



CITY OF CANNON BEACH

BEFORE THE DESIGN REVIEW BOARD OF THE CITY OF CANNON BEACH

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR
EXTERIOR ALTERATIONS TO 1170 S. HEMLOCK ST.
PROPERTY DESCRIPTION: Map 51030AD, Tax Lot 10401
ZONES: C1

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 23-07

APPLICANT: Leland Rife
11855 SE Masa Ln.
Happy Valley, OR

Leland Rife requested design review approval for the exterior repainting of an existing structure at 1170 S. Hemlock St. The application was reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

The public hearing on the above-entitled matter was held before the Design Review Board on 7/20/2023, the Design Review Board closed the public hearing at the 7/20/2023 meeting, and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for the exterior repainting is APPROVED and adopts the findings of fact, conclusions and conditions contained in "Exhibit A." The effective date of this Order is 14 days following the signing of the Order.

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

CANNON BEACH DESIGN REVIEW BOARD

7/24/2023

DATED: _____

DocuSigned by:
David Doering
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David Doering, Chair



Cannon Beach Design Review Board

Findings of Fact and Conclusions of Law

DRB 23-07, LELAND RIFE, APPLICANT, FOR A CHANGE TO EXTERIOR PAINT COLORS FOR A COMMERCIAL STRUCTURE. THE PROPERTY IS OWNED BY LELAND RIFE AND IS LOCATED AT 1170 S. HEMLOCK ST (TAX LOT 10401, MAP 51030AD) IN A LIMITED COMMERCIAL (C1) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE, CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA

Agenda Date: July 20, 2023

Prepared By: Robert St. Clair, Planner
Community Development Department

EXHIBITS

The following Exhibits are attached hereto as referenced.

“A” Exhibits – Application Materials

- A-1** Design Review Application DRB#23-07 with paint swatches, received June 7, 2023;
- A-2** Revised paint swatches, received July 20, 2023

SUMMARY & BACKGROUND

The proposed project is the repainting of an existing commercial structure at 1170 S. Hemlock St. There are no structural or landscape alterations or changes to signage proposed with this application.

This proposal is brought before the Design Review Board as exterior alterations to existing non-residential structures are subject to review.

APPROVAL CRITERIA

Approval criteria are in the Design Review Standards (17.44) sections of the municipal code: These are excerpted below.

17.44 Design Review Standards and Requirements.

17.44.090 Architectural Design Evaluation Criteria.

The following criteria shall be used in evaluating architectural designs. The number adjacent to the criterion represents the relative importance of that criterion, with “3” being the most important:

- x3 C. The proposed materials and colors are compatible with the character and coastal setting of the city.*

- x3 F. *If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.*

Findings:

The Design Review Board heard testimony that the body of the building would be painted Sherwin Williams SW 7604 Smoky Blue, the trim and gutters Sherwin Williams SW 6252 Ice Cube, and the first level brickwork facing S. Hemlock St. Sherwin Williams SW 6126 Navajo White. There are no changes to landscaping or signage, and no vegetation will be removed as part of this project.

This color palette is similar to the existing coloration and does not appear to have any significant differences that would make the building out of character for the Midtown neighborhood. Although the building is not located at a transition zone, criteria F was also be considered given its proximity to the Midtown bus stop which is served by public transit services connecting Cannon Beach to Astoria, Seaside, Tillamook, and Portland and as such is a gateway for visitors arriving by bus. The Design Review Board finds that the application meets the applicable criteria of the Cannon Beach Municipal Code.

DECISION AND CONDITIONS

Architectural Plan

Motion: Having considered the evidence in the record and upon a motion by Board member Valigura, seconded by Board member Clausen, the Cannon Beach Design Review Board voted to approve the architectural plan of the Leland Rife application regarding the exterior repaint of 1170 S. Hemlock St., as discussed at this public hearing.

Notice of Approval

17.44.140 Final approval expiration.

The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. (Ord. 90-3 § 15)



Cannon Beach Design Review Board

Staff Report:

DRB 23-07, LELAND RIFE, APPLICANT, FOR A CHANGE TO EXTERIOR PAINT COLORS FOR A COMMERCIAL STRUCTURE. THE PROPERTY IS OWNED BY LELAND RIFE AND IS LOCATED AT 1170 S. HEMLOCK ST (TAX LOT 10401, MAP 51030AD) IN A LIMITED COMMERCIAL (C1) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE, CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA

Agenda Date: July 20, 2023

Prepared By: Robert St. Clair, Planner
Community Development Department

GENERAL INFORMATION

NOTICE

Public notice for this July 20, 2023 Public Hearing is as follows:

- A. Notice was posted at area Post Offices on June 29, 2023;
- B. Notice was mailed on June 29, 2023 to surrounding landowners within 100' of the exterior boundaries of the property.

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

The following Exhibits are attached hereto as referenced.

"A" Exhibits – Application Materials

A-1 Design Review Application DRB#23-07 with paint swatches, received June 7, 2023;

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

None received as of this writing;

"D" Exhibits – Public Comment

None received as of this writing;

SUMMARY & BACKGROUND

The proposed project is the repainting of an existing commercial structure at 1170 S. Hemlock St. There are no structural or landscape alterations or changes to signage proposed with this application.

This proposal is brought before the Design Review Board as exterior alterations to existing non-residential structures are subject to review.

A photo of the subject structure is below:



APPROVAL CRITERIA

Approval criteria are in the Design Review Standards (17.44) sections of the municipal code: These are excerpted below.

17.44 Design Review Standards and Requirements.

17.44.090 Architectural Design Evaluation Criteria.


The following criteria shall be used in evaluating architectural designs. The number adjacent to the criterion represents the relative importance of that criterion, with “3” being the most important:

- x3 A. *The design avoids either monotonous similarity or excessive dissimilarity with existing structures, or structures for which a permit has been issued, in its section of town (i.e., downtown, midtown, etc.). If*

the development includes multiple structures, the design avoids either monotonous similarity or excessive dissimilarity between the component structures.

- x3 B. The size, shape and scale of the structure(s) are architecturally compatible with the site and with the surrounding neighborhood. The structure is sufficiently modest in scale to enhance the village character of the community.*
- x3 C. The proposed materials and colors are compatible with the character and coastal setting of the city.*
- x3 D. The design avoids monotony and provides visual interest and charm by giving sufficient attention to architectural details and to such design elements as texture, pattern and color.*
- x3 E. If the project includes a large structure or structures, such as a large motel or condominium, the design avoids a monolithic expanse of frontages and rooflines and diminishes the massing of the buildings by breaking up building sections, or by the use of such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.*
- x3 F. If the project is unusually large, or if it is likely to become a village landmark, or if it is located so as to become part of an introduction/ transition to the city or to a particular district or to the beach, the design acknowledges the special impact the project would have on the entire community by addressing the design criteria in an exemplary, standard-setting fashion.*
- x2 G. The height of the structure(s) is architecturally compatible with the site and the surrounding neighborhood. The height of the structures contributes to the village scale.*
- x2 H. The height of the structure(s) is such that it does not unreasonably destroy or degrade the scenic values of the surrounding area.*
- x2 I. The height of the structure(s) is such that it does not unreasonably block or greatly degrade the views of scenic vistas as seen from neighboring sites.*
- x2 J. The height of the structure(s) is such that it does not unreasonably deny solar access, light or air to an adjacent structure, on or off the site.*
- x2 K. The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.*
- x2 L. The proposed signage harmonizes with the other structures in terms of form, materials and scale.*
- x2 M. Lighting fixtures: (1) are compatible with the architectural design; (2) produce illumination sufficiently subdued to be compatible with the village character; (3) avoid casting glare on adjoining property; (4) are sufficient for night-time safety, utility, security, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.*
- x2 N. The project incorporates design elements or building improvements which result in the conservation of energy.*
- x1 O. The design of the project ensures continued privacy for the occupants of adjacent structures. In cases of multifamily housing, this item is to be rated as x3.*

Staff Comment: This application best fits criteria C, *The proposed materials and colors are compatible with the character and coastal setting of the city.* At present the subject building is painted a pale blue/gray with naturally colored shake siding on the eastern façade. The proposed replacement colors are:

Sherwin Williams SW 7073 Network Gray	Sherwin Williams SW 7602 Indigo Batik	Sherwin Williams SW 6098 Pacer White	Sherwin Williams SW 7604 Smoky Blue
			

This color palette is similar to the existing coloration and does not appear to have any significant differences that would make the building out of character for the Midtown neighborhood. Although the building is not located at a transition zone, criteria F should also be considered given its proximity to the Midtown bus stop which is served by public transit services connecting Cannon Beach to Astoria, Seaside, Tillamook, and Portland and as such is a gateway for visitors arriving by bus. The application materials are consistent with this criterion as the proposed color scheme is not dissimilar from the building's current appearance, the appearance of the neighborhood, or the character of the city.

PROCEDURAL REQUIREMENTS

This application is subject to ORS 227.178, requiring the City to take final action within 120 days after the application is deemed complete. The application was submitted on June 7, 2023 and determined to be complete on June 7, 2023. Based on this, the City must complete its review of this proposal by October 5, 2023.

The Design Review Board's July 20th hearing will be the first evidentiary hearing on this request. ORS 197.763(6) allows any party to the hearing to request a continuance. The DRB should grant any request for a continuance of this hearing. The DRB's next regularly scheduled hearing date is August 17, 2023.

DESIGN REVIEW BOARD ACTION

17.44.070 Design Review Criteria – Statement of Intent

- A. *The design review criteria are intended to provide a frame of reference for the applicant in the development of site, building and landscape plans, as well as providing the city with a means of reviewing proposed plans. These criteria are not intended to be inflexible requirements, nor are they intended to discourage creativity. The specification of one or more architectural styles is not intended by these criteria.*

RECOMMENDATION

Staff recommends approval of the application.

DECISION AND CONDITIONS

Architectural

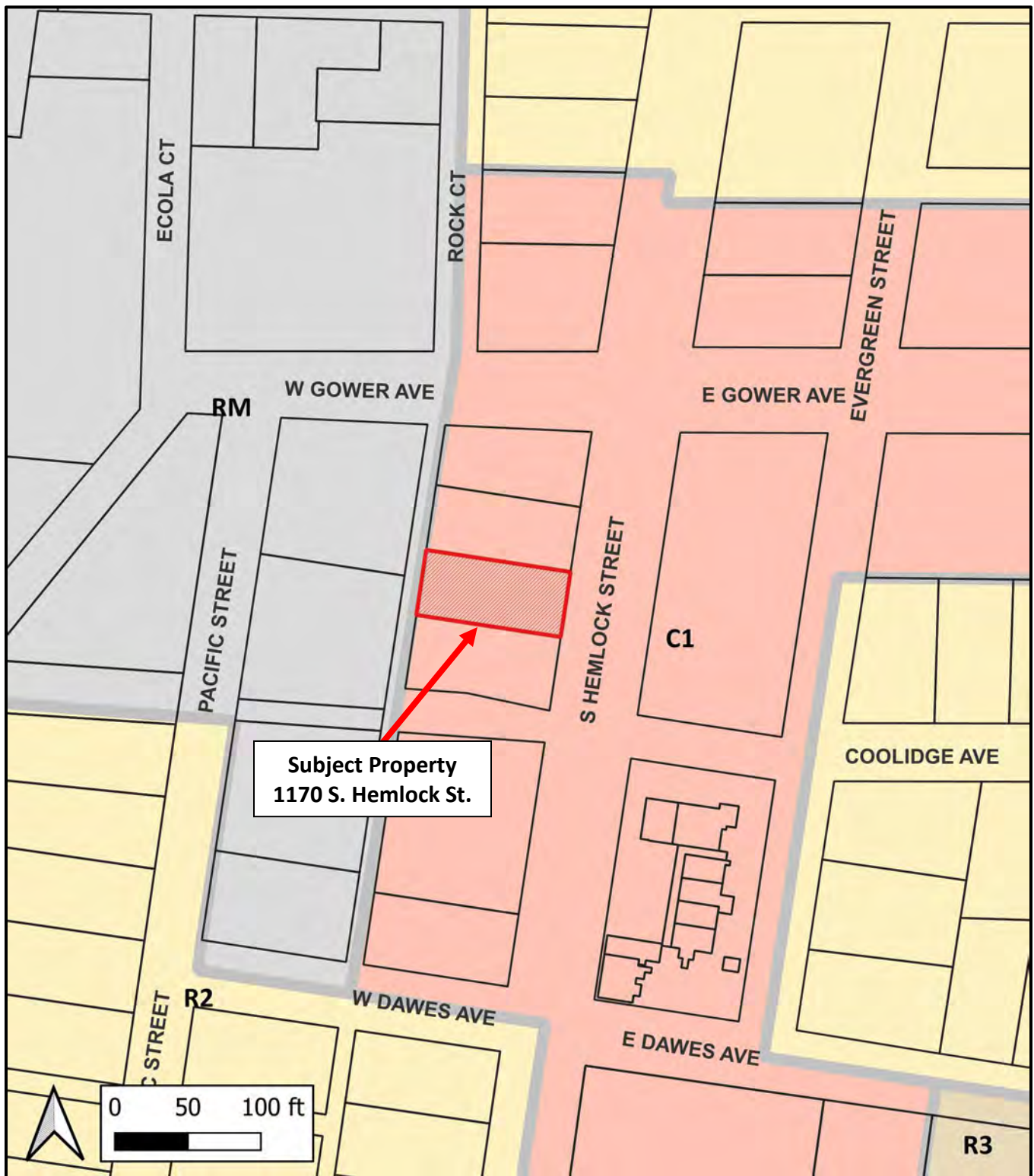
Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/deny) the architectural plan of the Leland Rife application regarding the exterior repaint of 1170 S. Hemlock St., as discussed at this public hearing (subject to the following conditions):

Notice of Approval

17.44.140 Final approval expiration.

The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. (Ord. 90-3 § 15)

DRB 23-07 Project Location & Zoning



Taxlot and zoning information taken from City of Cannon Beach GIS records. This map is for reference only and is not a survey product.



CITY OF CANNON BEACH

DESIGN REVIEW BOARD APPLICATION

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

Applicant Name: Leland Scott Rife
Mailing Address: 11855 SE Masa Ln.
Happy Valley, OR. 97086
Email Address: jay@properties@comcast.net
Telephone: 503 539 3605

City of Cannon Beach
Finance Department

JUN - 7 2023

Received

Property-Owner Name: _____
(if other than applicant)

Mailing Address: _____

Telephone: _____

Property Location: 1170 S. Hemlock Cannon Beach OR. 97110
(street address)

Map No.: 51030AD10401 Tax Lot No.: _____
51030AD10401

Project Description:

Exterior Repaint

City of Cannon Beach
Finance Department

JUN - 7 2023

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: Leland S Rife Date: 5-30-23

Property Owner Signature: Leland S Rife Date: 5-30-23

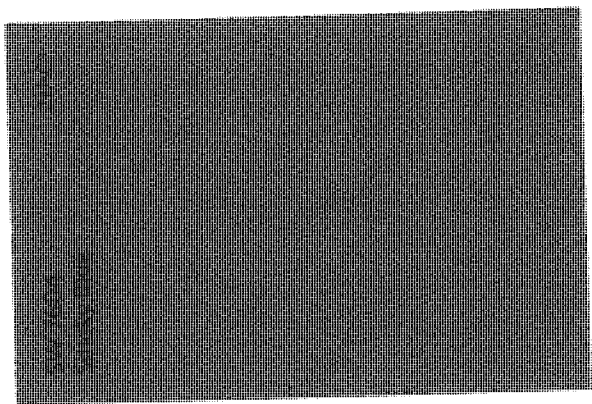
If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

Received on: _____ By: _____

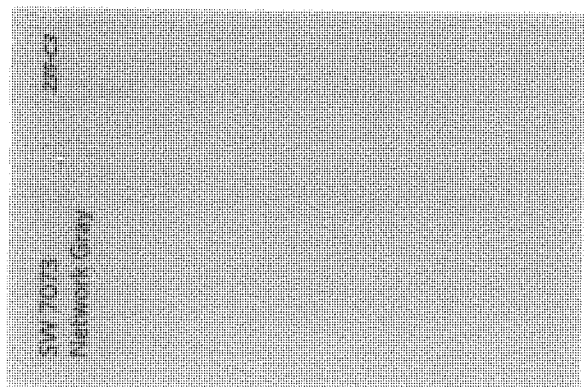
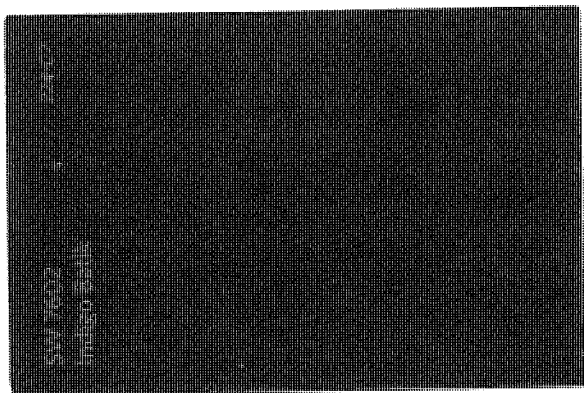
Fee Paid: _____ Receipt No.: _____

(Last revised March 2021)



267-C7

SW 6098
Pacer White



267-C3

SW 7073
Network Gray

SW 7604
Smoky Blue

SW 6252
Ice Cube

257-C3

SW 6126
Navajo White

264-C5