that "*the site plan and floor plan do not have to be professionally prepared, but must be to scale and include enough information to verify compliance,*" there were applications sent back to staff with the request for updates. The updates were requested in order to make all applications uniform going forward, despite plans being approved in prior years. Upon receiving this information, applicants were notified to make the updates. Upon receiving the updated document(s) the application was resubmitted to the City Manager for review. All applications were approved.

Issuance

In total 30 licenses have been issued as of May 1, 2020.

Zoning of STRs are as follows:

- 4 Suburban Residential (SR)
- 21 Urban Residential (UR)
- 1 Planned Development (PD)
- 1 UR/PD (in the process of a zoning a change from UR to PD)
- 3 Commercial (C)

***It should be noted that while there was a delay in physically issuing the licenses, this did not mean they had not been approved. The reason for the delay was due to the ordinance, which indicates “*the City will notify all property owners within 300 feet of an STR property of the STR License within 10 working days of its issuance or re-issuance.*” If licenses had been sent out in small batches, the contact list would need to be updated each time to include the newly issued licenses. Due to this, the City opted to wait to send all licenses at once. By doing so, there would be less confusion by residents. Additionally, less City resources (physical resources and staff time) would be used to make constant updates to a document that should only need to be composed, sent to residents, and uploaded to the website once. Therefore, if the requirement was not a part of the ordinance, licenses would have been sent out at the time of their approval by the City Manager.

Notification

All City residents have been notified of the issuance of licenses. Residents were also provided with a contact list for all vacation rentals. This list included each STR’s corresponding license number, address, rental name, maximum occupancy, Local Contact Person/24-hour contact phone number, and zoning information (*zoning information added this year*). In addition to the contact list, a map showing all STR locations was uploaded to the City’s website. Each location of a STR is highlighted in blue and is noted with its corresponding license number.

Concerns

Public Records Requests

During this renewal process, staff time was used to compile incomplete information for a public records request before the STR application approval process was not fully completed by the City.

The City Council should examine the public records request process for the STRs, because by compiling records in a piecemeal fashion creates a higher probability that documents can be misplaced. Additionally, no applicants had received their licenses at the time, because once a license is sent to a property owner the 10-day notification process has to begin. Again, we did not begin sending out the licenses until all were approved, due to the notification process.

Furthermore, by providing this information prior to completion, it creates a situation where only one individual has this information before all other residents, including the license holders. If this was done after all licenses had been approved, hours of staff time would have been saved.

Complaints

No complaints regarding STRs have been submitted to the City Clerk’s office for the time period of January 1, 2020 through April 30, 2020.



DISCUSSION AGENDA ITEM 3

SUPPORTING DOCUMENTATION FOLLOWS WITH: 2 PAGES

3. Discuss the status of the current moratorium on STR rentals in Trinidad and it's impact on the City.



RESOLUTION 2020-02

**IMPOSING A MORATORIUM ON NEW SHORT-TERM RENTAL RESERVATIONS
DURING THE SHELTER-IN-PLACE ORDER**

WHEREAS, the international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "Coronavirus Disease 2019," abbreviated COVID-19; and

WHEREAS, on March 4, 2020, the Governor of the State of California proclaimed a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare to fight the broader spread of COVID-19; and

WHEREAS, on March 12, 2020, the Governor of the State of California issued Executive Order N-25-20 providing that all residents are to heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19, while permitting local legislative bodies to hold public meetings via teleconferencing and to making public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the local legislative body, during the period in which local public officials impose or recommend measures to promote social distancing, including but not limited to limitations on public events; and

WHEREAS, on March 13, 2020, the President of the United States of America proclaimed and declared a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak and announced that the federal government would make emergency funding available to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

WHEREAS, on March 19, 2020, the Governor issued Executive Order N-33-20 ordering that to protect public health, that all individuals living in the State of California stay home or at their place of residence ("Shelter in Place") except as needed to maintain continuity of operations of the critical infrastructure sectors, as outlined at <https://www.cisa.gov/critical-infrastructure-sectors>; and

WHEREAS, on March 20, 2020, the Health Officer of the County of Humboldt issued an Order directing all individuals to shelter at their place of residence, prohibiting all non-essential gatherings of any number of individuals, and ordering cessation of all non-essential travel.

NOW, THEREFORE BE IT RESOLVED THAT, the City Council of the City of Trinidad, California, does **HEREBY ISSUE THE FOLLOWING ORDER:**

1. THAT a Temporary Moratorium is hereby imposed on the rental of less than thirty (30) days of any lodging (any business that collects Transient Occupancy tax) within the City of Trinidad, except by the individuals deemed by the State as essential critical infrastructure workers (medical, emergency services, supply chain, etc.).
2. THAT this Order shall become effective on stays commencing after March 28, 2020, and terminate on suspension of the Shelter-In-Place orders of the State of California and the County of Humboldt, and notification from the City.
3. THAT the City contacts the County and the Board of Supervisors requesting a similar temporary moratorium of STR's in unincorporated areas of the County.

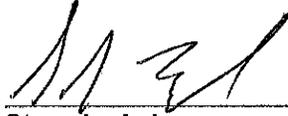
4. THAT the City Manager review violations of Resolution 2020 – 02 on a case by case basis, where those found violating the resolution are subject to the violations measures of the STR Ordinance, the loss of their Short-term Rental license, and/or their business license for up to one year. Appeals to decisions by the City Manager will be reviewed by the City Council.

PASSED UNANIMOUSLY AND ADOPTED BY THE TRINIDAD CITY COUNCIL of Humboldt County of the State of California this 27th Day of March, 2020.

Attest:



Eli Naffah
Trinidad City Manager



Steve Ladwig
Mayor



DISCUSSION AGENDA ITEM 4-6

SUPPORTING DOCUMENTATION FOLLOWS WITH: 0 PAGES

4. Continue discussion on cost effective ways to improve compliance/enforcement of the STR ordinance as currently written.
5. Per Council resolution authorizing STR Committee purpose- "analyze benefits to visitors", discuss what is working with the ordinance as currently written.
6. Identify and prioritize future agenda items and review/confirm dates of next Committee meetings.