



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 AN EXISTING BUILDING AT 288
N. HEMLOCK ST., PROPERTY DESCRIPTION: MAP 51019DD,
TAX LOT 1500, 2700, ZONE: RM

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 24-02

APPLICANT: Glen Miller
Cannon Beach Conference Center
P.O. Box 398
Cannon Beach, OR 97110

Glen Miller application on behalf of the Cannon Beach Conference Center for exterior alterations to an existing structure at 288 N. 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 1/18/2024 and continued to 2/21/2024, the Design Review Board closed the public hearing at the 2/21/2024 meeting, and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for exterior alterations is APPROVED and adopts the findings of fact and conclusions that accompany this decision. 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

2/28/2024
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 24-02, GLEN MILLER APPLICATION ON BEHALF OF THE CANNON BEACH CONFERENCE CENTER FOR EXTERIOR ALTERATIONS TO AN EXISTING BUILDING. THE PROPERTY, 288 N. HEMLOCK ST., TAXLOTS 51019DD01500 AND 2700 IS OWNED BY THE CANNON BEACH CONFERENCE CENTER IN A RESIDENTIAL MOTEL (RM) ZONE. THE APPLICATION WAS REIVEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA

Agenda Date: January 18, 2024
Continued to February 21, 2024

EXHIBITS

The following Exhibits are attached hereto as referenced.

“A” Exhibits – Application Materials

- A-1** Design Review application DRB#24-02 with design schematics, submitted and stamped December 15, 2023
- A-2** Project description, submitted December 15, 2023
- A-3** Revised project description, submitted February 14, 2024

“C” Exhibits – Cannon Beach Supplements

- C-1** DRB 24-02 Completeness determination, January 2, 2024

SUMMARY & BACKGROUND

The proposed project is the replacement of existing siding on the Beach Front building of the Cannon Beach Conference Center at 288 N. Hemlock St. The applicant intends for the Beach Front building to match the look and feel of the nearby Pacific View Lodge which also belongs to the Conference Center. No changes in site design or landscaping are proposed as part of this application.

During this item’s initial evidentiary hearing the Design Review Board requested additional information and revisions to the proposed design. The applicant submitted a new project design on February 14, 2024 and this is included as Exhibit A-3.

FINDINGS

The Design Review Board finds that the materials and colors in the revised project design satisfy the architectural review criteria of CBMC 17.44. The original plans as submitted were determined to be excessively similar to other nearby buildings owned by the Cannon Beach Conference Center. The revised design uses LP SmartSide siding and cedar texture shakes. The siding will be painted SW 9548 “Sweater Weather” and the shakes SW 2849 “Westchester Gray.” The two will be separated by a trim band painted SW 7006 “Extra White.”

DECISION

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member Ramey, seconded by Board member Valigura, the Cannon Beach Design Review Board voted to approve the architectural plan of the Glen Miller application for exterior alterations for an existing building at 288 N. Hemlock St., DRB 24-02, as discussed at this public hearing.