



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 160
E. SIUSLAW ST., PROPERTY DESCRIPTION: MAP 51032CB,
TAX LOT 70001, 70002, 70003, 70102, 70103, 70104, 70105,
70106, AND 70201, ZONE: RM

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 24-04

APPLICANT: WRB Construction
12705 SW Herman Rd.
Tualatin, OR 97062

WRB Construction application on behalf of Tolovana Sands Condominiums for exterior alterations to an existing structures at 160 Siuslaw 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 2/21/2024 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 WITH CONDITIONS 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

DATED: 2/28/2024

DocuSigned by:
David Doering
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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 24-04, WRB CONSTRUCTION LLC, ON BEHALF OF TOLOVANA SANDS CONDOMINIUMS, APPLICATION FOR EXTERIOR ALTERATIONS TO EXISTING BUILDINGS. THE PROPERTY, 160 E. SIUSLAW, TAXLOTS 51032CB70001, 70002, 70003, 70102, 70103, 70104, 70105, 70106, AND 70201 CONSISTS OF MULTIPLE OWNERS WITHIN A HOMEOWNERS ASSOCIATION AND IS IN A RESIDENTIAL MOTEL (RM) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: February 21, 2024

EXHIBITS

The following Exhibits are attached hereto as referenced.

“A” Exhibits – Application Materials

A-1 Design Review application DRB#24-04, submitted and stamped January 11, 2024

A-2 Project description, submitted January 11, 2024

“C” Exhibits – Cannon Beach Supplements

C-1 DRB 24-02 Completeness determination, January 30, 2024

SUMMARY & BACKGROUND

The proposed project is the replacement of exterior siding at the Tolovana Sands Condominiums at 160 E. Siuslaw St. The applicant intended to replace the existing cedar shake siding with a Hardie Plank product. No changes to site design or landscaping were proposed as part of this application.

FINDINGS

The Design Review Board finds that the applicant’s proposal to replace existing cedar shake siding with Hardie Plank lap siding does not meet the criteria of the Municipal Code. The Board heard that Community Development Staff had advised the applicant of deficiencies with the application regarding materials, color, etc. The Board also heard that the HOA had elected to gray with white trim and not make any changes to the coloration of the decks, additionally the HOA had selected materials based on cost. The roofing materials were found to meet the criteria of the code.

The Board determined that the architectural plan can be modified in a way that meets the criteria of the Municipal Code, subject to the conditions of approval found in the Board’s decision regarding the architectural plan.

DECISION

Architectural

Motion: Having considered the evidence in the record and upon a motion by Board member Claussen, seconded by Board member Ramey, the Cannon Beach Design Review Board voted to conditionally approve the architectural plan of the WRB Construction application for exterior alterations for an existing building at 160 E. Siuslaw St., DRB 24-04, as discussed at this public hearing, subject to the following conditions:

1. The applicant provide exterior color information for review and approval by the Design Review Board.
2. The applicant Include of shake siding the gable areas and provide plans for review and approval by the Design Review Board showing these modifications.