

Filed: November 18, 2011  
Staff: Trever Parker  
Staff Report: November 28, 2011  
Commission Hearing Date: December 8, 2011  
Commission Action:

### **STAFF REPORT: CITY OF TRINIDAD**

APPLICATION NO: 2011-08

APPLICANT (S): Charles Netzow

PROPERTY OWNER: Trinidad Coastal Land Trust

PROJECT LOCATION: 400 Janis Ct.; Museum / Park / Library property adjacent to Patrick's Point Drive and Main Street on North Coast Land Trust property.

PROJECT DESCRIPTION: Design Review and Coastal Development for the construction of a 2,091 ft<sup>2</sup> building to house the Trinidad branch of the Humboldt County Library.

ASSESSOR'S PARCEL NUMBER: 042-051-35

ZONING: PR – Public and Religious

GENERAL PLAN DESIGNATION: PR – Public and Religious

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per §15332 exempting infill projects. In addition, a Mitigated Negative Declaration encompassing this project (a 9,000 s.f. community center, including a museum, on the same lot) adopted by the Planning Commission on March 20, 2002 and the City Council in April 10, 2002

#### APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review 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 at that time. Furthermore, this project is **X** is not appealable to the Coastal Commission per the requirements of Section 30603 of the Coastal Act.

## **SITE CHARACTERISTICS:**

The property is owned by the Humboldt North Coast Land Trust and located on the parcel north of the Chevron Station. Access to the museum and library buildings are via a driveway on Patricks Point Drive or a concrete walkway off Main Street that runs between the Chevron and Windan Sea businesses. The library is proposed to be built just southeast of the museum, separated from it by a pedestrian path. Surrounding land uses include a Chevron station and other commercial development to the south, Patricks Point Dr. and Hwy 101 to the east, a vacant Planned Development (mixed use) parcel to the west and a residence and the Trinidad Cemetery to the north and northwest.

## **STAFF COMMENTS:**

The applicant has submitted a site plan that shows the property layout and building specifications which include a colored rendering. The proposed building will be a south-facing, one-story building. Referrals were sent to the Building Official, City Engineer and Health Department. The Building Official transmitted comments regarding submittal requirements for the building permit. The City Engineer had no comments. The Health Department noted that the septic system was sized for the library and has no objections to the proposal. Adam at the Health Department did note a concern about the proximity of a stormwater detention basin to the existing leachfield, which if infiltrating, could negatively impact the leachfield. He also noted that risers should be installed on the septic tank so it is accessible for regular filter changes. However, these issues are not tied particularly to the library.

## **ZONING ORDINANCE/GENERAL PLAN CONSISTENCY**

The property where the library will exist is currently zoned PR – Public and Religious. According to the Zoning Ordinance §17.48.020, the library would be a principally permitted use as a public facility. The minimum lot area within the PR zone is only what is needed to accommodate the proposed use. In this case, the lot is approximately 3.2 acres (or 139,400 sq. ft.), which is sufficient to house the existing park and museum as well as the proposed library. A grading and site plan, including the library location, has already been approved as part of past projects.

Required yards in the PR zone are front 20 ft., rear and sides 5 ft. or 0 when adjacent to PC or C Zone. The library is located near the middle of the lot and clearly meets all setbacks. The maximum building height in the PR zone is 25 ft, however, the property itself has a restriction of 20 ft.; the proposed library will be a maximum 19.5 ft. in height from the ground elevation. The proposed 2,091 ft<sup>2</sup> structure is subject to the City's Design Review and View Protection findings.

The Zoning Ordinance (§ 17.56.180) does not include parking requirements for libraries, but parking has already been addressed through previous site plan approval and approval of the

Museum. 16 parking spaces already exist on the site, and the site plan indicates there is room for 5 more in an unpaved area adjacent to Patrick's Point Drive (but off the public right-of-way). The Trinidad General Plan and Zoning Ordinance protect importance public coastal views from roads, trails and vista points and private views from inside residences located uphill from a proposed project from significant obstruction. Because of the project's location, there is little potential for view impacts.

#### **SLOPE STABILITY:**

The site is generally flat and is outside any areas of known instability. The site is subject to Alquist-Priolo fault line setbacks. This line and setback has already been established, and is shown on the submitted site plan. The site has already been graded to accommodate the future library, and only minimal soil disturbance will be necessary to construct the library.

#### **SEWAGE DISPOSAL:**

The septic tank and leach field area on the north end of the property will not be affected by the proposed library. The Health Department noted that the septic system had been sized to accommodate the future library, and had no objections to the project.

#### **LANDSCAPING AND FENCING:**

No tree removal is proposed. Native trees and other landscaping will be planted, but will be maintained at less than 20' in height because of the Land Trust easement. The site of the proposed library has been maintained as grass, so little vegetation will be disturbed. No fencing is proposed to be removed or added at this time.

#### **DESIGN REVIEW:**

Application materials show the building location and design as well as the proposed signage. Recommended Design Review/View Preservation Findings are written in a manner to allow approval, without endorsing the project. However, if public hearing information is submitted 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: The project is located on a previously filled area, where the natural contours and landforms have already been substantially altered. The site has already been graded through a grading permit approved by the City and the site is relatively flat.

- 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 site is not in or adjacent to any open space areas.
- 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.* The architectural features proposed, such as a pitched roof, covered porch, etc., along with the landscaping will help blend the building with its surroundings, and to complement the existing Museum. The rendering of the library depicts it to be painted with muted, coastal colors with a slate grey roof to blend in with the surroundings. Also, this structure will be located within the main commercial district in town, right behind the Chevron station and is consistent with other commercial development in the area.
- 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: Previous proposals of the entire museum/library/park project stated that part of the landscaping will be used to soften the visual impacts of the proposed building. Most of this landscaping has already been installed, and additional landscaping can be found to be unnecessary for this phase of the project.
- 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: There are three signs proposed as part of this project. Two small signs with the word "Library" will be located at the two entrances to the property where the museum signs currently exist and will be of a similar color, font and size to those of the Museum. Additionally, a sign will be placed on the building itself; again this has been designed to be consistent with the existing Museum sign as shown on the submitted application materials.
- 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: Underground utilities have already been provided to the building site from Main Street.
- 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 area 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.*
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: The proposed structure will be 2,091 s.f., which is within the guidelines of the zoning ordinance. This area was previously zoned commercial, and is surrounded by commercial uses; the building is less than the 4,000 s.f. maximum guideline for commercial structures and will be in similar size and scale to the existing Museum. Also, see response to Design Review finding "C" above for a discussion regarding the architectural style.

## **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: The project will not generally be visible from any beach, trail or open space area. It may be somewhat visible from portions of Trinidad Head, but will not stand out against existing development.
- 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: The proposed structure will be 19.5 ft high, but because of its location, has little potential to block any views.
- 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: No structures are proposed in the SR or UR zones and the library is only proposed to be one story.
- 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 Tsurai Study Area, Holy Trinity Church or the Memorial Lighthouse. The lot on which the project is located is within 100' of the Trinidad Cemetery. This project will not significantly affect public views to or from the Cemetery. The Cemetery is more than 100' feet from the actual structure and within a wooded area, so grading and planting will not crowd it or detract from its distinctiveness or subject it to hazards.

## **STAFF RECOMMENDATION**

Based on the above analysis, the proposed project can be found to meet the Design Review and View Protection findings. Provisions of the Zoning Ordinance and General Plan can be met. If the Planning Commission agrees with staff's analysis, and the public does not bring up additional issues, the proposed motion might be similar to the following:

Based on the information submitted in the application included in the staff report and public testimony, I move to adopt the information and findings in this staff report and approve the project as submitted and as conditioned below.

## **PROPOSED CONDITIONS**

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: City Clerk to place receipt in conditions compliance folder prior to signs being placed.*
  
4. Construction related activities are to occur in a manner that does not impact the integrity of the primary or reserve sewage disposal areas. If the existing system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. The builder will be required to file a mitigation report for approval by the City and County Health Department prior to permitting additional work to occur. A Copy of the report is to go to the building official and into the conditions compliance folder. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*
  
5. Recommended conditions of the City Building Official and City Engineer, shall be required to be met as part of the building permit application submittal. *Responsibility: Building Official prior to building permits being issued.*
  
6. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to account for water quality considerations near the bluffs. Specific water quality goals include, but are not limited to:
  - a. Limiting sediment loss resulting from construction
  - b. Limiting the extent and duration of land disturbing activities
  - c. Replacing vegetation as soon as possible
  - d. Maintaining natural drainage conditions*Responsibility: Building Official to confirm at time building permits are issued.*

## PROJECT DESCRIPTION

### COMMUNITY FINANCED BUILDING DESIGNED TO HOUSE COUNTY LIBRARY

- 2002: 3.2 Acre site donated to Trinidad Coastal Land Trust for the purpose of establishing a Park/Museum/Library complex
- 2006: Septic system for Library and Museum permitted and installed  
*See attachment "A"*
- 2006: Museum building moved to site
- 2007 Grading Permit issued for site  
*See attachment "B"*
- 2008: Site grading and landscaping begun
- 2008: Preliminary design for sister building to museum begun with intent to compliment the historic lines of museum building
- 2010: Site infrastructure completed, including underground power, water, and phone; fire hydrant, Janis Court access street, 16 parking spaces, street lighting, landscaping and city park
- 2011: Soils report, engineering design, and architectural drawings completed for new 2091 square foot building completed
- 2011: Design Review packet submitted for new 2091 square foot building

PROJECT DESCRIPTION: ATTACHMENT B



**LACO ASSOCIATES**  
ENGINEERS • GEOLOGISTS • ENVIRONMENTAL CONSULTANTS

LEONARD M. OSBORNE • CE 38573  
DAVID R. GERVA • CE 57282  
DAVID N. LINDBERG • PG 5581/CEG 1895  
FRANK R. BICKNER • PG 7428  
RONALD C. CHANEY, Ph.D • CE 29027/GE 00934

April 16, 2007

5153.00

Charles Netzow Construction Company  
Post Office Box 234  
Trinidad, California 95570-0234

ROW ZEMEL  
599-8870

Attention: Charles Netzow

Subject: Trinidad Library, Park, and Museum Site

Dear Mr. Netzow:

At your request, LACO Associates (LACO) has reviewed the site contour and drainage map you provided for the Trinidad Library, Park, and Museum Site dated 3/29/07 (Sheet A-1), We also reviewed your accompanying letter describing your plans for grading, drainage, and control of runoff from the site. These items were reviewed for compliance with the recommendations presented in our Geologic / Geotechnical Report for this project dated May 2002.

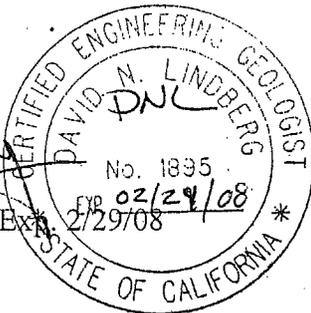
It is our understanding, based on the above, that all roof drains are connected to drains that are tight-lined away from the structure to either the base of the southern bank closest to the southwest corner of the museum, or to the central ditch. In addition, ensure that the finished grade slopes away from the building to prevent water from ponding on the property. Provided that these conditions are met, your site contour and drainage map appears to be in compliance with the recommendations made in our report.

Please call me at (707) 443-5054 if you have any questions.

Sincerely,  
LACO Associates

David N. Lindberg

David N. Lindberg, CEG 1895, Exp. 2/29/08  
Principal Geologist



RCC/DNL:jg

P:\5100\5153 City of Trinidad\5153 - Grading plan review letter.doc

**PROJECT DESCRIPTION: ATTACHMENT A**



**HUMBOLDT COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES  
DIVISION OF ENVIRONMENTAL HEALTH  
100 H STREET, SUITE 100, EUREKA, CA 95501 - 707-445-6215**

**SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION**

Application is hereby made to the Humboldt County Division of Environmental Health (DEH) for a permit to construct, repair, modify, renew or destroy a sewage disposal system as specified below, in compliance with the laws and standards of Humboldt County and the State of California.	Legal Conformance	Fee <u>242</u> <input type="checkbox"/> New Construction <input type="checkbox"/> Repair <input type="checkbox"/> Modification <input type="checkbox"/> Renewal <input type="checkbox"/> Destruction	Receipt No. <u>231948</u>	Application No.
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Site Address <u>PATRICKS LANE &amp; MAIN ST</u> <u>TRINIDAD CA 95570</u> Assessor's Parcel No. ( APN ) <u>042-041-3633</u> Previous APNs _____ Directions to Site <u>BEHIND CHEV RON</u>	Owner's Name <u>HUMBOLDT NORTH COAST LAND TRUST</u> Mailing Address <u>TRINIDAD MUSEUM</u> City/State/Zip <u>BOX 1126 TRINIDAD CA 95510</u> Phone <u>677-3883</u> <input type="checkbox"/> Standard System <input type="checkbox"/> * Non-Standard System * Please note that non-standard systems require an operating permit pursuant to HCC, Chapter 6. The owner / operator will be subject to permit fees and inspections. Installation Will Serve: <input type="checkbox"/> Residence <input type="checkbox"/> Multiple Housing <input type="checkbox"/> Commercial <input type="checkbox"/> Mobile Home Park
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No. of Units: <u>0</u>	No. of Bedrooms: <u>0</u>	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Septic Tank Size: <u>1500 gal</u>	No. of Lines: <u>3</u>	Line Length: <u>130'</u>	Trench Depth: <u>72"</u>
Pump Chamber Size: <u>NA</u>						

**Special Requirements / Comments:**  
SYSTEM WILL SERVE APPROX 2000 MUSEUM & 2000 LIBRARY  
MUSEUM ONLY TO BE BUILT AT THIS TIME.

**Terms of Permit**

1. DEH personnel will be notified a minimum of 48 hours prior to final inspection. Please note that some systems may require several inspections. **Should situations arise that prohibit a final inspection at the appointed time, the applicant or the applicant's agent shall notify DEH and reschedule the appointment. Failure to do so may result in additional charges to the applicant at the current hourly rate.**
2. An inspection by DEH personnel, or other qualified professional (when approved by the Division of Environmental Health), will be obtained prior to covering the system.
3. An inspection will not be performed unless a copy of the approved sewage disposal system design is available on the job site.
4. Any deviation from the approved plan without prior clearance from DEH may result in revocation of this permit.

It is understood that the issuance of a permit in no way indicates that a guarantee of perfect and indefinite operation of this system is made by DEH. Approval is based upon information submitted by the applicant. Field conditions and observations that vary significantly from submitted application information may void this permit.

**The undersigned applicant for a sewage disposal system permit certifies as follows:**

<p><b>Contractors' License Law Certificate</b></p> <input type="checkbox"/> A. The applicant's contractor is licensed under the provisions of the Contractors' License Law, under license number <u>480542</u> which is in full effect. <input type="checkbox"/> B. The applicant is exempt from the provisions of the Contractors' License Law.	<p><b>Workers' Compensation Certificate</b></p> <input checked="" type="checkbox"/> A. A currently effective certificate of Workers' Compensation Insurance is on file with DEH. Compensation Insurance Policy: <u>1676644-07</u> Company: <u>SCIF</u> <input type="checkbox"/> B. I certify that in the performance of the work for which this permit is issued that no person will be employed in such a manner as to become subject to the Workers' Compensation laws of California.
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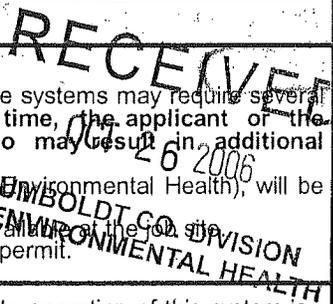
I hereby acknowledge that I have read this application and that the above is correct and agree to comply with all County Ordinances and State Law regulating construction of sewage disposal systems.

**This permit shall expire if work authorized is not commenced prior to 1 year following the Building Issuance Date.**

X Charles Newkirk Signature of Owner/ Owner's Agent      10-24-06 Date

**Building Issuance Date:** 106 11/28/06

System Design Approved by: _____ Date: _____	Construction Approved by: <u>a Murphy</u> Date: <u>11/28/06</u>
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LAND USE ZONING  
PROJECT INFORMATION

Zoning	PR
Total lot area	139,400 SF
Total foot print area of existing structures	2,200 SF
Total floor area of existing structures	2,200 SF
Total area of existing parking and driveway	7,500 SF
Total number of existing parking spaces	SIXTEEN
Total foot print area of proposed structures	2,091 SF
Total floor area of proposed structures	2,091 SF
Total area of proposed parking and driveway	ZERO
Total number of proposed parking spaces	ZERO
Total area of open space (area not covered by buildings, driveways, or parking)	120,000 SF
Total area of landscaping	120,000 SF
Total impervious surface area	18,000 SF

## SIGNAGE FOR PROPOSED BUILDING

- Signs are planned to be added to the existing Trinidad Museum Signs. They will add the word “LIBRARY” beneath “MUSEUM”, using the same font and colors

*See attached photo of existing sign - A*

- A sign similar in font, color, and size to the existing “TRINIDAD MUSEUM” sign will be placed on the front of the Library building in the 18” band at the top of the wall façade.

*See attached photo of existing sign - B*



"SIGN A"



"SIGN B"

# CITY OF TRINIDAD TE LANDSCAPE PROJECT 2009

## SHEET INDEX

- A-1 SITE PLAN
- A-2 PLANTING PLAN
- A-3 IRRIGATION / SITE LIGHTING PLAN
- A-4 CENTRAL CONTROL PLAN
- A-5 DETAILS



**FREEMAL ARCHITECTS**  
OF CALIFORNIA

NO. 028877  
Exp. 05/31/11

STATE OF CALIFORNIA  
LAND SURVEYORS

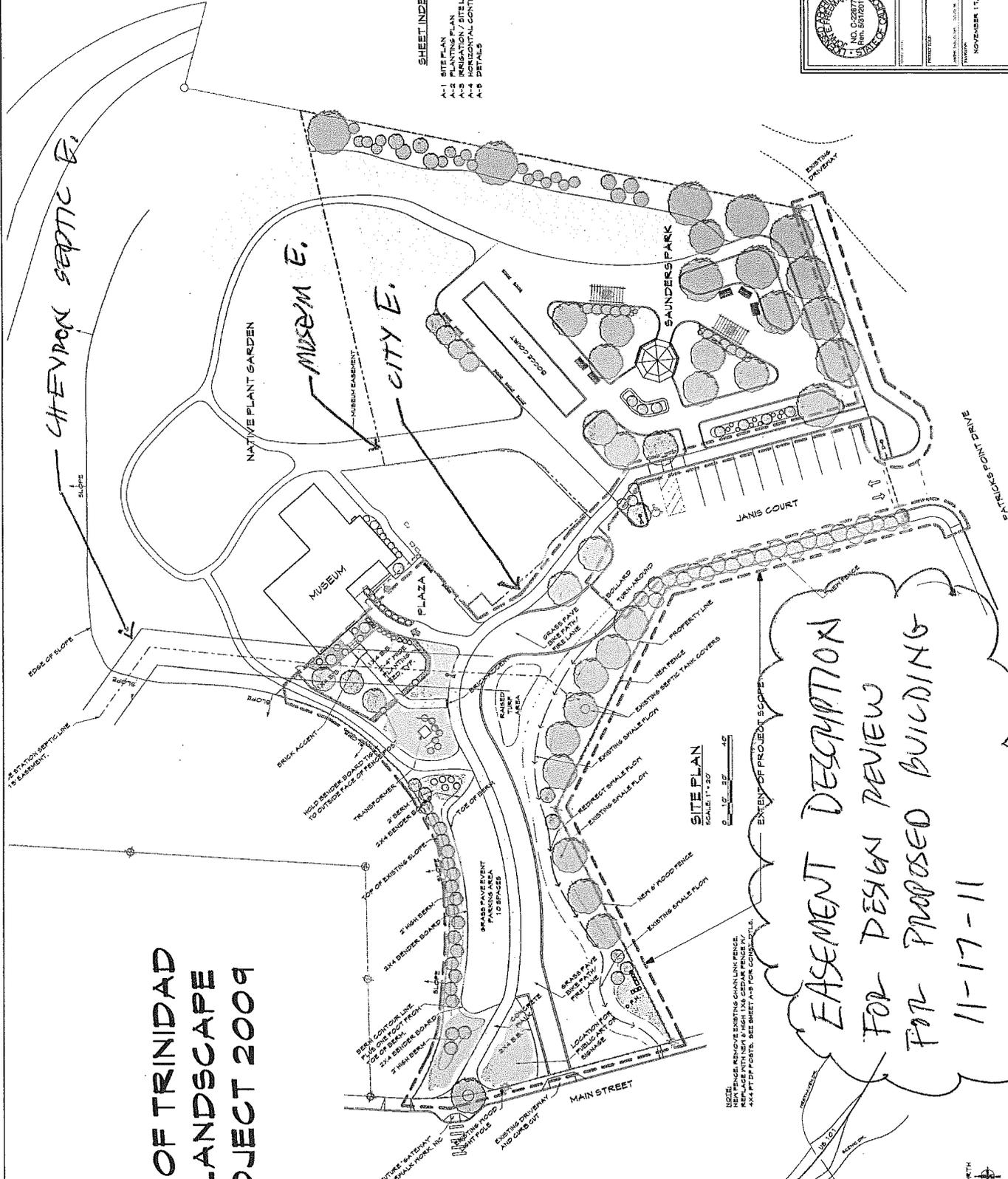
**SITE PLAN**

TRINIDAD CENTER  
TRINIDAD, CALIFORNIA

NOVEMBER 11, 2009

NOVEMBER 10, 2009

**A-1**



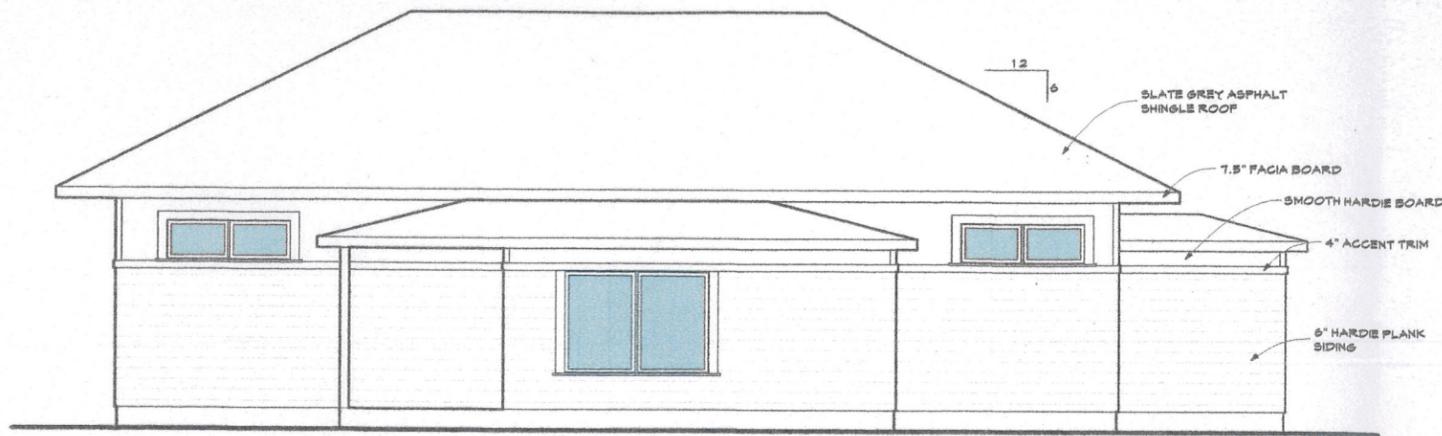
EASEMENT DESCRIPTION  
FOR DESIGN REVIEW  
FOR PROPOSED BUILDING  
11-17-11

**SITE PLAN**  
SCALE 1" = 20'

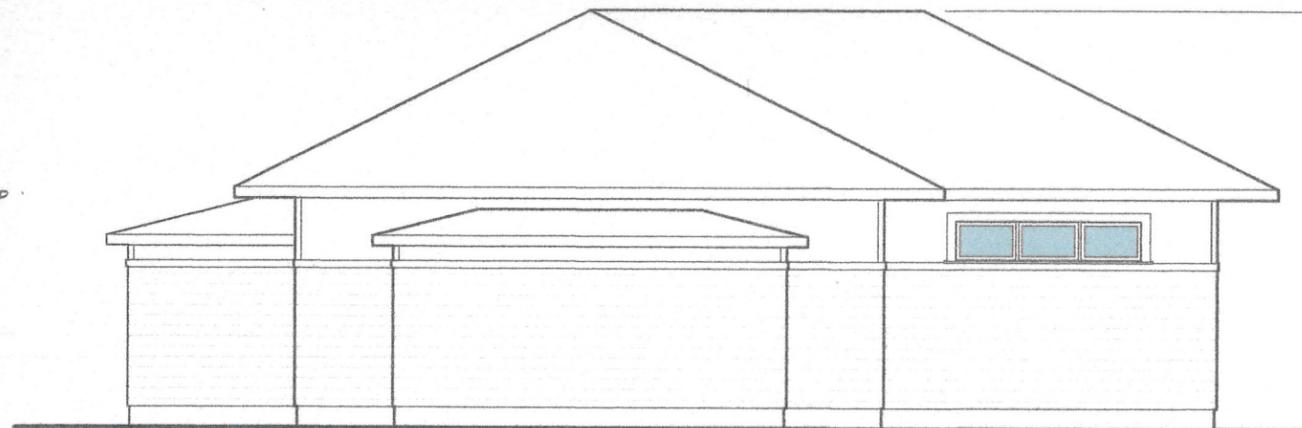
NOTE:  
REPLACE EXISTING CHAIN LINK FENCE.  
REPLACE WITH 6' HIGH 1 1/2\"/>



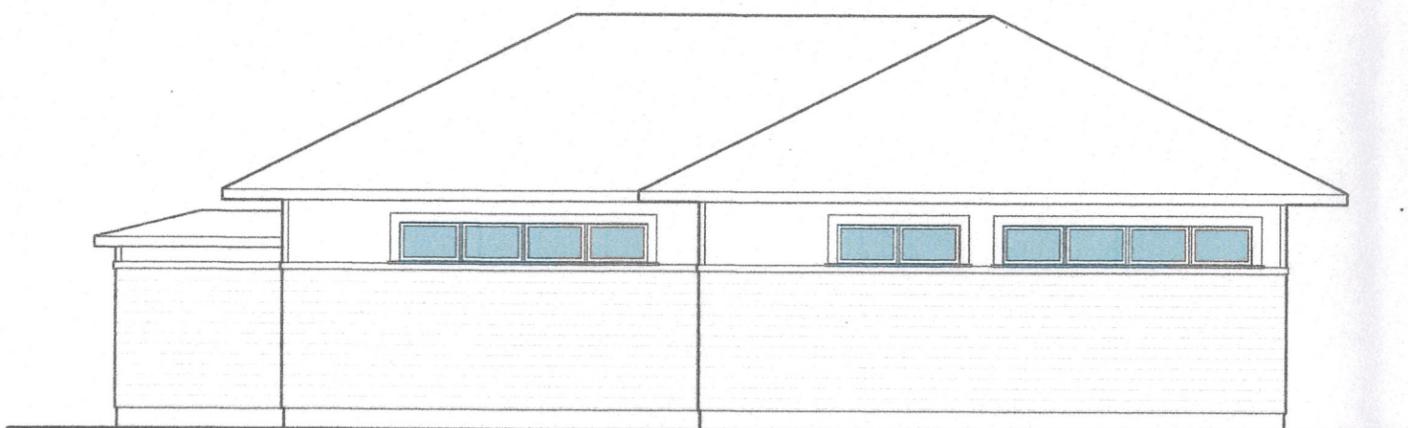




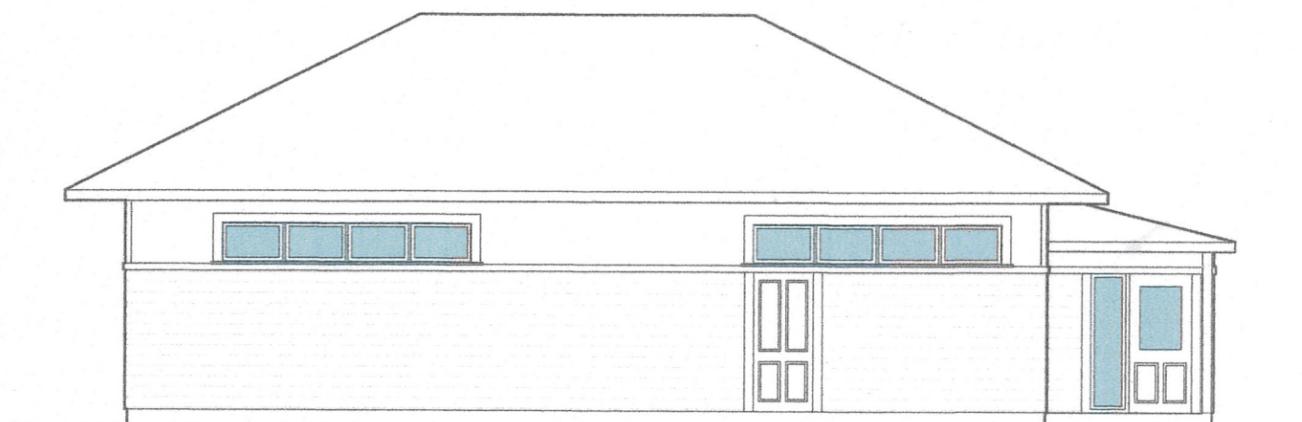
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



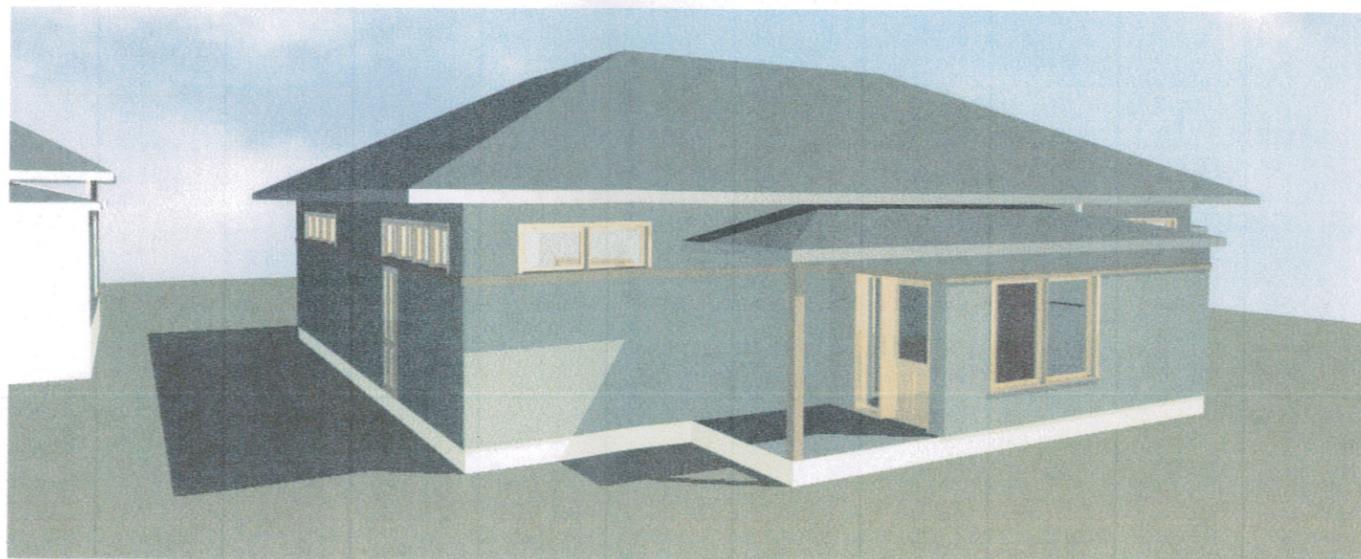
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



	202 "M" STREET, SUITE B EUREKA, CALIFORNIA 95501 TELEPHONE: (707) 441-8740 FAX NUMBER: (707) 443-0144
<b>PRELIMINARY ELEVATIONS</b>	
<b>TRINIDAD LIBRARY</b> TRINIDAD, CALIFORNIA	
DATE: <b>FEBRUARY 24, 2011</b>	SHEET NO.: <b>A-1</b>