

MINUTES OF THE SPECIALLY-SCHEDULED MEETING OF THE
TRINIDAD PLANNING COMMISSION
April 25, 2017

I. CALL TO ORDER/ROLL CALL (5:45 pm)

Commissioners Present: Braziel, Hedrick, Stockness
Commissioners Absent: Johnson, Scott
Staff: Parker

II. APPROVAL OF AGENDA

Motion (Hedrick/Braziel) to approve the agenda.
Passed unanimously (3-0).

III. ITEMS FROM THE FLOOR

There were no items from the floor.

IV. AGENDA ITEMS

1. **General Plan Update:** Discussion regarding the current draft of the Conservation and Open Space Element. The document is available on the City's website at the following address: <http://www.trinidad.ca.gov/documents-library/category/21-general-plan-update.html>

Planner Parker again stresses that at this point the Commissioner should be looking at the big picture concepts and direction of the General Plan update and policies and not worry about wordsmithing. She reminds the Commission that this element has been voted on and recommended for approval by a previous Commission and reviewed by the City Council. But now it needs an update, and she wants the current Planning Commission to have a chance to review it so she can incorporate that input into the next update. Parker has made a lot of edits and updates to this element already. She notes that she received emailed comments from Commissioner Johnson. Once the current updates are finished, the Element will come back to the Commission for another detailed review.

Commissioner Comments

Commissioner Braziel states that thinks this element is well-done and covers a wide variety of important topics. She adds that there should be a policy to encourage annexation of areas outside City limits in order to protect sensitive habitat, wildlife corridors and open space. Braziel notes that §65563 appears to be misquoted on page 1 and that the list at the bottom of page 2 is awkward. Braziel also asks whether the background reports, which are labeled "draft" on the City's website, are going to be finalized. Parker states that they essentially are. They were labeled "draft" when they were first released in case public review and comments necessitated any revisions, which they did not.

Other comments included the following:

- Include citations for specific facts (e.g. 80% timberland in Luffenholtz Creek watershed);
- Add goal to have a watershed protection plan (Parker notes the existence of the Trinidad-Westhaven Integrated Coastal Watershed Management Plan);
- Add policies to address cannabis cultivation within the Planning Area;
- Acronyms are not all defined when they are first used (Parker suggests a list of acronyms at the beginning of the General Plan);
- Define curb drains (CONS-2.9);
- Under CONS-4.1, add policy to notify homeowners more quickly, and / or for the City to shut off water when a leak is detected;
- Ensure that policies to protect the ASBS are consistent with the CA Ocean Plan;
- Update ESHA policies to include forest lands outside of City limits.

Public Comment

Sungnome Madrone (1521 Fox Farm) states his particular interest in this element. He also notes his background in watershed restoration and that he has lived in the Trinidad area for many years. He states that he already provided Planner Parker with a copy of this element with his comments. He thinks that the City should focus on implementing a financial incentive program for homeowners to install LID technologies, particularly in the Luffenholtz Creek watershed; it would benefit both the creek and the City. Parker notes that the City's current OPC grant does provide some financial incentives for LID inside the City.

Commissioner Discussion

Commissioner Braziel suggests some language for a policy for annexation open space in order to protect it. Parker asks her to email it for convenience, but notes that since it has significant financial implications, it will need further consideration.

There was a discussion about the figures, several of which need updating. In particular, it was suggested that Figure 10 should show public restroom locations. It should also show the new trail to the working lighthouse on Trinidad Head, but indicate that it is only open periodically. Figure 7 should spell out words and not use acronyms. Also please provide an explanation of how estuarine and marine habitat are classified (why are they combined). On Figure 8, some of the colors are too similar. And on Figure 9b, the soils key needs more explanation.

Parker notes that she has done a lot of work to the recreation section, particularly within the public access component. She explains that she completed an analysis of the current draft general plan based on the Coastal Commission's LCP update guide; several deficiencies within this section were identified. She notes that she added several policies from the Fort Bragg General Plan, which was a basis for a number of sections and elements, because it is a small coastal city that had recently had its general plan certified by the Coastal Commission.

Commissioner comments on the Recreation section included the following:

- CONS-15.6 should be split into two separate policies;
- Text needs to be updated per the acquisition of the Coast Guard property on Trinidad Head by BLM and its inclusion in the CA Coastal National Monument;
- There was a discussion of easements and OTDs, what they are, and where they apply;
- Trails maps need to be made more available to the public;

- Trails map should show connections to State Beach trails;
- Signage is a safety issue and should be a priority.

VII. STAFF REPORT

Planner Parker stated that she had nothing new to report since the previous meeting. She confirmed that the Reinman permit revocation hearing will be on the regular May meeting agenda.

VIII. ADJOURNMENT

Meeting adjourned at 7:15 p.m.

Submitted by:

Trever Parker

Acting Secretary to Planning Commission

Approved by:

Laura Scott

Planning Commission Chair