

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 8th STREET SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960



F8a

LCP-1-TRN-19-0041-1 (REINMAN REZONE)

JULY 10, 2020

EXHIBITS

Table of Contents

Exhibit 1 – Regional Location Map

Exhibit 2 – Vicinity Map

Exhibit 3 – Site Map

Exhibit 4 – Existing Land Use Designation and Zoning

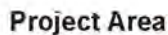
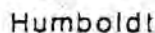
Exhibit 5 – Proposed Land Use Designation and Zoning

Exhibit 6 – Average and Peak Daily Water Use by Land Use Zone, 2018 to 2019

Exhibit 7 – City of Trinidad Letter Dated 2/26/20 Addressing Services Capacity Scenarios

Exhibit 8 – City's Adopted Resolution of Transmittal of LCP Amendment

Exhibit 9 – Adopted Ordinance for Rezone



LCP Amendment No.
LCP-1-TRN-19-0041-1
(Reinman Rezone)

REGIONAL LOCATION MAP

LOCATION MAP



A horizontal scale bar with markings at 1, 0, 1, and 2. Below the bar is the word "miles".



County of Humboldt

Looking North



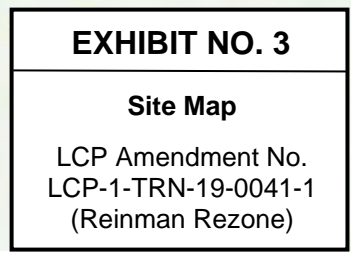
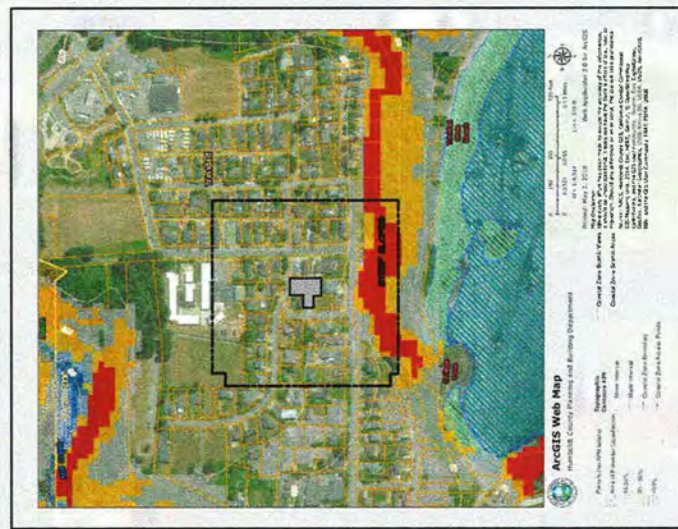
Looking East



EXHIBIT NO. 2

Vicinity Map

LCP Amendment No.
LCP-1-TRN-19-0041-1





**Environmental
Research
Consultants, Inc.**
JULY 1978

MAP SOURCE: HONOLULU COUNTY
1995 SON'S MAPS AND COUNTY
PLANNING DEPARTMENT MAPS

SCALE: 1/4 INCH = 1 MILE

0 1/4 1/2 3/4 1 MILE

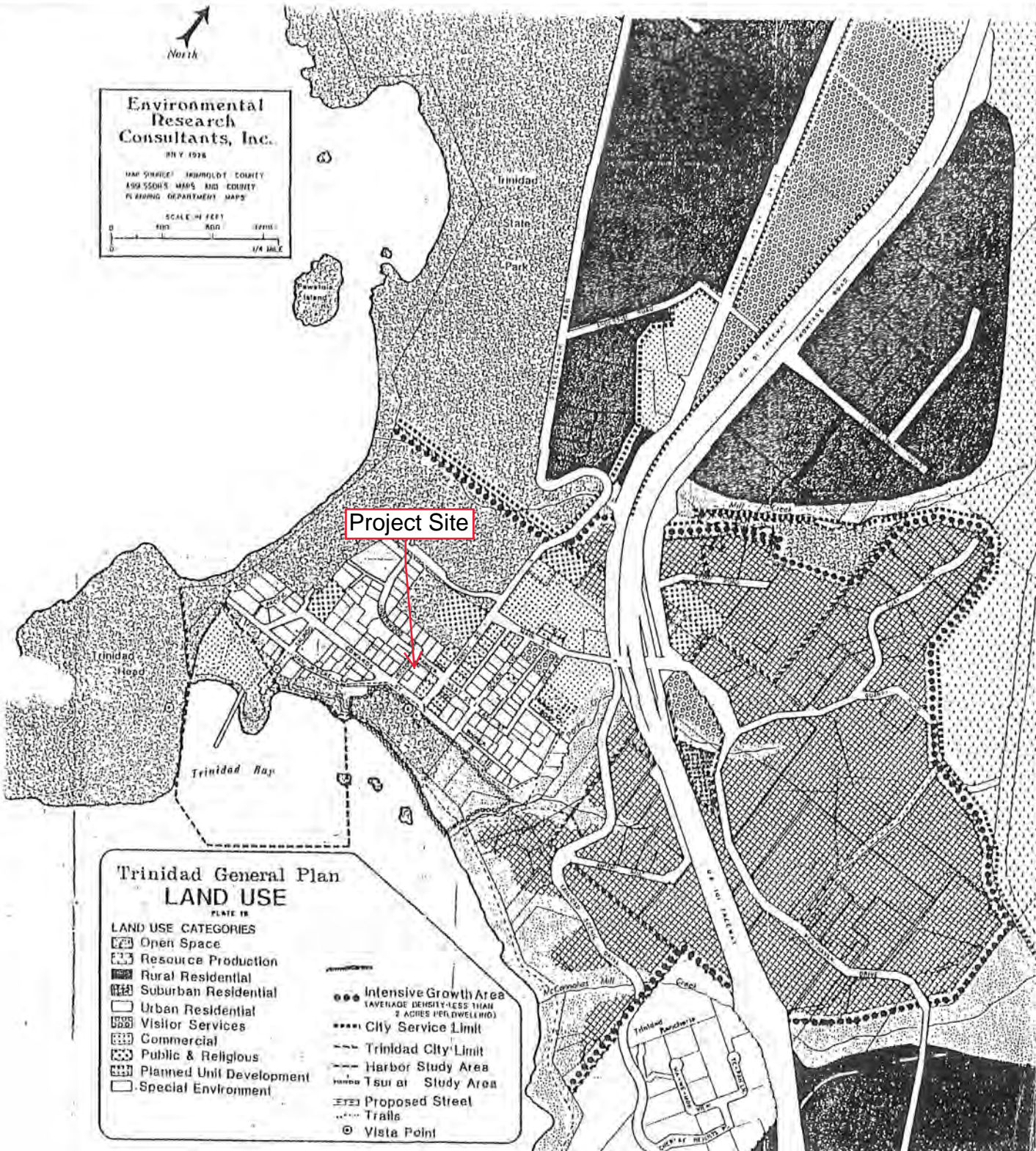
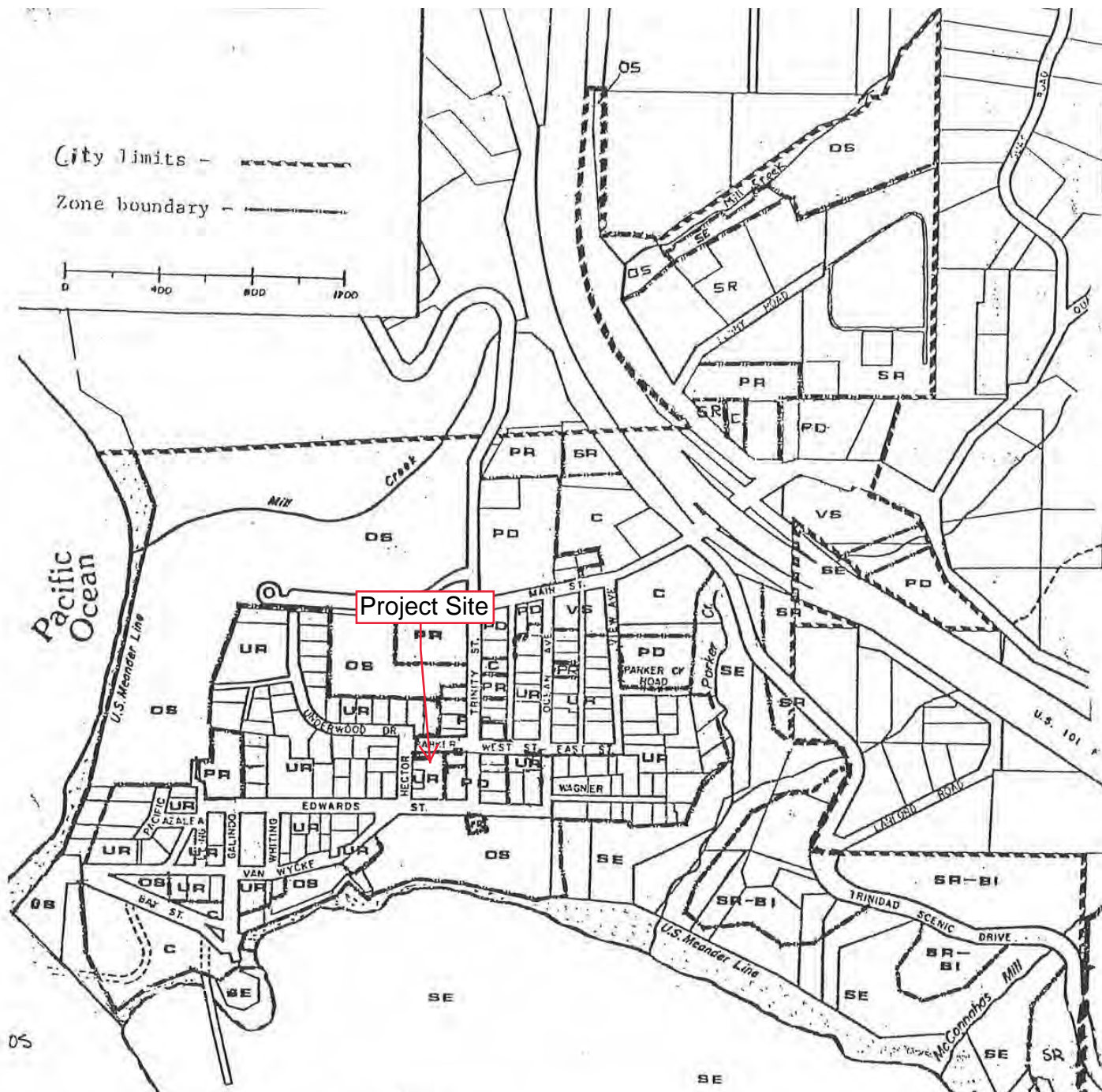


EXHIBIT NO. 4

**Existing Land Use
Designation and Zoning**
LCP Amendment No.

LCP-1-TRN-19-0041-1



TRINIDAD ZONING MAP

Symbol	Principal Zones
OS	Open Space
SE	Special Environment
SR	Suburban Residential
UR	Urban Residential
PD	Planned Development
VS	Visitor Services
C	Commercial
PR	Public & Religious

Sec. 3.04 as certified
Sec. 17.12, O40 as codified

Combining Zones	Symbol
Special Building	
Site - 1 acre	-B1
2 acres	-B2
5 acres	-B5
Mobilehome	-MH

Exhibit A:
Enlarged portion of the Trinidad Land
Use Map showing Reinman 2018-01:
General Pan / Zoning Map Amendment

EXHIBIT NO. 5

**Proposed Land Use
Designation and Zoning**
LCP Amendment No.
LCP-1-TRN-19-0041-1
(Reinman Rezone)



**Trinidad General Plan
LAND USE**

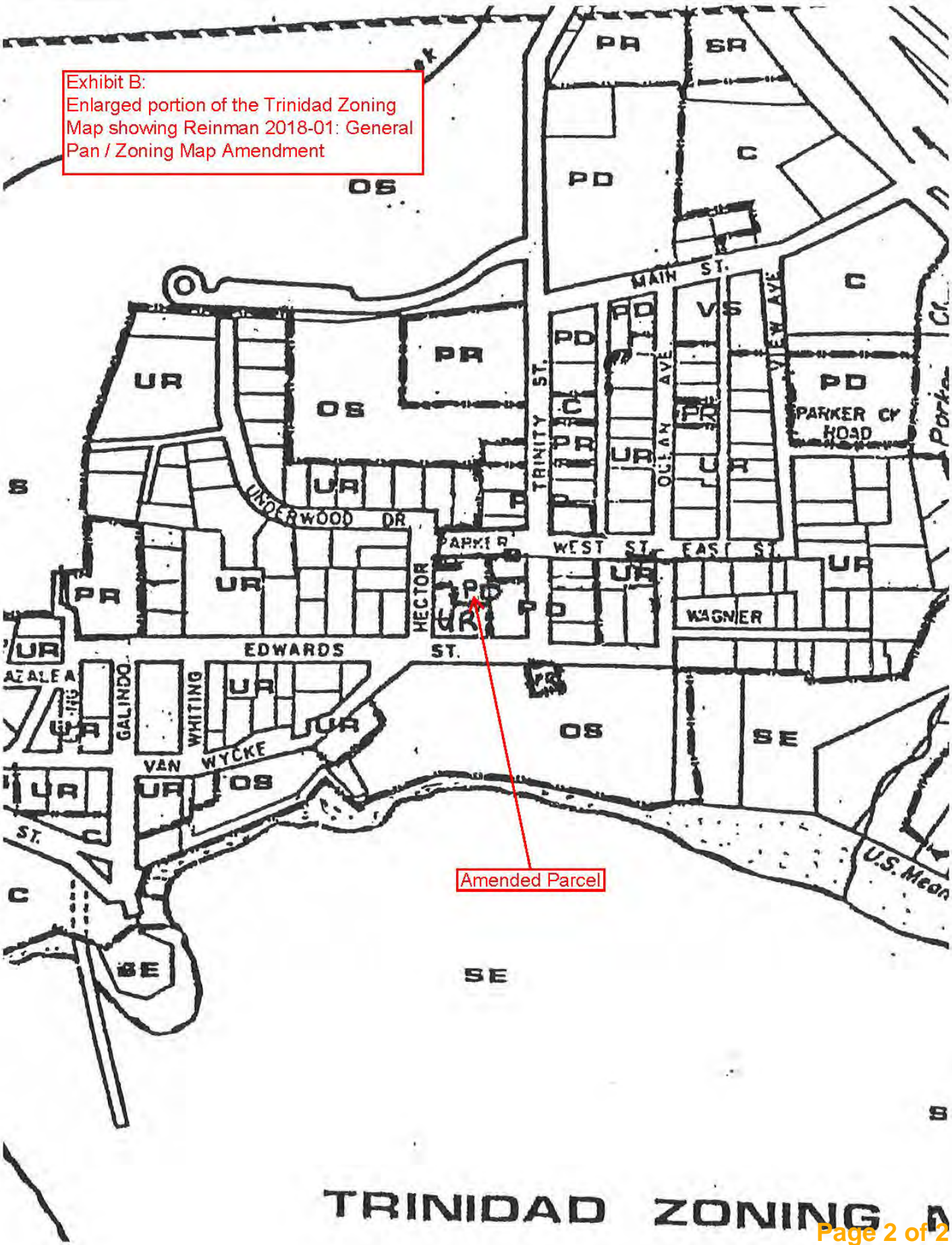
PLATE 1B

LAND USE CATEGORIES

- Open Space
- Resource Production
- Rural Residential
- Suburban Residential
- Urban Residential
- Visitor Services
- Commercial
- Public & Religious
- Planned Unit Development

- Intensive Growth Area
(AVERAGE DENSITY-LESS THAN
2 ACRES PER DWELLING)
- City Service Limit
- Trinidad City Limit
- Harbor Study Area
- Tsurai Study Area

Exhibit B:
Enlarged portion of the Trinidad Zoning
Map showing Reinman 2018-01: General
Pan / Zoning Map Amendment



For projecting build-out demand, water use by land use is the best predictor. Table 1 shows total and average water use (gpd) by zoning designation in the City. It should be noted that anomalous data, such as a large water leak, can skew the results for some zones or months. Other factors can also affect the results. For example, the highest water user in the Public and Religious (PR) zone is Trinidad Elementary School. Since school is not in session in the summer, their water use is lower than average during that time, and, the peak usage in the PR zone is in September (274 gpd) when the school year begins. Note that the average shown for the Visitor Services (VS) zone divides the total volume by two, because there are two RV parks. However, Trinidad Bay Trailer Courts has three accounts, so average water use by account would be much lower.

Table 1. Average and Peak (July) Daily Water Use by Land Use Zone.

Zone	Total gpd ¹ (annual avg.)	Avg. gpd (per account)	Total Peak gpd (July average)	Avg. Peak gpd (per account)
C	6,047	403	10,511	692
VS	2,717	1,358	3,145	1,572
PD	3,361	140 ²	5,643	235
PR	1,490	166	1,475	191
SR	6,045	163 ²	7,653	211
UR	16,665	128	29,364	226
Total	36,325		57,779	
1. gpd: gallons per day 2. Removing one anomalous water user or large leak would substantially change this average.				

Source: SHN Consulting Engineers. August 2019. Water Demand Assessment.
Projections for Build-out Within the City's Service Area. City of Trinidad, California.

EXHIBIT NO. 6

Average and Peak Daily Water Use by Land Use Zone, 2018 to 2019

LCP Amendment No.

LCP-1-TRN-19-0041-1

(Reinman Rezone)

**EXHIBIT NO. 7****City of Trinidad Letter Addressing
Services Capacity Scenarios**

LCP Amendment No.

LCP-1-TRN-19-0041-1

(Reinman Rezone)

February 26, 2020

Tamara Gedik
Coastal Program Analyst
North Coast District Office
California Coastal Commission
1385 Eighth Street, Suite 130
Arcata, CA 95521

Re: Letter dated September 25, 2019 re: Local Coastal Program Amendment Application
No. LCP-1-TRN-19-0041-1.

Dear Tamara,

Thank you for your continued review of and comments on the above referenced LCP amendment application to change the zoning and land use plan designations from Urban Residential (UR) to Planned Development (PD) at 651 Parker Street, Trinidad (APN 042-042-017). Your September 25, 2019 letter requested additional information in order to complete the application in conformance with Section 30510 of the Coastal Act and to assist you in preparing a recommendation for the Commission. Supplemental information and responses are provided below. We have communicated several times since the above letter was written in order to clarify the issues. I hope that the below response provides the remaining information that you need to continue processing this application.

General

The City would like to emphasize that, while the PD zone accommodates a wide variety of uses, it does not have any principally permitted uses. Every new or changed use requires approval of a use permit and CDP from the City. The required use permit findings (Trinidad Zoning Ordinance (TZO) §7.09, listed below) provide the City a lot of discretion in determining what uses are appropriate for the lot and at what level of intensity.

There has not been much development pressure in Trinidad over the past several decades. Trinidad has 25 parcels that are designated and zoned PD, including four very

large lots that have remained undeveloped since the LCP was certified in 1980. Projects in the PD zone in the last 20 years include one new (replacement) residence, 4 residential remodels/additions, and 3 changes in businesses. Therefore, there would not be a strong expectation that this lot would experience additional development pressure with the change in designation and zoning.

Conditional use permit findings.

A conditional use permit may be granted for any use listed as a conditional use in the applicable zone if the facts establish and written findings are adopted showing:

- A. That the proposed use at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and*
- B. That such use as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:*
 - 1. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*
 - 2. The accessibility and traffic pattern for persons and vehicles, and the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;*
 - 3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;*
 - 4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and*
- C. That such use or feature as proposed will comply with the applicable provisions of this title, will be consistent with the policies and programs of the general plan and will assist in carrying out and be in conformity with the Trinidad coastal program; and*
- D. 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; and*
- E. When the subject property is located 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 tide line where there is no beach, whichever is the greater, that:*
 - 1. The development provides adequate physical access or public or private commercial use and does not interfere with such uses;*
 - 2. The development adequately protects public views from any public road or from a recreational area to, and along, the coast;*
 - 3. The development is compatible with the established physical scale of the area;*
 - 4. The development does not significantly alter existing natural landforms;*
 - 5. The development complies with shoreline erosion and geologic setback requirements. [Ord. 166 § 7.09, 1979].*

Water

A copy of the Water Demand Assessment was provided to your office via email and a hard copy is attached to this letter. Although it does not provide all the specific information requested in your letter, the City believes it provides enough information to show that water supply would not be a limiting factor for development on this parcel. For example, one concern was that the Water Demand Assessment was based only on the April 2018 to March 2019 dataset. However, that dataset was compared to water use data from 2013 and 2017. As noted in the report, the data was similar enough that the most current dataset was deemed appropriate for the analysis. The Water Demand Assessment showed that the City has more than enough surplus production capacity to serve build-out within City limits.

Table 1 provides additional support for the appropriateness of the 2018 dataset by comparing the 2018 water demand data that was used in demand assessment to the 2012-2019 averages, as well as averages from several previous years. As can be seen in Table 1, the 2018 water use data is representative of average water use in Trinidad from 2012 to 2019, and water use has remained quite stable over that time period.

Table 1: Water Demand Data Comparison by Year

	2013	2015	2016	2017 (GPD)	2018 (GPD)	2012-2019 Average (GPD)
January	42,660	33,576	33,576	42,563	36,447	40,065
February	41,761	39,024	48,275	37,772	44,497	43,996
March	35,531	43,035	41,627	37,810	34,892	38,813
April	45,056	40,089	43,382	38,957	46,859	42,472
May	56,878	46,995	51,795	54,542	45,388	53,250
June	57,536	60,571	59,481	51,891	59,593	56,871
July	74,644	57,496	61,291	69,019	77,026	68,124
August	61,027	64,223	78,537	62,974	60,706	65,036
September	72,632	49,071	55,512	69,663	55,165	60,868
October	51,226	44,560	44,613	48,482	65,365	51,198
November	47,701	47,578	53,274	44,960	41,781	45,560
December	40,202	41,077	41,077	41,674	37,629	41,579
Total (gallons)	19,084,255	17,586,146	18,677,403	18,290,717	18,428,910	18,516,032

Water use and production rates have tended to decrease in Trinidad over the past couple of decades; production was around 150,000 gpd during the peak month in 2008 as opposed to the current 85,000 gpd (note that water production and the metered use/demand totals in Table 1 are not equivalent, due to things like water loss in the system and flushing of fire hydrants). Water use has similarly decreased at both the State and national levels due to increased awareness of water conservation and use of more

water efficient appliances and fixtures. There is no reason to expect water use to significantly increase in the foreseeable future.

In terms of the anomalous data/users mentioned in my September 9 letter, the PD zone had no accounts with zero water use in 2018. The anomalously high residential user in the PD zone was excessive not only due to high monthly use, but extremely high volume in the early summer. This could be the result of a leak, but also occurred in 2016 and 2017, so was considered normal for the purposes of the assessment. Because the water demand assessment took a conservative approach that would tend to overestimate water use in order to provide a factor of safety, the anomalously high user was included for the purpose of predicting future use. Removing that one high user would bring the annual average use per PD account down from 140 gpd to 105 gpd and the July use from 235 gpd to 173 gpd.

The 4-plex averaged almost 560 gpd in 2018 (with a peak usage of 1086 gpd in July), which is higher than any user in the PD zone, other than the anomalous residence already discussed. For comparison, the 4-plex's average water use in 2013 was 530 gpd (887 gpd peak), and in 2017 it was 653 gpd (1212 gpd peak) and in 2019 it was 410 gpd (peak 651 gpd). That level of use is four to six times the average water use in the PD zone, not including the high-use residence. And the 4-plex has consistently been among the 10 to 15 highest water users in the entire City. According to the owner, water use was lower in 2019 primarily due to lower occupancy of the units, but also because low-flow shower heads were installed, and landscape watering was reduced. There is no reason to expect that a change of use would result in higher water use on this property. In fact, water use would be more likely to decrease, particularly considering wastewater disposal requirements (see more information below). For comparison, the next highest water user in the PD zone is the Bed and Breakfast at 311 gpd (with a peak of 718 gpd).

To directly address one of the questions in your letter, median average annual water use in the PD zone is 79 gpd, and median average annual water use in the UR zone is 111 gpd.

Another concern expressed by your letter was that the water use data used in the Water Demand Assessment to estimate build-out demand is artificially low because the actual use is less than "established standards" (email dated December 9, 2019). Since water use is highly variable region to region, the source of any standards should be local. Therefore, I reviewed the Humboldt County Division of Environmental Health (DEH) expected daily wastewater flows used for sizing septic systems. Those estimates do not account for landscaping usage but are purposely high in order to ensure that septic systems are built with a factor-of-safety even during peak use. Based on the DEH numbers, the 4-plex, with 8 bedrooms (and 2 people per bedroom) would be expected to generate 960 gpd, which is close to its peak usage, though well above the average usage.

I also looked at other sources for average water use to compare to Trinidad. The statewide per capita average is higher than in Trinidad, but Trinidad is in a wetter and cooler area than most of the State. Therefore, it is more useful to compare water use in Trinidad to that of other communities on the north coast. And it turns out that per capita residential water use in Trinidad appears to be higher than other local averages. Note that the calculation of per capita water use is somewhat unreliable, because the population and household size estimates for Trinidad are either old (2010 census) or have a large margin of error (ACS data). However, a rough estimate appears to be around 65 to 70 gpd average and 105 to 115 gpd during July. This is close to the DEH estimate of 75 gallons per day per person in a residence plus landscaping in the summer. The primary reason that residential water use tends to be lower than DEH flow estimates is because household sizes are generally much less than two people per bedroom. I attached a table and a graph from the Pacific Institute showing water use in north coast communities for comparison. There is no evidence that the water demand assessment underestimates future water use.

Septic

The likely limiting factors for development on the subject property will be the area needed to accommodate the septic system and required parking spaces. The density requirements for the PD zone (§4.07(B)(2)) includes the following provision: "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." The City contracts with Humboldt County DEH to serve as the City's Health Officer. Septic systems are regulated per the County's Local Agency Management Program (LAMP) that has been approved by the North Coast Regional Water Quality Control Board pursuant to the State OWTS Policy.

While the septic system on the subject property was recently upgraded, it was done under a repair permit, and so was not required to meet all current standards. In addition, the repair was done in 2016, and the DEH regulations were updated in 2018. It is difficult to estimate the maximum potential use based on the septic capacity of the lot, because the length of leachlines required depends on the percolation rate of the soil as well as the width and depth (absorption area) of the leachlines. In addition, non-standard systems and pre-treatment units can be used to minimize the size of the required leachfield. Further, DEH does allow certain exceptions from property line setbacks or between leachlines for example. However, a fairly standard design can be used as a guideline, because soil information for the site and vicinity is available.

Based on the DEH expected daily wastewater flows of 60 gpd per person in multi-family apartments, and assuming two people per bedroom (8 bedrooms), that would equate to an expected daily flow of 960 gpd. Current DEH standards would require the tanks to accommodate three times the expected daily flow. Therefore, two 1500-gallon tanks

would be required. The existing system utilizes two 1200-gallon tanks. Septic tanks can be located under certain structures and driveways if they are rated for traffic, so would not take up potential development area.

This part of Trinidad generally has excellent soils, and percolation rates on this lot and adjacent lots have ranged from about 15 to 6 minutes per inch, but no data exists from the leachfield area itself. Therefore, the slowest percolation rate is appropriate, equating to a maximum application rate of 0.481 gpd/sq. ft. for this site. The existing leachlines have 5 sq. ft. of absorption area per foot of line; therefore, the 150 ft. of leachlines have 750 sq. ft. of absorption area. At the maximum application rate of 0.481 gpd/sq. ft., the existing leachfield would accommodate 360 gpd according to current DEH standards. The 4-plex would need 400 ft. of leachline to accommodate 960 gpd. For comparison, at the fastest nearby percolation rate (6 minutes per inch), approximately 275 ft. of leachline would be needed to accommodate 960 gpd.

Any proposed increase or change in use would be required to meet all current DEH standards. The three existing leachlines could be extended by 10 ft. in length, and one additional leachline could be placed to the south of the existing lines for an additional 60 ft. of leachline. A total of 210 feet of leachlines could accommodate a daily flow of approximately 500 gpd under the current standards. Therefore, the lot, in its existing configuration, with 60 ft. of additional leachline added, could potentially accommodate a septic system that could treat up to 500 gpd. However, the designated reserve area may not be large enough to accommodate that amount of leachline, so a pre-treatment unit or shallow dispersal system may be required. If the leachfield area was determined to have a greater percolation rate, then a greater wastewater flow could be treated by the same sized system.

A selection of various use scenarios are presented below based on a max wastewater flow of 500 gpd and/or the square footage of the existing building (3944 sq. ft.). Installation of a septic system that maximizes the available developable area would likely preclude the structure or parking from being expanded however, and just about any type of commercial use would require more parking. Therefore, the combination of structure size, parking requirements and septic standards together limit the types and intensity of uses that could be approved. However, the lot can accommodate a reasonable range of the uses allowed in the PD zone.

- Hotel: 500 gpd is enough water to accommodate an 8-room hotel or motel, which would require a minimum of 10 parking spaces. There are currently 7 parking spaces on the lot, so 3 additional spaces would be required. The existing structure could accommodate eight 325 sq. ft. rooms, plus reception and storage areas. This scenario could potentially be accommodated on the lot if three additional parking spaces could be created without compromising the septic system. The existing septic system, building and parking configuration could accommodate a 5-room hotel/motel.

- Restaurant: 500 gpd is enough to accommodate a restaurant with 50 seats, which would require a minimum of 13 parking spaces. The building itself could accommodate much more seating at an average of 15 sq. ft. per diner, but the lot could not accommodate the required parking and leachfield. A more realistic scenario would be if the building were to be configured to accommodate a mix of uses that could include a small café or coffee shop. The exact configuration would depend on the wastewater flows and parking requirements. Another scenario would be for the existing building to be torn down in favor of a smaller one that would allow more room for parking but still include enough building space for seating of up to 50 people. This scenario could potentially be accommodated on the lot, but since there is already a restaurant next door, it is not very plausible.
- Office: 500 gpd is enough to accommodate 33 office workers according to the DEH expected wastewater flows. However, the existing building could only accommodate approximately 22 workers at the U.S. average of 182 sq. ft. of office space per employee. Parking requirements are based on square footage, and the existing building would require 13 parking spaces if it were converted into office space. This scenario could potentially be accommodated on the lot, but possibly for less than 22 workers in order to accommodate both septic and parking requirements.
- Retail: For retail, the expected daily wastewater flows are calculated based on the number of restrooms, and 500 gpd could accommodate only one restroom. The building itself could accommodate retail space. If the entire building were converted entirely to retail, 13 parking spaces would be required. This scenario could potentially be accommodated on the lot, though some of the building space may have to be designated as storage in order to reduce the retail floor area and the parking spaces needed.
- Boardinghouse: 500 gpd could accommodate up to 10 people, and the existing building could accommodate that as well. The City does not have parking standards for a boarding house. For multi-family housing, the City requires 1.5 spaces per unit, so, based on the currently configuration, 6 spaces would be required. This scenario could potentially be accommodated on the lot with the existing configuration.
- Other Uses: The PD zone allows a wider variety of uses than can be analyzed at this time. However, the above information shows that the lot can accommodate a reasonable range of the most likely allowable uses. Uses such as a campground, wholesale, service station or drive-in restaurant may not be able to be accommodated on this lot for various reasons. But these uses are also highly unlikely to be proposed on a small lot in such a prime, ocean view location with very high property values. In addition to the parking and septic limitations, the City would have to be able to make all of the use permit findings, including those related to community compatibility and environmental impacts.
- Mixed Uses: The lot, in its current configuration, or with a rebuilt structure, could potentially accommodate a mix of uses such as a residence upstairs, with office

and/or retail and/or café space downstairs. As noted above, the exact configuration and size/intensity of each use would depend on the estimated wastewater flows and parking requirements.

STR Ordinance

As you noted in your September 25 letter, the City formed an STR Advisory Committee tasked with making recommendations regarding the implementation and adequacy of the existing STR ordinance. However, no changes to the ordinance are contemplated at this time. As far as staff is concerned, the current ordinance is working well. There have been no serious complaints since the new ordinance was adopted and certified. But, the committee consists of representatives of the STR industry and residents, and they may have different viewpoints and recommendations. However, it would be premature to speculate what those recommendations may end up being.

The STR Committee did submit an annual report to the City Council in December 2019. The report indicated that at their first meeting, the committee made a recommendation for the City Council to forward the STR ordinance to the Planning Commission for update ASAP, but no actual recommendations regarding the ordinance were made. Other STR Committee discussions centered around improving the enforcement process and tracking staff time needed for implementing the STR ordinance, neither of which require amendments to the ordinance.

The City would like to reiterate that the property owner has not submitted an application for an additional STR, and his plans to do so are tentative. This zoning amendment is not “designed to achieve additional STRs” as suggested in your September 25, 2019 letter; though the City recognizes that it opens up that possibility. However, the Planning Commission would have to grant a use permit using the findings included above and the same notification and hearing process as for any other change in use. The City approved the change in zoning and land use designation more than a year ago. And it is unclear how this amendment would “prejudice” the City’s review of its STR ordinance as suggested. Prior to the City’s adoption of an STR ordinance, this 4-plex contained up to three STRs. And one of the examples the City used when including the language allowing for multiple STRs on one property was this 4-plex, because it is in a mixed-use area where STR are less likely to disturb neighbors.

Geology

The following related reports have been provided to Coastal Commission staff either via email prior to sending this letter or attached to this letter. The quote provided in my previous (September 9) letter was from the Coastal Commission staff report on a Coastal Development Permit issued by the City that was appealed to the Coastal Commission (A-1-TRN-08-046).

- Preliminary Geologic Hazard Report for A.P. Nos: 042-042-005 and 042-042-013; prepared by Pacific Watershed Associates, Inc., April 2008.
- Results of Factor-of-Safety Analysis and Erosion-Rate Assessment for Proposed Marshall Residence, Edwards Street, Trinidad, Humboldt County, California; prepared by Busch Geotechnical Consultants, November 2009.
- Preliminary Assessment of Current Slope Stability Conditions, Trinidad Memorial Lighthouse, Edwards Street, Trinidad; prepared by SHN, March 2017.
- Landslide Mitigation Assessment, Trinidad Memorial Lighthouse and Edwards Street, Trinidad, California; prepared by SHN, July 2017.
- City of Trinidad ASBS Stormwater Improvement Project Geotechnical Analysis; prepared by GHD, October 2012.
- Report for Trinidad ASBS Stormwater Project, Groundwater Model Addendum for LID Zoning; prepared by GHD, January 2019.

Summary

Based on the above analysis, it can be seen that the proposed amendment conforms with the City's LCP and applicable standards of the Coastal Act. Any new or altered uses would require approval of a use permit and CDP by the City and would be evaluated for their consistency with the LCP based on the application materials provided. The City has determined that the amendment is appropriate and conforms with the City's LCP and other regulations. Please feel free to give me a call at 822-5785 or email me at tparker@shn-engr.com if you have additional questions or need clarification regarding the above information.

Sincerely,



Trevor Parker, City Planner

cc Michael and Hope Reinman, Property Owners

Attachments:

- 1 - Water Demand Assessment; prepared by SHN, August 2019
- 2 - Expected Daily Wastewater Flows from the Humboldt County OWTS Regulations and Technical Manual
- 3 - California Urban Water Use Data tables and graphs

Trinidad City Hall
P.O. Box 390
409 Trinity Street
Trinidad, CA 95570
707-677-0223

Steve Ladwig, Mayor
Gabriel Adams, City Clerk



RESOLUTION NO. 2019-04

A RESOLUTION OF THE CITY OF TRINIDAD, CALIFORNIA, AUTHORIZING SUBMITAL OF A LOCAL COASTAL PROGRAM AMENDMENT TO AMEND THE LAND USE MAP OF THE TRINIDAD GENERAL PLAN / LAND USE PLAN PORTION OF THE LOCAL COASTAL PROGRAM AND AMEND THE ZONING MAP OF THE IMPLEMENTATION PLAN PORTION OF THE LOCAL COASTAL PROGRAM TO CHANGE APN 042-042-017 FROM URBAN RESIDENTIAL TO PLANNED DEVELOPMENT

WHEREAS, the City of Trinidad City Council has adopted Resolution 2019-01 amending the Land Use Map and Ordinance 2019-01 amending the Zoning Map of the City's Local Coastal Program to change APN 042-042-017 from Urban Residential to Planned Development; and

WHEREAS, this amendment has been reviewed and processed pursuant to the provisions of the Local Coastal Program and City laws; and

WHEREAS, the amendment is Statutorily exempt per §15265 exempting adoption of coastal plans and programs by local governments; and

WHEREAS, after due notice and public hearing, and in accordance with the Local Coastal Program (Trinidad Zoning Ordinance section 7.03 as certified), the Planning Commission recommended approval of the amendments to the Land Use Map and Zoning Map on August 29, 2018, and the Trinidad City Council adopted the general plan amendment by Resolution 2019-01 on January 9, 2019 and adopted the zoning amendment by Ordinance 2019-01 on February 13, 2019 as recommended and conditioned by the Planning Commission; and

WHEREAS, this amendment is intended to be carried out in a manner in conformity with the Coastal Act and the implementing Local Coastal Program; and

WHEREAS, this amendment is consistent with the City's certified Local Coastal Program; and

WHEREAS, this amendment shall take effect immediately upon certification by the California Coastal Commission if approved as submitted. If the California Coastal Commission certifies the amendment subject to conditions that change the nature of the amendment, final approval by the Trinidad City Council shall be required prior to the amendment taking effect; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Trinidad as follows:

1. City staff is directed to apply to, and work with, the California Coastal Commission for approval of this Local Coastal Program amendment.

PASSED, APPROVED, AND ADOPTED BY THE TRINIDAD CITY COUNCIL of Humboldt County of the State of California this 13th day of March, 2019.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Trinidad City Council by the following vote:

AYES: West, Miller, Ladwig, Davies
NOES: None
ABSTAIN: None
ABSENT: Baker

ATTEST:

Gabriel Adams
Trinidad City Clerk

Steve Ladwig
Mayor

EXHIBIT NO. 8

**City's Adopted Resolution of
Transmittal of LCP Amendment**

LCP Amendment No.

LCP-1-TRN-19-0041-1

(Reinman Rezone)

Adopted Ordinance for Rezone
LCP Amendment No.
LCP-1-TRN-19-0041-1
(Reinman Rezone)

TRINIDAD CITY HALL
P.O. Box 390
CLERK
409 Trinity Street
Trinidad, CA 95570
707-677-0223

RESOLUTION 2019-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TRINIDAD, CALIFORNIA, TO AMEND THE LAND USE MAP (PLATE 1B) OF THE TRINIDAD GENERAL PLAN / LAND USE PLAN PORTION OF THE LOCAL COASTAL PROGRAM TO CHANGE APN 042-042-017, 651 PARKER STREET, FROM URBAN RESIDENTIAL TO PLANNED DEVELOPMENT

WHEREAS, an application to amend the land use and zoning maps for Assessor Parcel Number 042-042-017 (651 Parker Street) was submitted by the owners Mike and Hope Reinman on July 12, 2018; and

WHEREAS, the application is known as Reinman 2018-0; General Plan / Zoning Amendment. The amendment is to change the land use and zoning designations of Assessor Parcel Number 042-042-017 (651 Parker Street) from Urban Residential to Planned Development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan / Zoning Map amendments on August 29, 2018 in accordance with State Law and the Municipal Code and recommended approval of the General Plan / Zoning Map Amendments to the City Council; and

WHEREAS, the amendment is statutorily exempt from CEQA per §15265 exempting adoption of coastal plans and programs by local governments; and

WHEREAS, this amendment has been reviewed and processed pursuant to the provisions of the Local Coastal Program and City laws; and

WHEREAS, the City Council held a duly noticed public hearing on the General Plan / Zoning Map amendment on January 9, 2019; and

WHEREAS, this amendment is consistent with other parts of the City's General Plan and certified Local Coastal Program; and

WHEREAS, Tribal Consultation was conducted for this General Plan amendment in accordance with State law; and

WHEREAS, the General Plan / Zoning Map amendment was discussed fully with testimony and documentation presented by the public and affected government agencies with all persons given the opportunity to speak for and against the proposed amendment; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Trinidad as follows:

1. That it does hereby adopt the herein-described Reinman 2018-01; General Plan / Land Use Plan amendment, as represented in the attached Exhibit "A," for the reasons set forth in this Resolution and in the staff report attached as Exhibit "C" and as conditioned in the staff report attached as Exhibit "C."

PASSED AND ADOPTED BY THE TRINIDAD CITY COUNCIL of Humboldt County of the State of California this 9th day of January 2019.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Trinidad City Council by the following vote:

PASSED, APPROVED AND ADOPTED this 9th day of January 2019 by the following vote:

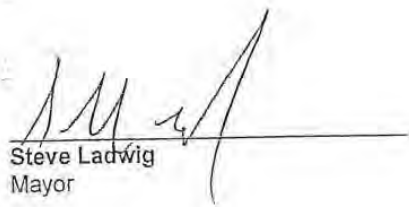
AYES: Ladwig, Baker, Miller, West
NOES: Davies

ABSTAIN: **NONE**
ABSENT: **NONE**

ATTEST:

A handwritten signature in black ink, appearing to read 'G. Adams', written over a horizontal line.

Gabriel Adams
Trinidad City Clerk

A handwritten signature in black ink, appearing to read 'Steve Ladwig', written over a horizontal line.

Steve Ladwig
Mayor

TRINIDAD CITY HALL
P.O. Box 390
409 Trinity Street
Trinidad, CA 95570
(707) 677-0223

Steve Ladwig, Mayor
Gabriel Adams, City Clerk



ORDINANCE NO. 2019-01

AN ORDINANCE OF THE CITY OF TRINIDAD, CALIFORNIA, AMENDING THE ZONING MAP OF THE IMPLEMENTATION PORTION OF THE LOCAL COASTAL PROGRAM TO CHANGE APN 042-042-017, 651 PARKER STREET, FROM URBAN RESIDENTIAL TO PLANNED DEVELOPMENT

WHEREAS, an application to amend the land use and zoning maps for Assessor Parcel Number 042-042-017 (651 Parker Street) was submitted by the owners Mike and Hope Reinman on July 12, 2018; and

WHEREAS, the application is known as Reinman 2018-01: General Plan / Zoning Amendment. The amendment is to change the land use and zoning designations of Assessor Parcel Number 042-042-017 (651 Parker Street) from Urban Residential to Planned Development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan / Zoning Map amendments on August 29, 2018 in accordance with State Law and the Municipal Code and recommended approval of the General Plan / Zoning Map Amendments to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on the General Plan / Zoning Map amendments on January 9, 2019; and

WHEREAS, the amendment is statutorily exempt from CEQA per §15265 exempting adoption of coastal plans and programs by local governments; and

WHEREAS, this amendment is consistent with other parts of the City's Zoning Ordinance and certified Local Coastal Program; and

WHEREAS, the General Plan / Zoning Map amendment was discussed fully with testimony and documentation presented by the public and affected government agencies with all persons given the opportunity to speak for and against the proposed amendment; and

NOW THEREFORE BE IT ORDAINED, the City Council does hereby amend the Zoning Map (Section 17.12.040; Section 3.04 as certified). The property to be rezoned is described below and is shown on the map in Exhibit B. "Assessor Parcel Number 042-042-017, 651 Parker Street, City of Trinidad, California"

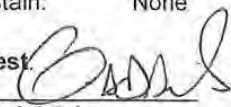
BE IT FINALLY ORDAINED, this action is based on the information, findings and conditions as described in the staff report attached as Exhibit C.

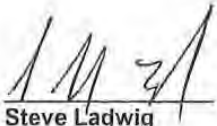
SECTION II: This ordinance shall become effective immediately upon certification by the California Coastal Commission.

PASSED AND ADOPTED on this 9th day of January, 2019 by the following vote:

Ayes:	West, Miller, Ladwig, Baker
Nays:	Davies
Absent:	None
Abstain:	None

Attest:


Gabriel Adams
Trinidad City Clerk


Steve Ladwig
Mayor

Second Reading: February 13, 2019

Exhibit A:
Enlarged portion of the Trinidad Land
Use Map showing Reinman 2018-01:
General Pan / Zoning Map Amendment



Exhibit B:
Enlarged portion of the Trinidad Zoning
Map showing Reinman 2018-01: General
Pan / Zoning Map Amendment

