



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: June 12, 2014

RE: Community Design Element

It has been some time since the general plan was last discussed. I have updated the Community Design Element based on discussions at two meetings in March. Not all of my notes made sense to me at this point, but this will be a fresh look at the element for everyone. Discussed below are some issues that came up at the previous meetings that still need additional consideration.

I have provided a copy of Figure 10 from the Conservation Element showing trails, benches and vista points. We should discuss this map and consider mapping view / scenic corridors and additional vista points. It might also be worth doing some ground-truthing for this figure to ensure that it is accurate and up-to-date.

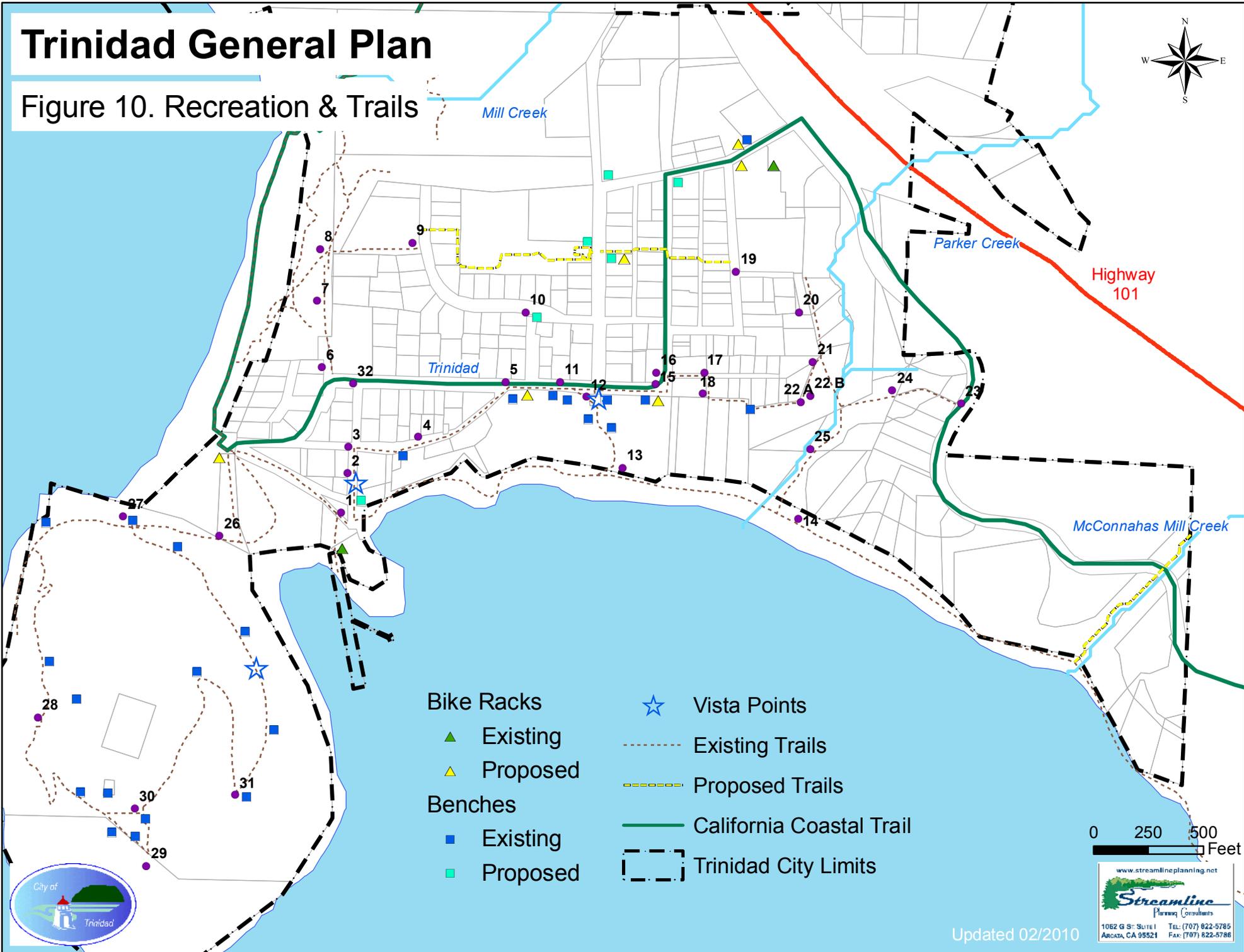
As usual, signs became a big issue during the last discussion. The zoning ordinance update will be the place to regulate signs in detail, but the general plan policies will provide guidance for that with more general direction. There was some confusion about the definitions for different types of signs. I provided you with a copy of Arcata's sign definitions. This is probably more detailed and covers more types of signs than is needed for the Trinidad General Plan, but will provide some guidance and ideas and hopefully answer some of your questions. I also provided the City's recently adopted banner policy, since questions have come up regarding banners.

Lighting also came up as an issue. There was a request to review the recommendations of the lighting committee that was formed several years ago. That process helped to spearhead the new street light poles and some other lighting improvements. However, their recommendations were limited and don't seem to be particularly helpful for this general plan element update.

There was also a discussion about design review guidelines and a request for some examples from other communities. However, I think a discussion at that level of detail is more appropriate for the zoning ordinance update; I don't want to get too bogged down in that before we get a complete draft of the general plan. We do want to make sure though that the general plan provides adequate guidance in its policies for that future ordinance update.

Trinidad General Plan

Figure 10. Recreation & Trails



- Bike Racks
 - ▲ Existing
 - ▲ Proposed
- Benches
 - Existing
 - Proposed
- ☆ Vista Points
- - - Existing Trails
- - - Proposed Trails
- California Coastal Trail
- ⌈ ⌋ Trinidad City Limits



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Updated 02/2010

Sex-Oriented Business. A business based upon materials or performances that depict, describe, or relate to sexual anatomical areas or activities. Sex oriented business shall not include the following: any activity conducted in private, including viewing NC-17-rated material in a private motel room through use of a satellite dish or other technology; creation and display of life or figure art in artist studios and artisan shops; selling or renting NC-17-rated movies, reading materials or other merchandise within a general video store, bookstore, or other retail store; and occasionally showing NC-17-rated movies or plays within a general movie or live theater.

Shall. That which is mandatory; an unequivocal direction.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by 1566.3 of the California Health and Safety Code.

Shopping Center. A primarily retail commercial site with three or more separate businesses sharing common pedestrian and parking areas.

Short Form [Erosion and Sediment Control Plan]. See "Grading."

Should. Signifies a directive to be honored if at all possible; a less rigid directive than "shall," to be honored in the absence of compelling or contravening considerations.

Side Yard. See "Yard."

Sign. A structure, device, figure, display, message placard, or other contrivance excluding merchandise display, or any part thereof, located outdoors or indoors, that is designed, constructed, intended, or used to provide information, convey an idea, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to otherwise convey information, advertise or identify any business or product. Types of signs include the following.

1. **Abandoned Sign.** A sign that no longer advertises a business, lessor, owner, product, service or activity on the premises where the sign is displayed.
2. **Animated or Moving Sign.** A sign which uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.
3. **Awning Sign.** A sign copy or logo attached to or painted on an awning.
4. **Banner, Flag, or Pennant.** Cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle, not including official flags of the United States, the State of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.
5. **Bench Sign.** Copy painted on a portion of a bench.
6. **Cabinet Sign (Can Sign).** A sign which contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.

7. **Changeable Copy Sign.** A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature.
8. **Directional Sign.** A sign that is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.
9. **Directory Sign.** A sign for listing the tenants and their suite numbers of a multiple tenant structure or center.
10. **Double-Faced Sign.** A sign constructed to display its message on the outer surfaces of two identical and/or opposite parallel planes.
11. **Electronic Reader Board Sign.** A sign with a fixed or changing display composed of a series of lights, but not including time and temperature displays.
12. **Flashing Sign.** A sign that contains an intermittent or sequential flashing light source.
13. **Freestanding Sign.** A sign fixed in an upright position on the ground not attached to a structure other than a framework, pole or device, erected primarily to support the sign. Includes monument signs and pole signs.
14. **Prohibited Sign.** A sign that includes any of the following:
 - a. A sign erected without complying with all regulations in effect at the time of its construction or use;
 - b. A sign that was legally erected, but whose use has ceased, the structure upon which the display is placed has been abandoned by its owner, or the sign is not being used to identify or advertise an ongoing business for a period of not less than 90 days;
 - c. A sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, if the amortization period for the display provided by the ordinance rendering the display conforming has expired, and conformance has not been accomplished;
 - d. A sign that was legally erected which later became nonconforming and then was damaged to the extent of more than 50 percent of its current replacement cost;
 - e. A sign which is a danger to the public or is unsafe;
 - f. A sign which is a traffic hazard not created by relocation of streets or highways or by acts of the City; or
 - g. A sign that pertains to a specific event, and 10 days have elapsed since the occurrence of the event.
15. **Indirectly Illuminated Sign.** A sign whose light source is external to the sign and which casts its light onto the sign from some distance.

16. **Internally Illuminated Sign.** A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.
17. **Marquee (Canopy) Sign.** A sign which is attached to or otherwise made a part of a permanent roof-like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.
18. **Monument Sign.** An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.
19. **Multi-Tenant Sign.** An identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site.
20. **Nonconforming Sign.** A permanent or temporary advertising structure or sign which was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Land Use Code.
21. **Obscene Sign.** A sign that is offensive or repulsive to the senses, or is indecent or lewd.
22. **Off-Site Directional Sign.** A sign identifying a publicly owned facility, emergency facility, or a temporary subdivision sign, but excluding real estate signs.
23. **Off-Site Sign.** A sign identifying a use, facility, service, or product which is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise.
24. **Permanent Sign.** A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.
25. **Political Sign.** A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.
26. **Pole/Pylon Sign.** An elevated freestanding sign, typically supported by one or two poles or columns.
27. **Portable Sidewalk Sign.** An "a-frame" or "sandwich board" sign.
28. **Portable Sign.** A sign that is not permanently affixed to a structure or the ground.
29. **Projecting Sign.** A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.
30. **Real Estate Sign.** A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.
31. **Roof Sign.** A sign constructed upon or over a roof, or placed so as to extend above the edge of the roof.

32. **Temporary Sign.** A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area or neighboring property.
33. **Vehicle Sign.** A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way, or located on private property but visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle.
34. **Wall Sign.** A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.
35. **Window Sign.** A sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign which faces a window exposed to public view and is located within three feet of the window.

Sign Area. The entire area within a perimeter defined by a continuous line composed of right angles using no more than four lines which enclose the extreme limits of lettering, logo, trademark, or other graphic representation.

Sign Height. The vertical distance from the uppermost point used in measuring the area of a sign to the average grade immediately below the sign, including its base or the top of the nearest curb of the street on which the sign fronts, whichever measurement is the greatest.

Significance. See "Historical Resource Preservation."

Significant Architectural Features. See "Historical Resource Preservation."

Significant Effect. A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Siltation. (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Silviculture. See "Trees."

Single-Family Dwelling. A building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site Coverage. The percentage of total site area occupied by structures, parking, pavement and driveways. Structure or building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and any covered feature. Structure/building coverage is measured from exterior wall to exterior wall. Planted parking strips and pervious pavers are not counted as site coverage.

Small Family Day Care Home. See "Day Care."

Policy Concerning Street-Light Banners in City Limits

Banner Size and Type: All street-light banners must be of a consistent width of 22" to fit the size of the bracket the City uses. The recommended length of each banner is 48", but the length may be extended with the consent of the Planning Commission. The banner must be constructed of waterproof material such as vinyl, plastic or canvas and must include slits or holes for wind proofing.

Eligible Banners: All banners must represent non-profit organizations. Any proceeds from activities promoted by the banners must be given to non-profit organizations.

There are two categories of banners that will be eligible within Trinidad:

Category #1 - Trinidad-Centered Events and Activities: Banners showcasing Trinidad-centered events and activities may be displayed up to four weeks before an event. Applicant is responsible to coordinate with the City Clerk to determine the date of the next regularly scheduled Planning Commission meeting (normally meets 3rd Wednesday of the month) to allow sufficient time for City review, Planning Commission review and suitable display time prior to the scheduled event. Event organizers should pick up their banner(s) within one week after the City removes the banner. The City Clerk will be responsible for calling the banner's owner.

Category #2 - Trinidad's Cultural Heritage: Banners showcasing Trinidad's cultural heritage will be donated to the City and will have no time limit for display, but will be displayed at the discretion of the City. There may be a charge for installing or removing the banner(s).

Application Costs: The applicant must deposit \$200.00 per application for a new banner(s), which will go through screening for acceptable design. If the \$200.00 deposit exceeds actual City cost, the excess will be refunded to the applicant. If further review is necessary, the applicant will be billed for the additional cost.

Placement and Removal Costs: The cost for placing and removing a banner is for renting a lift and providing personnel time. The applicant is responsible for the cost of the lift and the City will provide personnel time to hang the banners. If banners are being placed for more than one applicant, the cost will be shared equally.

Non-Eligible Design:

No banner will be placed that advocates a political, religious or discriminatory point-of-view.

No banner may advertise any regular meeting or activity announcements of classes/lessons/clinics.

No banner may be used to advertise for a business.

The Planning Commission will decide the eligibility of all banners subject to City Council approval.

Application Process:

Applications are available from the City Clerk. Completed applications must be returned to the city clerk at least two weeks before the Planning Commission meeting that takes place before the event. All applications must include the name, date, a description of the event and confirmation that the event is non-profit. The design of the banner must also be included. The city clerk will check the application to see if it meets the criteria noted in this policy. The application and banner or mock-up banner will be forwarded to the Planning Commission for review. If the banner is found acceptable by the commission, it will be installed by the City of Trinidad.

City Responsibility and Dates:

The City of Trinidad is responsible for the location and display of all banners. Banners may be subject to removal at the discretion of the City, with removal charges billed to the applicant. Category 2 banners may be taken down November 1st and reinstalled May 1st to protect the banners from winter storms.

Report from 10/08/07 Lighting Task Force Meeting

Meeting called to order at 7:00 pm, adjourned at 8:04 pm

Recommendation NOT to adopt a lighting ordinance for the City of Trinidad.

Sandra Cuthbertson will contact the City Clerk to send notice in resident's water bills inviting any individual complaints regarding light emanating from public streetlights.

Scott Heller will submit to the City Clerk, information about solar lighting options for City street lights.

Kim Tays-Binney will collect Mr. Heller's information from the City Clerk, and compare it with information about other energy saving options for the City, and submit her findings and recommendations if any to Planning Commissioner Rowe, (through the City Clerk) who will present those findings and recommendations to the Planning Commission.

Planning Commission to address lighting of the flag at the memorial lighthouse, and recommend to the Council that the City effect complete lighting of the flag, in accord with attendant law, not to exceed necessary wattage for such purpose, or establish glare outside the flag. Mike Pinske to address the leaning light and pole near the Memorial Lighthouse, through PG&E, to replace that lighting with non-glare, shielded, effective lighting necessary for that location.

Planning Commission also to issue a request the City Council to replace existing glass light enclosures of City street lights with flat, polycarbonate refractors, with the purpose of helping to direct lighting downward onto the ground, and reduce sideways glare. Mike Pinske to liaison between PG&E and the City, to determine which streetlights should be so shielded, and to liaison to determine pricing and payment for requested refractors.

Many thanks to participants.

COMMUNITY DESIGN ELEMENT

A. Purpose and Background

The Community Design Element is primarily concerned ~~primarily~~ with the aesthetic quality of the City, and what residents and visitors see. The City's appearance is essential to the quality of life in Trinidad. Visual quality and amenities go hand-in-hand with long-term economic development strategies, and strengthen the stability and desirability of the community. To be attractive to residents, visitors, and businesses, and to fit in with its scenic setting, the City must be concerned about its appearance, physical character, and livability. Existing residential real estate values and the desirability of businesses that depend on tourism are closely tied to the visual character of the community.

The Community Design Element establishes goals, policies, and programs to preserve and enhance Trinidad's authentic, small town, coastal character. The community is defined in part by its isolated location on the magnificent coastline of Humboldt County. Its sense of place derives from its heritage as the site of the Yurok village of Tsurai, and later, as a regional center for the mining, timber and fishing industries. As the economy evolves to a more tourism and service-based economy, the community has acknowledged the importance of maintaining the cultural and scenic identity of the town and the integrity of the residential neighborhoods, while enhancing views and access to the coastline and planning for managed growth and development.

Trinidad has traditionally been very protective of its views and small-town character. An architectural design review process is required for new development and remodels that alter the external profile of a structure. The City has also adopted a 'views and vegetation' ordinance that establishes a permit process to restore views that have been unreasonably blocked by growing vegetation.

One area where Trinidad's view protection has differed from the Coastal Act is in its regulatory protections of private views from residences. These protections have been in place since at least the adoption of the 1976 General Plan that was certified by the Coastal Commission in 1980. Since this time, the City has also restricted the size of homes and commercial structures as well as the use of 'franchise' development. These restrictions will continue to be an important component of this General Plan. However, the Design Review process in Trinidad can be difficult and controversial; better guidelines are needed as to what projects require Design Review and the decision-making criteria.

This element contains sections addressing design review, view protection, lighting, signs and other aspects that contribute to the aesthetic setting of the community.

B. Community Design and the Coastal Act

Protection of visual resources is called for by the Coastal Act. Section 30251 of the Coastal Act states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Because of the emphasis on public resources, the Coastal Act only protects public views. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Trinidad has many valuable visual resources in the Coastal Zone, including high bluffs, the jutting headland of Trinidad Head, rugged offshore rocks, coastal streams and riparian areas, beaches, dunes and a quiet harbor. The southern and western views to, from and along the coastline, particularly from Edwards Street, provide an important visual resource. Scenic resources attract many visitors to these areas and provide the basis for the City's tourist industry. Visual resources can be readily degraded through poorly-located, designed and maintained located-structures, roads, signs, landscaping and utility lines that block coastal views, alter natural landforms, and detract from the small town character of the community.

C. Design Review

Most new development in the City is subject to a design review process which is intended to ensure that it preserves and enhances the aesthetic character of its setting. The Planning Commission is tasked with design review approvals along with Coastal Development Permits and other required land use approvals for new development. Compliance with the Design and View Protection ~~Guidelines-Criteria are~~ is the basis for current Design Review approval. While the ~~Guidelines-criteria~~ are flexible in order to encourage innovative and creative designs, they do include many requirements that are qualitative statements rather than quantitative standards. There are many acceptable ways to meet each of the ~~Guidelinescriteria~~.

Over the last few years of Design Review hearings, a couple of issues with the existing criteria have been identified that should be addressed in this update. One is the subjectivity of them. The Planning Commission and community members have expressed an interest in developing more objective design review and view protection guidelines. The second issue is the breadth of projects that require Design Review, including any project that alters the external profile of a structure with few exceptions. The Planning Commission and community members have also expressed an interest in limiting the number and type of projects that require Design Review or to have an administrative approval process for small projects that are unlikely to have impacts to views and aesthetics.

D. Community Design Goals and Policies

1. Scenic View Policies

Goal CD-1 Preserve, enhance and restore scenic views for the benefit of the public and residents.

CD-1.1 Site and design permitted development to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, ~~where feasible~~, to restore and enhance scenic views in visually degraded areas where feasible (Fort Bragg).

Program CD-1.1.1 Adopt additional Citywide Design Guidelines for scenic views and resources identified in **Figure 19Map CD-1**. Consider including, at a minimum, the following guidelines (Fort Bragg):

- a) Discourage continuous buildings that block scenic views and require view corridors between structures that provideing unobstructed views of the shoreline and/or the sea from public rights-of-way.
- b) Limit the size and bulk of structures to maintain Trinidad's small-town character, adequate room for septic and open spaces between structures.
- c) Require bluff setbacks for development adjacent to or near public areas along the shoreline.
- d) Minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed.
- e) Design night lighting of buildings to be indirect with no source of light visible, and lighting should not intrude on adjacent property or cause glare.
- f) Prohibit or require screening of the following uses in **scenic view corridors**: signs and fencing which block the scenic views, mechanical equipment, refuse containers such as dumpsters, and the outdoor storage of materials.
- g) Require open view fencing where appropriate.
- h) Ensure that new development in locations which are highly visible from beaches, trails and open space areas maintains a high quality of design and construction.

CD-1.2 Prohibit structures, including fences, walls signs, and landscaping from significantly blocking views of the harbor, Little Trinidad Head, Trinidad Head, the Pacific ocean, rocky coastline or islands from public roads, trails, key public viewing ~~(vista)~~ points (e.g. vista points and benches; see Figure 10) or from inside an occupied residential or commercial structure (Trinidad).

Program CD-1.2.1 Trinidad's View Protection Criteria should be reviewed and revised as necessary to provide clearer guidance and reduce community conflicts while still protecting important public and private coastal views (LU-2.2).

CD-1.3 Require Design Review for all development that has the potential to affect visual resources, unless otherwise exempt from Design Review pursuant to _____. Design Review approval requirements shall not replace, supersede or otherwise modify the independent requirement for a coastal development permit approved pursuant to the

applicable policies and standards of the certified LCP. Ensure that development is constructed in a manner consistent with the Citywide Design Guidelines. (Fort Bragg)

CD-1.4 Retain unobstructed coastal views from Edwards Street to the extent feasible (Fort Bragg). The lands designated as open space lying seaward of Edwards and Van Wycke Streets shall remain entirely undeveloped and preserved in their present data. It is from these lands that the unparalleled view to the south is obtained.

CD-1.5 Ensure trees are planted in locations that frame but do not block important coastal view corridors. Require that trees be shown on landscaping plans and for new developments subject to city review and approval. In view corridors and ~~on bluff-top lots~~ within the Views and Vegetation Overlay Zone (as mapped in the City's Views and Vegetation Ordinance), tree species should be limited to slow-growing canopies that will not impair views from nearby properties and that can be viably pruned and maintained without compromising their health. (Pismo Beach) Trees shall be maintained such that they do not cause unreasonable view blockage in accordance with the Views and Vegetation Ordinance.

CD-1.6 Develop a vegetation management plan or program for bluffside vegetation maintenance consistent with the recommendations of the Tsurai Management Plan.

2. Compatibility With Natural Surroundings

Goal CD-2: Ensure that new development demonstrates sensitivity to the environment and scenic beauty of Trinidad.

CD-2.1 Maintain and incorporate the City's natural amenities, including its hillsides, indigenous vegetation, and rock outcroppings, within proposed projects. (Menifee)

~~**CD-2.2** Integrate site design with infrastructure systems of the surrounding area, including street patterns, trails, open space, water courses, drainage and utility systems. (Palmdale)~~

CD-2.3 Minimize the alterations of natural land forms caused by cutting, filling and grading ~~shall~~. Design structures to fit the site rather than altering the land form to accommodate the structure by (Trinidad): (Fort Bragg)

1. Conforming to the natural topography.
2. Preventing substantial grading or reconfiguration of the project site.
3. Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs.
4. Requiring that man-made contours mimic the natural contours.
5. Ensuring that graded slopes blend with the existing terrain of the site and surrounding area.
6. Minimizing grading permitted outside of the building footprint.

7. Clustering structures to minimize site disturbance and to minimize development area.
8. Minimizing height and length of cut and fill slopes.
9. Minimizing the height and length of retaining walls.
10. Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area. Export of cut material may be required to preserve the natural topography.
11. Integrate site design with infrastructure systems of the surrounding area, including street patterns, trails, open space, water courses, drainage and utility systems. (Palmdale)

CD-2.4 Incorporate a setback from the edge of the bluff and design features that avoids and minimizes visual impacts from the beach and ocean below from blufftop development. The blufftop setback necessary to protect visual resources may be in excess of the setback necessary to ensure that risks from geologic hazards are minimized for the life of the structure. (Fort Bragg)

CD-2.5 The beaches and sea cliffs which border the southern and western sides of the city (identified by Open Space) shall be preserved from further structural development and allowed to remain in their or restored to present, their essentially natural state. (Trinidad)

~~CD-2.6 — Ensure that structures visible from the beach or a public trail in an open space area are made as visually unobtrusive as possible. (Trinidad)~~

CD-2.7 Require that structures in, or adjacent to open space areas to be made as visually unobtrusive as possible and constructed of materials that reproduce natural colors and textures as closely as possible. (Trinidad)

CD-2.8 Provide buffering and screening between natural and built environments, where appropriate in the design of new development. (Palmdale)

CD-2.9 Integrate the manmade and natural environments by using plant materials to screen or soften the visual impact of new development, and to provide diversity in developed areas. Use native, drought tolerant vegetation that will not grow to block scenic views. (Trinidad)

CD-2.10 Minimize removal of natural vegetation in new development. Preserve existing native plants on the site to the maximum extent feasible to maintain aesthetics, minimize soil disturbance and maximize soil stability. (Fort Bragg)

CD-2.11 Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric or communication distribution lines. Require underground utility service connections for new development. (Meniffee)

3. Compatibility With Man-made Surroundings / Size, Scale and Bulk of Structures Policies

Goal CD-3: Ensure that new development demonstrates excellence of design and sensitivity to the character of the surrounding neighborhood and built environment and that buildings are designed to maintain the small-scale character of the community.

CD-3.1 Promote quality and diversity of design compatible with community context. Harmonize site and building design with the community context, including existing structures. (Arcata)

CD-3.2 Ensure that commercial and mixed use development, fits harmoniously with the scale and design of existing buildings and streetscape of the City. (Fort Bragg)
~~Avoid-Prohibit~~ preset architectural styles (e.g. standard fast food restaurant designs). (Trinidad)

CD-3.3 Ensure that second dwelling units, manufactured units, and single-family residences are sited and constructed in a manner harmonious with surrounding development. Discourage sameness and repetitive residential designs. (Fort Bragg)

CD-3.4 Integrate each project with the character and design of the surrounding area, with respect to such design elements as size, shape, massing, setbacks, orientation, architecture, colors and landscaping. (Palmdale)

Program CD-3.4.1 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. (LU-1b.5)

Program CD-3.4.2 When reviewing the design of commercial or residential buildings, ensure that that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, coastal, uncrowded, rustic, ~~unsophisticated~~, small, casual, open character of the community (Trinidad)

CD-3.5 Support the development and preservation of unique communities and neighborhoods in which each neighborhood exhibits a special sense of place and quality of design. (Menifee)

Program CD-3.5.1 Ensure that future development and redevelopment improve the environment for the public and support the distinctiveness of each neighborhood as well as the special characteristics of the existing fabric of its local context. Adopt design guidelines for each identified neighborhood in

Trinidad that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. (Costa Mesa)

CD-3.6 Except for necessary public safety facilities, ensure that structures blend with the natural visual form of the area and do not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area.

CD-3.7 Design parking lots and structures-associated facilities to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscene. (Menifee)

CD-3.8 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences. (Menifee)

CD-3.9 Ensure rooflines are compatible with other roofs along the street; larger buildings should have more varied roof massing and / or variation in heights. (Palmdale)

CD-3.10 Design new development to ensure that garages do not dominate the residential streetscape through the use of design, location and setbacks. (Palmdale)

CD-9.7 Fences and walls within residential areas should contribute to the neighborhood identity and enhance community design and minimize view blockages.
(Palmdale)

4. Signs

Goal CD-4: Minimize the proliferation of signage in Trinidad, and ensure that signs are designed to compliment their surroundings with sensitivity to viewsheds.

CD-4.1 Limit the overall proliferation of signage and Minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed. (Fort Bragg)

CD-4.2 On-premises signs should be designed as an integral part of the structure and should complement or enhance the appearance of the surrounding area. (Trinidad)

CD-4.3 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 have a single design theme. (Trinidad)

~~Program CD-4.3.1 The planned sign program is encouraged whenever there are multiple businesses on a site; no more than three signs may be allowed per parcel except through approval of a planned sign program permit. The planned sign~~

~~program shall require harmony in shape, placement, materials, and other appropriate design elements for all signs on the site. (Arcata)~~

CD-4.4 Permanent signs shall be oriented to pedestrians rather than automobile traffic (Arcata)

CD-4.5 Pole signs shall be prohibited, except for public traffic, directional and safety signs.

CD-4.6 Integrate project signage into the architectural design and character of new buildings. (Menifee)

CD-4.7 ~~Discourage-Prohibit~~ the use of flashing, moving, or audible signs. (Menifee)

CD-4.8 When lighted, signs shall be designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs with distinctive designs are acceptable. Plastic-faced internally lit signs should be discouraged.

CD-4.9 The following criteria shall apply to all signs: (Arcata)

1. Signs shall be placed so that they do not obscure other building elements such as windows, cornices, or decorative details.
2. Size, materials, style and color shall complement the building facade and shall be compatible with the surrounding area.
3. Copy shall be limited to icons, logos, services identification, and hours of operation (rather than advertising copy) except as required by law or ordinance.
4. Flush-mounted signs and monument signs are the preferred types; no more than one freestanding sign may be allowed per business street frontage (including alleys), and freestanding signs shall not exceed **fifteen** feet in height.
5. Signs shall not be of a height or design which is intended to be read from the State Route 101.
6. When lighted, signs shall be designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs are acceptable.
7. At the time of any future alterations of a lawfully permitted existing sign, except for a change in copy, the entire sign shall be modified as necessary to conform to these policies.

5. Lighting

Goal CD-5: Minimize light pollution consistent with public safety.

CD-5.1 Ensure that exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) be minimized, restricted to low intensity fixtures, and

shielded so that no light or glare shines beyond the boundary of the property or into Environmentally Sensitive Habitat Areas. (Fort Bragg)

CD-5.2 Encourage street and parking lot lighting that creates a sense of security, complements building design, is energy-efficient, avoids glare, and conforms with standards designed to reduce light pollution. (San Juan Batista)

~~CD-5.3 Design night lighting of buildings to be indirect with no source of light visible, and lighting should not intrude on adjacent property or cause glare. (Fort Bragg)~~

CD-5.4 Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination. (Menifee)

6. Green Building

Goal CD-6: Encourage energy efficiency, use reduction and conservation in new and existing development.

CD-6.1 Ensure that site and building design emphasizes energy efficiency and solar orientation. (Arcata)

CD-6.2 Incorporate green building concepts into site and building design, including maximizing use of recycled materials and recycling, energy efficiency, solar access, insulation, energy efficiency, use of toxic-free materials, natural lighting, native landscaping, permeable surfaces around structures, and minimizing construction waste generation. (Arcata)

CD-6.3 Encourage renewable energy such as wind, solar, micro-hydro and waves in new and existing development. (CIRC-5.2)

CD-6.4 Investigate and adopt appropriate policies encouraging “green building technologies” that reduce negative impacts on the environment from both existing and new development. (LU-1c.1)

~~CD-6.5 Maximize opportunities for passive solar heating~~ Encourage LEED certification in new development. (Palmdale)

7. Landscaping

Goal CD-7: Promote native landscaping appropriate to the Trinidad environment that will enhance rather than interfere with coastal viewsheds.

CD-7.1 Require native and drought tolerant landscaping with drip irrigation, or other water conserving irrigation system, in all new and rehabilitated development. (Pismo Beach)

CD-7.2 Ensure that all public landscaping is adequately maintained (Menifee)

CD-7.3 Require property owners to maintain the landscaping on developed sites such that it does not present any unreasonable view obstructions consistent with the City's Views and Vegetation Ordinance.

CD-7.4 Ensure commercial property owners maintain required landscaping and replace unhealthy or dead landscaping in existing development. (Menifee)

CD-7.5 Promote viewshed-friendly, LID based landscape designs that improve the environment within and adjacent to new developments by reducing heat, glare and noise, and by promoting ground-water recharge, retardation of storm water runoff, and improvement of air quality. (Palmdale)

8. Public Art and Open Space

Goal CD-8 Support Public Art and Open Space.

CD-8.1 Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks, including gateways, major projects and other public gathering places.

Program CD-8.1.1: Consider implementing an ongoing outdoor sculpture exhibit adjacent to City Hall and/or in other locations, with an emphasis on supporting and showcasing local artists and reflecting the cultural life of the community.

CD-8.2 Provide special landscaping and decorative monument signage in order to highlight arrival and departure from the City. (Menifee)

CD-8.3 Encourage the development of public open spaces for gatherings and fairs in commercial areas of the City and the inclusion of such facilities in new commercial development that is sufficiently large to accommodate such uses.

~~CD-8.4 Consider including public art at key gateways, major projects, and public gathering places. (Menifee)~~

~~CD-8.5 Encourage the inclusion of public open spaces in new commercial development that is sufficiently large to accommodate such uses.~~

9. Other Community Design Issues

Goal CD-9: Maintain Trinidad's beauty and character.

CD-9.1 Support local beautification efforts by neighborhoods and merchant groups. (San Juan Batista)

CD-9.2 Ensure that properties are well maintained and nuisances are abated.

Program CD-9.2.1: Continue to implement and enforce the City's nuisance abatement ordinance, and update it, as necessary, to ensure that property values are maintained throughout the City.

Program CD-9.2.2: Consider adopting regulations in the Municipal Code requiring that alleyways in residential areas be kept free of obstructions to ensure unimpeded access at all times.

~~*Program CD-9.2.3:* Provide Code enforcement for immediate health and safety violations in conjunction with the building inspection process.~~

~~CD-9.3 — Require property owners to maintain structures and landscaping to high standards of design, health, and safety. (Menifee)~~

~~CD-9.4 — Allow for the elimination of vertical curbs, paved gutters, and sidewalks in rural areas if adequate drainage conditions are provided. (Menifee) (moved to Circulation Element)~~

~~CD-9.5 — Apply special paving at major intersections and crosswalks along enhanced corridors to create a visual focal point and slow traffic speeds. (Menifee) (moved to Circulation Element)~~

~~CD-9.6 — Design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture. (Menifee) (moved to Circulation Element)~~

~~CD-9.7 — Fences and walls within residential areas should contribute to the neighborhood identity and enhance community design and minimize view blockages. (Palmdale)~~

~~CD-9.8 — Encourage new residential development in Trinidad to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately-sized parking spaces. (Menifee) (moved to Housing Element)~~

CD-9.9 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. (Ord. 84-180 §3(part), 1984: Ord. 166 §6.19(part), 1979) (Trinidad)