

**MINUTES OF THE SPECIALLY SCHEDULED MEETING OF THE**  
**TRINIDAD PLANNING COMMISSION**  
**Tuesday, September 11, 2018**

**I. CALL TO ORDER/ROLL CALL (5:00 pm)**

Commissioners Present: Graves, Stockness, Johnson

Commissioners Absent: None

Staff: Planner Parker

**II. APPROVAL OF AGENDA**

***Motion (Johnson/Stockness) 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: Update and discussion of current status, next steps and review of new draft Introduction Chapter and draft Land Use Element.

*Staff Report*

Parker explains the purpose of the element and the changes that have been incorporated since the previous 2009 draft. Updates have focused on recent public input, data from the 2016 climate change report prepared by GHD, and incorporating recommendations from the Coastal Commission's LCP update guide. She provides a summary of the general plan update process to date, the LCP grant timelines and next steps. She also provides a quick overview of the introduction chapter.

*Commissioner Comments/Questions*

Commissioner Johnson is concerned about the timeline and wonders how many times the Planning Commission should review this material. Commissioner Graves suggests going through the document section by section rather than line by line, and there is general agreement.

Commissioner Johnson asks for clarification regarding coastal-dependent, coastal-related and non-coastal development. Parker explains that the definitions are dictated and prioritized by the Coastal Act. There is a discussion about the Coastal Commission certification process. Commissioner Graves notes that he has a fresh set of eyes reviewing these documents; overall he feels that the Introduction was clear and well done.

The following edits were made to the Introduction chapter:

- add "sensitive coastal resource" and "public trust lands" in the glossary

- change “view from the Memorial Lighthouse” to “view from the top of the bluff” in the vision statement
- add Tribal Governments to the discussion about planning outside of City limits

Moving on to the Land Use Element, Commissioner Graves asks if there are still several vacant lots in the City. Parker responds that there are a surprising number of them. Commissioner Johnsons asks about the origin of the max lot coverages and people per acre specified for each land use. Parker responds that the State’s general plan laws now require identification of people per acre rather than number of dwellings or units per acre. The lot coverage is a commonly used measure, and it will help protect leachfields and minimize stormwater runoff. Commissioner Johnson requests further clarification on the people per acre standard.

There is a discussion about the Harbor Area and policies. Parker notes that the Rancheria is still in the application process to put the property into Tribal Trust. However, the City’s harbor policies still have usefulness; they would be used by the Coastal Commission in its federal consistency determination on the Trust transfer for example. Also, the City will still be able to provide input on projects and policies in that area.

Commissioner Johnson requests clarification as to what “priority areas” are in LU-1d.2.1. There is a discussion regarding sea level rise adaptation strategies, such as relocating structures as suggested in LU-1d.5.2.

There is a discussion about the statements and policies regarding short-term rentals and whether they are still relevant. It is decided to leave them for now. A similar discussion occurs regarding accessory dwellings.

Commissioner Johnson notes that the Land Trust has acquired the horse pasture parcels, which is one of the three large, vacant Commercial/Planned Development lots left in the City.

Commissioner Graves suggests that “sportfishing” be added to LU-4.4. Parker responds that she thinks that policy is intended for commercial fishing, because sportfishing could interfere as well.

Commissioner Graves inquiries as to who updates the Sphere of Influence report. Parker responds that she thinks it is LAFCo, but will look into it. A discussion of the service area and sphere ensues.

Commissioner Johnson points out that LU-9.8 is not applicable to Trinidad as written and needs work; it should address the Trinidad quarry. The City’s Planning Area is discussed.

The following corrections were made to the figures.

- Figure 1
  - Mill Creek is difficult to see
  - The Cox merger does not show up
  - Something happened with the easement for the Saunder's Park to create a new strange parcel line. The Land Trust is looking into it.
- Figure 2
  - Tsurai area has the wrong symbol
  - Change "facility" to property
  - Get rid of symbols; they are confusing

*Public Comment*

There was no public comment.

*Commissioner Discussion*

There was no further discussion.

**V. STAFF REPORT**

Staff had nothing new to report.

**VI. FUTURE AGENDA ITEMS**

No future agenda items were discussed.

**VII. ADJOURNMENT**

*The meeting was adjourned at 6:50.*

**Submitted by:**

**Trever Parker**

Acting Secretary to the Planning Commission

**Approved by:**

Original signed by:

**John Graves**

Planning Commission Chair