

Posted: August 24, 2018



NOTICE AND CALL OF A MEETING OF THE
TRINIDAD PLANNING COMMISSION

The Trinidad Planning Commission will hold a rescheduled monthly meeting on
WEDNESDAY AUGUST 29th, 2018, AT 6:00 P.M.
in Town Hall at 409 Trinity Street.

The following items will be discussed:

- I. ROLL CALL
- II. APPROVAL OF MINUTES - June 20, 2018
- III. APPROVAL OF AGENDA
- IV. ITEMS FROM THE FLOOR
- V. AGENDA ITEMS

Discussion / Decision / Public Hearing / Action

1. Civic Club 2018-06: Design Review and Grading Permit application for relocating the Trinidad Memorial Lighthouse and associated work, which was authorized under emergency permits (2015-06E and GD180001), and additional clean-up at Site #1. Located at:
 - Site 1: Civic Club Memorial Property at the intersection of Edwards and Trinity Streets; APN: 042-091-004
 - Site 2: Trinidad Harbor parking area; APN: 042-071-008
2. Reinman 2018-01: Zoning and General Plan Amendment request to change the zoning and general plan designations of the property from UR - Urban Residential to PD - Planned Development. The purpose is to make the existing multi-family development more conforming and to allow more flexibility for future uses; all new uses in the PD zone require a Use Permit. Located at: 651 Parker St.; APN: 042-042-017.

3. General Plan Update: Update and discussion of current status, next steps and review of new draft Introduction Chapter and draft Land Use Element.

VI. COUNCIL REPORT

VII. STAFF REPORT

VIII. FUTURE AGENDA ITEMS

IX. ADJOURNMENT

MINUTES OF THE MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
Wednesday, June 20, 2018

I. CALL TO ORDER/ROLL CALL (6:00 pm)

Commissioners Present: Graves, Stockness, Gregory, Morgan, Johnson

Commissioners Absent: None

Staff: Planner Parker, Mateer

II. APPROVAL OF MINUTES

May 16, 2018

There were no comments on the minutes.

Motion (Morgan/Gregory) to approve the minutes as submitted.

Passed unanimously (4-0) with Johnson abstaining having not been in attendance.

III. APPROVAL OF AGENDA

Commissioner Stockness confirms that parking is a General Plan issue.

There were no changes to the agenda.

IV. ITEMS FROM THE FLOOR

There were no items from the floor.

V. AGENDA ITEMS

1. Reinman 2018-05: Design Review and Coastal Development Permit to construct approximately 10' x 12' patios/ covered balconies for each unit of a 4-plex.

Located at: 651 Parker St.; APN: 041-042-017

Staff Report

Parker summarizes the staff report. She explains that Commissioner Morgan owns property less than 300 ft. from the project. Under conflict of interest codes, there is a presumed economic conflict of interest. Parker continues, noting that Commissioner Morgan may recuse himself or refute the presumption. Morgan explains that, due to the minor nature of the project, he anticipates no financial effects and therefore does not need to recuse himself.

Parker summarizes the location, zoning, and existing structures that are part of the proposed project. She explains that the property on which the project is located is zoned UR - Urban Residential. The existing 4-plex structure was legally developed, but is nonconforming as to density, and likely use as well. Parker references Section 17.4.010.A and Section 17.64.010.C of the Zoning Ordinance and explains how the project fits into nonconforming use and structure regulations. Parker then summarizes the required Design Review and View Protection findings and proposed

conditions of approval. She provides a staff recommendation for approval but also explains the Commission's alternatives.

Commissioner Comments/Questions

Commissioner Stockness asks about the number of Short Term Rentals (STR) in the 4-plex. Parker responds that one unit is licensed as an STR, one is a minimum 30-day rental, which does not require an STR license, and the other two are regular long-term rentals.

Commissioner Johnson questions why there was not the time to send out referrals. Parker explains that there were several revisions to the plans, and it is a very simple project that won't affect wastewater, drainage, access, etc. that other City staff would need to review.

Commissioner Johnson inquires as to when the project structure was built. Parker responds that the specific date is unknown, but the structure was built in the mid-1970's, prior to adoption of the current Zoning Ordinance.

Commissioner Johnson notes that the historic Holy Trinity Church is in close proximity to the project site. Johnson spoke with operators of the church and confirmed their support of the project as proposed.

Commissioner Stockness clarifies some details of the proposed design. Agent S. Atkins explains that the 10' x 12' deck will be framed with ledger board attached to the existing studs. The existing leachfield, which was installed in 2016, is located to the south of the proposed patios/balconies.

Commissioner Graves asks whether there will be a clearly stated occupancy load on the deck. Agent Atkins responds that such signs are not required by the building code, but that there are new more robust load bearing requirements. Commissioner Graves also suggests that STR guests be made aware of the Saturday evening church services and directed to be respectful of them.

Public Comment

A. Grau (433 Ewing) inquires whether the proposed deck could be converted into a living space in the future. Parker responds that such a conversion could not occur without Design Review approval.

Commissioner Discussion

Commissioner Morgan suggests that the design of the proposed improvements will improve the look of the building.

Commissioner Stockness questions where construction trucks and associated vehicles will park. Applicant M. Reinman states that parking will be provided in the existing

parking spots adjacent to the building and associated with the property. Commissioner Stockness reaffirms that construction trucks and associated vehicles should park in locations belonging to the property as to not cause traffic congestion in the neighborhood.

Motion (Morgan/Stockness): Based on information submitted in the application and included in the staff report and public testimony, I move to adopt the information and findings in the staff report and approve the project as conditioned therein. Passed unanimously (5-0).

2. Review of Parking and Camping Regulation in the City.

Staff Report

Parker summarizes the concerns about overnight parking/camping in the City that have been brought up and how the current General Plan and Zoning Ordinance address the topic. Parker explains that overnight camping and parking on City streets for more than 72 hours is not permitted within the City limits. Parker recommends the City further address overnight parking/camping in the General Plan and Zoning Ordinance update. Parker notes however, that enforcement of these rules can be problematic.

Commissioner Comments/Questions

Commissioner Graves notes that the parking and camping ordinances refer to a "Chief of Police," which Trinidad no longer has due to contracting with the Sherriff's Department for police services. Commissioner Stockness suggests the City change the contract Sherriff's title to Chief of Police to avoid confusion and retain legal authority to issue tickets.

Public Comment

T. Davies (435 Ocean) expresses concerns with narrow streets and impacts associated with tourism, delivery trucks and construction vehicles. Mr. Davies asserts that parking is a planning issue. Planner Parker responds that it depends on the context. Parking requirements by land use are definitely planning related, and City-wide parking policies can also be within the purview of the Planning Department. However, enforcement and safety related parking restrictions fall within the City's police powers. Mr. Davies states his opposition to making Ocean Ave. a one-way street and recommends a traffic study for the proposed Edwards Street parking restrictions, because it would change traffic patterns. He also suggests limiting commercial vehicles on local streets. Stockness states that she is not in favor of a one-way street either.

L. Farrar (433 Ewing) states that she would like to see parking enforcement better address overnight parking/camping at beaches and public property. She also wants

to be clear as to who to call for night time coverage. Ms. Farrar also objects to any exceptions for STR parking requirements.

Commissioner Discussion

Commissioner Stockness suggests applying for more Measure Z funding to provide additional enforcement and police coverage in the City. Commissioner Graves explains Measure Z will be on the ballot again in the next election and may provide funds for enforcement. Commissioner Graves also suggests taxes could be raised to get additional deputy sheriffs available for the City.

VI. COUNCIL REPORT

Parker states that the council approved the Civic Club's request to consolidate the CDP process for the TML relocation. Therefore, the Coastal Commission will process the CDP for both sites, but Design Review approval by the City is still required. Parker also reports that the Council approved, in concept, some parking restrictions, including painting one side of the street red on a narrow section of Parker, and a 20 minute time restriction on the south side of Edwards between Ocean and Trinity. However, Coastal Commission staff have asserted that this could require a CDP.

VII. STAFF REPORT

Staff is working on implementation of the OWTS Management Program and was making good progress on issuing operating permits until Nicole left. Finishing the General Plan update is the priority for this summer/fall. An environmental assessment for Phase 2 of the Stormwater Improvement project is also a current priority. The Civic Club is working on applications for the follow-up permitting for the emergency TML relocation.

VIII. FUTURE AGENDA ITEMS

Parker notes that she is expecting an application to raise the tsunami siren on Trinidad Head. Commissioner Graves asks about the General Plan update. Parker explains that the General Plan and associated GIS work is in progress. Commissioner Stockness asks about the date of the Stormwater Project. Parker explains that she is not involved in the current construction schedule, just the environmental review and permitting for Phase 2.

IX. ADJOURNMENT

The meeting was adjourned at 7:13.

Submitted by:
Colin Mateer
Secretary to the Planning Commission

Approved by:

John Graves
Planning Commission Chair



Filed: July 2, 2018
Staff: Trever Parker
Staff Report: July 24, 2018
Commission Hearing Date: August 15, 2018
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2018-06

APPLICANT: Trinidad Civic Club

OWNERS: 1) Trinidad Civic Club; 2) Trinidad Rancheria

PROJECT LOCATION: 1) Civic Club Memorial property at the intersection of Edwards and Trinity Streets; 2) Trinidad Harbor parking area

PROJECT DESCRIPTION: Design Review and Grading Permit application for relocating the Trinidad Memorial Lighthouse and associated work, which was authorized under emergency permits (2015-06E and GD180001), and additional clean-up at Site #1.

ASSESSOR'S PARCEL NUMBER: 1) 042-091-004; 2) 042-071-008

ZONING: 1) PR - Public and Religious; 2) C - Commercial

GENERAL PLAN DESIGNATION: 1) PR - Public and Religious; 2) C - Commercial

ENVIRONMENTAL REVIEW: Statutorily Exempt per CEQA Guidelines Section 15269(c) exempting specific actions necessary to prevent or mitigate an emergency (NOE filed with the County Clerk on 12/19/17). Further work is Categorically Exempt CEQA per §15301 of the CEQA Guidelines exempting minor alterations of existing structures and/or per §15304 exempting minor alterations to land.

APPEAL STATUS:

Planning Commission action on a Coastal Development Permit, Variance, Conditional Use Permit, and Design Review approval 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 prior to that time. However, these approvals are not appealable to the Coastal Commission, because the consolidated CDP(s) will be processed directly by the Coastal Commission.

SITE CHARACTERISTICS:

The proposed project occurs at two different sites. Site #1, where the Trinidad Memorial Lighthouse (TML) was previously located, is on Civic Club property located at the top of the bluff near the intersection of Trinity and Edwards Streets. Most of the site is relatively flat due to past grading, but overall slopes towards the bluff to the south. Remaining improvements include two concrete slabs, a concrete walkway, retaining wall with memorial plaques, and the concrete supports for the Memorial Fog Bell (Bell). Surrounding the property to the south, east and west is City property that makes up a portion of the Tsurai Study Area (TSA). Residential development is located to the north, across Edwards Street. Access to the site is via walkways and stairs from Edwards Street.

Site #2 is located adjacent to the Trinidad Harbor parking area on property owned by the Trinidad Rancheria. The TML and Bell were placed between one of the paved parking lanes and the driveway / roadway up to Trinidad Head. This site, which consists of sand and non-native vegetation, is slightly elevated and slopes towards the northwest. Surrounding uses include a commercial harbor, parking, and recreation facilities.

STAFF COMMENTS:

Last summer, it was determined that the TML was subject to imminent threat from an active landslide. A geologic report recommended relocating the TML prior to the rainy season in order to protect it from instability. The City originally issued an Emergency CDP (#2017-06E) to relocate the structure approximately 20 ft. to the northeast, which was determined to be outside of any immediate risk. However, after sod was removed to pour the new concrete slab, significant protests were initiated due to the unexpected soil disturbance. As a result of various discussions, the Trinidad Rancheria offered to allow the TML to be placed, at least temporarily, in the Trinidad Harbor parking area. It has since been decided that the TML (and associated improvements including the Bell and memorial plaques) will be housed permanently in the Harbor Area, but this permit will only be authorizing the current, semi-temporary placement. The Civic Club will work with the Rancheria and the community to design a permanent configuration, which will require a separate permit(s) in the future.

At this point, most of the work has already occurred as authorized by emergency permits. No further work is proposed at Site #2 at this time. Additional work is proposed at Site #1, as described in the attached project description dated May 8, 2018. Work includes removal of the new 14' x 14' concrete slab that was poured in December 2017 as well as the original 1949 concrete slab (approximately 13' x 13') that was poured when the TML was built. It also includes removal of the 4' wide walkway along the west, south and east sides of the original slab and removal of the concrete footings for the Bell, and removal of underground electrical conduit. The remaining improvements at the site, including the retaining wall and memorial plaques will remain at Site #1 at least until the new permanent location is developed.

The Civic Club has worked closely with City staff as well as the Trinidad Rancheria and the Yurok Tribe in developing this project description. Yurok Tribal members will physically complete the remaining work proposed at Site #1 (or alternatively, Trinidad Rancheria members if Yurok tribal members cannot complete it). No heavy equipment will be utilized onsite. Care will be taken to not disturb any of the work (stairs/terracing/gravel) that was completed in 2012 and is still under appeal before the Coastal Commission. All work will occur under supervision of qualified cultural monitor(s).

Process

Procedurally, the City of Trinidad is not processing the Coastal Development Permit portion of the project approvals. The Civic Club property is within the City's Local Coastal Program (LCP) jurisdiction. However, a portion of the City's Harbor Area was not certified by the Coastal Commission as part of the Trinidad LCP. This area is known as an "Area of Deferred Certification" (ADC). The City is not authorized to issue CDPs in this area, so any CDPs have to be approved directly by the Coastal Commission, though other types of approvals are still in the City's jurisdiction. The Civic Club must apply directly to the Coastal Commission for CDP approval for the Harbor Area portion of the project. The Civic Club applied for and received an emergency permit (#GD180001) from the Coastal Commission to place the TML in the Harbor ADC.

Section 30601.3 of the Coastal Act provides a mechanism for consolidating the permit application process when a CDP is required by both a local government and the Coastal Commission for the same project. The advantage to the Civic Club in consolidating these permits is to avoid the possibility of an appeal of a City-issued CDP to the Coastal Commission for work at the upper site (the 2012 appeal of the steps on this site has yet to be resolved). There is no disadvantage to the City, because the entire project still requires Design Review approval from the City for both sites. Normally a CDP is processed concurrently with any other City approvals, such as Design Review. Therefore, the City's approval process will basically be unchanged as a result of the consolidation, except that it will not be appealable to the Coastal Commission.

The Civic Club requested the consolidation, which was approved by the City Council on June 14, 2018 via Resolution 2018-07. The Civic Club has concurrently submitted an application to the Coastal Commission for the CDP approvals necessary for this project. However, the City must act before the Coastal Commission will schedule the CDP for hearing.

ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

Site #1 of the project (Civic Club Memorial) is zoned PR – Public & Religious. This zone is intended to include all publically owned lands, other than open space, and lands owned by religious organizations. These properties include schools, public parking areas, utility substations, fire stations, public buildings and cemeteries (§17.48.010). Principally permitted uses (§17.48.020) include churches, fraternal and social organizations, public parks, playgrounds, recreation centers, community gardens, public and private schools, police and fire stations, public administration buildings, museums, libraries auditoriums, utility substations, corporation yards, radio and TV transmission facilities, and storage tanks.

The minimum lot size allowed in the PR zone is the minimum necessary to accommodate the proposed use, including wastewater disposal (§17.48.404). There is no wastewater associated with this project. The existing Civic Club property is approximately 2,250 sq. ft. (45' x 50'). Required yards in the PR zone are front-20', rear and side-5', except none when adjacent to PR or C zones. The maximum building height is 25'. No new structures are associated with this project.

Site #2 of the project (Harbor Area) is zoned C – Commercial. The purpose of the C zone is to provide for the commercial services that meet the convenience and retail needs of residents and visitors, including uses serving the commercial fishing industry (§17.44.010). Principally permitted uses include professional and business offices, social and fraternal uses, retail and light commercial (§17.44.020). Conditionally permitted uses include more intense commercial uses such as motels, auto/boat/RV service, repair and sales, warehousing, lumber yards, seafood processing and commercial recreational facilities. The TML site serves as a memorial to those lost and buried at sea and is maintained by the Trinidad Civic Club. Therefore, the use best fits under “social halls, fraternal and social organizations and clubs,” which is principally permitted.

The minimum lot area in the C zone is 8,000 sq. ft (§17.44.040). The property containing the TML is 2.8 acres. The density standards of §17.44.050 only apply to motel rooms and dwellings. Setbacks are front-20', rear and side-none, except 5' when adjacent to another zone (§17.44.060). Setbacks would be difficult to apply in the harbor area, since all the properties are managed as one. But it appears that these setbacks are met by the TML placement anyway. The maximum building height is 25' in the C zone (§17.44.070). The

TML is approximately 25 ft. in height to the top of the spire. The Planning Commission can allow a greater height with approval of Use Permit, which may be necessary for the future permanent location if it is placed on a raised foundation; but the current configuration meets the height limit. No additional changes to this site and temporary configuration are proposed as part of this permit. The Civic Club is requesting an four-year authorization for this temporary location. Planning is underway for a permanent memorial, to include the plaques and other improvements, in a nearby location.

Some grading is required to complete this project at Site #1. An unknown amount of material will need to be excavated to remove the Bell footings, which may be several feet wide and deep. Once the concrete improvements are removed, the site will need to be smoothed according to recommendations by the geologist. A small amount of fill and topsoil will need to be brought to the site to complete restorations. In addition, some excavation (approximately 15' x 15' area) was required at Site #2 in order to level an area to place the TML and Bell; no additional grading at Site #2 is proposed at this time. Normally, this level of grading does not require a grading permit, because it is less than 1000 sq. ft. in area and less than 50 cu. yd. of material (\$15.56.040). However, because both sites are mapped as have soils limitations on Plate 3 of the Trinidad General Plan, a Grading Permit is required.

Some information that is required for the grading permit is missing from the application. However, I do expect to have that information prior to the hearing. Section 15.16.070 of the City's grading ordinance requires the City Engineer to provide recommendations on approval of a grading permit. That has not yet been completed due to the missing information. However, it has been included as a condition of approval. Normally, the City Engineer's approval would be required prior to bringing a grading permit to public hearing. In this case however, the entire project is being overseen by a Certified Engineering Geologist familiar with the area. In addition, it is a small amount of grading that is proposed with minimal changes to finished elevations. Therefore, staff feels comfortable including the City Engineer's review and approval as a condition of project approval. The Coastal Commission will not schedule the CDP for hearing until after the City takes action on the local permits, so City staff did not want to delay the City process until after City Engineer approval.

Additional information to be submitted, as outlined in a July 25, 2018 letter from Tamara Gedik, Coastal Program Analyst with the Coastal Commission, includes (a) what specific measures will be undertaken at the site to ensure that removal of lighthouse infrastructure will occur in a manner that assures site stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability or destruction of the site or surrounding area; (b) whether soil must be excavated or scraped at the site to access buried infrastructure, and how will soil be reestablished in disturbed areas; (c) what contingency measures will be implemented in the event that removal of the walkway and concrete slab disrupts the adjacent wooden steps

(currently under appeal); (d) location of staging area(s); (e) location of debris disposal; (f) plans for capturing any concrete saw water runoff rather than infiltrating it onsite (which could impact the Trinidad Bay ASBS); and (g) and erosion control plan. Submittal of this information and approval by the City Engineer will complete the City's Grading Permit requirements.

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 TML could be considered as being part of the coastal viewshed at both the old and new locations. No other structures are proposed at this time.

SLOPE STABILITY:

Site #1 is mapped as being of "questionable stability" on Plate 3 of the Trinidad General Plan. Site #2 is mapped as being either of "questionable stability" or as having "clayey soils," but it is difficult to tell exactly due to the scale and lack of detail on Plate 3. Several geologic reports revolving around the Edwards Street slide and the TML, including assessments of various options for dealing with the instability have been prepared by a licensed geologist for this project, including the following, which are available for review in the file:

- Preliminary Assessment of Current Slope Stability Conditions, Trinidad Memorial Lighthouse, Edwards Street Trinidad. March 24, 2017
- Landslide Mitigation Assessment, Trinidad Memorial Lighthouse and Edwards Street, Trinidad, California. July 20, 2017
- Geotechnical Considerations of Mitigation Options, Trinidad Memorial Lighthouse. September 19, 2017.
- Project Description to Support an Emergency Coastal Development Permit Application for Relation of the Trinidad Memorial Lighthouse. December 1, 2017.
- Response to Questions from the California Coastal Commission Regarding the Emergency Coastal Development Permit for Relation of the Trinidad Memorial Lighthouse. December 5, 2017
- Project Description to Support the Application for a Coastal Development Permit for Relocation of the Trinidad Memorial Lighthouse. May 8, 2018. (Attached to this staff report.)

Geologic conditions at Site #1 have been thoroughly investigated and documented. The studies found that the site is being impacted by a large, naturally occurring landslide, and that past and current activities and alterations of the site have had negligible impact on the overall stability. The proposed project will not alter the existing ground surface elevations or drainage patterns and will not impact the landslide or erosion potential at Site #1.

At Site #2, the TML was placed on loose, unconsolidated dune sand underlain by pavement, which was cleared of vegetation (pickleweed/iceplant) and leveled prior to placement of the TML. The project geologist found that no additional work is needed to ensure a stable, temporary setting for the TML at this location. Because vegetation disturbance was minimal, and is still in place around the TML and Bell, erosion potential is negligible. And because the sand is underlain by pavement there is little potential for it to become destabilized in even a large earthquake.

The TML is located at approximately 33 ft. above sea level at the Site #2 location, and therefore above the height of potential storm surge. It is within the tsunami hazard zone, but that is not unique to the TML, and is true for all the harbor improvements. Both sites are located outside of the Alquist-Priolo Fault Zone. Therefore, no further geologic study is required.

SEWAGE DISPOSAL:

The project does not generate or involve any wastewater.

LANDSCAPING AND FENCING:

This project does not involve any new landscaping or fencing. Areas that are disturbed at Site #1 will be graded to match adjacent contours. Topsoil will then be brought in to cover the disturbed areas and facilitate revegetation of the site. The site will be seeded with suitable ground cover vegetation.

CULTURAL RESOURCES

Due to the sensitive location of Site #1 adjacent to the Tsurai Study Area, an archeological report was completed for this project. The investigation concluded that the upper soil levels of the site were removed for the original placement of the TML and Bell in 1949, limiting the potential for cultural resources to be present. No archeological materials were encountered during a pedestrian survey of the parcel. However, due to the potential for resources to be uncovered during soil disturbing activities, several minimization measures have been included in the project. All the remaining work at Site #1 will be completed by members of the Yurok Tribe (or alternatively the Trinidad Rancheria). All work will be done by hand, or with hand tools such as a jackhammer and/or concrete saw; no heavy equipment will access the site.

In addition, a qualified cultural monitor will be onsite to observe the work, including all demolition and soil disturbing activities. Qualified cultural monitors may be from the Trinidad Rancheria, Yuork Tribe and / or Tsurai Ancestral Society. The Civic Club will be responsible for ensuring that at least one cultural monitor is onsite at all times during construction. Further, prior to work commencing, an inadvertent discovery protocol will be developed in consultation with the Yurok Tribe, Trinidad Rancheria and Tsurai Ancestral Society.

According to a letter submitted by Rachel Sundberg, Tribal Historic Preservation Officer for the Trinidad Rancheria, a cultural monitor was present and monitored ground disturbance associated with preparation of Site #2 (as well as the preparation for the new pad at Site #1). No cultural resources were encountered.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project proposes changes to the location of the structure and contours of the land, and is not exempt from a CDP (§17.72.070.C), §17.60.030 of the zoning ordinance 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 conflicting information is submitted at the public hearing 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: Only minimal grading associated with removal of concrete pads and footings is required at Site #1. Similarly, only minimal grading to clear vegetation and level an area to place the TML and Bell was required at Site #2. Ground contours will be restored at Site #1 once demolition is complete.
- 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 located adjacent to open space areas. Site #1 will be restored to more natural conditions with demolitions of concrete support structures. Site #2 is already developed as a working harbor and coastal recreation area, and the TML and Bell complement the existing setting and surroundings.
- 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: Site #1 will be restored to more natural conditions with demolition of concrete support structures revegetation of the site. Site #2 is already developed as a working harbor and recreation area, and the TML and Bell complement the existing setting and surroundings.

- 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. Site #1 is already landscaped and will be revegetated with a suitable ground cover once demolition is complete. Site #2 is a temporary location; landscaping will likely be included in the eventual plans for the final location and configuration.
- 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: No changes to the existing utilities are proposed. Some existing underground electrical conduit will be removed at Site #1.
- 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 square footage of the TML is well under these guidelines at approximately 150 sq. ft.
 - 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: Both sites are visible from trails and open space areas. Removing the concrete support structures at Site #1 will return it to more natural conditions. Site #2 is a temporary location for the TML and Bell. In addition, they are intended to be visual attractions, and they are consistent with the seaside development of the Trinidad Harbor.
- 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: Removing the concrete support structures at Site #1 will return it to a more natural viewshed. Due to its elevated location adjacent to the Trinidad Head access road, the TML at the Site #2 location does not significantly block views. In addition, the TML is intended to be a visual attraction and enhance the seaside character of the Trinidad Harbor.
- 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. Private views are not likely to be impacted due to the project's location and surrounding topography (e.g. Trinidad Head).
- 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 Cemetery, or the Holy Trinity Church. Site #1 is adjacent to the Tsurai Study Area. The project involves the relocation of the TML, which was threatened by a landslide at Site #1. Removal of the concrete support structures at Site #1 will return it to more natural conditions. Site #2 is a temporary location for the TML and Bell, but plans are underway to develop a permanent site nearby in the harbor area. The Trinidad Harbor is an appropriate location for the TML and Bell.

STAFF RECOMMENDATION:

Based on the above analysis, and as conditioned, the proposed TML and Memorial Fog Bell relocation can be found to be consistent with the City's Zoning Ordinance, Grading Ordinance General Plan and other policies and regulations, and the necessary findings for granting approval of the project can be made. If the Planning Commission agrees with the rest of staff's analysis, the project may be approved with the following motion:

Based on the information submitted in the application, and included in the staff report and public testimony, the project is consistent with applicable regulations, and I move to adopt the information and Design Review and View Protection findings in the staff report and approve the project as submitted and conditioned therein.

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. Alter the proposed 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 cannot 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: City Clerk prior to work commencing.*
2. The applicant is responsible for ensuring that a qualified cultural monitor from either the Trinidad Rancheria, Yurok Tribe or Tsurai Ancestral Society is onsite at all times during demolition and any soil disturbing activities. *Responsibility: Civic Club during project activities.*
3. Recommended conditions of the City Engineer shall be required to be met as part of the Grading Permit approval. Grading, fill, disposal and erosion control need to be reviewed and approved by the City Engineer prior to work commencing. The City Engineer must find 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, and is consistent with the Trinidad Municipal Code. *Responsibility: City Engineer prior to work commencing.*
4. The approval for Site #2 is for a four-year period, unless an extension is granted by the Planning Commission. Prior to the approval expiration, the Civic Club is responsible for submitting an application for a permanent location for the TML and associated improvements. *Responsibility: Civic Club within four years of this project approval.*

ATTACHMENTS

- Project Description (10 pages)
- Trinidad issued emergency permit #2017-06E (4 pages)
- Coastal Commission issued emergency permit #G-D-18-0001 (4 pages)



Reference: 017190

May 8, 2018

Trinidad Civic Club
Memorial Lighthouse Preservation Committee
P.O. Box 295
Trinidad, CA 95570

Subject: Project Description to Support the Application for a Coastal Development Permit for Relocation of the Trinidad Memorial Lighthouse

To the Committee:

The purpose of this report is to provide the project description to support the application for a Coastal Development Permit (CDP) for relocation of the Trinidad Memorial Lighthouse (TML) and Memorial Bell. The TML and Bell were previously moved from a site owned by the Trinidad Civic Club (TCC) along Edwards Street in Trinidad, to a new site at the Trinidad Harbor on property owned by the Trinidad Rancheria. The work was completed under Emergency Coastal Development Permits issued by the City of Trinidad on January 5, 2018 (#2017-06E) and the California Coastal Commission on January 8, 2018 (#G-D-18-0001).

This project description consists of two parts—one discussing mitigation of previous development at the former TML site, and one discussing improvements made at the new, temporary home for the TML and Bell. As described in previous permit applications and geologic reports, the TML was moved from its former site due to slope instability hazards and the risk associated with the potential for the TML foundation to be undermined and compromised due to its proximity to an active landslide.

The TML's current location is a temporary setting, and is not considered the final destination, as was understood at the time of its initial move. The final location for the TML and Bell will be on Rancheria property at the harbor, but additional planning, design, and permitting will be required before those details are available. Therefore, some aspects of restoration at the former TML site (fate of the memorial plaques, for example) will not be known until the final harbor location is determined and engineering and design phases are completed. This application also specifically does not address issues related to the 2012 appeal of a previous CDP application related to wooden steps along the southern part of the TCC property, outside of the work area outlined herein.

Trinidad Civic Club

Project Description for CDP Application, TML Relocation

May 8, 2018

Page 2

Development of this project description has been a collaborative effort involving the TCC, the Trinidad Rancheria, and the Yurok Tribe. Consultation with Tribal entities for this project has been a critical part of the process, given that the former TML site is adjacent to the culturally sensitive "Tsurai Study Area."

Proposed Work at the Former TML Site

The former TML site is on land owned by the TCC (APN 042-091-004), along Edwards Street at the end of Trinity Street. The proposed work at this site includes the following:

- Demolition and removal of the concrete slab, built in 1949, that supported the TML at the site
- Demolition and removal of the concrete walkway bordering the west, east, and south sides of the former TML slab:
 - Remove electrical conduit to the edge of the walkway adjacent to the memorial plaques wall (north side of the TML slab).
- Demolition and removal of a recently constructed, reinforced concrete slab that was to support the re-located TML (this move was aborted and the TML was moved to the harbor property) and the four soil nails embedded into the slab and extending into the subgrade
- Demolition and removal of the foundation of the Memorial Bell

The work outlined herein will allow continued access to the Axel Lindgren Jr. Memorial Trail (ALMT), which starts at the southern edge of the former TML site. Additional improvements and work relative to trail access and resolution of the 2012 CDP appeal will be included in a future CDP application.

Existing Conditions. The old, 1949 slab is about 6 inches thick (based on coring) with thickened edges of unknown dimension. This slab is embedded several inches below grade. It has a wire reinforcing mesh. There is a buried conduit that brings electricity to the slab.

The newly constructed slab is about 8 inches thick, and has a closely-spaced layer of steel reinforcement (rebar). This slab was built on grade, to avoid soil disturbance. There are four soil nails that were installed into the subgrade to hold the slab down during strong seismic shaking; these are estimated at 6 feet in length and were driven at varying angles. The nails were driven into place with a sledgehammer. The heads of these nails are embedded within the slab.

The size of the foundation for the Memorial Bell is poorly understood, because it is entirely below grade. The Bell was supported on two columns, which we infer were attached to individual footing blocks or a single continuous block. Individual footing blocks would be estimated, at a minimum, to be several feet wide and deep.

Objectives of Proposed Work. The objectives of this work are as follows:

- Completion of the work described above while minimizing soil disturbance to the extent feasible
 - Due to the cultural sensitivities at the site, the work will be completed by members of the Yurok Tribe and will be continuously monitored by both the Trinidad Rancheria and Yurok Tribe for the presence of cultural resources
- Removal of the concrete pieces described above and appropriate backfilling to restore existing grade, and mitigation of potential erosion and instability

Work Scope. All work described below will be completed under the supervision of a licensed professional from SHN. This individual will not define the means and methods of the work (although they may identify deficiencies in the project approach if they do not meet the objectives outlined below), but will monitor and approve the work as it proceeds.

All site work will be conducted under the observation of appropriate cultural monitors of the Yurok Tribe and Trinidad Rancheria. No demolition work or soil disturbance is to be completed without both cultural monitors on site.

In order to minimize soil disturbance at the site, all work is to be completed using hand tools. There will be no heavy equipment access on the site to facilitate the work. Demolition of the concrete slabs, footings, and walkways may require use of a jack-hammer or concrete saw, which is acceptable as long as the accompanying generator or air compressor remains parked on Edwards Street.

Demolition spoils will be carried from the site by hand and disposed of at a suitable location or recycled, as appropriate.

The excavation of the Bell foundation, in particular, has the potential for significant soil disturbance. Based on discussions with TCC members and Tribal leaders, it was determined that it is preferable to remove the foundation rather than leave it in place below grade. Chairman O'Rourke of the Yurok Tribe specifically requested that the foundation be removed. Demolition at the Bell foundation site will require careful monitoring; if cultural resources are encountered, the cultural monitors will be responsible for defining appropriate restoration protocols (as Tribal representatives will be on site at all times).

Figure 1 shows details of the proposed work. As indicated, the demolition phase of the work includes removal of the concrete walkway surrounding the western, southern, and eastern sides of the former TML slab. The existing walkway bordering the north side of the former TML slab, adjacent to the retaining wall and underlying a stone monument displaying the oldest memorial plaques in the southeastern corner of the site, should be retained because it provides support for the base of the retaining wall and provides a safe, solid landing when pedestrians descend the steps from Edwards Street.

Buried electrical conduits are present extending toward Edwards Street from the former TML slab and the Memorial Bell site. These should be removed to the edge of the concrete walkway adjacent to the existing retaining wall, which is to be retained.

If concrete sawing occurs, current industrial standards require that all wastewater runoff is maintained such that it infiltrates on the site.

Once the new slab has been broken apart, the heads of the soil nails will be evident. We expect that the soil nails can be removed from the subgrade with the use of a jack, or equivalent.

Excavations should be no larger than are needed to remove the subject concrete foundations and walkways. Special care should be taken when excavating near the slope breaks along the western or southern edges of the site, in order to maintain the integrity of materials near the steep slopes bordering the site. Specifically, the southwestern corner of the walkway surrounding the old TML foundation, and the bell foundation, are near these slope breaks and should be approached with special attention. We believe it should be possible to lift the southwestern corner of the walkway adjacent to the old TML slab and remove it without impacting the adjacent wooden steps (which are to be retained for the time being).

The excavations that result from removal of the concrete items described above will need to be backfilled and returned to existing grade. Excavations deeper than 6 inches should be backfilled with engineered fill. Engineered fill for this application should consist of a non-plastic or low plasticity homogeneous mixture of soil and gravel that is free of organic material and construction debris. The fill should be free of gravel particles larger than 3 inches in diameter. Engineered fill placement less than 6 inches thick may be tamped into place by hand; thicker fills should be compacted using a "jumping jack" style portable compactor, and brought to a level just below finished grade (± 6 inches below grade). The final filling should occur with organic topsoil to facilitate re-seeding of the disturbed areas. Filled areas should be slightly mounded to accommodate any future settlement and to facilitate drainage.

Following the completion of the backfilling, all disturbed areas should be re-seeded with suitable ground cover vegetation. The intent is to reduce erosion potential, while still allowing open pedestrian access to the head of the ALMT. We recommend use of low growing, native beach strawberry (*Fragaria chiloensis*) as a suitable type of ground cover.

Existing wooden steps at the southern edge of the subject pad should not be disturbed as part of this work. These steps are part of an appeal to a previous CDP application (in 2012) that remains unresolved. The demolition and removal of the concrete foundation elements and walkways outlined above can be achieved without disturbing these items.

Cultural Resources. Although the project site is known to be located uphill and to the west of a former Native American village site, the presence or absence of cultural resources on the former TML site is not well understood. A cultural resource assessment of the site (by William Rich & Associates) is being arranged, the results for which will be provided prior to any work proceeding, so that all parties have a clear

understanding of the potential for encountering cultural resources during the subject work. This preliminary survey will inform the regulatory process so that City and Coastal Commission planners may assess the effectiveness of the proposed strategy to protect cultural resources outlined herein.

It is the intent of the project stakeholders that all site work will be completed by Tribal members. TCC members will not be conducting any site work related to the objectives outlined herein. All site work will be completed under the observation of cultural monitors from the Yurok Tribe and Trinidad Rancheria.

The following passages are drawn from the California Native American Heritage Commission's guidelines and describe the qualifications and procedures to be followed by the monitor and the project proponent:

When developers and public agencies assess the environmental impact of their projects, they must consider "historical resources" as an aspect of the environment in accordance with California Environmental Quality Act (CEQA) Guidelines section 15064.5. These cultural features can include Native American graves and artifacts; traditional cultural landscapes; natural resources used for food, ceremonies or traditional crafts; and places that have special significance because of the spiritual power associated with them. When projects are proposed in areas where Native American cultural features are likely to be affected, one way to avoid damaging them is to have a Native American monitor/consultant present during ground disturbing work. In sensitive areas, it may also be appropriate to have a monitor/consultant on site during construction work.

A knowledgeable, well-trained Native American monitor/consultant can identify an area that has been used as a village site, gathering area, burial site, etc. and estimate how extensive the site might be. A monitor/consultant can prevent damage to a site by being able to communicate well with others involved in the project, which might involve:

- 1. Requesting excavation work to stop so that new discoveries can be evaluated;*
- 2. Sharing information so that others will understand the cultural importance of the features involved;*
- 3. Ensuring excavation or disturbance of the site is halted and the appropriate State laws are followed when human remains are discovered;*
- 4. Helping to ensure that Native American human remains and any associated grave site are treated with culturally appropriate dignity as required by State law;*
- 5. Following Tribal Historic Preservation Officer Policies and Procedures and Guidelines.*

By acting as a liaison between Native Americans, archaeologists, developers, contractors and public agencies, a Native American monitor/consultant can ensure that cultural features are treated appropriately from the Native American point of view. This can help others involved in a project to coordinate mitigation measures. These guidelines are intended to provide prospective monitors/consultants, and people who hire monitors/consultants, with an understanding of the scope and extent of knowledge that should be expected.

Geologic Hazards. Geologic conditions at the subject site have been thoroughly investigated and documented following the initiation of significant landsliding adjacent to the TML. The TML site along Edward Street occupies an apparently natural topographic bench just below the elevation of the primary marine terrace surface upon which most of the town of Trinidad is built. The bench appears to be a resistant landform overlying a buried bedrock block within the Franciscan mélange bedrock unit (the block has been encountered in machine borings at the site and in a geophysical survey along Edwards Street). This buried bedrock block underlies the resistant topographic ridge upon which the ALMT descends the bluff (see Figure 2). This narrow ridge is a resistant feature on an otherwise unstable bluff face; in fact, the ridge is bordered on both sides by large active landslides (Figure 2). Both of these neighboring slides encompass the entire bluff face; that is, they extend from beach level to the crest of the bluff at Edwards Street. These slides are enlarging, and subsequently encroaching on the edges of the subject topographic bench.

The active bluff slides on either side of the former TML site are naturally occurring features that result from the low material strength of the Franciscan mélange matrix (locally referred to as “blue goo”), abundant emergent groundwater on the bluff face, and location along a dynamic coastal bluff. The coastal bluff between Trinidad Head and Houda Point/Moonstone Beach is marked by many similar bluff failures. Movement of the slide west of the TML site was likely driven by bulging at the slide toe (on the beach) that became apparent in the 1960s; this sliding slowly prograded up the bluff face until it became apparent adjacent to the TML after the winter of 2016. A significant amount of groundwater emanates from the head of the slide west of the TML site, and flows onto the beach in substantial quantities.

The resistant bench/ridge at the site is being impacted by the large adjacent landslides, not the other way around. That is, activities on the topographic bench are not driving or exacerbating the adjacent slides. Previous human activities at the TML site have had negligible impacts relative to the large, naturally occurring landslides that border the site, and these activities are not causing the sliding. The weight of the TML was insignificant relative to the size of the features at work here. Drainage impacts have been insignificant relative to the large volume of groundwater that is flowing from the head of the slide. Minor grading has not substantially altered the drainage of the site, or substantially redistributed the materials such that significant impacts would occur. Therefore, we conclude that past human activities have not impacted erosion or landslide potential at the site. Furthermore, the planned demolition/removal activities described herein are not associated with significant potential to impact erosion or landslide potential. These proposed activities will not result in changes to the finished ground surface (that is, there will be no grade changes), changes to drainage patterns on the site, or modification of conditions that may impact the adjacent landslides.

Proposed Work at the Relocation Site

The TML and Memorial Bell were relocated to Trinidad Rancheria harbor property on January 10, 2018. The TML and Bell were lifted from the former site using a large crane and mobilized to the harbor site on lowboy trailers. The TML and Bell were subsequently lifted off the trailers and placed adjacent to the parking area at the harbor. The temporary relocation site is on APN 042-071-008. The duration of the temporary placement of the TML and Bell at this site is unknown, but planning and engineering for the final destination is in progress. We expect the planning and permitting process for the final placement to take at least a year; for prudence, we assume it will take two years to achieve approval for the plans. Assuming it will take a construction season to execute the plans, we infer that the TML may rest at its temporary location for up to three years. Therefore, a four-year approval is being requested for this temporary location to provide leeway for unforeseen delays.

The primary objective of this phase of the project is to provide a stable, temporary setting for the TML and Bell. In this regard, the site was prepared to receive the TML and Bell by clearing vegetation and grading a flat pad (approximately 20 feet by 30 feet). Vegetation at the site is pickleweed, which forms a thick ground cover. The substrate at the site is loose, unconsolidated dune sand. An estimated volume of about 5 cubic yards of sand and pickleweed were excavated and removed from the site. Elevation at the temporary site is estimated at about 33 feet.

No additional work is required at this time to develop the site, or to ensure a stable setting. Vegetation surrounding the TML and Bell was not disturbed during site preparation, so the erosion potential at the site is negligible. Use of a temporary retaining structure (EcoBlocks, for example) was contemplated previously, but there appears to be no need for this approach due to the absence of erosion potential. Additionally, we understand that during site preparation, it was discovered that an existing asphalt pavement surface is present beneath a veneer of sand and pickleweed. Therefore, the TML and Bell are residing on a hard surface that provides additional structural bearing capacity. The presence of this hard surface is favorable, because it will prevent the TML from losing support and overturning in the loose sand in the event of a large earthquake.

Geologic Hazards. The site is located at a low elevation on low-gradient ground near Trinidad Harbor. From a geologic standpoint, this site is associated with low mass wasting potential. Strong ground shaking may generate liquefaction in underlying sandy sediments (where saturated), but the presence of an asphalt pavement surface beneath the TML will prevent loss of bearing support should liquefaction occur in underlying sediments.

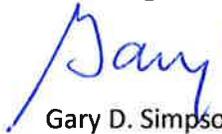
With an elevation of 33 feet, we infer that the current temporary TML setting is above the potential height of storm surge. The site is within the likely inundation zone of a moderate or large tsunami. The tsunami hazard is not unique to this site, however, as it is present along all low lying coastal sites in northern California, and affects most improvements at the Trinidad Harbor.

Trinidad Civic Club
Project Description for CDP Application, TML Relocation
May 8, 2018
Page 8

We hope that this project description provides the necessary information to advance the CDP process. If additional information or clarification of the information presented herein is required, please do not hesitate to call me at 441-8855.

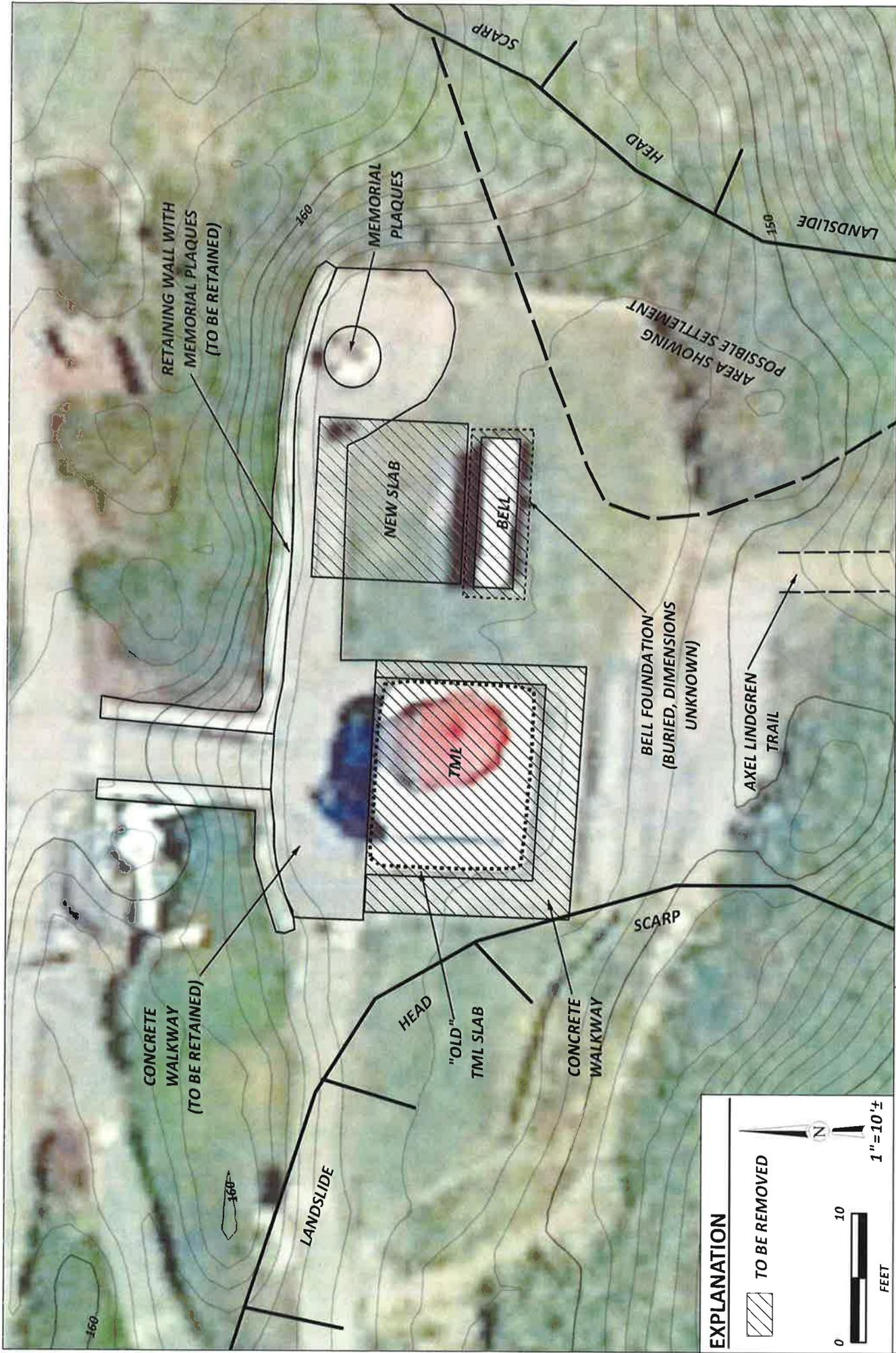
Respectfully,

SHN Engineers & Geologists


Gary D. Simpson, CEG
Geosciences Director



GDS:lms



EXPLANATION

 TO BE REMOVED

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1" = 10' ±
FEET

<p>IMAGE SOURCE: GOOGLE EARTH; 5/26/2016 1-FOOT CONTOURS; CALIFORNIA COASTAL CONSERVANCY (2009-2011)</p>	 <p>SEI Consulting Engineers & Geologists, Inc.</p>	<p>Trinidad Civic Club Trinidad Memorial Lighthouse Trinidad, California</p>	<p>Proposed Improvements SHN 017190 Figure 1</p>
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	Trinidad Civic Club Trinidad Memorial Lighthouse Trinidad, California	November 2017
TML Landslide Map SHN 01.7.190	Figure2_TMLandSlideMap	Figure 2

AIR PHOTO: GOOGLE EARTH, DATED 5/26/2016;
CONTOUR INTERVAL=1 FOOT (CALIFORNIA COASTAL
CONSERVANCY, 2009-2011)



MEMORANDUM

To: Trinidad Civic Club

FROM: Trever Parker, City Planner

DATE: January 5, 2018

RE: **Revised** Emergency Permit for Trinidad Memorial Lighthouse Relocation (2017-06E)

Applicant:

Trinidad Civic Club
P.O. Box 295
Trinidad, CA 95570

Location of Emergency:

Trinidad Memorial Lighthouse (TML), foot of Trinity Street, APN: 042-091-04

Emergency Work

Work authorized as described in the revised Project Description and Engineering Calculations, both dated December 1, 2017. In summary, the proposed work involves construction of a new, 14' x 14' x 8" reinforced, concrete foundation approximately 15 ft. to the northwest of the current location. The foundation will be built above-grade in order to avoid soil disturbance. The TML will then be cut off its existing foundation and lifted with a crane to the new foundation. to a trailer for transport to a new location in the Trinidad Harbor Area. The existing foundation will be left in place for now, again, to avoid soil disturbance. ~~The TML will be anchored to the new foundation with brackets,~~ and the new foundation will be secured using soil nails or screws. The existing bell will have to be removed to an as yet to be determined offsite location for storage. The TML will be moved to an offsite location in the Harbor Area.

This memo constitutes approval of the emergency work you and/or your representative has requested to be done at the location listed above. The City received an emergency Coastal Development Permit (CDP) application from the Trinidad Civic Club on November 28, 2017, a revised project description and engineering calculations on December 1, 2017, and an addendum to the project description on December 5, 2017. City staff and other interested parties also met with the applicants on a number of occasions in the months leading up to the application. . ~~The project description calls for moving the Trinidad Memorial Lighthouse (TML) by approximately 15 ft. to the northeast to avoid an immediate risk to the structure from an~~

active landslide. The City issued an Emergency CDP for the proposed work on December 6, 2017, and an addendum with added conditions on December 21, 2017.

All the work described in the previous permit has already occurred, except for the actual moving and anchoring of the TML. Due to opposition to the proposed project, and as the result of numerous meetings with stakeholders, the proposed project has been revised to move the TML to the Trinidad Harbor Area.

Section 17.72.080 of the City's certified Local Coastal Plan allows the City Planner (*"a local official designated by the City for projects normally requiring a coastal development permit approval"*) to grant an emergency permit for work that *"must be undertaken as emergency measures to prevent loss of or damage to life, health or property..."* The Civic Club's application meets the requirements for issuance of the emergency CDP in accordance with §17.72.080.

The nature of the emergency, according to the Civic Club's geologist is that: *"the TML is threatened by an encroaching landslide that has reached the edge of the foundation slab. The lighthouse is vulnerable in its current location, and continued landslide movement has the potential to undermine the structure, possibly in the short term (during the coming rainy season)." The geologic information is based on several reports that have been prepared for both the City and the Civic Club this past summer and an ongoing investigation and monitoring of the slide. In addition, the geologist has stated that there are already signs of renewed slope movement, in the form of surficial cracks, even this early into the rainy season.*

Per the requirements of Zoning Ordinance §17.72.080, the emergency work authorized under this approval shall be limited to activities necessary to protect the endangered structure. ~~The Civic Club has considered several alternatives for ensuring the safety of the TML, including offsite relocation, slope reinforcement, underpinning the TML in its current location and rebuilding a new lighthouse base in the proposed location. These options have been determined to be infeasible for various reasons as described in the December 1, 2017 Project Description and December 5, 2017 Addendum. The proposed project was also chosen and designed to avoid soil disturbance; the only disturbance will be from the anchoring soil nails/screws for the new foundation, and no soil exposure will occur. The concrete foundation, as opposed to a more temporary wooden foundation, is necessary due to the extraordinary weight of the structure. The proposed location attempts to take advantage of an inferred buried sea stack that may be helping stabilize the Axel Lindgren Trail, and to avoid another, currently inactive, landslide to the east. The TML cannot be moved to an offsite location because, (1) the Civic Club does not own any other property, and (2) there is concern that the TML base structure would not survive a move to another location.~~ This was addressed in the original permit for the work that has already occurred. The remaining work within the City's jurisdiction is to lift the TML onto a lowboy trailer using a large crane. All staging will occur from Edwards Street. The TML will then be moved to an offsite location within the Trinidad Harbor area, outside City CDP jurisdiction. However, while the exact location is not yet decided, it is still within the City's jurisdiction for Design Review, Use Permit, etc. Therefore, the Civic Club will still need to follow-up with a full application to the City for the entire project, including both the existing and proposed location.

The City of Trinidad hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for ordinary coastal development permits;
- (b) Public and stakeholder comment on the proposed emergency development has been considered to the extent time allows;
- (c) The work proposed is limited to activities necessary to protect the endangered structure and there are no less intensive, feasible alternatives;

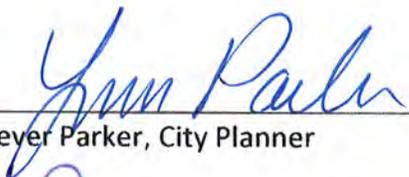
Conditions of Approval:

1. The enclosed Emergency Permit Acknowledgement at the end of this permit must be signed by the PROPERTY OWNER/APPLICANT and returned to the City within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work, including but not limited to, rebuilding the TML should it not structurally survive the move, requires separate authorization.
3. All work shall take place in a time and manner to minimize impacts to public access. Public access to the site and to the Axel Lindgren Memorial Trail (ALMT) will be closed only for the minimum time necessary for public safety during construction. Once work is complete, applicant shall ensure that adequate public access through the site to the ALMT is provided consistent with public safety. This requirement does not authorize work not described herein.
4. All work shall take place in a time and manner to minimize any potential damages to any resources, including cultural resources. There shall be no soil exposure or disturbance except as described herein (soil nails or screws to anchor the new foundation).
5. Appropriate construction stormwater BMPs, including concrete washout containment, shall be incorporated as necessary.
6. Once work is complete, the site will be cleaned up of all construction and other debris.
7. The applicant/contractor must obtain an Encroachment Permit from the City prior to any work occurring within a public right-of-way. The Encroachment Permit application shall include a traffic control plan.
8. The relocation of the TML must be completed within 90 days of the date of this permit, which will become null and void unless extended by the City of Trinidad for good cause.
9. In exercising this permit, the applicant agrees to hold the City of Trinidad harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
10. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular CDP authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and Trinidad Local Coastal Program and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements) and/or other requirements.
11. Within 30 days of issuance of this Emergency Permit, or as extended by the City Planner through correspondence, for good cause, the applicant shall submit a complete follow-up Coastal Development Permit (and any other required permits, such as Grading,

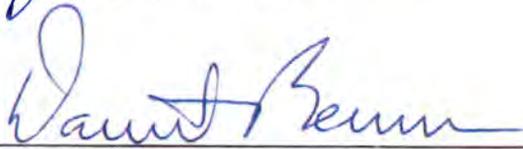
Design Review, etc.) application that satisfies the requirements of the City's LCP. If the City Planner determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the City Planner. If a complete application is filed within the required timeframe, the expiration date of this Emergency Permit shall be automatically extended until such time as the City, or Coastal Commission under appeal, acts on the CDP application.

- 12. If such follow-up CDP application is withdrawn by the applicant or is denied by the City, or if the follow-up CDP application remains incomplete for a period of 120 days after the City Planner informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to the prior conditions, after consultation with City staff and consistent with the Coastal Act and Trinidad LCP within 180 days of being notified by the City of the need to do so.
- 13. The December 21, 2017 addendum to this permit is still in effect.

Acknowledgement

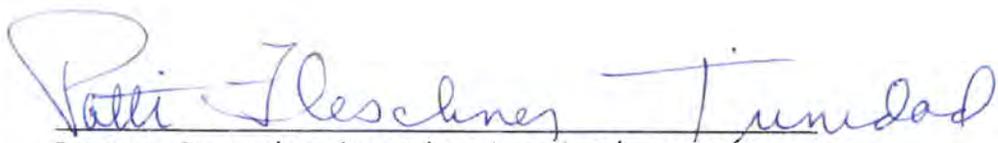


 Trevor Parker, City Planner



 Daniel Berman, City Manager

By signing above, the City issues this Emergency Coastal Development Permit and authorizes the work as described and conditioned herein.

 Property Owner / Applicant / Applicant's Representative

By signing above, the applicant hereby acknowledges, accepts and agrees to the terms and conditions of this Emergency Coastal Development Permit. This line must be signed in order to validate the Emergency CDP.

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CALIFORNIA 95521-5967
PH (707) 826-8950 FAX (707) 826-8960
WWW.COASTAL.CA.GOV

**EMERGENCY PERMIT**

Issue Date: January 8, 2018
Emergency Permit No. G-D-18-0001

APPLICANT:

Trinidad Civic Club
P.O. Box 295
Trinidad, CA 95570

LOCATION OF EMERGENCY:

EXISTING LOCATION: Trinidad Memorial Lighthouse, Edwards Street, at the foot of Trinity Street. PROPOSED TEMPORARY RELOCATION: Within Trinidad Harbor Area, between the southern driveway to the parking area and the accessway to Trinidad Head. (APN(s): 042-071-008, 042-091-004)

EMERGENCY WORK:

The Trinidad Memorial Lighthouse ("TML") will be lifted from its current location with an oversized crane and brought to the Harbor location on a lowboy trailer. The same crane will be used to lift the TML off the trailer and place it in the proposed temporary location. Preparation of the site includes excavation of the ice plant and sand (estimated to be approximately 20 to 30 cubic yards of material) using heavy equipment (excavator or back hoe) to create a level area 2 to 3 ft. above the level of the adjacent pavement and large enough to accommodate the TML (approximately 15 ft. x 15 ft.). The sand will be leveled and compacted to the extent possible in order to place the 25-ton structure. The lighthouse will be placed directly on the sand subgrade surface; no concrete foundation is planned at this time. Pre-fabricated concrete blocks ("eco-blocks") will be placed around the northern and northwestern edges of the lighthouse pad to provide additional stabilization and to mitigate erosion potential of the loose dune sand at the site. The bronze fog bell will be placed adjacent to the TML with temporary supports to ensure public safety. The excavated spoils (sand, ice plant) will be hauled offsite to a suitable upland site on Rancheria Trust property. Only the development associated with placing the TML in the Harbor location is within the Coastal Commission's CDP jurisdiction within an Area of Deferred Certification and is the subject of this emergency permit. The development associated with the removal of the TML from the existing location is within the City of Trinidad's CDP jurisdiction and is subject to approval by the City.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of an encroaching landslide that has reached the edge of the lighthouse memorial slab, posing a threat to structures at APN 042-091-004 (at the corner of Edwards and Trinity Streets) and threatening to damage sensitive cultural resources and environmentally sensitive habitat areas within the adjacent Tsurai Study Area, requiring immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal.

January 8, 2018

Emergency Permit No.: G-D-18-0001

Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

(b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth
Executive Director



By: Alison Dettner, Deputy Director

cc: Local Planning Department

Enclosures: 1) Acceptance Form;
2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the Trinidad Civic Club and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Work is further limited to the specifications included in the "Application for Emergency Permit" and supporting documents transmitted by the Trinidad City Planner on behalf of the Trinidad Civic Club via electronic mail on January 8, 2018. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
6. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
8. Within 120 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act (in some instances, a permit may be needed for removal); or (b) submit a complete follow-up Coastal Development Permit (CDP) application that satisfies the requirements of Section 13056 of

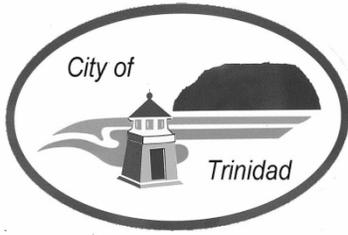
Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 120 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.

9. Failure to a) submit a complete follow-up CDP Application that complies with Condition 8 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

¹ In some instances, a permit may also be required for removal.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.



Filed: NA
Staff: Trever Parker
Staff Report: July 25, 2018
Commission Hearing Date: August 15, 2018
Commission Action:
City Council Hearing Date:
City Council Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2018-01

APPLICANT / OWNER(S): Hope and Mike Reinman

AGENT: Sarah Atkins

PROJECT LOCATION: 651 Parker Street

PROJECT DESCRIPTION: Zoning and General Plan Amendment request to change the zoning and general plan designations of the property from UR - Urban Residential to PD - Planned Development.

ASSESSOR'S PARCEL NUMBER: 042-042-017

ZONING: UR - Urban Residential

GENERAL PLAN DESIGNATION: UR - Urban Residential

ENVIRONMENTAL REVIEW: Statutorily Exempt from CEQA per §15265 of the CEQA Guidelines exempting activities and approvals pursuant to the Coastal Act, including adoption of local coastal plans.

APPEAL STATUS:

Amendments to the Local Coastal Program, including the Zoning Ordinance and General Plan require approval by City Council and certification by the Coastal Commission at public hearings. Therefore, they are not appealable. The rezone/resdesignation will not take effect until certified by the Coastal Commission.

SITE CHARACTERISTICS:

The property is located on the south side of Parker Street, between the Eatery and the Holy Trinity Church. It is currently developed with a 4-plex apartment structure that contains four, 2-bedroom units. One of the units is licensed as a short term rental (STR). The property is accessed from Parker Street. The existing septic system is located to the west of the 4-plex as shown on the site plan. The lot slopes gently towards the west. The property is zoned Urban Residential (UR), but is located within a mixed use area with Commercial (C) and Planned Development (PD) to the east, and north, Public and Religious (PR) to the west, and UR to the north, west and south.

STAFF COMMENTS:

Background

In general, every property has a land use designation in the applicable general plan, and a zoning designation in the applicable zoning ordinance. Often the general plan designation is more general (e.g. low density residential) and the zoning is more specific (e.g. Residential 2-5 acre minimum parcel size). Because Trinidad is small, the zoning and land use designations are the same.

The City is in the process of updating its general plan, with the current effort starting in 2007. Since at least 2009, the City has proposed changing the land use designation of this property from UR to MU – Mixed Use (see attached draft land use map). Mixed use is just a new name for the current PD designation. The purpose of the proposed change is to make the existing multi-family development more consistent with the land use designation; multi-family is an allowable use in the PD zone, though the 4-plex would still be nonconforming as to the maximum density. The PD designation is also consistent with the surrounding mix of zoning, including UR, PD, C, and PR.

For the City to have designated the 4-plex property as UR in the 1978 Trinidad General Plan, it must have intended for the apartments to eventually be demolished and replaced with a single-family home. It is generally difficult to make modifications, and sometimes even repairs, to nonconforming uses and structures. During the ongoing general plan update, there has been support for keeping the multi-family development. Therefore, the designation was proposed to be changed.

The property owners / applicants have inquired about changing the land use designation and zoning of this property on several occasions. However, because the City was already proposing that change as part of the general plan update, they did not submit an application in order to save the time and expense to themselves. However, the general plan update has taken longer than planned. So now the owners have elected to pursue the amendment on their own.

The stated purpose of the rezone, according to the applicants, is “for compliance of existing multi-family use for conformance and allowable use flexibility.” The owner has also expressed an interest in utilizing more than one of the apartments as an STR, which the rezone could allow with future approval by the Planning Commission (see more below).

Process

Chapter 17.68 of the Trinidad Zoning Ordinance sets forth the process for amending the zoning ordinance and the general plan. Only map amendments may be initiated by individual property owners. The Planning Commission must hold a public hearing on the amendment, and then make a recommendation to the City Council. If the Planning Commission recommends approval, the City Council must also hold a public hearing. The amendment is approved via both a resolution and ordinance. If the amendment is approved by the City Council, then the City must submit an application for an LCP amendment to the Coastal Commission, who will also conduct a review of applicable regulations and hold a public hearing on the application. The amendment does not take effect unless and until the Coastal Commission certifies the change. All the appropriate notifications and procedural steps have been followed in processing this application.

ZONING ORDINANCE CONSISTENCY

The purpose of the UR zone is to allow relatively dense residential development. The minimum lot size allowed in the UR zone is 8,000 sq. ft. and the maximum density is one dwelling per 8,000 sq. ft. The existing lot is approximately 14,300 sq. ft. The 4-plex was legally developed, but is nonconforming as to use and density under the current UR regulations.

According to the application materials, the existing structure is 60 ft. by 38 ft. with a 4 ft. concrete walkway along three sides (east, north, south) of the building. The total building footprint is 2,280 sq. ft., consisting of four 986 sq. ft., 2-bedroom apartments, and a total floor area of 3,944 sq. ft. (common use areas such as access hallways and stairways do not count toward the floor area). New covered balconies / patios were approved for each apartment at the June meeting.

A summary comparison of the differences in development standards between the UR and PD zones is included in Table 1 below. A more detailed breakdown of the differences is included at the end of this staff report. One of the important things to consider is that the PD zone allows more diversity and intensity of uses compared to the UR zone. However, every new or changed use allowed in the PD zone requires approval of a Use Permit, which can be conditioned to address a variety of concerns. The PD zone provides the City with a substantial amount of oversight.

Table 1: Comparison of Regulations in the UR and PD Zones

Regulation	Urban Residential (UR)	Planned Development (PD)
Principally Permitted Uses	A. Single-family dwelling, B. Home occupation	None
Uses Permitted with a Use Permit	A. Guest house; servant's quarters; B. Removal of trees more than twelve inches DBH.	A. Single-family dwelling, duplex, condos and townhouses with not more than four dwellings in a building; groups of permitted types; B. Motels, inns, gift shops, restaurants (not drive-in), personal services, professional offices, retail sales and visitor services; C. Home occupations D. Rest homes, day care centers; E. A combined residence with a business use allowed by this section, other than a motel
Minimum Lot Area	8,000 sq. ft.	2,500 sq. ft. for developments with five or more dwelling or commercial units. 8,000 sq. ft. for developments with less than five units
Maximum Density	One dwelling per 8,000 sq. ft.	One dwelling per 8,000 sq. ft. or based on septic requirements
Minimum Yards	Front: 20 ft. Rear: 15 ft. Side: 5 ft. Street Side: 15 ft.	Where 8,000 sq. ft. minimum lot area applies, same as UR zone; where 2,500 sq. ft. minimum lot area applies, none, except when adjacent to any other zone the yard shall be the same as that required in the adjacent zone.
Maximum Height	25 ft. except that the design assistance committee may require a lesser height	25 ft. except that the design assistance committee may require a lesser height
Parking	2 spaces in addition to any garage spaces	Single-family dwelling: 2 spaces in addition to any garage spaces Attached dwellings: 1.5 spaces per dwelling Commercial: depends on the use

Other regulations, such as requirements for Coastal Development Permits, Design Review, grading, geologic studies, etc. are the same for both zoning designations.

The rezone to PD will increase the potential for additional apartments to be converted into STRs. Currently, one of the four apartments is licensed as an STR. Another apartment is utilized as a minimum 30-day vacation rental, which does not require an STR license. Under the City's STR Ordinance, there is a cap on the total number of STRs allowed in the UR zone (§17.56.190.F) as well as a limitation that only allows one STR License per owner in the UR zone (§17.56.190.H). The number of STRs is also restricted to no more than one STR per parcel (§17.56.190.G) in both zones. However, that last standard may be modified through issuance of a Use Permit by the Planning Commission. But since the UR zone cap is already exceeded, the property owner can not apply for an additional STR(s) under the current zoning; there is no cap in the PD zone.

Other zoning and STR issues brought up in August 7 letter from Kathleen Lake and Tom Davies.

The proposal does not constitute "spot zoning" as asserted in the letter. Spot zoning, as interpreted by the courts, normally refers to a parcel that is given a more restrictive zoning designation than the surrounding parcels. Regardless, the proposed use classification is not different from surrounding use classifications, of which there are four different ones, including PD. And the zone change will make the existing use more conforming to its designation, consistent with General Plan policies (see below).

Technically spot zoning can still occur even if a parcel is adjacent to similar zoning, because a line does have to be drawn somewhere, though it is much less likely. On the other hand, spot zoning is not illegal if it is done based on rational reasoning and serves a public benefit (*Foothill Coalition v. County of Orange* (2014) 222 Cal.App.4th 1302). In this case, I don't believe spot zoning has occurred, but the project is consistent with existing General Plan policies. In addition, the PD zone allows a mix of uses, all of which require approval of a Use Permit and therefore a public hearing before the Planning Commission, which could be seen as a public benefit in an area of town that already has a mix of uses.

The letter is correct in that affordable housing opportunities in Trinidad are limited. By changing the zoning and land use designation of this property to PD, the existing multi-family use will no longer be nonconforming (though the density still will be), which removes certain barriers to making improvements to the structure to maintain it as a viable 4-plex. The zone change will allow the property owner to apply for additional STR licenses, but to do so, an exception, in the form of a Use Permit, would have to be granted by the Planning Commission. One of the considerations in granting or denying that permit can include the loss of affordable housing.

Staff would also like to point out that the statement that the City Planner and City Manager submitted a Vacation Dwelling Unit (VDU) ordinance amendment to the Coastal Commission without approval or direction from the Planning Commission or City Council is incorrect (it is also impossible, since amendments require a resolution and adoption of an ordinance by the City Council). The City's first VDU (now known as STR) Ordinance was adopted in 2012, but after substantial negotiations with Coastal Commission staff, a revised ordinance was adopted in the fall of 2014. The VDU Ordinance was then submitted to the Coastal Commission for certification, which was scheduled for hearing in March 2015.

Prior to certification of the ordinance, the owner of the 4-plex (and applicant for this proposal) requested that the City reconsider the one VDU per parcel limitation, which the Council did at their meeting of March 9, 2015. At the time, the owner was operating two VDUs in the 4-plex. The Council decided to look into and consider the issue further. After another discussion at their April 8, 2015 meeting, the Council made the following motion: *"to direct staff to draft language intended to correct the issue affecting the apartment complex, seek advice from Coastal Commission Staff, and if supported, bring revisions back to Council for review to amend the current ordinance."*

As directed by the Council, staff brought an amendment for consideration by the Planning Commission to their May 20, 2015 meeting. After public hearing, the Planning Commission recommended against the amendment. The City Council accepted the Planning Commission's recommendation, and did not pursue the amendment further. However, they did start the process of developing a cap on the total number of VDUs, which eventually became the current STR ordinance. The March 9, 2015 memo quoted in the letter is in response to an email request sent to the Coastal Commission by Mike Reinman, not City staff, which is documented in the link provided. The Planning Commission meeting minutes quoted in the letter are actually from the May 20, 2015 meeting, not July 15, 2017 as stated.

In regards to the January 2016 email and April 2016 appeal mentioned in the letter, the following is copied from the appeal staff report, which involved quite a number of properties and STRs. The appeal was denied, upholding the staff decisions and determinations, by the Planning Commission at their August 31, 2016 meeting.

651 Parker St. (4-Plex)

In November 2015, the City Council concurred with the City Attorney's interpretation regarding the "one VDU per parcel" limitation in the VDU ordinance. Due to the wording of the definition of a VDU ("means any structure, accessory structure, or portion of such structures, which is contracted for transient use") it was determined that two separate dwelling units on one parcel cannot be rented together as a single VDU. However, that does not apply to multiple units within a single structure (because a VDU can be a structure or a portion of a structure). Under this interpretation, Mr. Reinman can rent out two of the 2-

bedroom apartments together as one 4-bedroom VDU. This issue did take time to resolve, and Mr. Reinman was given a grace period to comply. Currently, two of the apartments are rented to long-term tenants. One is rented as a minimum 30 day vacation rental, and one is a normal VDU. In addition, if the 30 day rental is available, one can rent that apartment in addition to the short term VDU apartment under one contract for a total of four bedrooms. This is reflected in the rental listing: <https://www.zillow.com/homedetails/124223>

Though not related to the issuance of the current VDU license but mentioned in the appeal, Mr. Reinman did inquire to me about removing a wall between two apartments in order to make it more attractive as a single rental. I did inform him that a building permit would be required, but likely not planning review. The property is zoned UR, which is a single-family zone; the multi-unit apartment complex is nonconforming. Reducing the number of apartments would actually make the structure more conforming as to the current zoning. The Planning Commission has proposed rezoning the property to PD (Planned Development) or mixed use in the General Plan update in order to make it more conforming, but the apartments still would not meet the density requirements of that zone. The City's Housing Element emphasizes single-family housing; there is nothing in either the existing or draft Housing Elements that would be inconsistent with converting the 4-plex into a 3-plex.

GENERAL PLAN AND COASTAL ACT CONSISTENCY

General Plan Nonconforming Use Policies

19. The Land Use Map recognizes existing land use areas and attempts, wherever possible, to place them in a category which allows compatible uses. It is intended that all new development be channeled into appropriately designated areas so that land use conflicts can be minimized.
20. Some existing uses are not placed in an appropriate land use category because of their isolated location and the undesirability of providing for expansion of similar uses in the immediate area. Rather it is intended that the immediate site be placed in a compatible zone to allow the use to continue as a conforming use, but not to allow for expansion onto adjacent lands.
21. Where uses are incompatible they are not recognized in the Land Use Map and it is intended that they be treated as non-conforming uses and not be given zoning preference. Existing zoning, the attitudes of local property owners and the judgment of the Planning Commission should be the basis for distinguishing between uses that are compatible and those that are non-compatible.

The proposed rezone is consistent with these policies by placing the existing multi-family use within an appropriate zoning/land use category. The 4-plex is not in an

isolated location, and these policies imply that it should have originally had a PD designation. The existing use is not incompatible with the surrounding uses.

General Plan Housing Policies

45. Trinidad's role in the effort to provide adequate housing is focused on three areas:
 - (a) Attempting to keep the cost of existing moderate cost housing down so it can continue to be available to people with limited incomes who desire to live in Trinidad;
 - (b) Protecting the unique character of the City as a single-family owner occupied fishing village;
 - (c) Encouraging the County to allow a variety of housing types in the residential areas surrounding the City consistent with septic tank limitations.
47. Only single-family residences should be permitted in the Urban Residential, Suburban Residential, Rural Residential and General Rural categories.
48. Multiple family developments such as condominiums, townhouses and apartments with from one to four dwelling units in a building may be appropriate in the Planned Development category provided the density does not exceed that of the Urban Residential category or waste disposal constraints, whichever is most restrictive. Mobile home parks are not consistent with the character of the intensive development area and should not be permitted in the City.

Housing Element

2. Due to existing physical constraints, the City of Trinidad retains the existing emphasis on single-family dwelling units in residential designated areas.
12. The City of Trinidad encourages the use of multi-family developments in Planned Development designations provided that the density does not exceed the physical limitations of the land.

Although the General Plan emphasizes single-family housing, it also recognizes that small, multi-family developments are appropriate in the PD zone. The proposed project is consistent with these policies.

General Plan Appendix A - Land Use Categories and Zoning Conformance

Urban Residential: The Urban Residential category provides areas for intensive residential development. These areas are served by public water systems, public sewers are available or soil conditions have a demonstrated capability to support septic tank systems at the allowable density. Nearby areas designated for commercial uses provide Urban Residential areas with necessary commercial services. Unobtrusive home

occupations and limited rooming and boarding of non-related residents or visitors may be appropriate.

Planned Development: The Planned Development category identifies areas that are: (1) essentially residential where limited commercial activities may be appropriate subject to special integrating design; or (2) sites which, because of their location, flexibility is needed to adapt the use to the site and to surrounding areas. In addition to allowing the types of housing prescribed in the Housing Element, the Planned Development category may include visitor accommodations and services, commercial uses, and recreation uses consistent with the residential character of the city and the natural and scenic features of the site and overall surroundings. Campgrounds and Recreational vehicle parks are not considered appropriate visitor accommodations in the Planned Development category. Intensity of development should not exceed that allowed in the Urban Residential category or waste disposal constraints, whichever is more restrictive.

The existing multi-family use, and the property itself are more consistent with the description of the PD designation than the UR designation. The zone change / land use designation change is appropriate and consistent with the Trinidad General Plan.

Coastal Act Policies (Chapter 3)

Public Access

The project property is not located between the sea and first public roadway. It will not affect or interfere with public access.

Recreation

The PD designation would allow the parcel to be used for visitor services with approval of a Use Permit by the Planning Commission

Marine Environment

Not applicable.

Land Resources

The project parcel does not include environmentally sensitive habitat areas or agricultural uses.

Development

The project does not propose any new development.

Industrial Development

Not applicable.

The proposed project is consistent with, and does not conflict with the resource policies of the Coastal Act.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Generally, zone changes are not exempt from review under CEQA. However, because Trinidad is in the Coastal Zone, and this project requires certification of an LCP amendment by the Coastal Commission, it falls under a statutory exemption. CEQA Guidelines §15265 states: “CEQA does not apply to activities and approvals pursuant to the Coastal Act by... any local government... necessary for the preparation and adoption of a local coastal program.” That same section further explains that: “This section shifts the burden of CEQA compliance from the local agency... to the California Coastal Commission.” The Coastal Commission’s LCP approval process is a “certified regulatory program,” which means it has been certified as being equivalent to CEQA.

As part of the application to the Coastal Commission for an LCP amendment for this project, the City will have to submit sufficient environmental information and analysis for the Coastal Commission to make their determination regarding environmental impacts. Because every new or changed use in the PD zone requires approval of a Use Permit by the Planning Commission, future projects would be analyzed for impacts on a case-by-case basis. One of the required Use Permit findings is: “*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.*” Therefore, the zone change itself will not have any foreseeable, significant environmental impacts.

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. Due to a lot line adjustment, the southern portion the property does appear to fall within the “questionable stability” designation on Plate 3 of the General Plan. However, that part of the property is currently undeveloped. Any future development in that area may require a geologic assessment. However, no geologic study is required for the zone change.

SEWAGE DISPOSAL:

The property is served by an existing septic system. The system consists of two standard 1200 gallon tanks of unknown age and three 50 ft. leachlines that were

installed in 2016. The leachfield repair was designed and permitted for 4 units and 8 bedrooms. A reserve area was also located on the property. Note that the seepage pits indicated on the site plan were abandoned as part of the installation of the leach lines in 2016. The property currently has a valid OWTS Operating Permit. The proposed project will not affect wastewater flows.

LANDSCAPING AND FENCING:

This project does not involve any new landscaping or fencing.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

The project will not result in any external changes to the existing structures or topography. Therefore, Design Review approval is not required.

STAFF RECOMMENDATION:

Based on the above analysis, and as conditioned, the proposed rezone can be found to be consistent with the City's Zoning Ordinance, General Plan and the California Coastal Act. If the Planning Commission agrees with staff's analysis, the project may be recommended to the City Council for approval with the following motion:

Based on the information submitted in the application, and included in the staff report and public testimony, the project is consistent with applicable regulations, and I move to adopt the information and findings in the staff report and recommend to the City Council that they approve the requested rezone and land use designation change as conditioned therein.

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. Alter the proposed 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 cannot be made and giving the reasons for the inability to make said Finding(s).

CONDITIONS OF APPROVAL

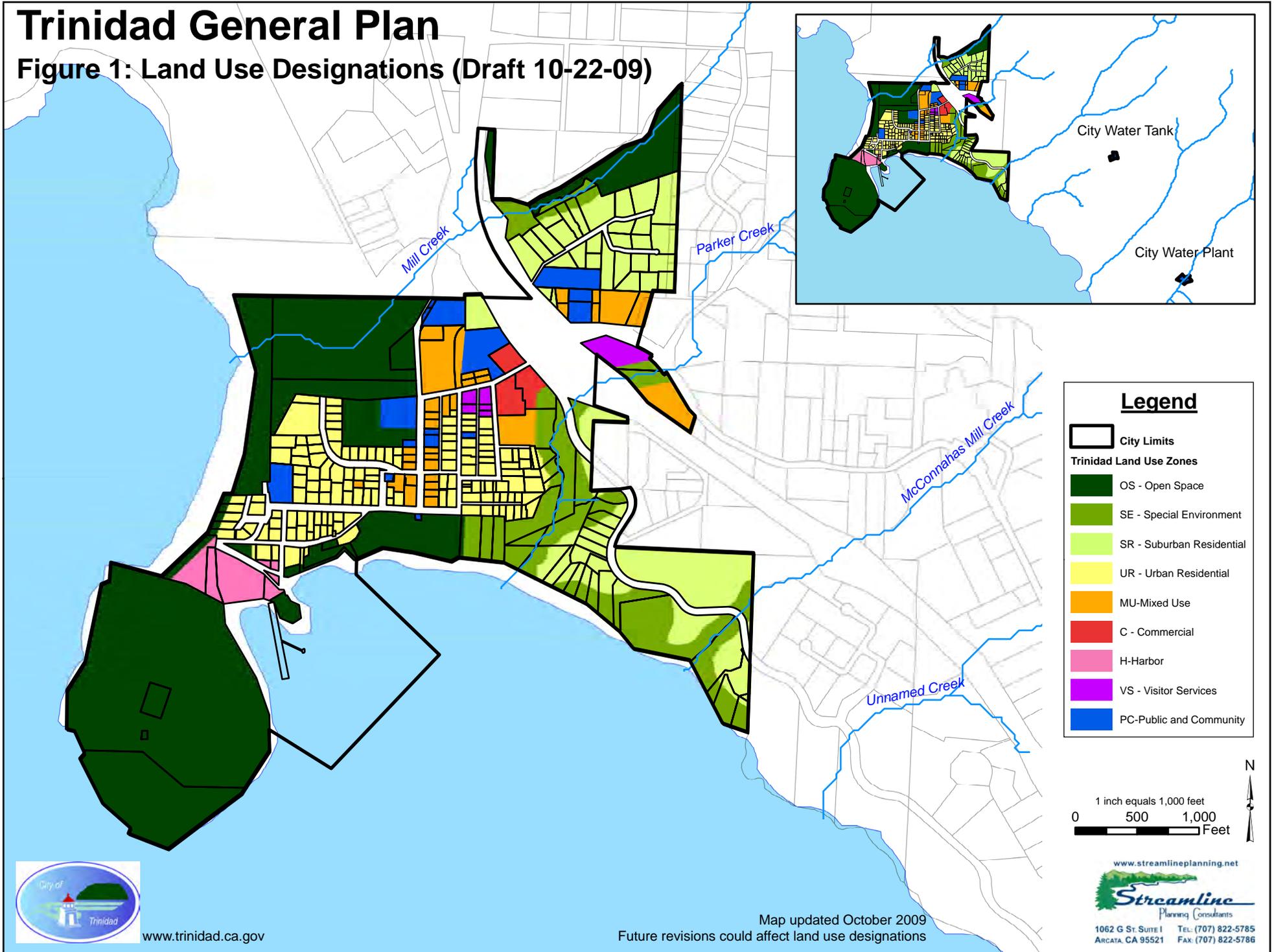
1. The applicant is responsible for reimbursing the City for all costs associated with processing the application, including through the City Council and Coastal Commission. *Responsibility: City Clerk prior to amending maps.*
2. The application is responsible for assisting City staff to prepare and submit the information and materials necessary to apply for a Local Coastal Program Amendment through the CA Coastal Commission. *Responsibility: City Clerk prior to amending maps.*
3. The proposed zoning and general plan map amendments will not go into effect until approved by the City Council and certified by the CA Coastal Commission. *Responsibility: City Clerk prior to amending maps.*

ATTACHMENTS

- Site plan (one 11" x 17" page)
- 2009 Draft Land Use Map
- Zone and Land Use Designation Comparison Table (2 pages)
- Letter from Kathleen Lake and Tom Davies (5 pages)

Trinidad General Plan

Figure 1: Land Use Designations (Draft 10-22-09)



Legend

- City Limits
- Trinidad Land Use Zones**
- OS - Open Space
- SE - Special Environment
- SR - Suburban Residential
- UR - Urban Residential
- MU - Mixed Use
- C - Commercial
- H - Harbor
- VS - Visitor Services
- PC - Public and Community

1 inch equals 1,000 feet
0 500 1,000 Feet



www.trinidad.ca.gov

Map updated October 2009
Future revisions could affect land use designations

www.streamlineplanning.net
Streamline
Planning Consultants
1062 G St. SUITE I TEL: (707) 822-5785
ARCATA, CA 95521 FAX: (707) 822-5786

	Urban Residential (UR)	Planned Development (PD)
Purpose	<p>General Plan (Appendix A, page 2-3) The Urban Residential category provides areas for intensive residential development. These areas are served by public water systems, public sewers are available or soil conditions have a demonstrated capacity to support septic tank systems at the allowable density. Nearby areas designated for commercial uses provide Urban Residential areas with necessary commercial services. Unobstrutive home occupations and limited rooming and boarding of non-related residents or visitors may be appropriate.</p>	<p>General Plan (Appendix A, page 3) The Planned Development category identifies areas that are: (1) essentially residential where limited commercial activities may be appropriate subject to special integrating design; or, (2) sites which, because of their location, are suitable for one or more types of uses but where considerable design flexibility is needed to adapt the use to the site and to surrounding areas. In addition to allowing the types of housing prescribed in the Housing Element the Planned Development category may include visitor accommodations and services, commercial uses, and recreational uses consistent with the residential character of the city and the natural and scenic features of the site and overall surroundings. Campgrounds and Recreational vehicles parks are not considered appropriate visitor accommodations in the Planned Development category. Intensity of development should not exceed that allowed in the Urban Residential category or waste disposal constraints, whichever is more restrictive.</p>
	<p>Zoning Ordinance 17.32.010 The urban residential zone is intended to be applied in areas designated as urban residential in the general plan. These areas are served by public water systems. This zone allows the highest density of residential use, taking into consideration neighborhood characteristics and soil capacity for wastewater leaching. The following regulations shall apply in all urban residential zones. (Ord. 166 §4.06(part), 1979)</p>	<p>Zoning Ordinance 17.36.010 The planned development (PD) zone is intended to be used in areas designated as planned development in the general plan. These areas are either residential areas where limited commercial activity may be appropriate, subject to special integrating design, or they are areas where design flexibility is needed to adapt appropriate uses to the site and to surrounding uses. Limited commercial uses, including visitor accommodations, visitor services, recreational uses, offices, gift shops and personal services may be appropriate. The PD zone is not intended for campgrounds and recreational vehicle parks.</p>
Permitted Uses	<p>Zoning Ordinance 17.32.020 Principal permitted uses are: A. Single-family dwelling, subject to the requirements of Section 17.32.090; B. Home occupation, as provided in Section 17.56.060. (Ord. 166 §4.06(A), 1979)</p>	<p>Zoning Ordinance 17.36.020.A. Uses permitted with a use permit in the PD zone are: A. Single-family dwelling, duplex, condominiums and townhouses with not more than four dwellings in a building; groups of permitted types; B. Motels, inns, gift shops, restaurants (not drive-in), personal services, professional offices, retail sales and visitor services; C. Home occupations as provided in Section 17.56.060; D. Rest homes, day care centers; E. A combined residence with a business use allowed by this section, other than a motel, where the business is not a home occupation as described by this title. (Ord. 87-190 §1(Exh. A(part)), 1987; Ord. 168 §3, 1980: Ord. 167 §7, 1980: Ord. 166 §4.07(A), 1979)</p>
	<p>Zoning Ordinance 17.32.030 Uses permitted with a use permit in the UR zone include: A. Guest house; servant's quarters; B. Removal of trees more than twelve inches DBH. (Ord. 167 §6, 1980: Ord. 166 §4.06(B), 1979)</p>	
Minimum Lot Area	<p>Zoning Ordinance 17.32.040 When a septic tank is to be the means of wastewater disposal, new lots shall include sufficient area to accommodate required yards, the intended use, and primary and reserve septic leach fields as determined from requirements in the wastewater disposal regulations adopted by the city. In no case shall a lot be less than eight thousand square feet in area. (Ord. 166 §4.06 (C) (1), 1979)</p>	<p>Zoning Ordinance 17.36.030 For planned developments with five or more dwelling or commercial units, two thousand five hundred square feet per dwelling lot; none for commercial units; provided that the ground floor area of the unit shall not exceed one hundred percent of the lot area, except ground floor area shall not exceed seventy-five percent of the area of a corner lot. Lots shall be not less than thirty feet in width, except that corner lots shall not be less than forty-two feet in width. For planned development with less than five dwelling or commercial units, eight thousand square feet. (Ord. 166 §4.07(B)(1), 1979)</p>
	<p>Housing Element §4.B.2. Table 19 Single Family Min Lot Area: 8,000 s.f.</p>	<p>Housing Element §4.B.2. Table 19 Single Family Min Lot Area: 8,000 s.f. Multi Family Min Lot Area: 2,500 s.f.</p>
Minimum Yards	<p>Zoning Ordinance 17.32.060 Unless modified by the design assistance committee as provided in Section 17.56.190, minimum yards in the UR zone are: A. Front, twenty feet; B. Rear, fifteen feet; C. Side, five feet. (Ord. 166 §4.06 (C) (3), 1979)</p>	<p>Zoning Ordinance 17.36.050 Minimum yard requirements in the PD zone are as follows: where eight thousand square feet minimum lot area applies, same as UR zone; where two thousand five hundred square feet minimum lot area applies, none, except when adjacent to any other zone the yard shall be the same as that required in the adjacent zone. The minimum yard between buildings shall be equal to the height of the higher building. (Ord. 166 §4.07(8)(3), 1979)</p>
	<p>Housing Element §4.B.2. Table 19 Front - 20 Rear - 15 Side - 5</p>	<p>Housing Element §4.B.2. Table 19 Front - 20 Rear - 14 Side - 4</p>
Maximum Density	<p>Zoning Ordinance 17.32.050 Maximum density in the UR zone is eight thousand square feet of lot area per dwelling, guest house or servants' quarters. (Ord. 166 §4.06(C)(2), 1979)</p>	<p>Zoning Ordinance 17.36.040 The number of dwelling units permitted shall be determined by dividing the net development area by eight thousand square feet. Net development area shall be determined by subtracting the area devoted to commercial uses including yards, open space, parking and access roads serving commercial uses, and areas over thirty percent slope. If septic tanks are the intended means of wastewater disposal, density shall be based on soil suitability and the requirements of the city's wastewater disposal regulations. (Ord. 166 §4.07(B)(2), 1979)</p>
	<p>Housing Element §4.B.2. Table 19 Single Family Density: 1 unit per 8,000 s.f.</p>	<p>Housing Element §4.B.2. Table 19 Single Family Density: 1 unit per 8,000 s.f. Multi Family Density: 1 unit per 2,500 s.f.</p>
Maximum Height	<p>Zoning Ordinance 17.32.070 Maximum building height in the UR zone is twenty-five feet, except that the design assistance committee may require a lesser height as provided in Section 17.56.190. (Ord. 166 §4.06(C)(4), 1979)</p>	<p>Zoning Ordinance 17.36.060 Maximum building height is twenty-five feet, except that the design assistance committee may require a lesser height as provided in Section 17.56.190. (Ord. 166 §4.07(B)(4), 1979)</p>

	Urban Residential (UR)	Planned Development (PD)
Open Space	Zoning Ordinance: N/A	Zoning Ordinance 17.36.070 Twenty-five percent of the project site shall be common open space when dwellings are included. In addition, eight hundred square feet of common usable open space shall be provided per dwelling unit. The developer shall landscape and provide suitable recreational facilities within the usable open space areas and establish a homeowners' association or other means of providing for the perpetual maintenance of both usable and unusable common open space. Private open space, consisting of balconies or fenced area, shall be provided adjacent to each dwelling unit, and the area of such private open space shall be at least ten percent of the gross floor area of the dwelling unit. (Ord. 166 §4.07(B)(5), 1979)
Vegetation Removal	Zoning Ordinance 17.32.080 Trees may be removed if they are diseased or pose an imminent danger to people or structures, subject to the approval of the city engineer. Vegetation shall not be removed from a proposed building site until the site is approved by the building inspector. The building inspector shall approve the proposed site only if it involves removal of the least number of trees over twelve inches DBH. The minimum number of trees and shrubs over eight feet in height may be removed for the purpose of improving private or public views subject to the approval of the design assistance committee. (Ord. 166 §4.06 (C) (5) , 1979)	Zoning Ordinance: N/A
Required Geologic Study	Zoning Ordinance 17.32.090 Structures, septic disposal systems, driveways, parking areas, pedestrian trails and other improvements permitted in the SR zone shall only be permitted on lands designated as unstable or of questionable stability on Plate 3 of the general plan if analysis by a registered geologist or engineering geologist, at the applicant's expense, demonstrates to the satisfaction of the planning commission that construction of the development will not significantly increase erosion and slope instability and that any potential adverse impacts have been mitigated to the maximum extent feasible. The geologist's report shall conform to the requirements of Section 17.20.130. (Ord. 166 §4.06 (C) (6) , 1979)	Zoning Ordinance: N/A
Parking		Zoning Ordinance 17.56.180.B.8. Within the PD planned development zone: gift shops, personal services, professional offices, retail sales, visitor services and combined residence and businesses other than a home occupation: a minimum of three spaces for up to five hundred square feet of gross floor area of the business; an additional one space per each additional three hundred square feet of gross floor area of the business.
	Zoning Ordinance 17.56.180.C. Where four or more dwellings are located on the same lot, outdoor parking shall not be closer than five feet to any on-site building and not closer than three feet to any side or rear lot line.	
		Zoning Ordinance 17.56.180.H. In the PD, planned development zone, in lieu of providing parking facilities required by the provisions of this section, the requirements may be satisfied by payment to the city, prior to the issuance of the building permit, of an amount per parking space, prescribed by the council, for each parking space required by this section but not provided.....The council may decline to accept payment in lieu of providing parking facilities.
	Housing Element §4.B.2. Table 19 Single Family: 2 off-street parking/unit	Housing Element §4.B.2. Table 19 Single Family: 2 off-street parking/unit Multi Family: 1.5 off-street parking/unit
Notes	General Plan (Recommended Policy No. 47, page 30) Only single family residences should be permitted in the Urban Residential, Suburban Residential, Rural Residential and General Rural categories	General Plan (Recommended Policy No. 48, page 30-31) Multiple family developments such as condominiums, townhouses and apartments with from one to four dwelling units in a building may be appropriate in the Planned Development category provided the density does not exceed that of the Urban Residential category or waste disposal constraints whichever is most restrictive.
	General Plan (page 6) Amendments to the Land Use Map shall be scheduled for public hearing before the Planning Commission in September or January. Scheduling the first hearing for amendment to the Land Use Map at any other item shall only occur if authorized by the City Council.	

August 7, 2018

**Regarding: Public Written Comments for Trinidad Planning Commission Meeting:
2018-01 Zoning changes for Reinman 4 plex from UR to PD, and future “use changes”.**

From: Kathleen Lake and Tom Davies

Dear Trinidad Planning Commission,

We are writing to ask you to deny the rezoning of the four-plex on Parker Street in Trinidad from family dwelling units/UR to “other uses”/PD. We are requesting that you preserve existing housing stock and to retain the fishing village community atmosphere as is stated in our Trinidad General Plan.

We are concerned that this project would not only allow this property, but others to capitalize on the residential housing in Trinidad. This rezoning would be the same as allowing the building of a hotel, without onsite management, by skirting the laws and illegally spot zoning, for one investor. Allowing the potential change of use to “other” creates multiple potential additional problems for the neighborhood through additional commercialization (e.g. parking, traffic, over occupancy, transient use) and unforeseen consequences. This proposal does not follow the General Plan objective of 1) protecting residential housing stock or 2) maintaining a “small seaside village atmosphere.”

The “classic” definition of spot zoning is *“the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.”* We request that you deny the request to rezone the 4 plex. Given the facts, rezonings must be consistent with the policies and land use designations set out in the General Plan. What’s really at stake is deciding whether zoning laws are important and/or relevant. How could you pick and choose who to say yes or no to?

We have a housing crisis in Trinidad not a tourist accommodation crisis. We are all well aware of the exceptions that have already been granted to this property with the operation of two STRs in the 4 plex, despite the fact that one STR per property was intended and agreed to by the City Council. It appears that the rezoning of this property is for the sole intent of changing it, from a residential use, to allow for a quasi-hotel to be run for the profits of the property owner and to the detriment of the current and future residents of Trinidad. The potential clearly exists for this to fall under the illegal umbrella of spot zoning. This proposed change does not follow the General Plan, it does not protect housing stock, separate visitor services from residential zones, or retain the small fishing village atmosphere. The surrounding properties are located on narrow residential streets, with limited parking, and high density urban residential single family dwellings. Congestion in the neighborhood with car traffic, bicycles, and pedestrians and parking is already an issue. This change would create additional congestion in and around the historic church and neighborhoods.

Historically, the primary use of this property has been as a family homes. Most likely anyone who has lived in town for more than the past five years has known someone who has lived in this 4-plex. Fishermen, seniors, families and artists. Members of our community. These people were moved out to make way for Short Term Rentals. This has changed the character of the property to that of a quasi hotel with illegal signs that say "guest parking". Retaining the UR designation is the only factor in assuring that this doesn't become more of a hotel. This property in the past two years has already been changed from four moderately priced family dwelling units to two year round vacation rentals where residents are never present. Investors who operate STRs even with as few as one property, house or condo, that they don't live in, *in fact remove that property from the rental inventory*. Often these investors own at least several, or are part of a consortium owning many, in residential zones. This business model is only profitable because it skirts regulations. It is the obligation of the Planning Commission to uphold zoning and follow the General Plan. Continue to support and protect residential housing stock and assure the continued the use of this property as residential in the future.

In February 2015, a VDU Ordinance Amendment (see below) was submitted to the CCC without approval, and without direction from the Trinidad Planning Commission or the Trinidad City Council, but rather by the City Planner and City Manager, virtually making a deal with the property owner outside of public process. This action then came to the attention of the Planning Commission and the City Council in the summer of 2015, and the ordinance was never amended.

MEMORANDUM

March 9, 2015

Commissioners and Interested Persons

Charles Lester, Executive Director

Alison Dettmer, Deputy Director

Robert S. Merrill, North Coast District Manager

James R. Baskin AICP, Coastal Planner

Edmund G. Brown, Jr., Governor

Subject: Addendum to Commission Meeting for Wednesday, March 11, 2015

North Coast District Item W9a, LCP Amendment Application LCP-1-TRN14-0846-1

(Vacation Dwelling Units Ordinance)

"The correspondence raises concerns regarding the "one vacation rental unit per parcel" limitation that is proposed by the ordinance submitted for certification. As indicated in the attached email, Michael Reinman, one of the vacation rental unit proprietors, asserts that the City intended to allow for multiple vacation rental units per parcel in apartment buildings, notwithstanding the per-parcel limit stated elsewhere. The VDU proprietor is seeking that additional language be added to the ordinance to clarify that the one-VDU-per-parcel limitation is intended to be applied solely to single-family residential settings where the letting of both a

primary and secondary dwelling units would be problematic from a neighborhood character and compatibility perspective. “

<https://documents.coastal.ca.gov/reports/2015/3/w9b-3-2015.pdf>

Minutes from the 7/15/17 Planning Commission meeting:

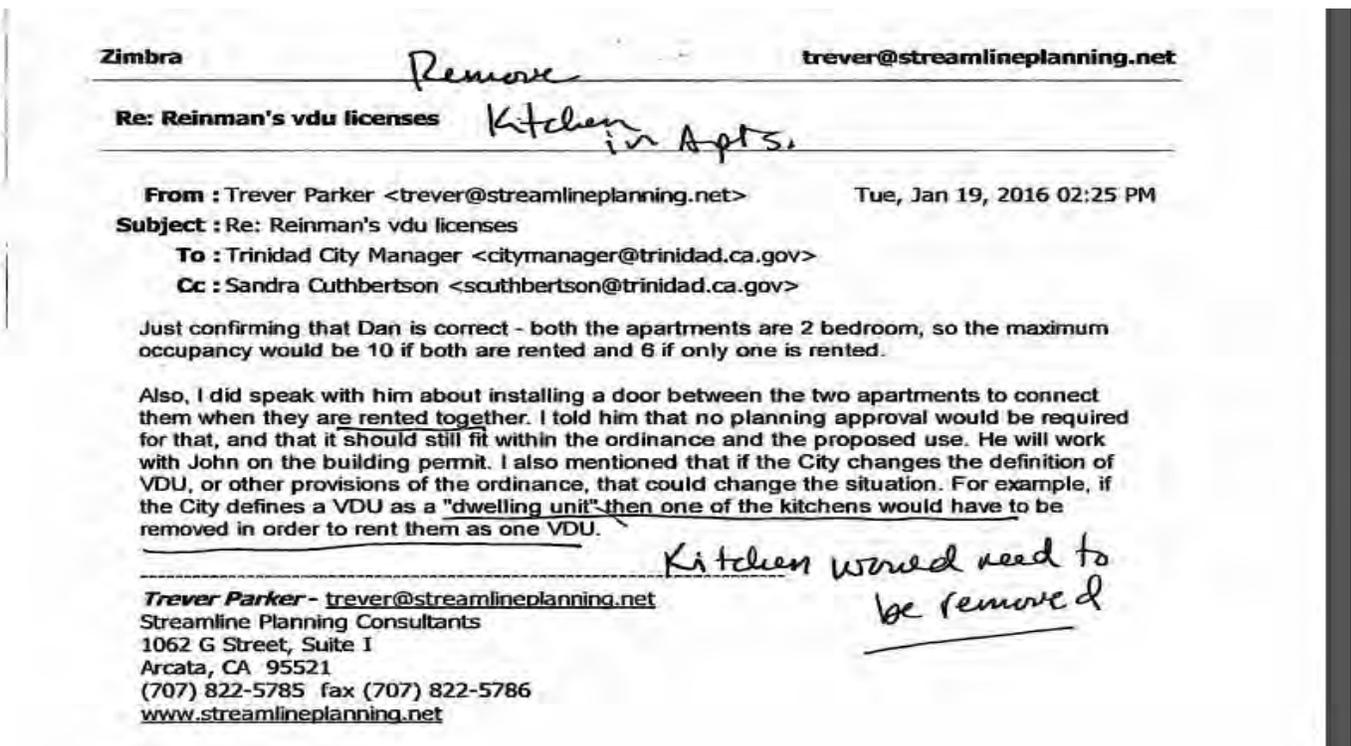
“Planner Parker reminds the Commission that the amendment is not approved yet, but she was specifically directed by the City Council to put this language in the Ordinance. The points that Commissioner Lake made about density, a cap, the moratorium and needing further direction may be true, but the Council indicated that they did not consider the impacts of the one VDU per parcel limitation on the 4-plex when they voted on it. If the amendment is approved, it would take a little time to prepare the application for submitted to the Coastal Commission, and then their process takes time, which would not fix Mr. Reinman’s VDU issues until after the summer season.”

Motion (Johnson/Stockness) *move that based packet materials, information and findings included in the Staff Report, and based on public testimony, to recommend to the City Council that the proposed amendment to the VDU ordinance not be pursued at this time for the following reasons:*

- The language limiting VDUs to one per parcel was not a mistake. It was put in purposefully, and for a good reason, at a public meeting several months before the ordinance was adopted. It was also included in the recommended ordinance of the original VDU Committee that was derived based on consensus.*
- The amendment is important to protect the affordable housing stock in Trinidad, particularly in multi-family dwellings, which tend to be cheaper to rent.*
- It is also important for maintaining community structure with neighborhoods and residents that can serve on governing bodies, committees and other volunteer services such as the Trinidad Volunteer Fire Dept.*
- The amendment seems reactionary and designed to benefit one property and one property owner. It does not appear that it was fully vetted.*
- It also does not fit with the direction that the Council is currently moving toward in consideration of a moratorium and future cap on the number of VDUs. These larger issues will be considered in the next year, and this amendment should be discussed as part of the bigger picture.*
- The ordinance has not even been implemented yet, so it is premature to be considering amendments. The ordinance itself calls for a review within two years. The amendment is not likely to receive certification in time for this summer season anyway.*
- The amendment needs more public input and should go back to a Committee.*
- The future development potential of several large PD lots in town make the amendment problematic in relation to the possible ramifications. There are other unknown implications that need further study. This includes other possible existing multi-family dwelling units in town that City staff may not know about.*

• Finally, the 4-plex is within the Urban Residential Zone, which calls for single-family residences. Most other VDUs in town are also in this zone. It seems like bad precedent to allow such an intensive use in that zone. Passed unanimously (4-0).

January 2016, following the STR amendment attempt by City Staff without oversight or direction, and using her ministerial capacity, the City Planner was **on record** advising the owners to now tear down a wall between two of the upstairs units to make them one unit. This was unknown to the City Building Inspector or the Planning Commission at the time. Public records to this fact are available on the City website. Planner Parker's email states:



We appealed the City Manager's decision in April 2016, to allow the 4 plex to be used as multiple STRs. It was apparent that the City Manager and City Planner were clearly working outside of public process to approve this property at the investors request. For additional information please refer to the Planning Commission document file under August 2016 PC Packet.
<http://trinidad.ca.gov/sites/trinidad.ca.gov/files/library/PlanningCommission/2016/pc%20packet%200816%20appeal.pdf>

Please uphold your obligation to the residents of Trinidad by protecting residential housing stock for people who want to live and work in Trinidad. This multi-family dwelling unit are spaces for housing, for Trinidad residents. Changing the use would constitute illegal spot zoning for one

investor to increase profits, violate the general plans and decrease our housing limited and dwindling housing stock.

The Trinidad General Plan states the following:

Trinidad's role in the effort to provide adequate housing is focussed on three areas: (a) Attempting to keep the cost of existing moderate cost housing down so it can continue to be available to people with limited incomes who desire to live in Trinidad; [Replaced with Policies 3, 4, 10, 11]

(b) Protecting the unique character of the City as a single-family owner occupied fishing village; [Replaced with Policy 2] (c) Encouraging the County to allow a variety of housing types in the residential areas surrounding the City consistent with septic tank limitations. [Revised in Policy 5] 37 46.

The City should continue to maintain a rural lifestyle because it is preferred by residents and also because it allows for a low level of public services and thereby keeps property taxes and utility charges at a minimum. This helps to keep the cost of operating a residence as low as possible. [Replaced with Policies 1, 8, 11, 13, 14] 47.

The City should investigate and cooperate in implementing appropriate programs providing assistance which will enable low and moderate income persons to find and retain suitable housing. [Revised with Policies 7, 10, 11]

<http://trinidad.ca.gov/sites/trinidad.ca.gov/files/library/PlanningDocs/GenPlan1980/trinidadhousingmay97.pdf>

We request the Trinidad Planning Commission to uphold the General Plan and deny this change of zoning for the 4 Plex on Parker Street. This property should remain Urban Residential Non-Conforming to assure its use as residential housing. It should not be rezoned Planned Development. Residential housing is for residents, not tourists. Speculators cannot be allowed to take over residential housing in Trinidad.

Sincerely,
Kathleen Lake
Tom Davies
Trinidad Residents



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: August 23, 2018

RE: General Plan Update Reboot

The general plan continues to be one of my highest priorities. However, it has gotten sidelined number of times by other City projects and priorities (e.g. STRs, detached living spaces, OWTS, etc.). However, with our first Coastal Commission grant coming to an end, we need to take some steps to meet the grant requirements before the end of October. I don't anticipate that there will be a lot of time for discussion on this at this meeting, but I wanted to at least give you time to start reviewing the material.

In terms of where we are now, all the elements have at least been drafted. And the seven elements mandated by the State (land use, conservation, open space, circulation, noise, safety and housing) were even approved by the Planning Commission and reviewed by the Council at one point (between 2010-2014). A community design element has also been drafted and reviewed by the Planning Commission. Several iterations of a cultural resources element has been drafted, but it has been difficult to get substantive input from the tribal entities. I recently had a productive meeting with the Rancheria to discuss the most recent draft and I am working on setting up a meeting with Yurok Tribal representatives as well.

After the last Council review in early 2014, the GP got put on hold again, primarily to address STRs. In addition, the City received an LCP update grant from the Coastal Commission to address climate change, cultural resources and the Harbor Area of Deferred Certification along with a few other things, which staff have been working on as time allows.

Since it had been so long, I brought all the old drafts back to the Planning Commission last year for a quick review, so I could incorporate more recent comments and ideas as well as the new data we have obtained under the first LCP grant. I did update some of the elements this spring, and sent them to the Coastal Commission for their staff review (Land Use, Conservation and Open Space, which includes recreation and public access);

I have not yet received their comments. I also have someone in our office working on updating the figures, which has required an update of most of the City's GIS. I also have someone working on some initial updates for the zoning ordinance (one of the grant tasks was to identify deficiencies in the existing zoning ordinance).

The next step will be for the Planning Commission to review the new draft elements. Prior to approving any of them though, they should all be considered together and reviewed for internal consistency. To get that process started, I have provided you with the Introduction Chapter and the most current Land Use Element. Changes that have been made to the Land Use Element since the last publically reviewed draft (Sept. 2009) include updates based on the Climate Change Vulnerability Report and Adaptation Responses (April 2016), state and Coastal Commission sea level rise and climate change guidance, State General Plan 2017 Guidelines, the Coastal Commission's LCP Update Guide, Planning Commission comments in 2017, 2009-2010 City Council comments, informal Tribal consultations, Harbor Area stakeholder planning meetings in 2017, and the Spring 2015 Community Goals Meeting. Therefore a lot of changes have been made. In addition, I still have several notes and highlights, primarily for Coastal Commission staff to address. Therefore, I have provided you a "clean" copy without all the track changes and notes from the 2009 version that is currently on the City's website.

After this, I will continue to bring you updated elements for review. Eventually, the Planning Commission will get to a point of recommending the draft to the City Council for approval. Note that the City has received a second LCP update grant from the Coastal Commission. That grant focuses on (1) coastal hazards planning centered around the slide on Edwards Street; (2) water supply assessment to inform policies on things like second units, the City Service Area, Sphere of Influence and future annexations; and (3) update of implementing ordinances. These will need to be incorporated into the General Plan update as well, but can be a more limited review. In addition, prior to submittal of the General Plan / LUP to the Coastal Commission certification, the City will need to complete the update of the zoning ordinance and other implementing ordinances. Therefore, there is still a long road ahead.

CHAPTER 1: INTRODUCTION

A. What is a General Plan

- 1. Legislative Requirements**
- 2. CA Coastal Act**
- 3. Policies Not Part of the Certified Local Coastal Program**
- 4. Purpose**

B. Plan Administration

- 1. Organization**
- 2. Plan Interpretation**
 - i. Background Reports**
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C. Current General Plan 2010

- 1. Administering the Coastal General Plan**
- 2. General Plan Update Process and Public Input**
- 3. Vision Statement**
- 4. Planning Outside City Limits**
- 5. Relationship to County General Plan**
- 6. General Plan Amendment**

A. WHAT IS A GENERAL PLAN?

A General Plan is a legal document that serves as the Community's "constitution" for land, use, development and conservation. A General Plan must be comprehensive and long term, outlining proposals for the physical development of the City and any land outside its boundaries that, in the City's judgment, bears relation to its planning. The Trinidad General Plan is a legislative document that sets forth development constraints and preferences, and develops a program for the orderly development of public service facilities and private lands and identifies steps to implement the plan. The City of Trinidad General Plan 2020 is a comprehensive update of the 1978 Plan. This plan makes use of existing and new data, trends, and desires to provide a glimpse of what the community is and will be twenty years in the future.

1. Legislative Requirements

The State of California requires that each municipality to prepare and adopt a General Plan, generally with a 20 year planning horizon (Government Code 65300 et seq). The General Plan should comprise an integrated, internally consistent and compatible statement of policies for the adopting agency. General Plans are required to address at least seven elements: (1) land use; (2) circulation; (3) housing; (4) conservation; (5) open-space; (6) noise; and, (7) safety. The General Plan may include any other elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.

In addition to establishing requirements for the development of a General Plan, the Government Code stipulates that zoning and subdivision regulations and specific plans

must conform to the adopted General Plan. Because Trinidad lies almost exclusively within the Coastal Zone, this General Plan also serves as the Land Use Plan (LUP) portion of the Local Coastal Program (LCP) as required by the Coastal Act (see below). The General Plan consists of narrative text and maps, along with goals and policies to be used in making land use decisions. It is organized into the seven elements required by State law, and two optional elements dealing with Community Design and Cultural Historic Preservation.

The nine (**DRAFT**) elements of the Trinidad General Plan are summarized below:

1. *Land Use*: Establishes land use designations with types and intensities of land use, and policies and programs regarding development and redevelopment of land, including coastal-dependent uses. The Land Use Element also discusses the City's relationship to lands outside City limits, including the Planning Area and Sphere of Influence.
2. *Conservation, Open Space, and Recreation*: Contains the State-mandated open space and conservation elements. Emphasis is placed on protecting the City's natural resources, protecting and enhancing environmentally sensitive areas, and providing open space and parks to meet the community's recreational needs. This element also includes specific policies and programs to ensure continued public access, preserve and enhance scenic views, protect Environmentally Sensitive Habitat Areas, water quality, the Trinidad Bay ASBS, and other natural resources.
3. *Circulation, Energy and Public Services*: Establishes the public facilities and services essential to ensure that the existing and future population of Trinidad is provided with the highest feasible and efficient level of public services. This element contains policies and standards for the roadway system, as well as policies for public transit, bicycle facilities, parking and transportation for the mobility impaired, taking into account the relationship between land use and transportation needs of the community. This element also addresses energy consumption and conservation.
4. *Noise and Safety*: Contains policies and programs to reduce the risk of injury, loss of life, and property damage resulting from natural disasters and hazardous conditions and materials. The element also contains policies and programs to reduce the community's exposure to excessive noise.
5. *Housing*: Includes policies and programs to meet the housing needs of all economic segments of the community. It evaluates existing and potential development in the context of community demographics and balances the need for housing the considerations of water supply, wastewater, environmental quality and social equality.
6. *Cultural and Historic Preservation*: An optional element that provides a framework for assessing, protecting and interpreting Trinidad's unique cultural and historic heritage.

7. *Community Design*: This optional element establishes policies and programs dealing with the appearance of the community. It includes design guidelines to ensure that development contributes to the community's identity and unique sense of place, and policies to preserve historic sites and buildings.

State law requires that all parts of the General Plan comprise an integrated, internally consistent and compatible statement of policies. This standard, as well as court cases which have interpreted it, implies that all elements of the General Plan have equal status, that all goals and policies must be internally consistent, and that implementation activities must follow logically from the Plan's goals and policies. This General Plan meets these standards.

2. California Coastal Act

The California Coastal Act of 1976 established a comprehensive plan to protect resources and regulate development along California's coast. The Coastal Act requires every city and county located partly or wholly within the designated Coastal Zone to prepare a Local Coastal Program (LCP) which is reviewed and certified by the California Coastal Commission. The Coastal Act defines an LCP as *"a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of this division at the local level"* (Public Resources Code Section 30108.6). The LCP zoning ordinance, district maps, and other implementing actions must be found to conform with and be adequate to carry out the LCP Land Use Plan (LUP). Though developed in 1976, the City's Land Use Plan was the first in the State to be certified by the Coastal Commission in 1978. The implementation ordinances, which include zoning, building, grading and subdivision ordinances, were certified in 1980. The Coastal Act (in Public Resources Code (PRC), Section 30001.5), sets the following goals for LCPs in the Coastal Zone:

- Protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and artificial resources.
- Assure orderly, balanced utilization and conservation of Coastal Zone resources taking into account the social and economic needs of the people of the state.
- Maximize public access to and along the coast and maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses in the Coastal Zone.

This document establishes the Land Use Plan (LUP) portion of the City of Trinidad Local Coastal Program (LCP), and was prepared in accordance with the California Coastal Act. The LUP is defined as *“the relevant portion of a local government’s general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and where necessary, a listing of implementing actions”* (PRC Section 30108.5). The policies contained within this document govern the use of land and water within the city limits of the City Trinidad. This General Plan update, following certification by the Coastal Commission, will supersede the City’s 1978 certified LUP.

3. Policies not part of the Certified Local Coastal Program

Because the City of Trinidad is almost entirely within the Coastal Zone, the City has not developed a separate General Plan for outside the Coastal Zone and a Land Use Plan for inside the Coastal Zone. However, not every General Plan policy is required as part of the LUP. Because the adoption and amendment of all LUP policies requires certification by the Coastal Commission, it makes sense to identify those policies that do not apply to the LUP. The policies demarcated with the City of Trinidad seal:  are not part of the certified LCP and do not govern the review and approval of coastal development permits. These policies are not part of the standard of review for coastal development permit purposes, as they are not relevant to indicate the *“kinds, location, and intensity of land uses”* as required of Coastal Land Use Plans (PRC Section 30108.5). However, the policies demarcated with the City seal are included in the General Plan document as the City will apply these policies under its own separate authority.

The following policies and associated programs, which are demarcated with the City seal within the General Plan, are not considered part of the City’s certified Local Coastal Program for purposes of the review and approval of coastal development permits:

Note City staff is working with Coastal Commission staff to determine the best way to separate coastal from non-coastal policies in the General Plan. Therefore, this method and these policies have yet to be determined, and so have not yet been listed or demarcated.

4. Purpose

The Trinidad General Plan serves the following functions:

- Expresses the community’s vision of the future physical development of the City of Trinidad
- Enables the Planning Commission and the City Council to establish long-range conservation and sustainable development policies in the City.

- Provides the basis for judging whether specific private development proposals and public projects are consistent with these policies in the City.
- Informs the residents, developers, decision makers, and other jurisdictions of the ground rules that will guide development and conservation in the City.
- Provides the framework for ordinances that implement the general plan policies through specific regulations.

B. PLAN ADMINISTRATION

1. Organization

The Introduction chapter focuses on the legislative requirements and purposes of a general plan. It further describes past planning efforts by the City, the relationship of planning within City limits and those areas adjacent to and outside of the City, and opportunities for public input and future amendment. It also contains the City's vision statement and information on using and interpreting the various General Plan Elements.

The chapters following the Introduction constitute the various (9) elements contained with the General Plan. A Glossary is included as a final section. Figures are located at the end of each element, and a list of figures can be found within the Table of Contents. In addition, there are various background reports that are referenced in the General Plan and that were used to inform and shape the policies of each element. These background reports should be considered part of this General Plan.

2. Plan Interpretation

Much of the background information and analysis that supports the policies in this General Plan is included in several background reports and other supporting documents described below. These documents are available for public review at City Hall. The narrative that precedes the General Plan policies should be considered part of the supporting information and was used in the development of the policies. While it is intended that the policies be fully respected and achieved, circumstances may occur that result in a change in how a specific policy is to be implemented. Decisions relating to the General Plan need not be entirely consistent with the narrative as long as adherence to the policies occurs.

The Land Use Map and the General Plan Policies are the core of the General Plan. Zoning regulations, subdivision decisions, and other City policy deliberations shall be consistent with these policies. If the General Plan is found to be inconsistent with community preferences, the General Plan should be amended accordingly rather than approving developments or actions inconsistent with the General Plan policies. Many policies apply to more than one element of the General Plan. For ease of use in finding

applicable policies, they have been repeated in each appropriate element and cross-referenced.

i. Background Reports (DRAFT)

- *Sphere of Influence*
 - *Master Services Element*
 - *Municipal Service Review*
- Impervious Surfaces Study and LID Recommendations, April 2006
- Background Report: Geologic and Seismic Characteristics of Trinidad, CA, April 2007
- Trinidad-Westhaven Integrated Coastal Watershed Management Plan, May 2008
- Trinidad Walkability Study, May 2008
- Fundamentals of a Circulation Element for the City of Trinidad, May 2009
- Background Report: Biology and Environment of the Trinidad Area, October 2009
- Background Report: Soil Characteristics of Trinidad, CA, October 2009
- Trinidad Architectural Survey (incomplete), November 2009
- Draft Trinidad Climate Action Plan, April 2010
- Coastal Resilience Planning For the City of Trinidad, October 2014
- LCP Update Guide Land Use Plan Policy Compliance Analysis, December 2015
- LCP Update Guide Implementation Plan Needs Assessment, April 2016
- Climate Change Vulnerability Report and Adaption Response, April 2016

ii. Goals, Policies and Programs

The City's vision statement forms the foundation for the goals and policies included in each element of the General Plan. Goals, policies and programs are the essence of the General Plan and are defined below

- Goal: A general, overall, ultimate purpose, aim or end toward which the City will direct effort. Goals are a general expression of community values and, therefore, are abstract in nature. Consequently, a goal is not quantifiable, time-dependent, or suggestive of specific actions for its achievement.
- Principle: An assumption, fundamental rule, or doctrine guiding general plan policies, standards and implementation measures (programs). Principles are based on community values, generally accepted planning doctrine, current technology, and the general plan's goals. Principles underlie the process of developing the general plan policies, but are only explicitly stated when they help them help frame and clarify the policies, generally for more complex topics such as water resources.
- Policy: A specific mandatory statement binding the City's action and establishing the standard of review to determine whether land use and development decisions, zoning changes or other City actions are consistent with the General Plan. Policies are based on and help implement the City's goals and principles.

- **Program:** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal.

C. CURRENT GENERAL PLAN

This General Plan includes a revision of existing policies based on numerous background reports and other inputs, as referenced in each element, and is intended, based on current knowledge, to extend forward for a twenty-year period. It updates all the existing General Plan elements, including the 1976 Land Use, Conservation, Open Space and Circulation Elements, the 1975 Public Safety, Noise and Scenic highway Elements, and the 1998 Housing Element.

1. Administering the Coastal General Plan

All land use and development decisions in the Coastal Zone must be consistent with the Local Coastal Program (LCP). In authorizing Coastal Development Permits after LCP certification, the City must make the finding that the development conforms to the certified LCP as well as all other findings required by various sections regulating the issuance of permits of the Trinidad Zoning Ordinance. The following general policies shall provide the framework for the Coastal Land Use Element:

Policy 1-1: The policies of the Coastal Act (Coastal Act Sections 30210 through 30264) shall guide the interpretation of the Land Use Plan.

Policy 1-2: Where policies within the Coastal General Plan overlap or conflict, the policy which is the most protective of coastal resources shall take precedence.

Policy 1-3: Prior to the issuance of any development permit required by this Plan, the City shall make the finding that the development meets the standards set forth in all applicable Coastal General Plan policies.

Policy 1-4: The textual discussion is intended as elaboration of and justification for the Plan policies and map designations. Therefore, the text shall be considered as the findings justifying the specified policies and Land Use Maps.

In addition, certain types of development, as well as development within certain geographic areas that are acted on by the City after certification of the LCP, are appealable to the Coastal Commission (PRC Section 30603). These include:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

- (2) Developments approved by the local government not included in paragraph (1) that are located on tidelands, submerged lands, and public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
- (3) Developments approved by the local government not included with paragraphs (1) or (2) that are located in a sensitive coastal resource area.
- (4) Any development which constitutes a major public works project or a major energy facility (whether approved or denied by the local government).

The grounds for an appeal of an approval of a permit are limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies of the Coastal Act. In addition, the grounds for appealing of a denial of a permit for a major public works project or major energy facility, referenced in number (4) above, are limited to an allegation that the development conforms to the standards set forth in the certified Local Coastal Program and the public access policies of the Coastal Act. The Coastal Commission retains coastal development permitting jurisdiction on submerged lands, tidelands, and public trust lands (PRC Section 30519).

2. General Plan Update Process and Public Input

The Trinidad General Plan update process has occurred over many years and involved several steps and iterations. As in the 1978 General Plan, steps were taken to ensure that property owners and residents would be involved in the planning process. This update originally started in the late 1990's with a series of Town Hall meetings. The update was suspended in 2002 due to a lack of funds, and was resumed again in 2007. And it has been put on hold several times since then to focus on other priorities. Therefore, this General Plan as been reviewed by several different Planning Commissions, City Councils and members public over those years.

The development of the update to the General Plan included several community "Visioning" meetings to obtain early public input. In 1997, the Center for Economic Development (CEED) facilitated Town Hall Meeting #1 and created a verbatim record of participants' responses as well as a shared community vision statement. This document was given considerable weight in the efforts to determine appropriate recommendations for amending the General Plan. A second Town Hall meeting discussed a few of the issues of top concern from Meeting #1, including septic systems and community design. A third town hall meeting resulted in an action plan where several small groups were formed to implement the goals developed from the first meeting.

To include more recent community input, ideas, statements and issues from a community meeting at the City Council in November 2007 as well as from a community goals meeting in 2015 were also incorporated into this update. In addition, public input from several other types of community and public meetings, such as those associated with the

development of the Trinidad-Westhaven Coastal Watershed Management Plan, was also included. Additional community input was gathered from an information booth at the 2009 Trinidad Fish Festival. The update to this General Plan also included public hearings before the City Planning Commission and the City Council where concerned parties were able to voice their concerns and opinions. The City approved General Plan will be forwarded to the California Coastal Commission for approval and certification of coastal related issues, which includes an additional public hearing process.

3. Vision Statement

The following Vision Statement was originally drafted by the Center for Environmental Economic Development (CEED), who facilitated Town Hall Meeting #1, using the input from the public as a guide. It has since been significantly revised and updated by the Planning Commission and City Council based on current knowledge and community sentiment. The Vision is a statement of what Trinidad looks and feels like 20 years in the future, and the General Plan is the road map to achieve this Vision. This vision statement should be considered when interpreting policies contained herein.

Trinidad is a coastal community nestled in the redwood forests overlooking the rugged Pacific Ocean coast. It is a small town with active community members. The entrance to Trinidad, town hall, school, local residences, surrounding beaches and trails are clean, well maintained, quiet and safe. The City honors and protects its cultural and historic heritage.

The citizens of Trinidad envision the future with clear views of the coastline enjoyed throughout the community. The view from the Memorial Lighthouse includes many boats in the harbor. There is a viable commercial and recreational fishing industry. In addition, there are small shops in a quaint mixed-use business district that includes locally made products, bookstores, restaurants, clothing and gift shops, and other local and visitor related businesses.

Trinidad intends to maintain the existing small town atmosphere. Scenic and environmental protection are essential to Trinidad's quality of life and economy. Town Hall is a vibrant center for community activities. We take pride in our City and community services including a community park, library, museum and convenient, safe and accessible transportation options. Trinidad Elementary School remains an anchor for both education and community-based gatherings. Citizens are enthusiastic and informed participants in City Government.

Sustainability is a keystone for all development and a hallmark for daily life and City functions in Trinidad. New environmental technologies are embraced that further protect Trinidad's scenic, natural and cultural resources. Trinidad's water resources, including the Bay and streams are unpolluted. Trinidad maintains a working relationship with the County of Humboldt to monitor and comment on activities within our watershed planning area.

4. Planning Outside City Limits

Land use activities outside the City limits affect the City in a variety of ways. Residents and visitors outside City limits may shop, eat, work or send their kids to school in Trinidad. This may affect traffic and City revenues among other things. Development adjacent to the City can affect City services and future annexation potential. Upstream activities also affect downstream resources, such as the coastal creeks that flow through town and the ocean. Development in the Luffenholtz Creek watershed can affect both the quantity and quality of the City's water supply.

There are a variety of mechanisms the City has to affect and plan for land use decisions outside City boundaries. The City has a Sphere of Influence that represents the probable future annexation areas. The City's Service Area includes those areas where the City is currently providing water service, or may expand service in the future. An Urban Limit Line defines the intensive growth area near the City. Finally, the City's Planning Area is based on watersheds, and represents the area of interest to the City in land use decisions. All four of these areas outside City limits are within the jurisdiction of Humboldt County, with the exception of Trinidad Rancheria and some State-owned lands. Additional information regarding the status and development of these areas can be found in Section C of the Land Use Element.

5. Relationship to County General Plan

Sections of the Planning area that extend beyond the boundaries of the City will overlap areas covered by Humboldt County plans, including the Trinidad Area Coastal Plan (Local Coastal Plan) County General Plan and the Community Planning area. County General Plan and zoning designations are to be considered the "real" designations for areas not incorporated into the City. Any designations in City documents that exist for areas outside the City boundaries are pre-designations – they serve to recommend changes in County zoning designations and only go into effect after an area has been annexed.

The County recently updated its general plan for areas outside the Coastal Zone, which will, to some extent, change how surrounding lands should be managed. Policies have been included herein that should be used in commenting on referrals from the County since development on affected properties could impact the City. These policies are based on existing known information. To the extent that the County develops new data, more appropriate policies that address this information should be developed by the County. The City should be involved in any County General Plan or Zoning update process and shall encourage the County to adopt the policies herein within the City's Planning Area.

6. General Plan Amendment

An amendment to this General Plan may be initiated by motion of the City Council on its own initiative. The Planning Commission or individuals may submit requests for

amendments to the General Plan specifying why such an amendment is necessary. Generally, local governments may not amend any one of the mandatory elements of the general plan more than four times in one calendar year (Government Code § 65358(b)).

Amendments to the General Plan Land Use Map may be initiated by the owner of the subject property or his authorized agent, or by either the Planning Commission or City Council. The filing of an amendment application, payment of fees, notice of hearing and procedural requirements shall follow the guidelines in the Trinidad Zoning Ordinance for amendments to the Zoning Ordinance.

Amendments must follow the noticing and hearing requirements outlined in various sections of the Government Code (e.g. §65091, 65350, 65352). The County, Local Agency Formation Commission (LAFCO) and other affected agencies must be notified and provided a 45-day comment period. In addition, any amendments must include formal Tribal Consultation in accordance with SB18. Finally, any amendment to the City's Local Coastal Program requires application to and approval from the CA Coastal Commission.

CHAPTER 2: LAND USE ELEMENT

A. Introduction

- 1. Purpose**
- 2. Background**

B. Land Use Designations

- 1. Land Use Map and Zoning Designations**
- 2. Residential Land**
- 3. Commercial Land**
- 4. Harbor Area**
- 5. Aquaculture**
- 6. Publically Owned Lands**

C. Development Outside City Limits

- 1. Sphere of Influence**
- 2. City Service Area**
- 3. Planning Area**

A. INTRODUCTION

1. Purpose

The Land Use Element is the heart of the General Plan because it has the broadest scope of the required elements, and it provides an overview of the long-term development and sustainability goals and policies of the City. The Land Use Element provides the primary basis for City decisions on development applications.

The Land Use Element establishes policies and programs to create the general framework for the future pattern of growth, development, and sustainability in Trinidad, CA. These regulations strive to conserve natural resources and the scenic character of the land, protect wildlife habitat and cultural resources, contribute to the character of the community, and adequately serve the health, safety, and needs of the citizens. Land use decisions must take into consideration the relationship of adjacent land uses to fully integrate proposed land uses with existing natural and physical environments.

2. Background

The City of Trinidad is located in Humboldt County, approximately 25 miles north of Eureka, and 300 miles north of San Francisco. The City was founded in the 1850's as a supply center for the gold rush and, being incorporated in 1870, is one of California's oldest cities; it is also one of the State's westernmost Cities. Trinidad has only about one square mile of land area and a year-round population of 367 residents (2010 census) and 200 residences making it one of California's smallest cities as well. Though small in area, the City of Trinidad provides commercial services to surrounding rural areas, in particular the Westhaven area, which has a population of around 1,200

people. The closest towns to Trinidad are McKinleyville, six miles to the south and Orick, sixteen miles to the north.

The City of Trinidad falls within the ancestral territory of the Yurok People. The Tsurai village site (perched on the ocean bluffs on the south side of the City) dates as far back as 800 A.D. and was occupied until the early 1900's. In 1775, the Spanish "discovered" and named Trinidad. Visitors were mainly limited to fur traders until the Gold Rush. In the 1850's, Trinidad became a supply port for the inland gold rush and at one point may have had 3,000 people living there; the population plummeted when other inland routes to the gold camps were established. After gold, the logging industry sustained settlers and thrived, especially while the railroad operated in Trinidad from 1911-1948. Salmon fishing also became an important industry during this time.

The area's physical setting, regional and national economic and social changes, and individual and governmental agency development have blended to create the community we see today. The original street pattern, laid out by a ship captain in 1850, remains today, though only a few original buildings exist as a result of large fires in 1911 and 1928. Although fishing and lumber remain important to the local economy, Trinidad is now a quaint seaside town that thrives on tourism and recreation, including sportfishing.

B. LAND USE DESIGNATIONS:

1. Land Use Map Designations and Zoning.

Figure 1 shows the land use designations for all properties in the City. The goals, policies and programs in this element are to be considered in relation to this map. The Trinidad General Plan has defined development options based on finite space and environmental constraints. The City is mostly built-out unless surrounding areas are annexed into City limits or in the unlikely event that a sewer system is constructed. There are still a number of vacant parcels in town, and development needs to be carefully reviewed and controlled to ensure sustainability and compatibility with the community. The purpose of the following land use categories are described relative to the development density or intensity, and the types of activities or land uses permitted, primarily within the Trinidad City limits. State law requires that maximum densities for residential uses be specified for each designation. Overlay zones that include additional requirements beyond these base zones in certain areas may be utilized in the City's Zoning Ordinance improve implementation of the General Plan.

Goal LU-1a: To provide a compatible mix of land uses that provide for the needs of residents, businesses and visitors.

Suburban Residential (SR)

The Suburban Residential Designation is intended to provide for single-family residential development at low-densities suited to the physical capacity of the land and consistent with the density of nearby development. These areas are generally located

east of the freeway or along Scenic Drive, where public water systems are available or could be made available upon annexation. There may be soil limitations for foundations and sewage disposal systems in these areas. SR parcels generally have larger lots and maintain a rural feel with large setbacks, low lighting and no curbs or sidewalks. An accessory dwelling on a lot may be appropriate if the development design is consistent with neighborhood character and the lot has sufficient area to meet the sewage disposal requirements for each dwelling.

Maximum Density: One single-family dwelling per 20,000 square feet, with up to one accessory dwelling as appropriate and if all applicable regulations can be met, or up to 8.5 persons per acre. Maximum lot coverage of 20% allowed.

Urban Residential (UR)

The Urban Residential Designation provides areas for moderate residential development and encapsulates the central portion of town that is most densely developed. This area allows the highest density of residential use (not including mixed use), taking into consideration neighborhood characteristics, community design policies, and soil capacity for individual septic systems. Although this is the most densely developed zone, development will not be allowed to impact the small-town character of Trinidad. There is little potential for more subdivision in the UR Zone based on current regulations. A limited number of accessory dwelling units may be allowed if carefully reviewed for OWTS compliance and neighborhood compatibility.

Maximum Density: One single-family dwelling per 8,000 square feet with up to one accessory dwelling unit if all applicable regulations can be met, or up to 21 persons per acre. Maximum lot coverage of 40% allowed.

Commercial (C)

The Commercial Zone provides for the commercial services that meet the convenience and retail needs of residents and visitors. Uses serving the commercial fishing industry are also appropriate. Design of structures avoids the typical franchise or highway commercial design and incorporates design elements sensitive to the small-town atmosphere of the City. Signage is not to be designed to be seen from the freeway. Off-premise signs are limited to non-advertising directional signs and public informational signs. High wastewater producing uses are limited based on septic system capability.

Maximum Density: No new residential dwelling units allowed. Maximum lot coverage of 65% allowed.

Visitor Services (VS)

The Visitor Services Zone is intended to provide areas for camping, recreational vehicle parks, motels, restaurants, lounges, and similar visitor services and accommodations. Such visitor services and accommodations have direct access to a primary collector street. Design of structures avoids the typical franchise or highway commercial design and incorporates design elements sensitive to the small-town atmosphere of the City. Development does not create conflicts with nearby residential areas and is located near

convenience shopping facilities and / or recreational destinations. Limitations that might apply to uses of a site include sewage disposal and off-street parking.

Maximum Density: One caretaker dwelling per existing parcel. Maximum lot coverage of 65% allowed.

Mixed Use (MU)

The Mixed Use designation is applied to either primarily residential areas along main streets where limited commercial activity may be appropriate, subject to special integrating design, or they are areas where design flexibility is needed to adapt an appropriate mix of commercial and/or residential uses to the site and to surrounding uses. This includes residential and commercial establishments along Trinity and Main Streets and three large, vacant parcels with some limitations. This designation replaces the previous 'Planned Development' designation. The intent of the designation is that limited commercial uses, including visitor accommodations and services, recreational uses, offices, gift shops, food establishments, and personal services may be appropriate when such uses are designed to minimize conflicts with adjacent residentially designated properties. Uses allowed in the Public and Community (PC) designation are also appropriate if they are consistent with the intent of the MU designation. Design of structures avoids the typical franchise or highway commercial design and incorporates design elements sensitive to the small-town atmosphere of the City. Residential uses can be individual structures, clustered multifamily building(s) with up to four dwelling units each, or mixed with commercial uses. Limitations that might apply to uses of a site include sewage disposal, riparian setbacks, off-street parking, lighting, noise, and mixed use densities. The MU designation is not intended for campgrounds or R.V. parks.

Maximum Density: One residential dwelling unit per 8,000 square feet of lot area whether combined with a business or not. Commercial and visitor accommodations are allowed to the extent that they can be adequately served by an OWTS. Maximum lot coverage of 65% allowed.

Harbor (H)

The Harbor category is intended to provide an area in which a mixture of limited commercial, industrial and recreational uses can occur in the existing Trinidad Harbor area. This is a new designation, not part of the previous General Plan. The intent is to provide for the continuation of a mix of activities which support the Harbor's function as a commercial and recreational fishing port and to protect and reserve parcels on, or adjacent to, the sea for coastal-dependent and coastal-related uses. Incidental and appurtenant commercial activities are intended to be subordinate to the coastal-dependent uses.

Maximum density: No new residential dwelling units allowed other than a caretaker unit.

Open Space (OS)

Open Space lands include public agency open space lands, parklands, the Tsurai Management Area, Trinidad Head, beaches, and near and off-shore rocks. This designation also applies to areas lying seawards of the mean high tide line. The purpose of the OS designation is to preserve the natural and scenic character of these lands, including protecting wildlife habitat and cultural resources. Limited recreation and land management activities are appropriate uses; commercial timber harvesting is not an appropriate use. Limited development of appropriate technology, (such as micro-hydro power turbines in riparian areas) and cultural and interpretive elements may be allowed as long as they are not detrimental to sensitive coastal resources.

Maximum Density: No residential dwelling units allowed.

Special Environment (SE)

The Special Environment (SE) designation is applied to portions of otherwise developable properties to limit development due to hazards or sensitive resources such as steep slopes and riparian areas. Public and private open space, wildlife habitat, and low intensity recreational uses, including public access to and along the shoreline, are the intended uses. The SE designation restricts alteration of land and vegetation, allowing limited development, based on an appropriate study or report, only if reasonable use of the property would otherwise be prohibited. On parcels where only a portion is designated SE, development shall only occur outside of the SE area if feasible. The SE area shall not be subdivided or utilized in calculating required minimum parcel area or density. It is intended that development not be visible from public viewpoints more than necessary and that it have a natural appearance. Public Access dedications along beaches and trails will be required as appropriate, and open space easements may also be required to protect sensitive resources as conditions of development approvals.

Maximum Density: One residential dwelling unit per lot (only after resolution of all constraints following site-specific analysis).

Public and Community (PC)

The Public and Community (PC) land use designation includes publicly owned lands ,exclusive of those maintained primarily as open space, and lands owned by religious or other non-profit organizations; these properties are used for education, religious worship, community meetings, and related activities. This designation replaces the previous 'Public and Religious' designation. Public agency ownerships include, but are not limited to schools, public parking areas, utility and public service substations, fire stations, public buildings, parks and recreation facilities, and cemeteries. Public or private community facilities shall be compatible with nearby uses and should be located adjacent to streets that offer convenient access.

Maximum Density: No new residential dwelling units allowed other than one caretaker unit per lot.

Goal LU-1b: Promote development and conservation of land in Trinidad according to the pattern shown on the Land Use Designations Map.Land Use Map Policies

LU-1b.1 The Land Use Map (Figure 1) designates specific land use areas. Place all new development into appropriately designated areas so that land use conflicts can be minimized.

LU-1b.2 Densities and uses specified under each General Plan designation are further defined by language and regulations included in the corresponding Zoning designation.

LU-1b.3 Some properties include existing land uses that are nonconforming to their land use designations. Do not allow legally established existing land uses to increase their existing degree of nonconformity.

Program LU-1b.3.1: In deciding on any permit application to alter a nonconforming use, exercise discretion in determining whether a nonconforming use is compatible with a given area, including, but not limited to, the attitudes of the nearby property owners to the nonconforming use.

LU-1b.4 The Planning Commission will periodically review the Zoning Ordinance and recommend amendments to it, as necessary, to allow adequate response to current or ongoing issues, identified shortcomings or conflicts, and to ensure compliance with State and other applicable laws.

LU-1b.5 Revise the Zoning Ordinance to provide more refined Design Review Guidelines that objectively address the design, size, bulk, and scale of new development and ensure that new and remodeled buildings are compatible with and enhance the character of the neighborhoods in which they are located. Base the revisions on policy guidance contained within the Community Design element of this General Plan.

Goal LU-1c: Preserve and maintain the natural and community environments by promoting sustainability in development patterns.Sustainable Land Use Policies

LU-1c.1 Investigate and adopt appropriate policies encouraging green building technologies and uses that reduce negative impacts on the environment from both existing and new development (CD-##).

LU-1c.2 Encourage, both inside and around the City, principles of smart growth and mixed-use development concepts where feasible to improve circulation and reduce the need for auto use.

LU-1c.3 Incorporate fundamentals of low-impact-development (LID) technologies into the requirements of the City implementation plans and provide education and / or incentives to property owners to incorporate LID alternatives into new and existing development where it will not negatively impact any OWTS. (CONS-1c.1, CD-##)

LU-1c.4 In order to ensure adequate services and infrastructure for development, only approve new or increased buildings if it has been demonstrated that the development will be served with adequate water and wastewater treatment. Lack of adequate services to serve the proposed development are grounds for denial of the development.

LU-1c.5 In order to minimize impacts on air quality and green house gasses, ensure new and revised development: (1) be consistent with State reduction targets; (2) be consistent with any requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development; and (3) minimize energy consumption and vehicle miles traveled to the extent feasible.

LU-1c.6 Encourage, through City implementing ordinances, sustainability and alternative technologies. This includes, but is not limited to, community agriculture, solar wind and micro-hydro power, rainwater collection and LID.

LU-1c.7 Ensure that all new parcels have adequate area to provide for anticipated uses or structures. Provide adequate setbacks from nearby septic tanks, wells, nearby slopes and streams. Demonstrate sufficient area for adequate sewage disposal requirements prior to any intensification or addition to existing uses.

LU-1c.8 Maintain an Onsite Wastewater Treatment System (OWTS) Management Program, consisting of an ordinance and guidelines, in compliance with the CA OWTS Policy and the North Coast Basin Plan, that includes regular inspections, maintenance, and pumping requirements to assure that State and federal water quality standards are met. (CIRC-11.1/ CONS-1b.6)

Program LU-1c.8.1: As part of this program, require accurate and current septic information as part of any development application, including subdivisions. OWTS upgrades may be required based on the proposed development. Uses with large quantities or high strength discharges are subject to more stringent reviews and requirements. Encourage the County to adopt a similar program in the Trinidad-Westhaven area.

Goal LU-1d: Assess, plan for, and adapt to the impacts from climate change through appropriate land use controls to maintain community character and resources.

Climate Change Planning Policies

LU-1d.1 Update and continue to reevaluate land use patterns and zoning requirements to minimize risks from climate change effects, including sea level rise, global warming, precipitation patterns, and wildfire risks.

LU-1d.2 Establish shoreline management plans to address long term sea level rise.

Program LU-1d.2.1 Create policies that require a management plan for priority area that are subject to sea level rise hazards.

LU-1d.3 Limit new development in hazard areas.

Program LU-1d.3.1 Restrict or limit construction of new development in zones or overlay areas identified as hazardous.

LU-1d.4 Develop a plan to remove or relocate structures that become threatened.

Program LU-1d.4.1 Require new development authorized through a CDP that is subject to wave action, erosion, or other hazards to be removed or relocated if it becomes threatened in the future.

LU-1d.5 Plan ahead to replace loss of access and recreation areas.

Program 1.d.5.1 Protect existing open space adjacent to the coast.

Program 1.d.5.2 Plan for removal of structures that limit inland migration of beaches.

LU-1d.6 Foster efforts to better understand impacts of sea level rise.

Program 1.d.6.1 Support research on impacts to recreation and public beach access.

2. Residential Land (Urban Residential, Suburban Residential)

The residential areas of Trinidad have mostly been built-out, particularly in the UR Zone.. Homes are typically located on local and collector streets rather than on the busier arterial streets (see Circulation Element). Trinidad's residential development is diverse, as further described in the Community Design Element. Residents have expressed a desire to maintain Trinidad's small-town character, continue to protect public and private coastal views, and to embrace green and appropriate technology in both new and existing residences.

Home businesses (Home Occupations) have occurred throughout the City in recent years, especially as a result of personal computers and internet services. The primary review criteria mandate that they do not impact adjacent residential uses. Short Term Rentals (STRs), or vacation rentals, have also become more numerous in the community, prompting concerns over their impacts on the community. While short-term

vacation rentals provide important visitor-serving accommodations and economic benefits to the City, an increase in the number and density of short-term vacation rentals have adversely affected the small-town atmosphere of the City and the character of residential neighborhoods.

Goal LU-2: Provide adequate land to accommodate the housing needs of all income groups while maintaining the character of existing residential areas and keeping the small town feel and coastal views that residents and visitors enjoy.

Residential Land Policies

LU-2.1 Accessory dwelling units (ADUs) are a valuable source of affordable housing in Trinidad. However, they need to be carefully regulated to ensure that sewage disposal and other requirements can be met, and they may not be appropriate on all residential lots.

Program LU-2.1.1: Maintain ADU regulations consistent with State ADU laws, Coastal Act requirements, environmental constraints, service limitations and community character.

LU-2.2 Review Trinidad's View Protection Criteria, and revise them as necessary to provide clearer guidance and reduce community conflicts while still protecting important public and private coastal views (CD-1.2.1).

LU-2.3 Home Occupations are allowed in Residential or Mixed Use areas to the extent that they do not impact the residential character of the neighborhood.

Program LU-2.3.1: Specify limitations and permitting requirements for Home Occupations in the City Zoning Ordinance. Some of the issues that need to be considered include:

- Determining the suitable density of residential and commercial uses;
- Providing sufficient sewage-disposal systems and adequate water services;
- Minimizing nuisance impacts such as noise;
- Limiting traffic and providing off-street parking / loading.

LU-2.4.: Specify limitations and permitting requirements for all short term rentals in the City Zoning Ordinance. Impose conditions on any permit to operate a vacation rental that address the following at a minimum:

- Requirement to maintain a business license and pay transient occupancy taxes;
- Adequacy of the OWTS and notification to guests regarding proper operation;
- Occupancy, parking, traffic, lighting and noise and other standards to minimize nuisances;
- Strong enforcement provisions.

3. Commercial Land (Commercial, Visitor Services, Mixed Use)

Many of the commercial establishments in the City are dispersed near the freeway interchange and along Main, Trinity and Edwards Streets, as well as in the Harbor area. The current businesses in town include restaurants, a gas station, various small retail and service shops and a grocery store. These businesses attract residents and visitors year-round to the City. The sales tax and bed tax revenue generated by businesses in the City is an important component of City revenues.

Additional commercial and visitor-serving areas can be found just outside the City, mostly along Patrick's Point Drive, several campgrounds and R.V. parks as well as Trinidad State Beach and Patrick's Point State Park. The Trinidad Rancheria operates a casino located south of the City on Scenic Drive and owns the Trinidad pier and harbor area, including the boat launch, restaurant and a vacation rental. Based on the Coastal Act, the Harbor Area has been redesignated to a Harbor zone rather than general commercial to better protect coastal-dependent and coastal-related land uses. The summer months brings an influx of tourists to the City to enjoy the many coastal amenities found in Trinidad.

There are no vacant parcels designated as Visitor Services. During the adoption of the existing General Plan, it was determined that these parcels, in conjunction with others outside City limits, were sufficient to accommodate future visitor needs. However, many of the R.V. spaces in the City are now used for long-term tenancy. Trinidad Bay Trailer Courts is now designed by the California Department of Housing and Community Development as purely a mobile home park.

The City encourages tourism and supports the efforts of local businesses to ensure City revenues do not decline and that essential services for residents are provided. Most property owners within the planning area want to maintain the small-town feeling of Trinidad and support only a small increase of businesses that cater to local needs and a small to moderate increase in specialty shops catering to visitors. The City, whenever necessary, attempts to minimize adverse impacts to the small-town atmosphere caused by visitors. This is accomplished, in part, through land use regulations.

There are four large, vacant, MU designated parcels in town. These parcels include the vacant lot behind Murphy's Market, the two lots that make up the horse pasture and one to the southeast of Hidden Creek R.V. Park on the eastern edge of town. These parcels represent the primary development potential remaining in Trinidad.

Goal LU-3: Promote the economic vitality of the commercial district while maintaining the historic, civic, cultural, and commercial core of the community without marring resources, views, or rural characteristics of the area

Commercial Land Policies

LU-3.1 The City's Commercial and Mixed Use designated areas provide for a mix of local as well as tourist-related, goods and services in a manner that is compatible with surrounding land uses.

LU-3.2 Convenience shopping facilities are located near the freeway interchange. Gift shops, smokehouses, tackle shops, restaurants and other visitor related businesses can be located along primary collector streets provided they are compatible with nearby residences. The compatible blending of these types of businesses with the community enhances the seaside character of the town.

LU-3.3 Carefully analyze commercial uses with high-use sewage disposal needs as to adequacy to provide for year-round needs without impacting groundwater or increasing seepage to the bluff area.

LU-3.4 Commercial accommodations need buffers from adjacent residential areas and must have convenient access to a primary collector street.

4. Harbor Area

The Trinidad Harbor Area has had a varied and colorful history in the past, supporting first a Native American population, then furring, gold mining supply, logging, whaling and fishing. It also serves as the last safe harbor north of Humboldt Bay (20 mi. south) until Crescent City (50 mi. north). In 1946 the Hallmark family purchased the lands around the harbor and constructed a fishing pier. The commercial and fishing industry continued to increase for the next 40 years with a peak of up to 150 commercial salmon fishermen and at least 300 sport fishermen during the salmon season. In 2000 the Trinidad Rancheria purchased the property. The decline of commercial salmon fishing in recent years is due to dwindling fish stocks, increased operating costs, added government restrictions and recent listing of several salmon species on the Endangered Species list. Primary activities now are the winter Dungeness crab commercial season and summer sport fishing.

The property area is approximately 10 acres in nine individual parcels with ocean frontage both on the Pacific Ocean and Trinidad Bay. Most of the parcels are owned by the Trinidad Rancheria, but there is also a City-owned parcel as well. The site is improved with: a boat sling launcher, tackle/bait and gift shop, a pier, skiff dock and rental, water taxi service to transport boat owners to boat moorings, a vacation rental, and a restaurant. The City owns the land under the pier and mooring field to hold in trust for the people of the State. These lands were granted to the City by the State; the City leases these tidelands to the Trinidad Rancheria. The Rancheria has applied to transfer their harbor ownership into Tribal Trust. Trinidad Bay is also a State designated Area of Special Biological Significance and State Water Quality Protection Area. As such, it is subject to special discharge prohibitions and high water quality standards.

The primary use for the harbor area is to provide a working harbor for commercial and sport fishing. Recreational boating and public coastal access are also priority uses.

Care needs to be taken to ensure that permitted uses do not conflict with each other and do not detract from the primary and historic use of the area as a fishing port. Some of the current recreational uses include sea kayaking, sailing, pleasure boating, and whale watching. Public access to the coast is available throughout the harbor area, providing continued public access and parking to adjacent beaches, trails, the pier, and Trinidad Head, as well as boat launching to Trinidad Bay.

The harbor area experiences significant congestion at times. The congestion is most severe on summer weekends when ocean conditions are favorable for boating, but can occur throughout the year when the weather is nice or special events occur. This indicates that there is not a lot of potential for additional development in the Harbor Area without further impacting parking. The number of people visiting Trinidad Harbor puts a strain on other services that are provided there, including maintenance of the public restrooms and refuse management. The parking, restrooms and public access to the shore and trails are all provided free to users.

People in Trinidad are generally strongly opposed to any kind of offshore energy development as well as onshore support facilities. Opinions regarding aquaculture development are more mixed.

Being the only low-lying area in the City, the Harbor Area is the most at risk from tsunamis and sea-level rise. A tsunami siren has been installed in the Harbor Area as well as signage indicating the tsunami hazard zone. The City and other agencies and organizations provide public educational materials for residents and visitors on what to do if an earthquake or tsunami occurs. Because of uplift occurring in the Trinidad area, sea level rise is not expected to inundate large areas, with a maximum projection of about 30 cm by 2065. Sea level rise is more of a threat to bluff stability through increased wave action and toe erosion. Both sea level rise and tsunamis are also discussed in the Public Safety Element.

Goal LU-4: Encourage a mixture of commercial fishing, recreational boating and fishing, mixed coastal dependant / compatible commercial and visitor-serving uses consistent with coastal access policies while protecting the Trinidad Head ASBS.

Harbor Area Policies

LU-4.1 Coastal-dependent and coastal related uses are given priority in the harbor area.

Program LU-4.1.1 Limit non-coastal-dependent / non-coastal-related uses, including visitor-serving uses, to a total of twenty-five percent (25%) of the developed land in the harbor area.

LU-4.2 Ensure any intensification or addition to existing uses proposed in the harbor area is accommodated with adequate sewage disposal, water, parking, access

and other public services. The property owner is encouraged to create a long-range plan for the orderly development of the Harbor Area into the future.

Program LU-4.2.1 As part of an application for any intensification or addition to existing uses, require the property owner to identify suitable leach field reserve areas for septic systems for existing and future uses or show proof that the existing system is adequate. Protect existing and reserve leachfield areas from adverse activities and development.

Program LU-4.2.2 Prior to approval of an application for any intensification or addition to existing uses, require the property owner to identify and offer to dedicate areas reserved for public access to the pier, Launcher Beach, Trinidad Beach, Trinidad Head and public trails as necessary and appropriate to protect public access.

Program LU-4.2.3 As part of an application for any intensification or addition to existing uses, require the property owner to identify suitable public parking for public access to all of these areas. Provide a minimum thirty-five public parking spaces overall, in addition to that necessary for on-site uses.

Program LU-4.2.4 The property owner, with coordination of the City, should enter into a water service agreement for the provision of additional services necessary for future coastal-dependent and coastal-related uses as allowed by the general plan designation prior to approval of any intensification or addition to existing uses.

LU-4.3 Parking and congestion have increased dramatically over the past few years. Develop a parking plan to accommodate all the uses in the harbor area with an emphasis on coastal access. Offsite parking within walking distance and/or shuttle service may be appropriate.

LU-4.3 The Harbor area is intended to be retained and managed under one ownership. Intensification or addition to existing uses in the harbor area will require merger of existing lot lines. Subdivision is only allowed for lease purposes or public access dedications.

LU-4.4 Commercial fishing has special needs, and other uses should not detract from these facilities.

LU-4.5 Public launching facilities are recognized as an important aspect of the harbor area. These facilities are to be kept in working order in conjunction with other allowable uses in the Harbor designation.

LU-4.6 The property owner is encouraged to provide an improved, safer, method for refueling boats than the current hand carrying method. The fueling system shall include an emergency response plan in case of a fuel spill.

LU-4.7 The property owner is also encouraged to construct a non-discharging fish-cleaning station.

LU-4.8 Dredging or filling of coastal waters is to be consistent with provisions of Coastal Act 30233 limiting development to, among other requirements, new or expanded commercial fishing facilities, maintenance of previously dredged depths in the harbor, and public recreational piers.

LU-4.9 Ensure new development and additions to existing development within the Harbor Area are evaluated for potential impacts to the Trinidad Head ASBS and that any impacts are mitigated to the maximum extent feasible.

LU-4.10 Onshore support facilities for off-shore energy development are not consistent with commercial and sport fishing, tourism, community residential uses or the environmentally sensitive habitats of Trinidad, and as such, are not allowed. The City also opposes offshore energy development that could interfere with commercial or sport fishing or pose a rise to coastal resources.

LU-4.11 Ensure that any aquaculture facilities proposed within the Harbor Area do not interfere with existing recreational boating facilities and existing coastal-dependent industry, including fishing or with the public's right of access to the sea and that any aquaculture development protects the water quality and ecological integrity of the Trinidad Head ASBS.

Program LU-4.11.1: Most types of aquaculture would not be appropriate in Trinidad due to the discharge prohibition into the ASBS and for the potential to negatively impact fishing and recreation in Trinidad's small harbor. Should aquaculture be proposed, the City will work closely with other regulatory agencies, including the SQRCB and Coastal Commission to review any permits.

5. State and Federally Owned Lands

For Trinidad's small size, it has a high proportion of State and other publicly owned lands. State lands within City Limits include Trinidad Beach State Park, Trinidad School and playing field, the Humboldt State University Telonicher Marine Laboratory and the underwater portion of Trinidad Harbor; CalTrans owns and manages Hwy 101 and the interchange right-of-way. Some of these State properties are still subject to the City's Local Coastal Plan and approval of Coastal Developments Permits by the City (including the State Park, Elementary School and CalTrans right-of-ways). Federal lands include the Coast Guard facility (lighthouse), and National Oceanographic and Atmospheric Administration (NOAA) weather station on Trinidad Head. In addition, the Trinidad Rancheria (Bureau of Indian Affairs) is located adjacent to the City on the southeast, and the BLM manages the offshore rocks as the California Coastal National Monument. The 13-acre Coast Guard property on the southern end of Trinidad Head

was recently transferred to the Bureau of Land Management (BLM). And that land has now been included in the California Coastal National Monument.

State and Federal agencies may acquire, develop, manage, or dispose of land and make land use decisions. Such activities can have a major effect on local development. Local jurisdictions such as Humboldt County, Trinidad Rancheria, and the Trinidad Union School District also manage land and make land use decisions affecting the City. Figure 2 shows where existing governmental facilities and land holdings are located. It is in the City's best interest to work cooperatively with those agencies that manage land in and around the City to further community goals. The City will seek to acquire any land within City Limits that may be disposed of by an agency if such acquisition will benefit the City.

The property owners in the City have opposed acquisition of residential areas for expansion of HSU's Telonicher Marine Laboratory at the west end of Edwards Street. State properties are exempt from paying property taxes so additional property acquisition by State agencies would also mean a gradual erosion of the City tax base, and it would affect the residential character of the town. Further, Section 30519(b) of the Coastal Act reserves CDP authority over State University lands in the Coastal Zone to the Coastal Commission rather than the local LCP. The Marine Laboratory is an important asset to the community for teaching, research and exhibits and is a partner with the City to achieve marine resource goals, but should not be allowed to reduce the importance of, or adversely affect, the fishing industry or the residential community.

Goal LU-5: Ensure that State owned lands are managed such that they are compatible with, and do not detract from Trinidad's coastal village character.

State and Federally Owned Lands Policies

LU-5.1 Development on lands of Trinidad State Beach and Trinidad School playing field, and any other State properties within City Limits, except the Telonicher Marine Lab, are subject to coastal development permit / design review approval from the City as required by the CA Coastal Act and the City's certified Local Coastal Program. In lieu of individual development proposals, the City may approve an appropriate Management Plan addressing specific future development activity on those lands.

LU-5.2 Work with federal agencies owning and managing property within the City to ensure appropriate consultation and coordination with the City.

D. DEVELOPMENT OUTSIDE OF CITY LIMITS

Land use decisions outside City limits affect the City in a variety of ways. Traffic and upstream pollution or disturbance are good examples. Land use designations differ from City designations in the lands under County jurisdiction surrounding the City. Since the

City's Planning Area is under Humboldt County jurisdiction, the land use categories shown in Figure 4 correspond to the existing Humboldt County General Plan (Framework Plan 1984). Note that these land use designations may change as a result of the current update of the County General Plan. There are four different areas outside the City that have been designated based on their relationship to City Planning.

The first and the smallest of these designations is the Sphere of Influence, which represents the area where the City has the capacity to provide services and that is anticipated to possibly be annexed in the future. The next is the City's Service Area, which is defined as the area that the City currently does and potentially may provide water service. The third, and largest, area is the Planning Area. The Planning Area encompasses those areas that bear a relationship to City land use and planning in terms of resource use, land use, traffic, community, etc. In addition, there is an Urban Limit Line that limits intensive growth, which some of the following policies are based upon.

1. Sphere of Influence

As mandated in Government Code § 56425, "the Local Agency Formation Commission (LAFCO) shall develop and determine the sphere of influence of each governmental agency within the county. Sphere of Influence means a plan for the probable ultimate physical boundaries and services of a local government agency. The Sphere of Influence, after adoption, shall be used by the commission as a factor in making regular decisions on proposals over which it has jurisdiction." The Sphere of Influence boundary will be determined based on the City's "Master Service Element" that indicates capabilities and management of all services provided by the City (or district). A Municipal Service Review for the City of Trinidad was prepared by LAFCO in 2008 without City review. These elements need updating in order to be used to formulate Sphere of Influence boundaries and dictate how and when land is developed around the City. The Sphere of Influence report is to be updated every five years.

The purpose of the Sphere of Influence is to promote orderly, regulated growth that best represents the desires of the community. It is intended to represent the anticipated physical boundaries and service area of the City for the next twenty years. Trinidad adopted a sphere of influence in 1984, but only a very small portion has actually been annexed into City Limits since that time. There has been a strong indicated desire on the part of Trinidad residents to maintain the compact urban form of Trinidad. Some residents outside City limits have also expressed an aversion to being annexed into City limits. Benefits to the City from annexation include additional land use control, and potential increase in property tax revenue. In particular, annexation would allow the City to expand its OWTS program and increase protection of the Trinidad Head ASBS. It has also been suggested that annexation would benefit the City by increasing the population base for running a City government. One of the main advantages to residents of being annexed would be the provision of City services, particularly water. At this time, Trinidad's Sphere of Influence is relatively small. A minimal population growth projected for the City and the adjacent areas as well as the restrictive nature of the land use

policies contained in this Local Coastal Plan will help preserve the community's character.

Goal LU-7: To provide and maintain clear boundaries and policies for considering the future expansion of Trinidad

Sphere of Influence Policies

LU-7.1 Depending on service capacity, define the City's Sphere of Influence to include the City's water service connections, as well as all properties adjacent to the City's trunk line and those properties that are not zoned for timber production within the Luffenholtz and Mill Creek watersheds. The watersheds are to be included to provide direction and oversight on land use decisions that affect the City's Water Supply, including OWTS management. (CIRC-12.6)

LU-7.2 Consider expanding City services to areas outside City limits only if it can be done without significantly increasing the costs to residents within City limits, or if it is a public health emergency; annexation is a prerequisite for any service expansions.

LU-7.3 Consider annexations if it can be proven that they are economically, environmentally, politically or otherwise advantageous to the City.

2. City Service Area

"City Service Area" refers to those areas that will receive all, or a major portion of the urban services (water, police protection, road maintenance, cemetery operation, fire protection, and planning and zoning) that are provided by the City. Of the aforesaid services, water supply and distribution, and the absence of sewage collection and disposal facilities, are the major determinants of the urban form and density of development in the City. Luffenholtz Creek is small, and has only limited capacity to provide additional domestic water. The City's water plant also has limited storage and treatment capacity, but is continually being upgraded as funding allows. The Service Area boundary is based on the areas currently connected to City water. In addition, a commercial area to the north has been included based on potential future need of City water. The Service Area could become a Service District in the future, with greater powers, and separate governing board. Please see the Public Services section of the Circulation Element for additional information.

Goal LU-8: Manage City services to the maximum efficiency and benefit for residents as well as those outside City limits where appropriate.

City Service Area Policies

LU-8.1 The City is responsible for periodically assessing the capacity of Luffenholtz Creek to provide domestic water, including existing and potential riparian

rights and groundwater wells. Upgrades to the City's water plant to improve efficiency, water quality and storage capacity will be completed as funding becomes available.

LU-8.2 If capacity and / or storage is adequate, study the feasibility of forming a Water District that includes the area to the east and southeast of the City on either side of the freeway, where some properties are already connected to the system, to allow for additional connections outside the City, as the system allows. Eventual annexation should be considered. An 'annexation agreement' (agreeing not to object to future annexation) with the City is a minimum requirement for providing any new connections outside of City limits. Areas to the north of the City should be part of such a district if services are to be provided there in the future. (CIRC-12.4)

LU-8.3 The existing commercial area on the west side of Patrick's Point Drive south of Anderson Lane and the area on the east side of Patrick's Point Drive north to the CalFire (CDF) station property should be included in the City service area / water district to allow for future consideration of water service. Annexation, or an annexation agreement, is a requirement for water service expansion, unless it is already part of a services district. (CIRC-12.6)

3. Planning Area

Government Code § 65300 provides that a City consider areas outside the City limits that have a bearing on planning for the City. The City of Trinidad has determined that activity affecting twelve coastal watersheds is the area of critical importance; therefore, it is in the interest of Trinidad to play a more active role in the decision-making processes involving land located within these watersheds, and to include them in the planning area. Trinidad has adopted this watershed based approach to planning due to particular concerns about water supply, pollution, and impacts on coastal resources; activities that occur in the upper watershed can affect downstream resources.

The designated Planning Area delineated in the previous General Plan defines an area in which the City has interests outside of its City limits and its Sphere of Influence boundary. The Planning Area might affect the City in ways such as increased circulation, impacts on water quality, or economic provisions. The designation of a planning area may be in the interest of establishing cooperation efforts with other surrounding jurisdictions, landowners or interest groups, including Humboldt County, State Parks, Trinidad Rancheria, Green Diamond Resource Co. Westhaven Community Services District, etc... This area also includes the area of interest of the Trinidad Bay Watershed Council. By adopting this specific Planning Area, the City defines the area where land use decisions affect Trinidad. Figure 3 shows the existing and proposed Planning Area.

The proposed Planning Area is more centered on the greater Trinidad-Westhaven community. The Luffenholtz Creek drainage basin was included because it is the watershed for the City water supply and serves parcels adjacent to it and along the main line extension. Residential areas west of the freeway up to the Seawood

interchange are included because they rely on the Trinidad area for commercial services and include visitor accommodations and facilities that support the local tourist and fishing activity. The forest area east of the freeway is included to ensure consideration of the potential impacts of activities to these coastal watersheds. The entire Planning Area, outside of City limits, is within Humboldt County jurisdiction.

The County has recently revised its General Plan and a revision of the County Zoning Ordinance Map will follow. This will update the County's Framework Plan (1984). The Trinidad Area LCP will also need to be updated for the coastal zone. The current County General Plan provides for specific designations throughout the planning area. Most of the Trinidad General Plan land use recommendations are consistent with present county designations (1984 Framework Plan). The reader is also referred to the County's Current General Plan and LCP for discussion of the Urban / Rural areas and policies or findings that apply for development in the areas outside the City but within the City's Planning Area.

Goal LU-9: Ensure the protection of the coastal watersheds, natural and community resources and the quality of life in and around Trinidad.

Planning Area Policies

LU-9.1 Assess impacts of development within the entire planning area when considering large projects and regional issues

Program LU-9.1.1: Adopt a watershed based approach to land use planning that accounts for the impacts of development on an entire watershed, not only the individual parcel or activity. Respond to County application referrals based on watershed impacts and encourage the County to do the same for City projects. (CONS Principle A)

LU-9.2 Comment on relevant projects located within the Trinidad Planning Area that could impact the City based primarily on goals and policies found throughout this General Plan and any specific or unusual circumstances.

Program LU-9.2.1: Provide comments and input during any revisions of the County's General Plan that may affect the Planning Area any future adoption of implementing ordinances, and any other agency's or organization's long range plan for that includes land within the City's Planning Area. Seek to have such plans recognize impacts that could occur to the City as a result of inappropriate changes that occur in the City's Planning Area.

Program LU-9.2.2: Review development projects in the County, including timber harvest plans, that may affect Luffenholtz Creek, Mill Creek and other Planning Area watersheds and provide comments to regulatory agencies emphasizing the need to protect water quality and quantity. Consider consistency with all relevant policies in the City's General Plan, particularly those found under Planning Area,

Conservation and Water Quality, and the objectives of the Trinidad-Westhaven Integrated Coastal Watershed Plan.

Program LU-9.2.3: Monitor land use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects that may have adverse impacts on creek water quality and quantity.

LU-9.3 Encourage coordination efforts between Trinidad officials and surrounding jurisdictions and landowners in order to address concerns about development projects that affect the Trinidad Planning Area and the Trinidad Head Area of Special Biological Significance / State Water Quality Protection Area.

Program LU-9.3.1: Request notification from responsible agencies (CDF for THPs, ACOE for fill or discharge permits, CALFIRE, PG&E, etc.) whenever possible regarding activities that will occur within the City's Planning Area. Inform responsible agencies of the types of projects that could have impacts on the water quality of the water resources of the Planning Area.

Program LU-9.3.2: Maintain open communication with the Trinidad Rancheria, and encourage the Rancheria to keep the City informed of upcoming projects by providing pertinent background information and studies related to such projects and allowing the City to provide early input on development proposals that could impact the City.

LU-9.4 The City designates both the Luffenholtz Creek and Mill Creek watersheds as "Critical Water Supply Areas," recognizing that these watersheds areas are primary water sources and limited in area so that current development makes the streams susceptible to a potential risk of contamination to the water supply from development activities. (see CONS-1e.3)

Program LU-9.4.1: Work with the County to ensure that the County designates Luffenholtz Creek and Mill Creek watersheds as "Critical Water Supply Areas" thereby providing increased scrutiny of and special protections from land use activities as defined in the Humboldt County Framework Plan and the Trinidad General Plan.

Program LU-9.4.2: Designate properties within a "Critical Water Supply Area" "Special Environment" to minimize further subdivision and reduce potential adverse land use densities until such time that improvements are made to the water supply system so that it is not so sensitive to land use impacts. Existing lots within the watershed may be considered suitable for single-family residence provided the septic tank system is carefully designed and installed to preclude pollution of the stream, and requires periodic inspection by and fees paid to the County Environmental Health Department.

LU-9.5 Develop and maintain an open relationship with landowners within the Planning Area, particularly those in Luffenholtz Creek, in order to facilitate landowner awareness of the need for water quality protection.

Program LU-9.5.1: Pursue adoption of a public education program regarding pesticides and other hazardous chemical, and when feasible, enter into a non-binding Memorandum of Understanding, or other agreement with property owners within the “Critical Water Supply Area” to minimize the use of these chemicals and reduce contamination of water supplies.

Program LU-9.5.2: Support the efforts of the Trinidad Bay Watershed Council to improve water quality in the Planning Area. Designate a City representative to participate in the Watershed Council meetings and other activities to the extent practicable.

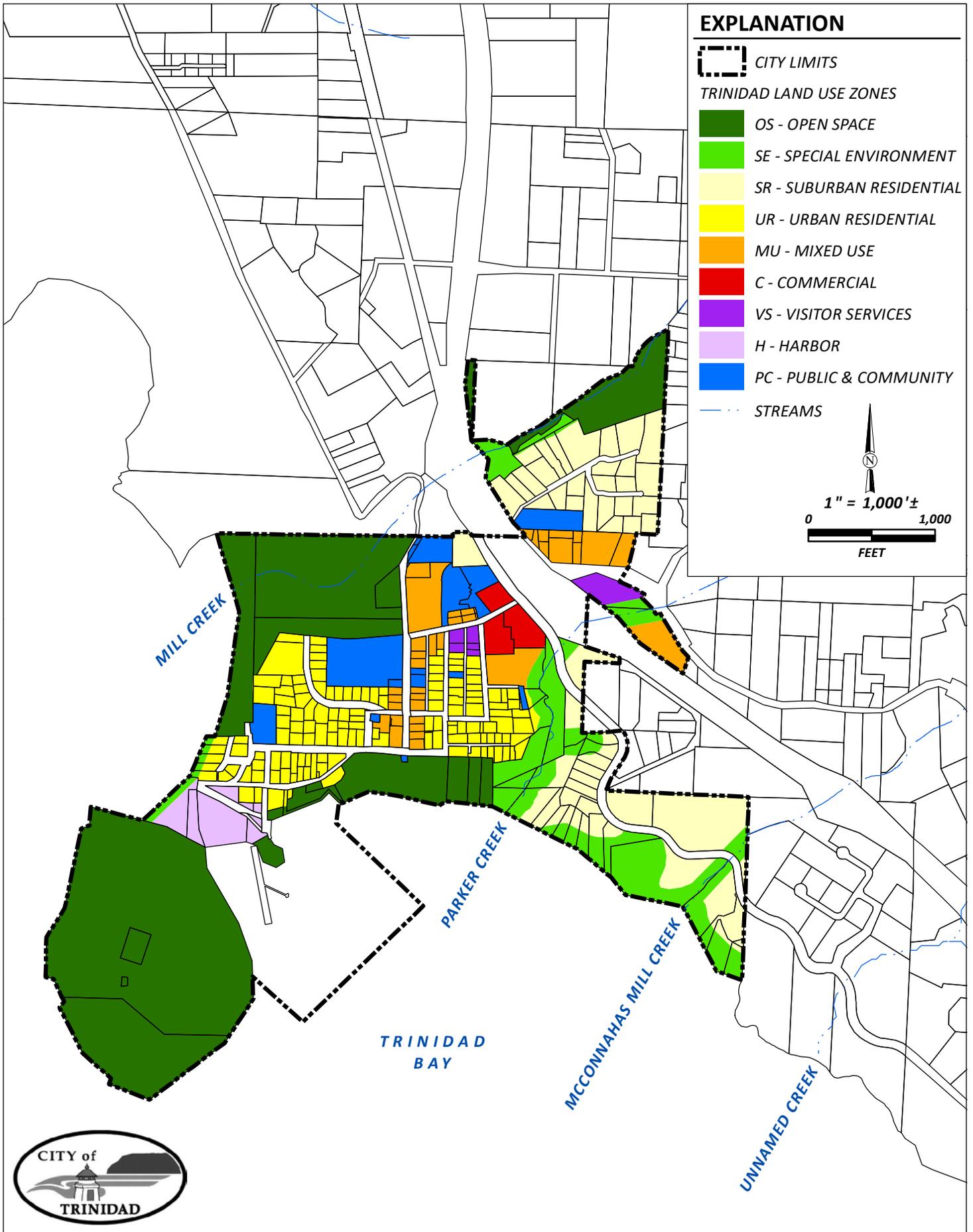
LU-9.6 Encourage responsible septic system use and installation within the Planning Area.

Program LU-9.6.1: Pursue grant funding to monitor and implement projects within the City’s entire Planning Area to reduce pollution from onsite wastewater treatment systems. Encourage Humboldt County to participate to the maximum extent possible. Project goals include determining what areas and which onsite wastewater treatment systems are contributing the most pollution and offering financial incentives or other assistance to help landowners fix problems. The City and County should consider the feasibility and desirability of forming a Septic Maintenance District from Trinidad to Moonstone. (PUBL-18)

LU-9.7 Preserve economically viable timber stands for use as commercial timber while protecting water quality, special status species and sensitive habitats (Goal CONS-8).

LU-9.8 Provide a geographically distributed inventory of mining sites protected from incompatible land uses, permitted and operated to prevent significant environmental impacts and to satisfy long-term demand for mineral resources and construction materials (Goal CONS-11).

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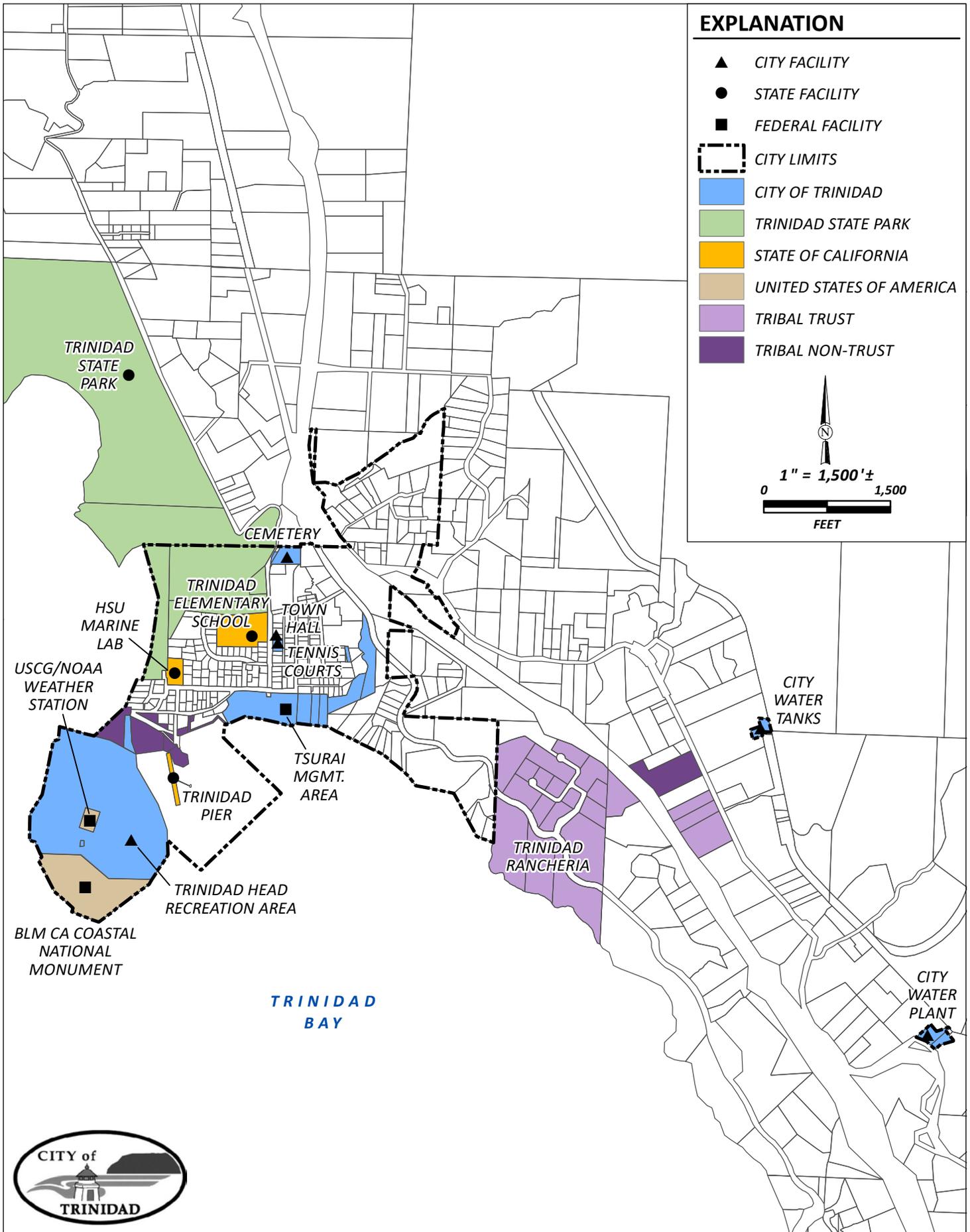
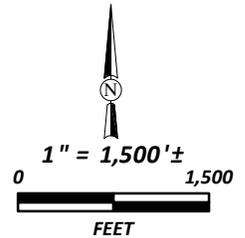
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 Consulting Engineers
 & Geologists, Inc.

City of Trinidad
 General Plan
 Trinidad, California
 August 2018

Land Use Designations
 Trinidad General Plan (DRAFT)
 SHN 016105.006
 Figure 1

EXPLANATION

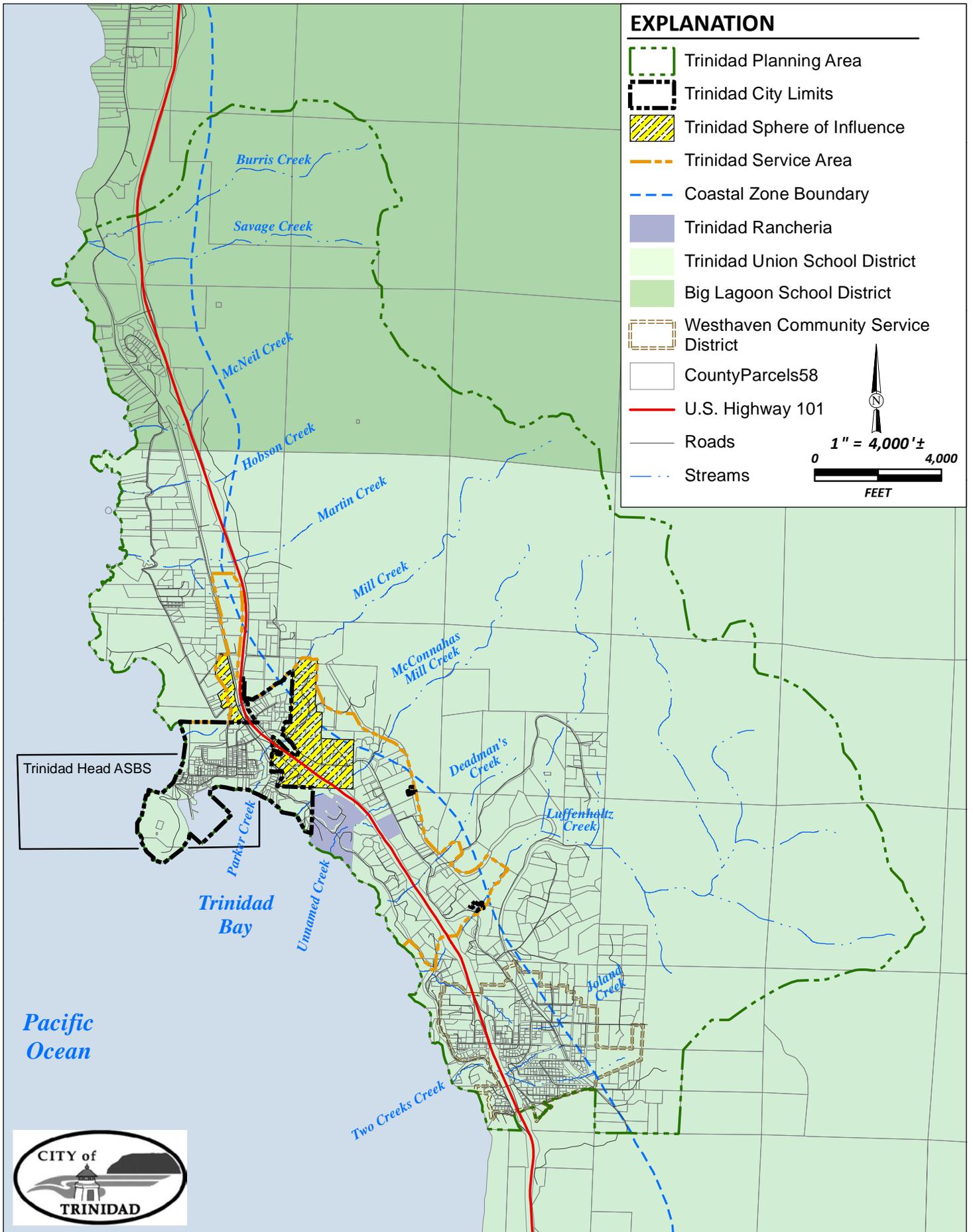
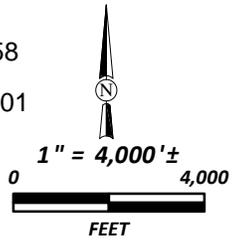
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EXPLANATION

-  Trinidad Planning Area
-  Trinidad City Limits
-  Trinidad Sphere of Influence
-  Trinidad Service Area
-  Coastal Zone Boundary
-  Trinidad Rancheria
-  Trinidad Union School District
-  Big Lagoon School District
-  Westhaven Community Service District
-  CountyParcels58
-  U.S. Highway 101
-  Roads
-  Streams



Trinidad Head ASBS

Pacific Ocean



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SHN
Consulting Engineers
& Geologists, Inc.

City of Trinidad
General Plan
Trinidad, California

August 2018

Planning Area
Trinidad General Plan (DRAFT)
SHN 016105.006

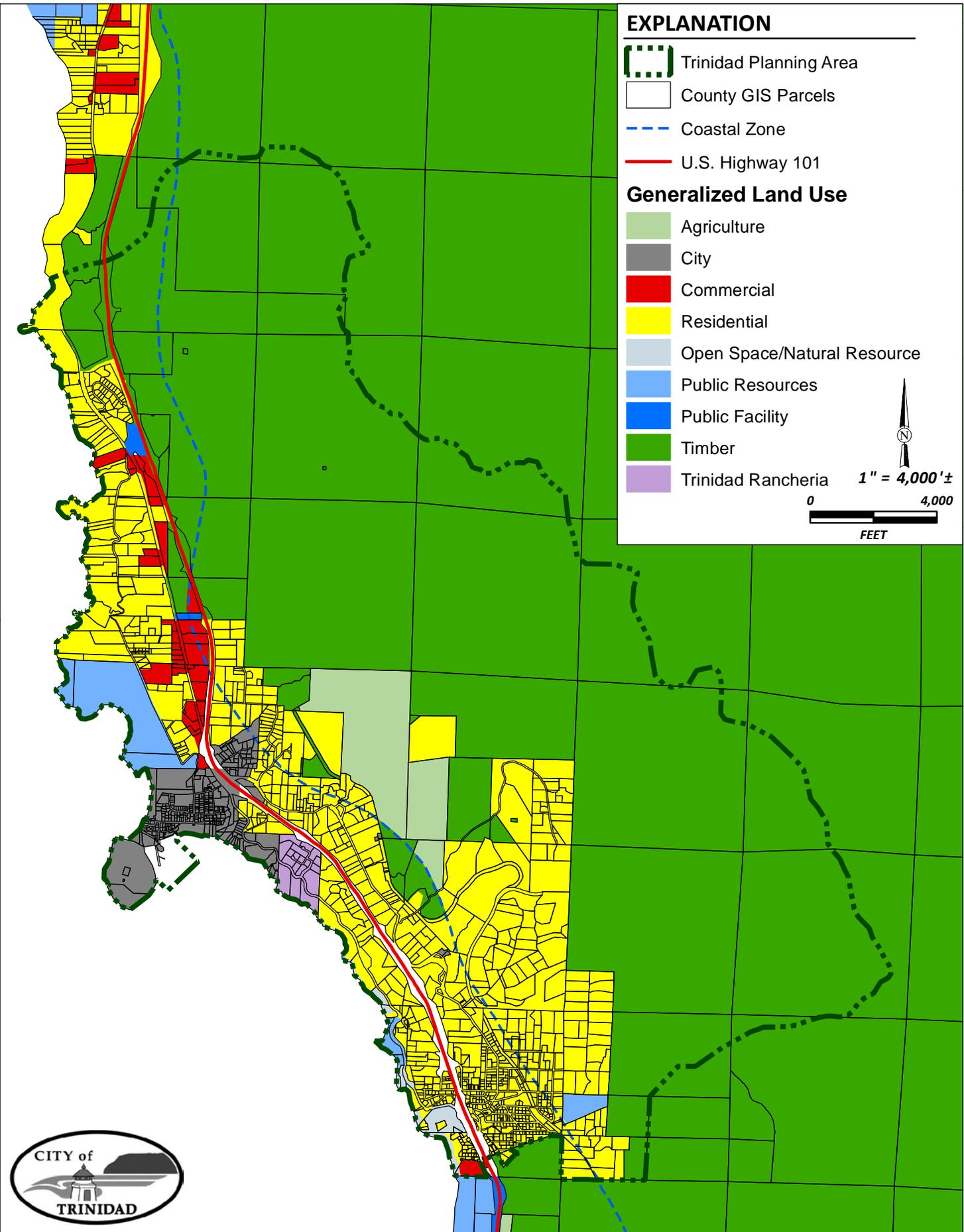
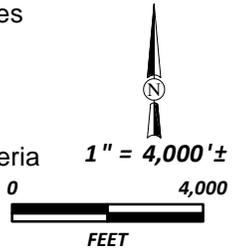
Figure 3

EXPLANATION

-  Trinidad Planning Area
-  County GIS Parcels
-  Coastal Zone
-  U.S. Highway 101

Generalized Land Use

-  Agriculture
-  City
-  Commercial
-  Residential
-  Open Space/Natural Resource
-  Public Resources
-  Public Facility
-  Timber
-  Trinidad Rancheria



City of Trinidad
 General Plan
 Trinidad, California

Land Use Outside City Limits
 Trinidad General Plan (DRAFT)
 SHN 016105.006

August 2018

GP2018_Fig4_LandUseOutsideCity

Figure 4

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