



# CITY OF CANNON BEACH

## BEFORE THE DESIGN REVIEW BOARD OF THE CITY OF CANNON BEACH

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR  
NEW FREESTANDING SIGNAGE AT 279 N. HEMLOCK ST.,  
TAXLOT 51019DD01300  
ZONE: C1

FINDINGS OF FACT,  
CONCLUSIONS, AND  
ORDER DRB 24-11

APPLICANT: Travis Walker  
P.O. Box 481  
Cannon Beach, OR 97110

Travis Walker requested review of a freestanding signage application at 279 N. Hemlock St. The application was reviewed against the criteria of Municipal Code Chapter 17.56, Signs.

This item was reviewed as a non-hearing item by the Design Review Board on April 18, 2024 and a decision was made at that meeting.

The Design Review Board orders that the application for freestanding signage is approved with conditions and adopts the findings of fact and conclusions that accompany this decision. The effected date of this order is 14 days following the signing of the order.

This decision may be appealed to the Planning Commission by an affected party by filing an appeal with the City Manager within 14 days of this date.

## CANNON BEACH DESIGN REVIEW BOARD

DATED: 4/23/2024

DocuSigned by:  
*David Doering*

72F6B6CD11F041C...

David Doering, Chair



**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

# Cannon Beach Design Review Board

## Findings of Fact and Conclusions of Law

**DRB 24-11**, NON-HEARING CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION, TRAVIS WALKER ON BEHALF OF KRAMER WALKER CURATED LIVING AT 279 N. HEMLOCK ST., TAXLOT 51019DD01300

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**Agenda Date:** April 18, 2024

### EXHIBITS

The following Exhibits are attached hereto as referenced.

#### **“A” Exhibits – Application Materials**

**A-1** Sign permit application with images of proposed signage, received March 27, 2024

#### **“C” Exhibits – Cannon Beach Supplements**

**C-1** DRB 24-11 Completeness determination letter, dated April 1, 2024

### SUMMARY & BACKGROUND

The applicant requests design review approval for the placement of new free-standing signage and two door mounted window decals at Kramer Walker Curated Living at 279 N. Hemlock St., a property in the Limited Commercial (C1) zone. The proposed freestanding signage will be located in a vegetated strip immediately north of the entrance to the subject property. The decals will be placed on the entry doors.

Building mounted signage included with this application that does not utilize alternative materials will be reviewed separately from this application.

### APPROVAL CRITERIA

Approval criteria are in the signage regulations of Chapter 17.56 of the Municipal Code.

### FINDINGS

The Design Review Board finds that the proposed freestanding signage along N. Hemlock St. meets the applicable criteria of CBMC 17.56. The Board also finds that the proposed window decals do not meet the criteria of the sign code and that their placement, in addition to building mounted signage above the door, would exceed the limitation of one sign per building frontage.

### DECISION

Motion: Having considered the evidence in the record and upon a motion by Board Member Valigura, seconded by Board Member Duber, the Cannon Beach Design Review Board voted to approve the application for freestanding signage and window decals of Travis Walker, on behalf of Kramer Walker Curated Living, at 279 N. Hemlock St., DRB# 24-11, subject to the following:

1. Approval is for freestanding signage only, window mounted signage using alternative materials is not authorized by this approval.



# Cannon Beach Design Review Board

## Findings of Fact and Conclusions of Law

**DRB 24-11**, NON-HEARING CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION, TRAVIS WALKER ON BEHALF OF KRAMER WALKER CURATED LIVING AT 279 N. HEMLOCK ST., TAXLOT 51019DD01300

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Building mounted signage included with this application that does not utilize alternative materials will be reviewed separately from this application.

### APPROVAL CRITERIA

Approval criteria are in the signage regulations of Chapter 17.56 of the Municipal Code.

### FINDINGS

The Design Review Board finds that the proposed freestanding signage along N. Hemlock St. meets the applicable criteria of CBMC 17.56. The Board also finds that the proposed window decals do not meet the criteria of the sign code and that their placement, in addition to building mounted signage above the door, would exceed the limitation of one sign per building frontage.

### DECISION

Motion: Having considered the evidence in the record and upon a motion by Board Member Valigura, seconded by Board Member Duber, the Cannon Beach Design Review Board voted to approve the application for freestanding signage and window decals of Travis Walker, on behalf of Kramer Walker Curated Living, at 279 N. Hemlock St., DRB# 24-11, subject to the following:

1. Approval is for freestanding signage only, window mounted signage using alternative materials is not authorized by this approval.



CITY OF CANNON BEACH

MAR 27 2024

Received

## DESIGN REVIEW BOARD APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: Travis Walker  
 Mailing Address: PO Box 481  
Cannon Beach, OR 97110  
 Email Address: Travis@KramerWalkerCL.com  
 Telephone: 971-241-0722

Property-Owner Name: MJ Najimi  
 (if other than applicant)

Mailing Address: \_\_\_\_\_

Telephone: 469-774-4025Property Location: 279 Hemlock St.

(street address)

Map No.: \_\_\_\_\_ Tax Lot No.: 1300

51019DD01300

## Project Description:

Freestanding Sign

City of Cannon Beach  
Finance Department

MAR 27 2024

PAID

Please see the back of this sheet for Design Review submittal requirements for site analysis diagram, site development plan, landscape plan and architectural plans which must be included with this application.

Application Fees:      **Minor Modification:**      \$50  
                                  **Major Modification, partial review:**      \$200  
                                  **Major Modification, full review:**      \$600

Applicant Signature: \_\_\_\_\_ Date: 03/27/24Property Owner Signature: \_\_\_\_\_ Date: 03/27/2024

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

Received on: \_\_\_\_\_ By: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

(Last revised March 2021)

PAY TO: City of Cannon Beach, Finance Department, 1110 15th St., Cannon Beach, OR 97110, (503) 438-0097, (503) 438-0150

CITY OF CANNON BEACH, OR 97110, FINANCE DEPARTMENT

MAR 27 2024

Received

CITY OF CANNON BEACH  
SIGN PERMIT APPLICATION

Please fill out this form completely. Please type or print.

Sign Permit #: \_\_\_\_\_

Applicant Name: Travis Walker  
 Mailing Address: 552 Vine Maple Ct.  
Cannon Beach, OR 97110  
 Email Address: Travis@KramerWalkerCL.com  
 Telephone: 971-241-0722  
 Business Name: Kramer Walker Curated Living  
 Telephone: 971-241-0722  
 Location Address: 279 Hemlock St.  
 Map No.: \_\_\_\_\_ Tax Lot No.: 1300 **51019DD00300**

**Sign Description**Is sign freestanding? ☒ Yes ☐ No (Freestanding signs must be approved by the Design Review Board.)Is business part of a mall? ☐ Yes ☒ No How many businesses in mall? n/aLineal Feet of Business Frontage (see definition on reverse side): 30'Lineal Feet of Site Frontage (see definition on reverse side): 50'Proposed Sign Dimensions: **Attach scale drawing, showing all structural elements.**Total square feet of sign face area: 4.7 Sq. Feet Largest letter height: 4.3"Sign height from ground: 80"Colors: Grey Background, White Letters, Brown (wood) EdgeMaterials used in sign: Redwood SlabLocation of sign on property: Planting Bed on the North or Left Face, Between Parking Lot and Sidewalk**Attach size and dimensions of all other signs located on building or property pertaining to this business.****Application Fees:****Base Sign Fee \$50****Building Permit \$118.72\*****Freestanding Fee \$50**City of Cannon Beach  
Finance Department

MAR 27 2024

\* Minimum fee, may be higher

Applicant Signature: [Signature]  
Property Owner Signature: [Signature]Date: 03/27/24

PAID

Date: 03-27-2024

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

*Continue of Reverse Side*

City of Cannon Beach, Planning Department, PO Box 368, OR 97110 • Telephone: 503-436-8042 • Fax: 503-436-8055  
 • TTY: 503-436-8097 • Website: \_\_\_\_\_ • Email: \_\_\_\_\_

# KRAMER WALKER

## CURATED LIVING

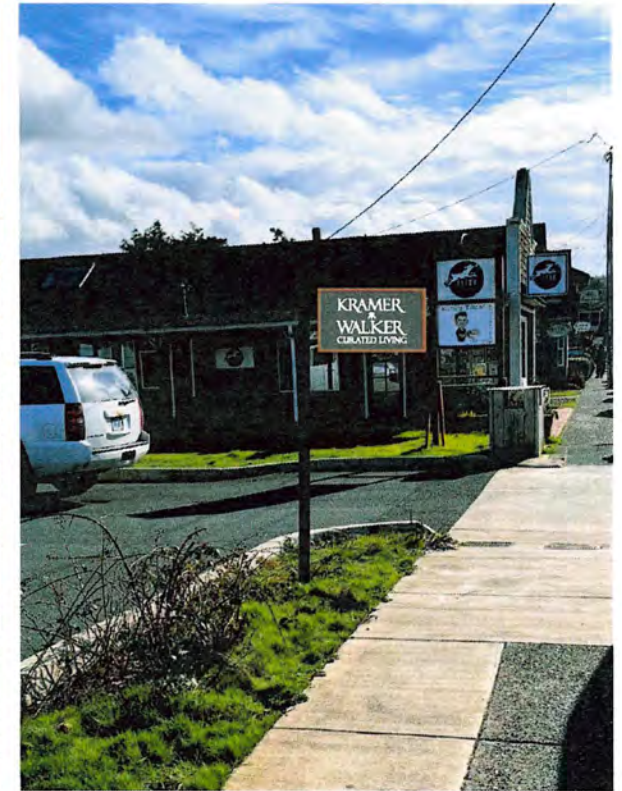
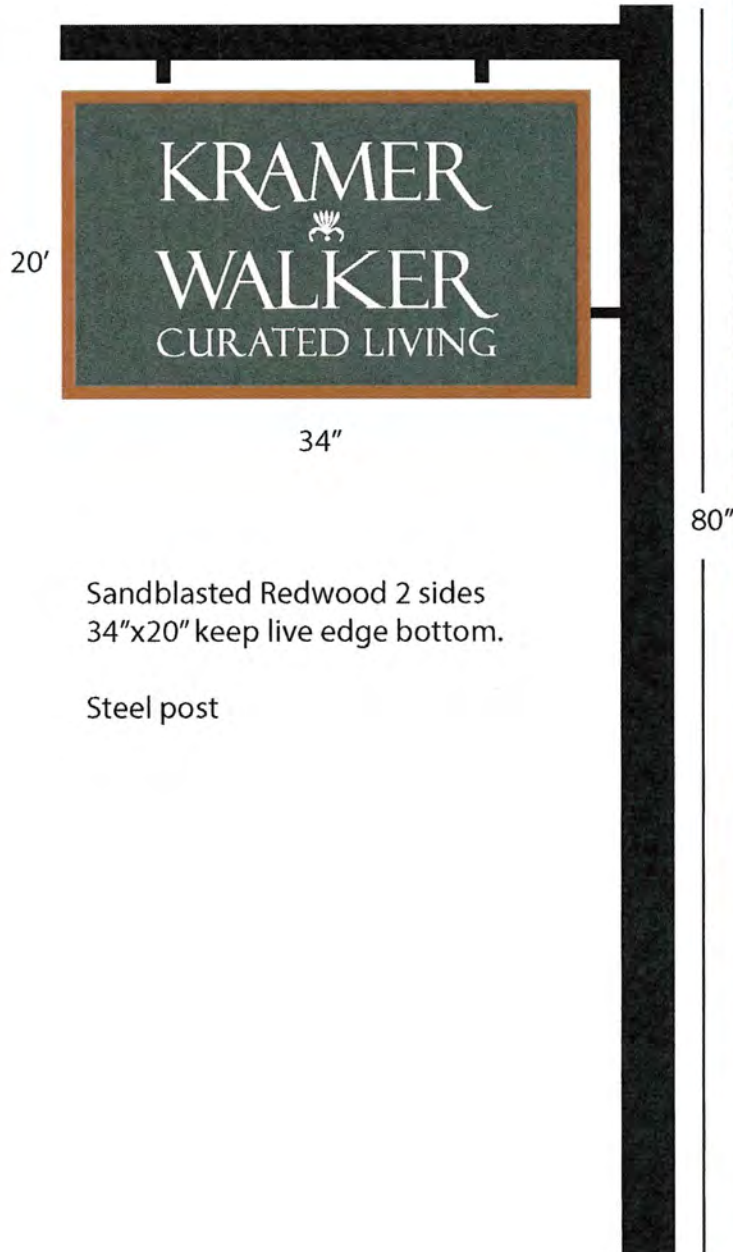
We propose a freestanding sign at 4.7 Sq. feet made from wood “redwood slab”, sandblasted, and painted (grey background with white lettering), mounted on a square stock steel post. Largest letter height of 4.3”.

Additional Sign: we propose an “overdoor” sign mounted on the cross beam of the roof entrance. This sign would be MDO Medium density. Colors would match free standing sign, grey background with white letters. This sign only lists “Kramer Walker”, Curated Living is removed for a cleaner look. Sign would be bordered in a brown tone to match the color of finished redwood on the freestanding sign. Size 8’x14” = 9.3 Sq. feet. Largest letter height of 5.72”

Additional Sign: we propose 2 matching window decals to mounted on the clear glass portions of the 2 front doors. These signs would read “Kramer Walker Curated Living”. They would be on clear material with white lettering. Sizing 12”x18” = 1.5 Sq. Feet each

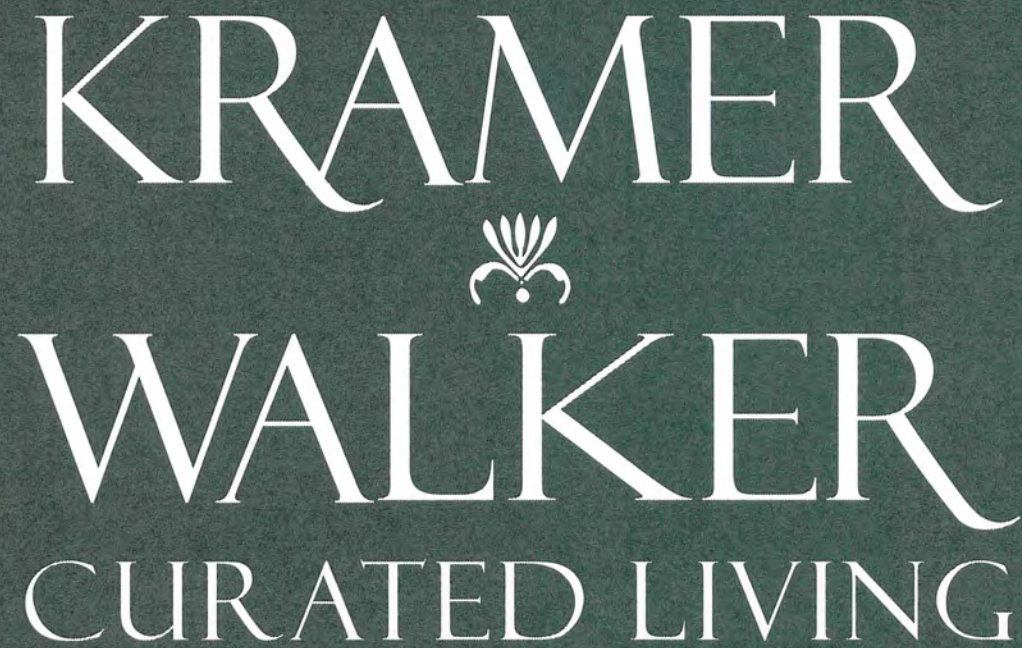


Exhibit A-1



Painted MDO over entrance  
14" x 96"





KRAMER  
WALKER  
CURATED LIVING

The logo is presented on a dark green, textured rectangular background. This background is enclosed within a thin, solid brown border. The text "KRAMER" is at the top in a large, white, serif font. Below it is a small, white, stylized decorative flourish. The word "WALKER" is in the middle, also in a large, white, serif font. At the bottom, the words "CURATED LIVING" are written in a smaller, white, serif font.



KRAMER  WALKER  
CURATED LIVING



**Exhibit A-1**



City of Cannon Beach  
163 E Gower St | PO Box 368  
Cannon Beach, OR 97110  
(503) 436-1581  
cityhall@ci.cannonbeach.or.us

XBP Confirmation Number: 169008606

Transaction detail for payment to City of Cannon Beach.			Date: 03/27/2024 - 3:27:09 PM MT
Transaction Number: 215750271 Mastercard — XXXX-XXXX-XXXX-4432 Status: Successful			
Account #	Item	Quantity	Item Amount
Sign-279 Hemlock	Planning Fees Sign-279 Hemlock	1	\$50.00
Sign-279 Hemlock 2	Planning Fees Sign-279 Hemlock 2	1	\$50.00
DRB-279 Hemlock	Planning Fees DRB-279 Hemlock	1	\$50.00

**TOTAL: \$150.00**

**Billing Information**

Travis Walker  
97110  
travis@kramerwalkercl.com

Transaction taken by: Admin Nissa





**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

April 1, 2024

Travis Walker  
P.O. Box 481  
Cannon Beach, OR 97110

RE: Completeness Determination for Design Review at 279 N. Hemlock St. (File: DRB 24-11)

Dear Mr. Walker:

Your application for Design Review for new freestanding signage at 279 N. Hemlock St. was received on March 27, 2024 and found to be complete on April 1, 2024. The City has 120 days to exhaust all local review, that period ends on Tuesday July 30, 2024. The Design Review Board will review this application as a non-hearing item during its regularly scheduled meeting on Thursday April 18, 2024, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application form with project description

Please be aware that the determination of a complete application is not a decision or a guarantee of outcome for the application.

Please feel free to contact my office at (503) 436-8053, or by email at [stclair@ci.cannon-beach.or.us](mailto:stclair@ci.cannon-beach.or.us) if you have questions regarding this application matters.

Sincerely,

Robert St. Clair  
Planner