CITY OF CANNON BEACH
AGENDA

UPDATED: 4-17-2024

Meeting:	Design Review Board
Date:	**Thursday, April 18, 2024**
Time:	6:00 pm
Location:	Council Chambers

CALL TO ORDER, APPROVAL OF AGENDA AND MINUTES

1) **Approval of Agenda**

2) **Consideration of the Minutes for the Design Review Board Meetings of March 21, 2024.**
If the Design Review Board wishes to approve the minutes, an appropriate motion is in order.

PUBLIC COMMENT

If you request to speak during a public hearing agenda item, your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Board.

NON-HEARING ITEMS

3) **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.

ACTION ITEMS

4) **Continuation of DRB 24-06 David Bissett**, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. The property is located at 289 N. Spruce St. (Taxlot 100, Map 51020CC) 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.

5) ~~**DRB 24-09**, Tolovana Architects, applicant, on behalf of Brett Tanzer, for an amendment to the approved DRB 23-05 plans for an accessory dwelling unit over a garage. The property is owned by Brett and Jennifer Tanzer and is located at 663 ocean ave (Taxlot 13100, map 51030AA) in a residential medium density (r2) zone. The application will be reviewed against the criteria of municipal code, chapter 17.44.080 – 17.44.100, design review criteria.~~ WITHDRAWN

6) **DRB 24-10,** CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new Police Department and Emergency Operations Center. The property is located at 81389 N Hwy 101. (Taxlot 200, Map 41006B) in an Institutional (IN) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

DISCUSSION ITEMS

7) Good of the Order

8) ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted to the Community Development Department prior to the meeting by email, fax, mail, or in person. Publications may be available in alternate formats and the meeting is accessible to the disabled. For questions about the agenda, or if you need special accommodations per the Americans with Disabilities Act (ADA), please contact Community Development at (503) 436-8054.

Posted: April 11, 2024
Updated: April 17, 2024

Public Comment: If you wish to provide public comment via Zoom for this meeting, please use the raise your hand Zoom feature. Except for a public hearing agenda item, all Public to be Heard comments will be taken at the time indicated on the agenda or at the discretion of the Chair for both agenda and non-Agenda items. If you are requesting to speak during a public hearing agenda item, please indicate the specific agenda item number as your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Board. It will be at the Chair's discretion to allow additional comment through Zoom at the time of the meeting.

Join Zoom Meeting:

To join from your computer, tablet or smartphone - Join Zoom Meeting
https://us02web.zoom.us/j/89675087665?pwd=bVhQUlJzaWlNRnJrbkFpblNwUzZTUT09
Meeting ID: 896 7508 7665
Password: 467615

Dial By Your Location:

+1 669 900 6833 US (San Jose)
+1 346 248 7799 US (Houston)
+1 253 215 8782 US (Tacoma)

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Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
March 21, 2024
6:00 p.m.
Council Chambers

Present: Chair Dave Doering and Board Members Anita Dueber, Michelle Valigura, Harvey Claussen, and Tim Ramey attended in person.

Excused:

Staff: City Manager Bruce St. Denis, Community Development Director Steven Sokolowski, City Planner Robert St. Clair, and Administrative Assistant Tessa Pfund, and IT Director Rusty Barrett, and Special Counsel Bill Kabeiseman.

CALL TO ORDER

Chair Doering called the meeting to order at 6:00 pm.

1) Approval of Agenda

Motion: Valigura moved to approve the agenda; Ramey seconded the motion.

Vote: Doering, Dueber, Valigura, Claussen, and Ramey voted AYE; the vote was 5:0 in favor and the motion passed.

2) Approval of minutes from the February 21, 2024, Design Review Board Meetings

A list of corrections to the minutes were provided.

Motion: Ramey moved to approve the minutes; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, Claussen, and Ramey voted AYE; the vote was 5:0 in favor and the motion passed.

PUBLIC COMMENT
Chair Doering opened the floor for public comment on a non-agenda item. There were no comments.

NON-HEARING ITEMS

3) **DRB 24-05** Jen Dixon, applicant, on behalf of the Cannon Beach Library for freestanding signage. The property is located at 131 N. Hemlock St. (Taxlot 7301, Map 51019DD) in a Limited Commercial (C1) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

Chair Doering asked if there was additional correspondence. There was none.
Chair Doering asked if there was a presentation by the applicant.

Jen Dixon, Library Manager, PO Box 486 Cannon Beach, OR

Came forward to discuss the library sign application, and the need to update the current aging sign. This will be a double facing sign. Ms. Dixon invited questions from the board. Dueber complimented the proposed plans.

Chair Doering asked for presentations by proponents. There were none.
Chair Doering asked for presentations by opponents. There were none.
Chair Doering asked if there were comments from the staff. There were none.

Motion: Valigura moved to approve the application; Dueber seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen, Ramey voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

4) **DRB 24-08,** CONSIDERATION OF A FREESTANDING SIGNAGE APPLICATION,
DRB 24-08 Friends of Haystack Rock application for freestanding signage. The property is located at 1190 S. Pacific St. (Taxlot 10200, Map 51030DA) is a Residential Motel (RM) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

Chair Doering Requested the staff report. St. Clair read the staff report.
Chair Doering asked if there was additional correspondence. There was not.
Chair Doering asked if there was a presentation by the applicant.

Angela Benton, Representative of Friends of Haystack Rock, PO Box 1222
Gave a presentation on the proposed sign location and existing environmental challenges to the site. The Friends of Haystack Rock are excited for this opportunity to educate the public.

Chair Doering called for presentations from proponents. There were none.
Chair Doering called for presentations from opponents. There were none.
Chair Doering asked if there was a staff response. There was none.

Doering asked if the new installation would block the bench. Dueber posed questions regarding the footprint of the signs and expressed concern for ADA access. She was also concerned this might obstruct the view. Conversation followed. Valigura expressed a concern with her relationship with the Friends of Haystack Rock, but it was agreed that was unnecessary. Questions followed regarding the content of the signs. Doering asked if the existing signs could be updated. Ramey suggested they require the applicant meet ADA requirements.

Motion: Ramey moved to approve the sign as presented with the proviso that it is ADA compliant; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen, Ramey voted AYE; Dueber Voted NAY. The vote was 4:1 in favor and the motion passed.

ACTION ITEMS

5) **Continuation of 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 homeowner's 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.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Doering asked if any Commission member believes they have a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Valigura and Doering declared a site visit.

St. Clair read the staff report.

Chair Doering asked if there was additional correspondence on this matter. There was none.

Chair Doering opened the public hearing and stated the pertinent criteria were posted; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence; persons who testify shall first receive recognition from the chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent.

Chair Doering asked for a presentation from the applicant.

Brian Mullen, Representative of WRB Construction 12705 SW Herman Rd. Tualatin, OR
Mr. Mullens expressed sincere thanks for the opportunity to come back to present the application again on behalf of Tolovana Sands Condominiums. Mr. Mullen provided a physical example of the proposed siding update for the Tolovana Sands. He also provided a back up sample of the proposed coloring for the condos. Mr. Mullen prepared a material data cost presentation for the board's reference and provided paint samples.

Dueber said she was happy with the proposed shades. Valigura expressed doubt with the white trim.

Chair Doering asked for testimony from proponents. There were none.
Chair Doering asked for testimony from opponents. There were none.

Chair Doering asked for additional staff response. Sokolowski reminded the board that last month they granted conditional approval to begin limited construction.

Chair Doering asked for a motion.

Motion: Claussen moved to approve the architectural design; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, and Claussen, Ramey voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

6) **DRB 24-06** David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. The property is located at 289 N. Spruce St.

(Taxlot 100, Map 51020CC) 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.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Doering asked if any Commission member believes he or she has a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Board members acknowledged they walk by the site often.

Chair Doering asked for the staff report. St. Clair read the staff report.

Chair Doering asked if there was additional correspondence. There as none.

Chair Doering opened the public hearing and stated the pertinent criteria; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence; persons who testify shall first receive recognition from the chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent.

Chair Doering asked for testimony from the applicant.

David Bissett, Architect on behalf of the CBCC, 4788 Sheridan Dr. Gearhart Oregon 97138
Mr. Bissett appeared via Zoom and thanked the board for their time. He explained the Conference Center's intention for the updates to their buildings. The goal is to clean up their front facing access to make it more identifiable and accessible. All color schemes are intended to complement and match the Conference Center grounds.

Chair Doering pointed out that the front doors would open into the landscaping. This doesn't appear compatible. Bissett explained there were time constraints to the presented plans, and there is an intent to come back with further design plans. In general, this plan was intended to have the room open to a direct view of the landscaping and sunshine.

Sokolowski commented that those commercial doors, without a sidewalk, would still have ADA requirement to meet. Bissett explained that these doors are not so much meant for access, but to be a location to look out from, like a cafe. The doors swing out, and the nearest tree is six feet away. The actual access to the building is on the other side, and there are ADA accessible entries. Claussen asked if these doors should be considered as large opening windows? Bissett responded and expressed they would be willing to make them large windows, so long as they could maintain that open view. Ramey posed questions relating to the doors and boarding structure, highlighting that the presented plans couldn't pass the building departments requirements. Conversation followed. Bissett tried to accommodate the applicants desired updates and address concerns that will need to be made. Chair Doering stepped out of the room for a few moments. Sokolowski continued to converse with Mr. Bissett.

Dueber asked if they would need a new application for landscaping. Sokolowski said yes. Ramey expressed concerns with the building requirements. Chair Doering returned. Ramey pointed out that there must be a landing to go with the door, and that couldn't be approved by a building official. Bissett understood. Claussen said since there's no real access to those doors at all it would appear this is an incomplete plan. Bissett asked if they would not deny the whole application, but maybe approve a portion of it or let him come back and present again.

Ramey asked what the plan included beyond doors and windows. Bissett said there are interior changes that involve non-structural wall elements. The goal is to refurbish the Coash House interiors and to make the space more open, airy, and friendly. Bissett described other exterior updates proposed in the plans.
Glen Miller, Maintenance Manager for the CBCC, PO Box 943

Shared that they are focusing on the other side of the building too. They would like to see if they can begin working on that part of the building if the Coach House needs to be put on pause.

Doering commented that he wanted to propose something similar. Conversations followed. Valigura asked if they are changing the door colors. Bissett said yes, they are moving from red sold panel doors and move to a white french doors with all glass. This will have a residential look. Ramey directed the board's attention to the plans on A2, the existing Coach House and the fire rating of that room. Bissett's understanding, at this time, is that they are not required to be egressed. Ramey stated that they are considering approving the plans on A2.1, and continuing the rest of the application. Dueber shared that we must be very clear on what we want to see on the resubmittal. Doering asked that they include the landscaping design with the application.

Motion: Ramey moved to approve the plans on A2.1 only, and the plans on A2.2 will be continued at a later meeting; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, Ramey and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

Sokolowski stated that he will work with Bissett on the resubmittal of their plans and landscaping designs.

The board took a five-minute break.

7) **DRB 24-07** CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, 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.

Chair Doering asked if anyone objected to the jurisdiction of the Design Review Board to hear this matter at this time. Claussen objected to the Design Review Board hearing this item. Claussen read a prepared statement. Claussen moved that we waive our judgement and assume only an advisory role. Dueber seconded his statement. Kabeiseman interjected, and shared that Oregon State Law says that city law must still comply. The DRB tonight is acting in a regulatory fashion. They have the authority to review the application, and they do have jurisdiction. If they choose not to, that would be an interesting conundrum. It invites the question to the extent you feel uncomfortable making board decisions and so on. He suggested they might approve the application with advice to go along with it. He invited the board to talk it out with him. Claussen asked if they may waive jurisdiction. Kabeiseman was unsure if they could choose not to decide. He recommended that they approve the application with recommendations to the council. Claussen said this is a charade as the council can overrule the DRB's decision, and it would put them in a difficult position as well. Kabeiseman reminded him that they do have authority to make a decision.

Ramey reminded the board that there was motion on the floor, and it was seconded, would that need to be withdrawn? Conversation followed. It was mentioned that the two previous projects they decided on, the midtown restrooms and the elementary school, were overruled by the council. Claussen said maybe they could give their best advice but not rule. Claussen mentioned that some cities don't even have design review boards. Ramey said the advice is to withdraw the motion, accept the jurisdiction, then make a motion to approve. Conversation followed. Valigura reminded them they can set conditions. Dueber wasn't sure about setting conditions for CIDA or city council. It might be the best compromise to move forward as an advisory group. Claussen said he didn't want it noted that they rubber stamped the project. Claussen did not understand why, legally, they couldn't waive jurisdiction. Kabeiseman reminded them that they are appointed to this board and have a specific role. The practical piece of this is that if you do this and make no decision then it leaves this application in limbo. If there is no approval or denial, then there's nothing to get to City Council. Claussen asked another clarifying question. Kabeiseman said they have the authority to approve. Claussen said it could go to council by the council appealing it themself. Kabeiseman was confused. Ramey asked how planning handles the permitting process if a DRB approval was required and that didn't happen? Sokolowski answered.

Valigura asked if the staff received a copy of the letter Claussen gave to the board right before the meeting. They did not. Conversation followed.

Claussen withdrew his motion. Ramey asked if he withdrew his objections to jurisdiction which is on the record. Claussen did not want to withdraw that objection. Kabeiseman spoke to that. Claussen withdrew his objection to their jurisdiction.

Doering asked if they wish to close the hearing. Sokolowski asked that they proceed with all the steps.

Doering asked if any Commission member believes he or she has a conflict of interest or personal bias. Doering asked if any Commission member had any ex parte contacts or made a site visit. Board members declared their site visits.

Chair Doering asked for the staff report. Steve Sokolowski provided a brief report.

Chair Doering asked for testimony from the applicant.

Leslie Jones, CIDA
Expressed that she was happy to accept any questions the board may have. Doering asked what the garage was for. She responded with the intended uses for the garage.

Doering wanted more information on the arborist's report. Others said they wanted to see more native plants. Jeff Gerhardt commented that he was available on Zoom for questions. No questions were asked. Dueber expressed hesitations with the hard landscaping around the building, and the signage.

Conversation ensued about what the board wanted to review today.

Jeff Gerhardt, Cannon Beach City Arborist
Gerhardt shared that it was a good time to update this urban forest and phase in new trees. He proceeded to describe the proposed landscape with native plants.

Dueber asked if the patio was brick or cement. CIDA answered.

Gerhardt asked if there were questions on the trees? Claussen asked if they were removing the flowering cherry trees. He said yes, they have multiple structural defects.

Chair Doering asked for testimony from proponents. There was none.
Chair Doering asked for testimony from opponents. There was laughter, but no testimony.
Chair Doering asked for additional staff response. There was none.

Chair Doering asked if the applicant would like to make additional statements.

Jones said that in terms of the plaza area, their consideration is as a staff amenity and for the community, especially for the farmers market as a gathering area. As for signage, they were trying to match what is permitted by the code and are happy to work with whatever advice they receive. Distaste for the sign was expressed. Dueber mentioned that she would've liked to have operated in an advisory role. Ramey encouraged her to express these ideas, as they will be included in the minutes.

Doering asked if there were samples of the solar energy panels. Jones shared their intention for roof solar panels and pulled up images to reflect the layout. The landscaping design and plant selection was very intentional as they won't get too big and interfere with the solar panels.
Chair Doering closed the hearing.

Doering asked to entertain a motion.

Motion: Ramey moved to approve the plans; Dueber seconded the motion.

Vote: Doering, Dueber, Valigura, and Ramey, voted AYE; Claussen abstained. The vote was 4:0 in favor and the motion passed.

Doering asked for a motion of approval for the architectural designs. Valigura commented that she does not like the lettering. It was suggested these be added as a condition and stated for the minutes.

Motion: Valigura moved to approve the architectural design with the understanding that the board does not like the sign; Ramey seconded the motion.

Vote: Doering, Dueber, Valigura, and Ramey voted AYE; Claussen abstained. The vote was 4:0 in favor and the motion passed.

Chair Doering led the board to discuss the landscaping.

Ramey moved to approve the landscape design, but there was no second. Chair Doering asked if there was a motion to deny the landscape design. Dueber asked a clarifying question. Ramey asked what they did not like. Valigura said she wanted them to use all local plants. The board engaged in conversation. It was repeated that they did not want to put conditions on their approvals. Dueber asked if they could approve the landscape design with the condition of them using as many local plants as possible. Ramey volunteered to amend his motion.

Motion: Ramey moved to approve the landscape design with use of as many local plants as possible; Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, and Ramey voted AYE; Claussen abstained. The vote was 4:0 in favor and the motion passed.

Doering asked for another motion for the chair to sign.

Motion: Valigura made the motion for the chair to sign; Claussen seconded the motion.

Vote: Doering, Dueber, Valigura, Claussen, and Ramey voted AYE. The vote was 5:0 in favor and the motion passed.

DISCUSSION ITEMS

8) Good of the Order
There was none.

9) ADJOURNMENT

Chair Doering adjourned the meeting at 8:11pm

_____
Tessa Pfund, Community Development and Planning Department Administrator

DRAFT

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Staff Report:

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

Agenda Date: April 18, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

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 Sign permit application with images of proposed signage, received March 27, 2024

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

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

"D" Exhibits – Public Comment

None received as of this writing;

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. These are excerpted below.

17.56.030(A)(1) Regulations – Generally, Sign Face Area

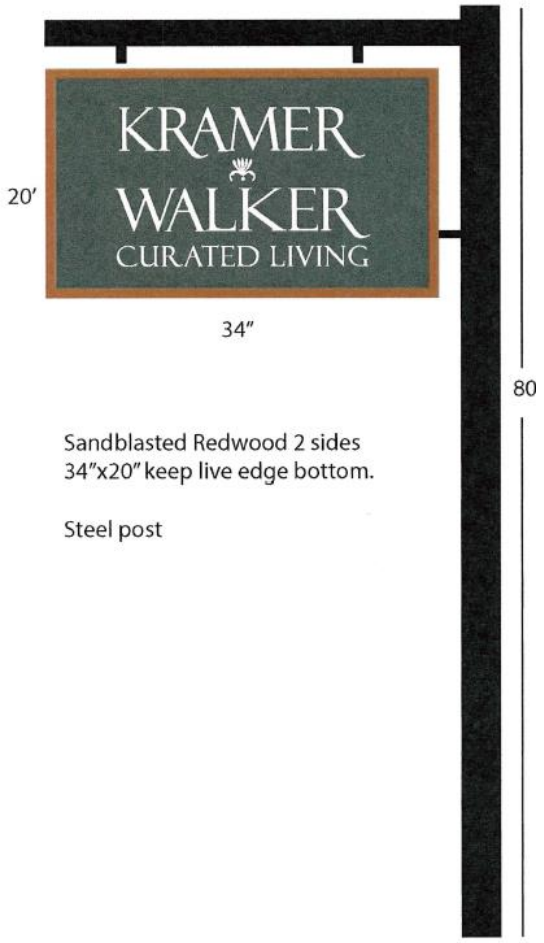
The area of sign faces enclosed in frames or cabinets is determined by the outer dimensions of the frame or cabinet surrounding the sign face. Sign area does not include foundations, supports, and other essential structures which do not serve as a backdrop or bother to the sign. Only one side of a double-faced sign is counted in measuring the sign face area.

Staff Comment: The proposed freestanding sign will measure 20 x 34 inches or approximately 4.7 square feet and be double sided. The door mounted window decals would measure 12 x 18 inches or 1.5 square feet each. Total square footage for all signage, including a proposed building mounted sign above the front door, would measure approximately 20.5 square feet.

17.56.030(B) Regulations – Generally; Height of Signs

No freestanding, projecting or awning sign, including support structures, shall be more than sixteen feet in height. The overall height of a sign or sign-supporting structure is measured from the existing grade directly below the sign to the highest point of the sign or sign-supporting structure.

Staff Comment: The maximum height above grade of the freestanding sign and its support frame is approximately 80 inches or 6 ½ feet above grade.



17.56.030(F) Regulation – Generally; Sign Lettering

The maximum letter height shall be twelve inches.

Staff Comment: The maximum letter height on the freestanding sign will be approximately 4.3 inches. The largest letter height for the window decals is not specified, however it will be below the 12 inch limit at the maximum height of the decals themselves is 12 inches.

17.56.030(J)(2) Regulations – Generally; Materials

Signs shall be constructed of wood or have a wood exterior, or be painted or etched on a window or be part of an awning. Signs consisting of other materials must be approved by the Design Review Board.

Staff Comment: Application materials indicate that the freestanding sign will be constructed from sandblasted redwood and painted with a gray background and white lettering. The support frame will be a steel post painted black.

Window decals will consist of a clear material with white lettering.

17.56.040(A)(1)(a) Regulations – Base Zone; C1, C2 and RM Zone Sign Requirements

The total square footage of all signage associated with a lot shall not exceed one square foot of sign face area per lineal foot of site frontage.

Staff Comment: The subject property is a 5,000 square foot lot measuring 50 x 100 feet. The site frontage along S. Hemlock St. is 50 feet in length. The maximum allowable amount of signage is 36 square feet with 24 square

feet being freestanding. The total amount of signage proposed for this property is approximately 20.5 square feet.

17.56.040(A)(2) Regulations – Base Zone; Freestanding Signs

Each lot is permitted one freestanding sign per site frontage. The maximum sign face for a freestanding sign is twenty-four square feet.

Staff Comment: The proposed signage will be the only free-standing signs on the S. Hemlock St. frontage, no other free-standing signage is proposed.

DECISION

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 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.

Site Location – 279 N. Hemlock St.

0
100
200 ft
3rd Street
N Hemlock Street
279 Hemlock St
N Spruce Street

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Supplemental Staff Report:

DRB 24-06, DAVID BISSETT, APPLICANT, ON BEHALF OF CANNON BEACH CONFERENCE CENTER FOR EXTERIOR ALTERATIONS TO THE HAVEN BUILDING. THE PROPERTY IS LOCATED AT 289 N. SPRUCE ST. (TAXLOT 100, MAP 51020CC) 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 CRITIERA.

Agenda Date: March 21, 2024
Continued to April 18, 2024

Prepared By: Community Development Department

GENERAL INFORMATION

NOTICE

Public notice for this April 18, 2024 Public Hearing is as follows:

A. Notice was posted at area Post Offices on March 28, 2024;

B. Notice was mailed on March 28, 2024 to surrounding landowners within 100' of the exterior boundaries of the property.

Oregon E-Permtting record number: 164-24-000012-PLNG

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-5 Updated project narrative, submitted April 5, 2024;

A-6 Revised project schematics, submitted April 5, 2024;

A-7 Pre-construction arborist report, submitted April 5, 2024;

A-8 Updated materials information, submitted April 5, 2024;

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

C-2 DRB 24-06 March 2024 Signed Orders and Findings of Fact

"D" Exhibits – Public Comment

None received as of this writing;

SUMMARY & BACKGROUND

The project is an exterior structural modification to the Coach House coffee area and its sunroom at the Haven Building of the Cannon Beach Conference Center. This item was introduced to the Design Review Board in March 2024 and during that hearing the Board moved to approve the exterior modifications to the Office/Registration entry and determined that additional information was required for the modifications to the Coach House area. Since that hearing the applicant has submitted additional information including an updated project description, revised schematics, and a pre-construction arborist evaluation.

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.

<u>17.44.080 Site Design Evaluation Criteria.</u>

The following criteria shall be used in evaluating site development plans. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.

x3 B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.

x3 C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert).

x3 D. If the project is unusually large, 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 these design criteria in an exemplary, standard-setting manner.

x2 E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties.

x2 F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area.

x2 G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures.

x2 H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods.

x2 I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites.

x2 J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site.

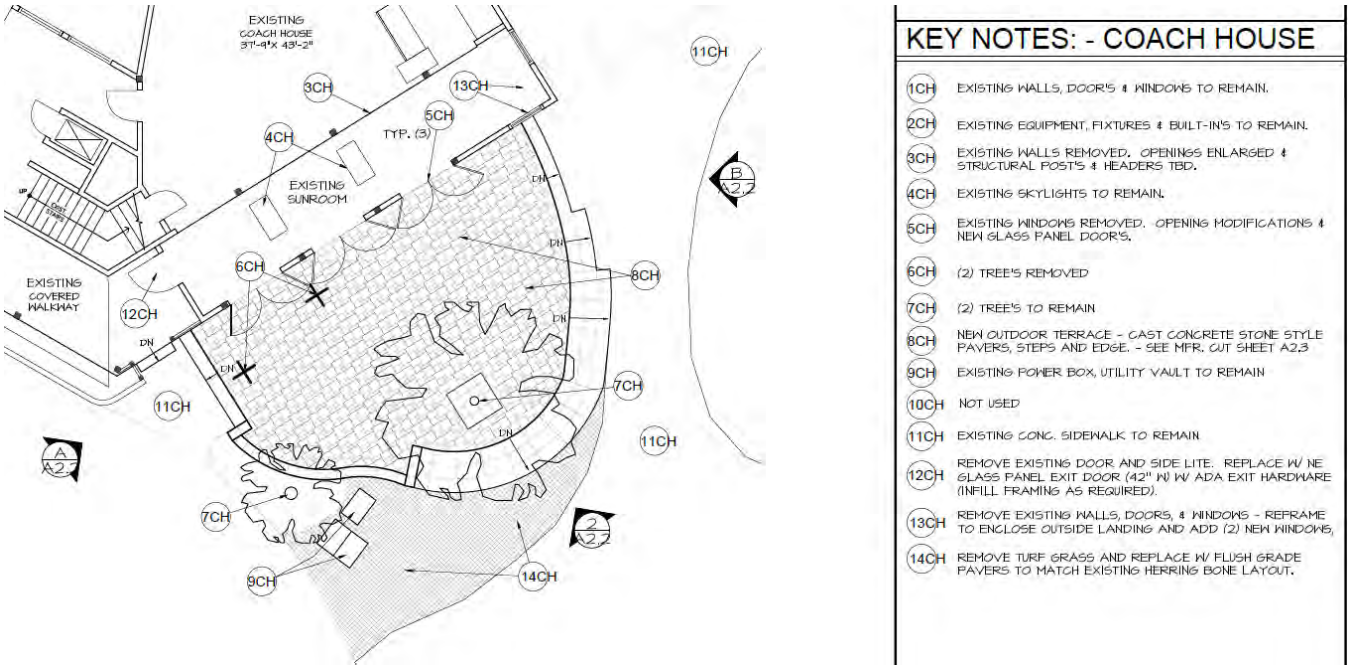
x1 K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.

x2 L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101.

x3 The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities.

Staff Comment: The proposed revision to the Coach House of a new irregularly shaped paved terrace that will be accessible from the sunroom by three new glass panel doors that will replace existing windows. The new terrace will connect the existing outdoor pedestrian system serving the Conference Center property. The proposed terrace is shown in Exhibit A-6 which has been excerpted into the figure below.

Figure 1: Proposed New Terrace, Excerpt from Page 5 of Exhibit A-6



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: No changes to the overall shape, form, and color of the Haven Building are proposed as a part of this project. The proposed structural modifications consist of the replacement of existing windows with new glass panel doors that will open onto a pedestrian terrace. As the subject building is not immediately adjacent to any properties not owned by the Conference Center no impacts to other property owners or the City at large are anticipated as part of this proposal.

17.44.100 Landscape Design Evaluation Criteria.

The following criteria shall be used in evaluating landscape plans. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The design substantially complements the natural environment of Cannon Beach and the character of the site.

x3 B. The design harmonizes with and enhances the architectural design.

x3 C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.).

x3 D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.

x3 E. Where it is desirable to do so, the design provides amenities for the public.

x2 F. The design makes use of existing vegetation and incorporates indigenous planting materials.

x2 G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation.

x2 H. The hard surface portion of the design makes use of visually interesting textures and patterns.

x2 I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.

x2 J. The design contributes to the stabilization of slopes, where applicable.

x2 K. The design successfully delineates and separates use areas, where it is desirable to do so.

x2 L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky.

Staff Comment: The proposed terrace area will be constructed from cast concrete stone style pavers. Potted plants and outdoor seating will be added to the terrace. Existing planting beds and two trees in the immediate area will be retained, with two trees in close proximity to the building identified for removal.

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 February 26, 2024 and determined to be complete on February 29, 2024. Based on this, the City must complete its review of this proposal by June 28, 2024.

The Design Review Board held its initial evidentiary hearing on this request on March 21, 2024. During that hearing the Board continued this item to its regularly scheduled April 2024 public hearing.

DECISION AND CONDITIONS

Site Plan

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 (approved/approve with conditions/deny) the site plan of the David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing (subject to the following 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 David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing (subject to the following conditions):

Landscape Plan

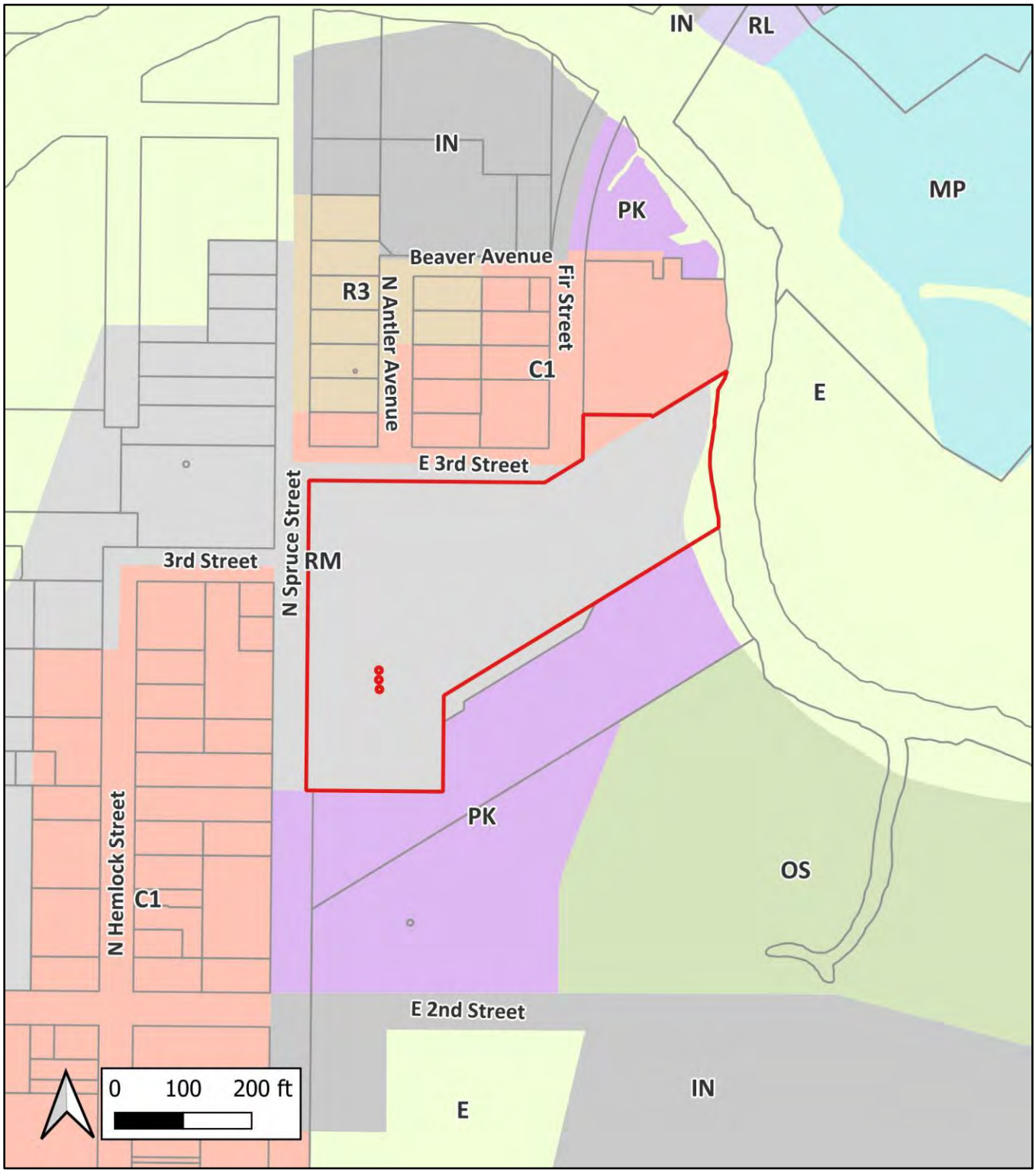
Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/deny) the landscape plan of the David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, 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 24-06 Project Location and Zoning



Site Design Criteria	+/-/na	notes
A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites. (x3)		
B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures. (x3)		
C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert). (x3)		
D. If the project is unusually large, 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 these design criteria in an exemplary, standard-setting manner. (x3)		
E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties. (x2)		
F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area. (x2)		
G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures. (x2)		
H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods. (x2)		
I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites. (x2)		
J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site. (x2)		
K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view. (x1)		
L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101. (x2)		

M. The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities. (x3)		

Architectural Design Criteria	+/-/na	notes
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. (x3)		
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. (x2)		
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. (x1)		

Landscape Design Criteria	+/-/na	notes
A. The design substantially complements the natural environment of Cannon Beach and the character of the site. (x3)		
B. The design harmonizes with and enhances the architectural design. (x3)		
C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.). (x3)		
D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation. (x3)		
E. Where it is desirable to do so, the design provides amenities for the public. (x3)		
F. The design makes use of existing vegetation and incorporates indigenous planting materials. (x2)		
G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation. (x2)		
H. The hard surface portion of the design makes use of visually interesting textures and patterns. (x2)		
I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations. (x2)		
J. The design contributes to the stabilization of slopes, where applicable. (x2)		
K. The design successfully delineates and separates use areas, where it is desirable to do so. (x2)		
L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky. (x2)		

Exhibit A-5

DAVID BISSETT ARCHITECT P.C.

STATEMENT OF INTENT

DESIGN REVIEW APPLICATION
Cannon Beach Conference Center
289 N. Spruce St. Cannon Beach, OR. 97110

April 5, 2024 (Updated)

Overview:

The proposed design is limited to specific exterior and interior improvements to the existing Haven Building at Cannon Beach Conference Center (CBCC) located at 289 N. Spruce St., Cannon Beach, OR. 97110. The work scope is divided into two areas of the Haven Building.

First, are minor upgrades to the existing Office/Registration Entry facing west towards Spruce and Third Streets. This involves removing some existing windows and replacing them with new fiberglass glass panel double doors, hardware and replacing a single door with a new window. A new gable roof extension at this entry is proposed to both give visual identity, added weather protection and nice entry feature (open frame heavy timber style and details per drawings). Accent shingle siding around the entry doors are proposed. Paver stones are proposed at the parking space in front of the new doors to also help identify and accent the entry for visitors and interest to the building. Minor electrical and interior trim and finishes are proposed at the areas of work noted – refer to the design drawings and project information provided. This part of the proposed work has been reviewed and approved by the CB Design Review Board (see sheet A2.1).

Second, there are minor upgrades to the existing Coach House Coffee area and connecting Sunroom that faces south towards an existing interior landscaped area between other buildings. The coffee and food service is limited to serving conference guests only. This work involves removing some existing windows and installing new fiberglass glass panel doors, ADA/Egress hardware and replacing an existing door with a new window. A new paver stone terrace is proposed just outside the new doors to make a better connection between the coffee area and the outdoors, making a nicer small gathering and sitting area for conference guests. The paver stones proposed for the new terrace are Western Interlock, Leiden Collection, Milana Modern stone style and pattern in the Cambridge Blend color (gray tones). These paver stones come in mixed sizes to form an interesting pattern. The steps and coping edge trim will be Western Interlock, Murata Step Block in Charcoal color to provide a dark gray accent edge and visible step color transition for safety. The low south edge wall to accommodate the existing grade change (24" max at south edge)will be Western Interlock, Gradino Wall Block, in the Cambridge Blend color to match the terrace pavers. The existing grass on the south side of the new terrace will be removed and flush grade concrete brick pavers in a herringbone pattern will be installed to accommodate the existing utility vaults and match up with existing concrete walkway edges. The new paver terrace will be flush with the existing floor line of the Coach House sunroom where glass panel French doors are proposed to replace the existing windows (ADA & Egress compliant per building code). Since the terrace is 24" max above existing grade on the south edge, no railing is required or proposed – the perimeter steps will accommodate the existing grade slope and transition from 1 step (2 risers) on the east and west sides of the terrace to 2 and 3 steps (3 to 4 risers) as

DAVID BISSETT
ARCHITECT P.C.

the steps wrap around the southeast edge of the terrace to provide a continuous and comfortable transition from the terrace to existing walkways and connection to the other buildings and outdoor circulation.

There are (4) existing trees and some small planting bed and grass in the area where the new terrace is proposed. Two of these trees are damaging the foundation (cracking concrete) and provide an existing safety hazard and both the existing building and guests using the outdoor areas – thus, they are proposed to be removed. A certified arborist has been engaged to provide a site visit, tree inspection and assessment of the tree condition. Two other trees that are not tight to the building are proposed to remain. One of the existing trees to remain will have a flush terrace tree grate to accommodate the trunk and root system. The other existing tree to remain will have a modified planting bed (bark mulch) on the southwest corner outside the new terrace area. There are some minor changes to an existing interior wall and some electrical repairs proposed to the interior of this area – refer to the design drawings and project information provided.

The proposed total cost of the project is expected not to exceed $200,000 and expected to commence as soon as city approvals are completed.

Drawings depicting the proposal are provided. Site plans include existing buildings, parking, landscaped areas showing the information needed for this limited scope work for this proposal are provided. Tree locations are shown as well as photographs and other pertinent information to explain the proposed work intended. An architectural model and energy conservation measures are not applicable to this proposal. Property Survey information is provided. Planning information is provided on the cover sheet of the drawings. Product information is provided and exterior materials and finishes are noted on the drawings provided. An Arborist Report and Tree Removal Application are provided with this submittal.

Respectfully Submitted,
David Bissett Architect PC
AIA / NCARB

Exhibit A-6

CANNON BEACH CONFERENCE CENTER
289 N. SPRUCE
CANNON BEACH, OR 97110

MATERIALS

- EARTH
- SAND / MORTAR PLASTER
- CONCRETE
- BRICK / VENEER C.M.U.
- CONCRETE MASONRY UNIT
- METAL
- FINISH WOOD
- WOOD FRAMING (THROUGH MEMBER)
- WOOD BLOCKING (INTERRUPTED MEMBER)
- PLYWOOD
- ACOUSTIC TILE / BOARD
- GYPSUM BOARD
- BATT INSULATION
- RIGID INSULATION

SYMBOLS

DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN
C A4
DETAIL

SECTION NUMBER
1 A4
SHEET WHERE DETAIL IS DRAWN
SECTION

DETAIL NUMBER
C A4
SHEET WHERE SECTION IS DRAWN
AREA TO BE DETAILED OR ENLARGED
DETAIL - ENLARGED PLAN

ELEVATION LETTER
A400/B8
INTERIOR ELEVATION KEY
SHEET WHERE ELEVATION IS DRAWN
INTERIOR ELEVATION

202
ROOM NUMBER

LOCATION OF DETAIL ON SHEET WHERE IT IS DRAWN
1 A2.1
DRAWING TITLE
SCALE
DRAWING TITLE

123 NUMBER
DOOR

2
KEYED NOTE

A LETTER FOR WINDOW
WINDOW

1
REVISION NUMBER
REVISION

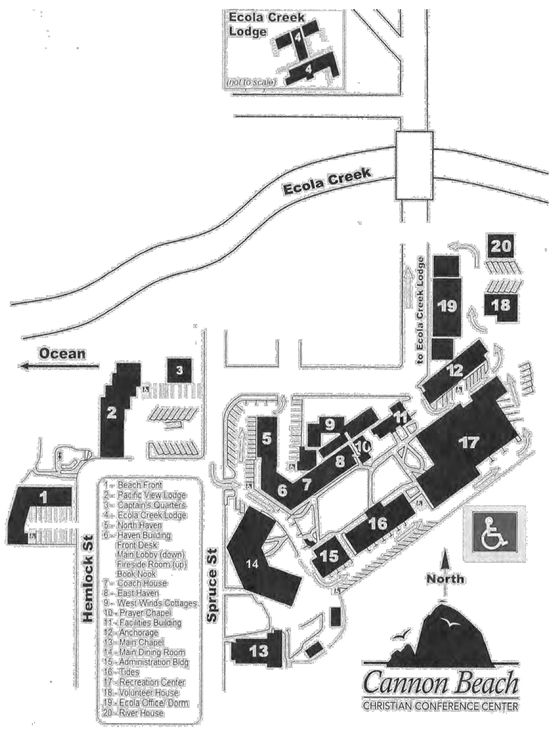
ELEVATION NUMBER
1 A1
SHEET WHERE ELEVATION IS DRAWN
ELEVATION TAG

B
WALL TYPE

1' 8' 12' 16'

KEY NOTE LEGEND:

- 1C CIVIL/SITE KEY NOTE TARGET
- 1P FLOOR PLAN KEY NOTE TARGET
- 1R ROOF PLAN KEY NOTE TARGET
- 1E ELEVATIONS KEY NOTE TARGET
- 1S BUILDING/WALL SECTION KEY NOTE TARGET
- 1 RCP REFLECTED CEILING PLAN KEY NOTE TARGET
- 1L LANDSCAPE KEY NOTE TARGET



CS OVERALL SITE KEYPLAN
NTS

CODE RELATED INFORMATION

BUILDING CODE

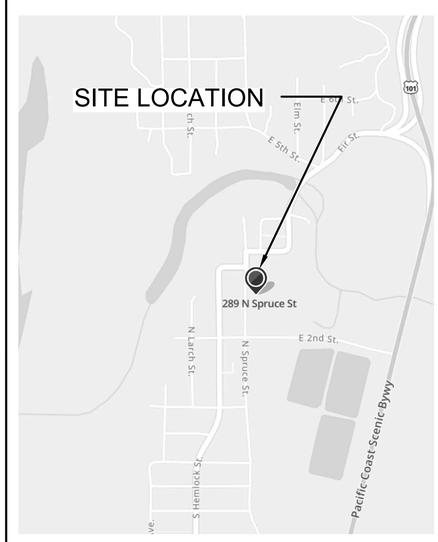
2022 OREGON STRUCTURAL SPECIALITY CODE (OSSC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
ASCE 7-10 OREGON WIND MAP & RISK CATEGORY
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
2022 ORSGON ELECTRICAL SPECIALITY CODE (OESC)
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

TYPE V - FULLY SPRINTLERED CONSTRUCTION
2 STORY EXISTING BUILDING
A-3 OCCUPANCY (ASSEMBLE - WORSHIP/LECTURE HALL)

CANNON BEACH - TITLE 17 ZONING

- EXISTING LAND USE = TOURIST ACCOMMODATIONS.
- NO FLOOD HAZARD OVERLAY.
- NO OCEANFRONT MANAGEMENT OVERLAY.
- NO LOCAL WETLAND OR AFFECTED TAX LOTS.
- RM - RESIDENTIAL MOTEL ZONE.
- OUTRIGHT PERMITTED USES OR EXISTING CUP
- FRONT SETBACK = 15'
- SIDE SETBACK = 5' or 15'
- REAR SETBACK = 15' or 5'
- MAX. BUILDING HT. = 32' FOR 5:12 OR GREATER PITCHED ROOF.
- DESIGN REVIEW PER 17.44
- TREE REMOVAL PER 17.70 (2 TREES PROPOSED TO BE REMOVED).
- PARKING PER 17.78 (NOT APPLICABLE AS THERE IS NO CHANGE TO OCCUPANCY OR sq.ft.)
- CUP PER 17.80 (NOT APPLICABLE AS THERE IS NO CHANGE TO EXISTING USES).
- NON-CONFORMING/PRE-EXISTING USES PER 17.82 (APPLIES BUT NO CHANGE TO EXISTING NON-CONFORMING & PRE-EXISTING USES).
- SITE PLAN REQUIRED PER 17.90.190

VICINITY MAP



CS VICINITY MAP
NTS

INDEX OF SHEETS

NO.	DESCRIPTION
CS	COVER SHEET
A1.1	SITE PLAN
A1.2	AERIAL SITE PLAN
A1.3	SURVEY PLAN
A2.1	ENTRY - PLAN, ELEVATION & SECTION
A2.2	COACH HOUSE - PLAN & ELEVATION
A2.3	COACH HOUSE - ENLARGED TERRACE

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

PROJECT TEAM

OWNERS:
CANNON BEACH CONFERENCE CENTER
289 N. SPRUCE
CANNON BEACH, OR 97110
ROBERT St. CLAIR
503.436.8053
stclair@ci.cannon-beach.or.us

ARCHITECT:
DAVID BISSETT ARCHITECT, PC
10940 SW BARNES RD., #101
PORTLAND, OR 97225
(503) 341-4445
DAVIDB@DBAARCH.COM

CONTRACTOR:
TBD

STRUCTURAL ENGINEER:
WOLDEN STRUCTURAL ENGINEER LLC
TIM WOLDEN SE
34930 HWY. 53
NEHALEM, OR 97131
(503) 368-7962
TIM@WOLDENSE.COM

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

dba DAVID BISSETT ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

COVER SHEET
CANNON BEACH CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
April 5, 2024

Drawing File Name
CBCC

Sheet Number
CS

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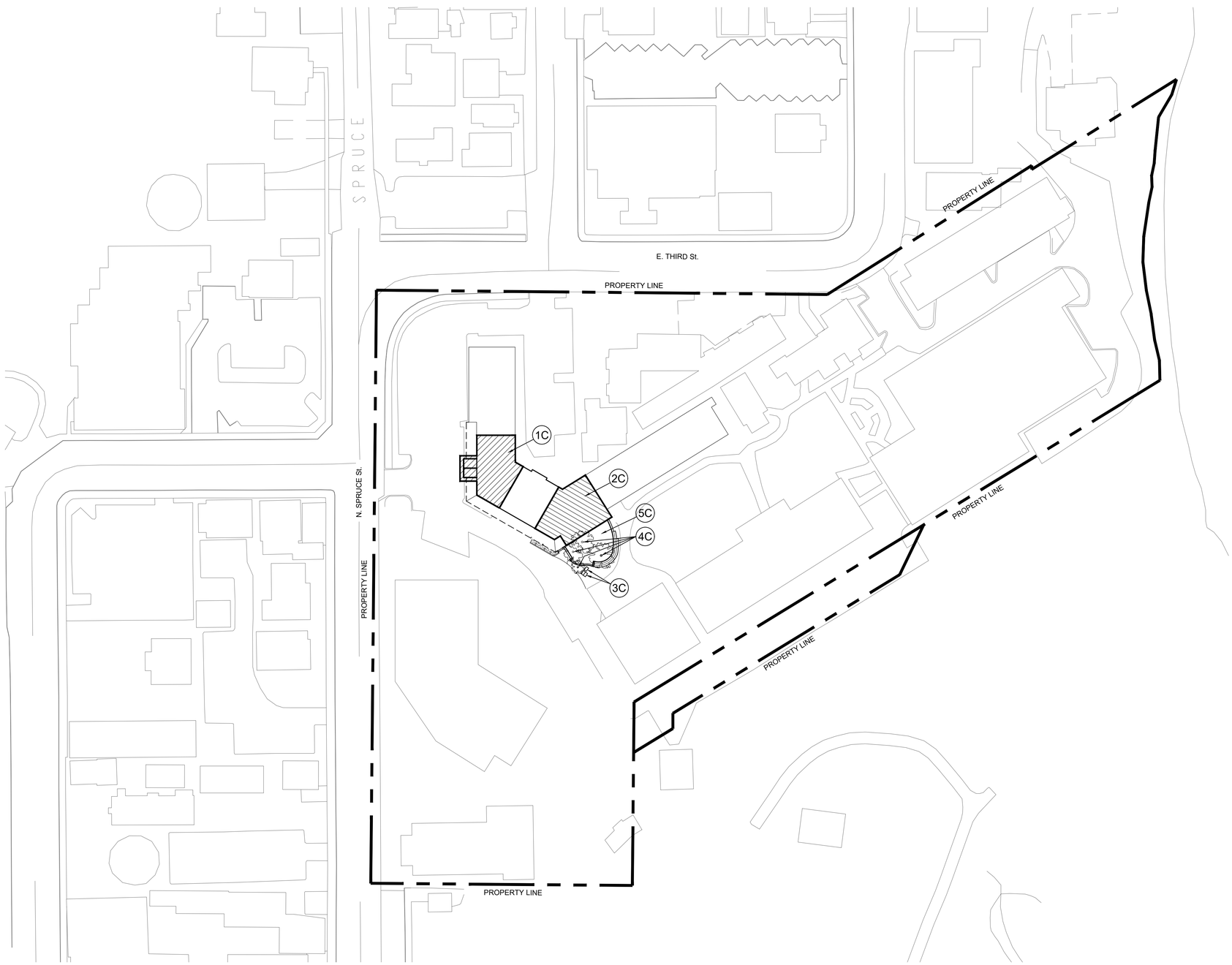
Exhibit A-6



1 / A1.1 SITE PLAN
1" = 40'-0"
0' 10' 20' 40'

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

KEY NOTES:

1C HAVEN BLDG. - ENTRY UPGRADE. SEE A2.1

2C HAVEN BLDG. - COACH HOUSE UPGRADE. SEE A2.2 & A2.3

3C EXISTING POWER BOX, UTILITY VAULT TO REMAIN

4C EXISTING TREES - (2) TO BE REMOVED & (2) TO REMAIN. SEE ARBORIST REPORT.

5C NEW OUTDOOR TERRACE - CAST CONCRETE STONE STYLE PAVERS, STEPS AND EDGE - SEE MFR. CUT SHEET A2.3.

REVIEW SET

REGISTERED ARCHITECT
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SITE PLAN
CANNON BEACH CONFERENCE CENTER
284 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
April 5, 2024

Drawing File Name
CBCC

Sheet Number
A1.1

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Exhibit A-6

1 / A1.2 AERIAL SITE PLAN
NTS

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

KEY NOTES:

1C HAVEN BLDG. - ENTRY UPGRADE. SEE A2.1

2C HAVEN BLDG. - COACH HOUSE UPGRADE. SEE A2.2 & A2.3

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

dba DAVID BISSETT ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

AERIAL SITE PLAN

CANNON BEACH CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
April 5, 2024

Drawing File Name
CBCC

Sheet Number
A1.2

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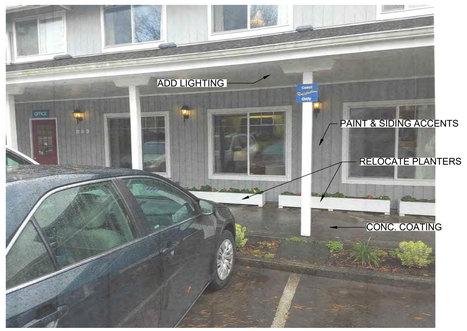
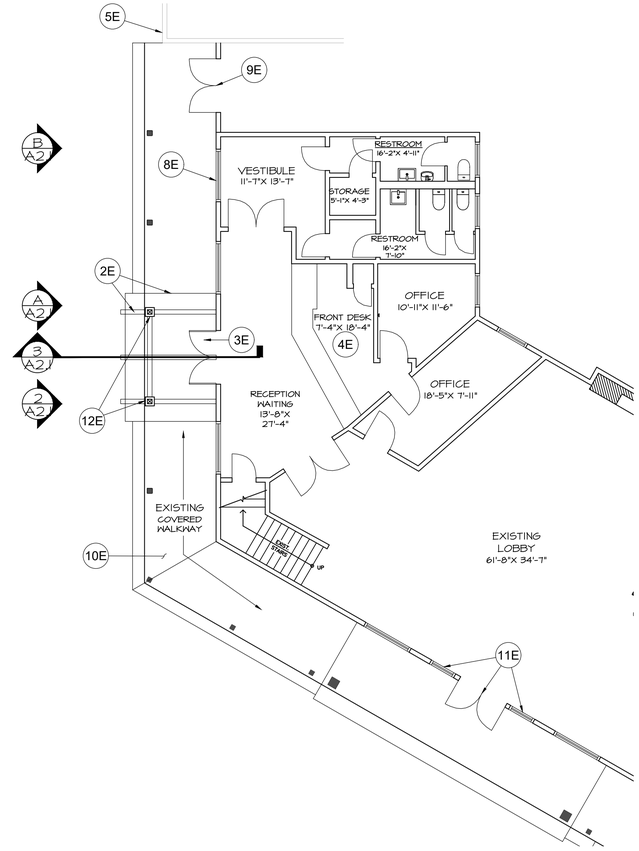
Exhibit A-6

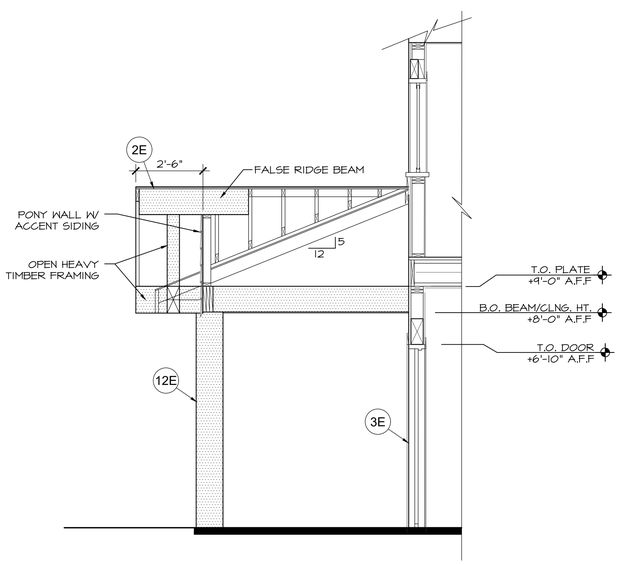


A A2.1 IMAGE A
NTS

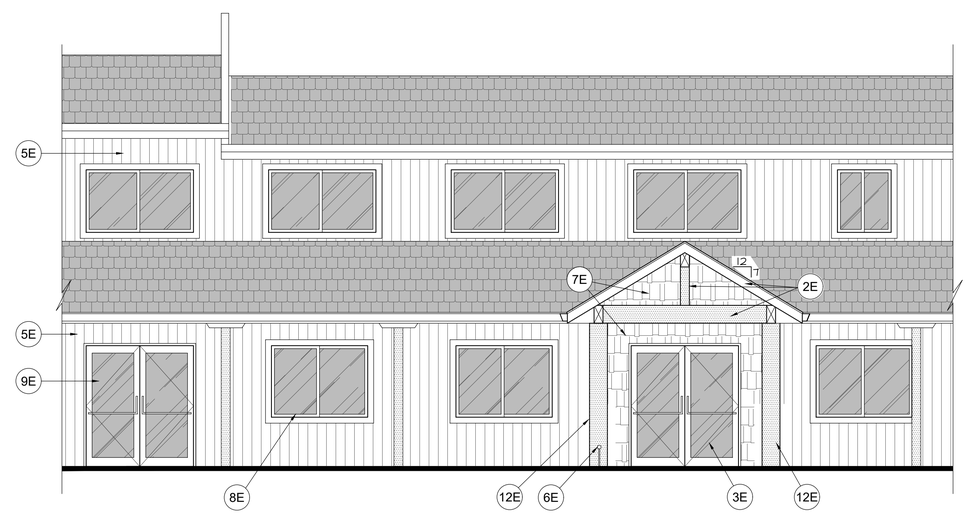
B A2.1 IMAGE B
NTS



1 A2.1 FLOOR PLAN - PARTIAL
HAVEN BLDG. - ENTRY UPGRADES
1/8" = 1'-0"



3 A2.1 ENTRY CANOPY SECTION
3/8" = 1'-0"



2 A2.1 ENTRY ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

KEY NOTES: - ENTRY

1E NOT USED

2E NEW ENTRY GABLE ROOF CANOPY - OVER FRAME EXISTING COVERED WALKWAY ROOF SECTION & INSTALL NEW OPEN EXPOSED FRAMING AT FRONT EDGE ONLY - SEE SECTION NOTES. POSTS, GABLE ROOFING W/ DETAILS, MATERIALS & FINISHES TO MATCH EXISTING CONSTRUCTION.

3E NEW GLASS PANEL ENTRY DOORS W/ ADA ENTRY LOCKSET & SELF CLOSER HARDWARE. DOOR TYPE & FINISH TBD. REMOVE EXISTING WINDOW & PREP OPENING FOR NEW DOORS & FRAME.

4E EXISTING FRONT DESK/RECEPTION AREA - INTERIOR MODIFICATIONS & UPGRADES TBD.

5E EXISTING BUILDING TO REMAIN

6E RELOCATE HOSE BIBB

7E ACCENT CEDAR SHINGLE SIDING & COLOR

8E REMOVE DOOR AND RELOCATE WINDOW

9E REPLACE EXISTING DOORS TO MATCH NEW

10E ALTERNATE COST FOR NEW EPOXY TOP TEXTURE ON EXISTING CONC. SLAB AT EXISTING COVERED WALKWAY.

11E REPLACE CENTER PAIR DOORS AND REMOVE SIDE DOORS W/ FIXED DOOR PANELS - NO HARDWARE.

12E 12" SQ. POST WRAP

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

dba DAVID BISSETT ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

ENTRY UPGRADE
CANNON BEACH CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

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Sheet Number
A2.1

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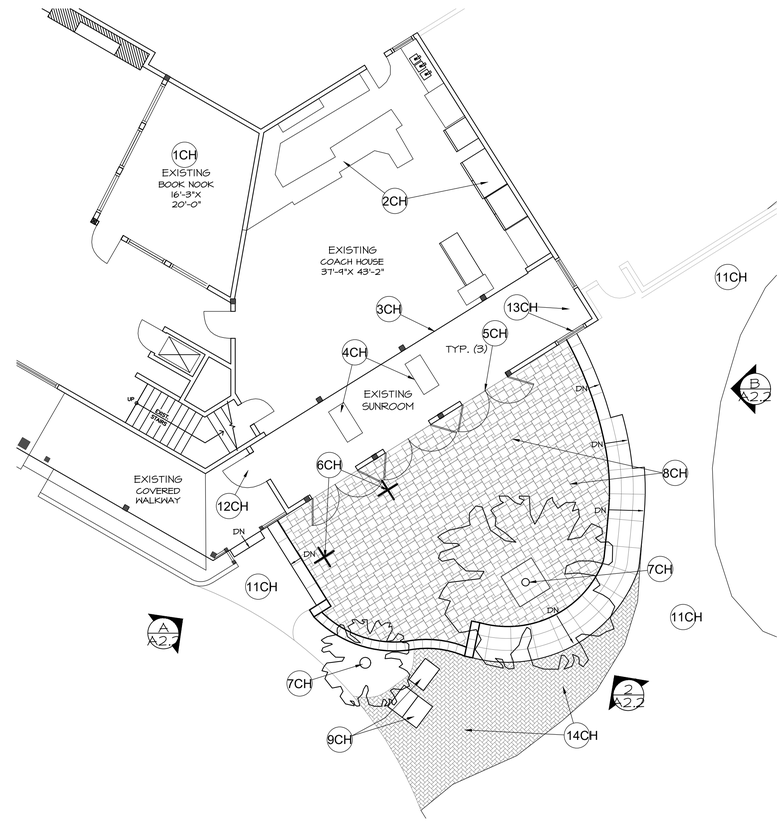
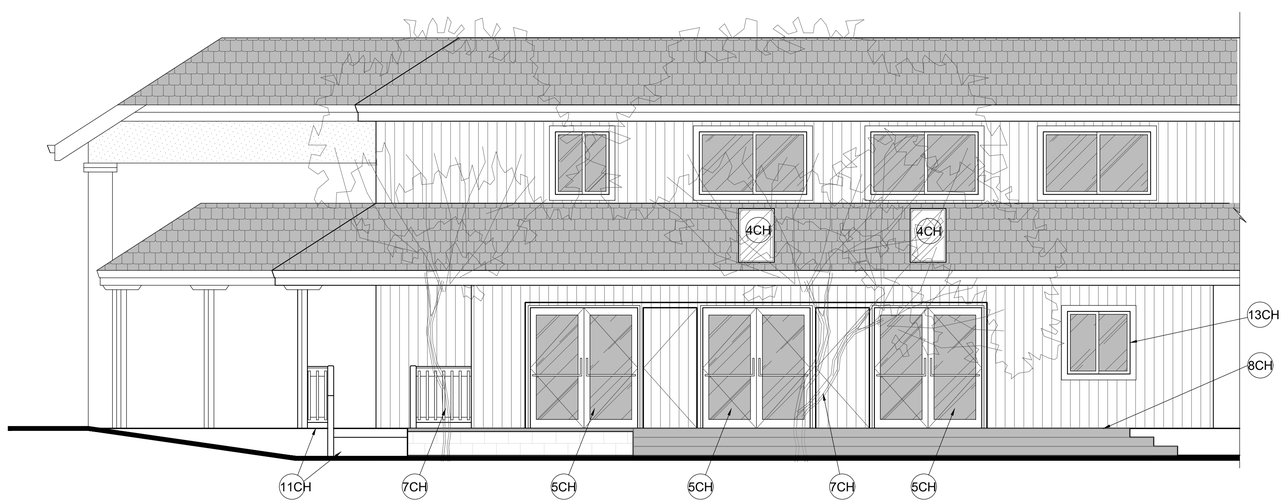
Exhibit A-6

A A2.1 IMAGE A
NTS

B A2.1 IMAGE B
NTS



1 A2.2 FLOOR PLAN - PARTIAL
HAVEN BLDG. - COACH HOUSE UPGRADES
1/8" = 1'-0"



2 A2.2 TERRACE ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

KEY NOTES: - COACH HOUSE

- 1CH EXISTING WALLS, DOOR'S & WINDOWS TO REMAIN.
- 2CH EXISTING EQUIPMENT, FIXTURES & BUILT-IN'S TO REMAIN.
- 3CH EXISTING WALLS REMOVED. OPENINGS ENLARGED & STRUCTURAL POST'S & HEADERS TBD.
- 4CH EXISTING SKYLIGHTS TO REMAIN.
- 5CH EXISTING WINDOWS REMOVED. OPENING MODIFICATIONS & NEW GLASS PANEL DOOR'S.
- 6CH (2) TREE'S REMOVED
- 7CH (2) TREE'S TO REMAIN
- 8CH NEW OUTDOOR TERRACE - CAST CONCRETE STONE STYLE PAVERS, STEPS AND EDGE. - SEE MFR. CUT SHEET A2.3
- 9CH EXISTING POWER BOX, UTILITY VAULT TO REMAIN
- 10CH NOT USED
- 11CH EXISTING CONC. SIDEWALK TO REMAIN
- 12CH REMOVE EXISTING DOOR AND SIDE LITE. REPLACE W/ NE GLASS PANEL EXIT DOOR (42" W) W/ ADA EXIT HARDWARE (INFILL FRAMING AS REQUIRED).
- 13CH REMOVE EXISTING WALLS, DOORS, & WINDOWS - REFRAME TO ENCLOSE OUTSIDE LANDING AND ADD (2) NEW WINDOWS,
- 14CH REMOVE TURF GRASS AND REPLACE W/ FLUSH GRADE PAVERS TO MATCH EXISTING HERRING BONE LAYOUT.

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

dba DAVID BISSETT ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

COACH HOUSE UPGRADE
CANNON BEACH CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

Revisions

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Sheet Number
A2.2

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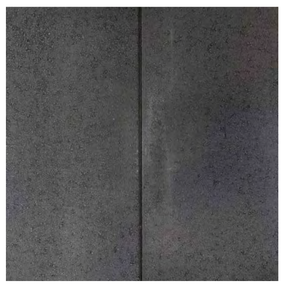
Exhibit A-6

A A2.3 PAVERS
NTS

WESTERN INTERLOCK - MILANA MODERN STONE
LEIDEN COLLECTION
CAMBRIDGE BLEND COLOR

B A2.1 SIDE IMAGE
NTS

C A2.1 FRONT IMAGE
NTS



D A2.3 STEPS
NTS

WESTERN INTERLOCK - MURATA STEP BLOCK (& COPING TRIM EDGE)
CHARCOAL COLOR

E A2.3 WALL BLOCK
NTS

WESTERN INTERLOCK - GRANDINO WALL BLOCK
CAMBRIDGE BLEND COLOR

1 A2.3 DECK LANDSCAPE PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL REVIEW ALL SITE CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES IN THE PROPOSED WORK TO THE ARCHITECT IMMEDIATELY. PROCEED ONLY AFTER WRITTEN CLARIFICATIONS ARE SUBMITTED.

KEY NOTES: - COACH HOUSE

1. (2) TREE'S REMOVED
2. (2) TREE'S TO REMAIN
3. NEW OUTDOOR TERRACE - CAST CONCRETE STONE STYLE PAVERS, STEPS AND EDGE. - SEE MFR. CUT SHEET.
4. EXISTING POWER BOX, UTILITY VAULT TO REMAIN
5. EXISTING CONC. SIDEWALK TO REMAIN
6. REMOVE TURF GRASS AND REPLACE W/ FLUSH GRADE PAVERS TO MATCH EXISTING HERRING BONE LAYOUT.
7. POTTED PLANTS
8. EXISTING PLANTING BED TO REMAIN
9. 4'x4' FLUSH TREE GRATE @ EXISTING TREE
10. PATIO FURNATURE

REVIEW SET

REGISTERED ARCHITECT
DAVID A. BISSETT
2823
PORTLAND, OREGON
STATE OF OREGON

dba DAVID BISSETT ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

DECK LANDSCAPE PLAN

CANNON BEACH
CONFERENCE CENTER
289 N. Spruce
CANNON BEACH, OR 97110

Cannon Beach CONFERENCE CENTER

Revisions

Drawn By	Checked By
TA	DB

Project Number

Issue Date
April 5, 2024

Drawing File Name
CBCC

Sheet Number
A2.3

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Exhibit A-7

Cannon Beach arborist pre-construction report

Client:	Cannon Beach Conference Center c/o David Bissett
Site:	289 N Spruce Street
Tax/map:	51020CC00100
Contact:	(503) 341-4445 davidb@dbaarch.com
Date:	3-22-2024
Pages:	1-7

There are two shore pined that are planted in such a confined way that their roots appear to be cracking the foundation of the building as well as the sidewalk just to their south. The Cannon Beach Conference Center plans a remodel which includes the changing of windows on the Sun Room adjacent to the Coach House into double doors. In the space just outside these double doors are the 2 above mentioned shore pines which if left would impede pedestrian traffic as well as restrict full opening of the doors. For these reasons I recommend that the two shore pines be removed. Please see additional photos, map and architectural site plan. There are nearby trees a bit further from the building which are planned to be retained.

Austin Wienecke
ISA Board Certified Master Arborist PN-5890B
Certified Tree Climber Trainer USFS
ISA Tree Risk Assessment trained
General Manager: Arbor Care Tree Specialists Inc.
503-791-0853 austin@arborcarenw.com

Site plan with trees recommended for removal marked in red

Map with trees location marked in red

Exhibit A-7

Shore pines

Exhibit A-7

Location of foundation and sidewalk cracking

Exhibit A-7

Exhibit A-7

Location of foundation and sidewalk cracking

Exhibit A-7

Tree proximity to foundation

Exhibit A-8

PARR LUMBER CO - HILLSBORO #2
21700 NW Wagon Way
HILLSBORO, OR 97124
503-531-7277

MILGARD WINDOWS and DOORS

Quote Name:	Cannon Beach Conference Center	**Quote Number:**	SQPASZ003728_1
Customer:	JSA	**Created Date:**	2/1/2024
Payment Terms:		**Modified Date:**	2/12/2024
Sales Representative:	Nicole Keller **Mobile:** nicole.keller@parr.com	**PO Number:**	
		Total Windows:	1
Weighted Average:	U-Factor: .29, SHGC: 0.2, VT: .35	**Total Doors:**	8
		Total Sq Ft:	330.00
Comments:		**Total Perim Ft:**	228
		Est. Delivery:	_____

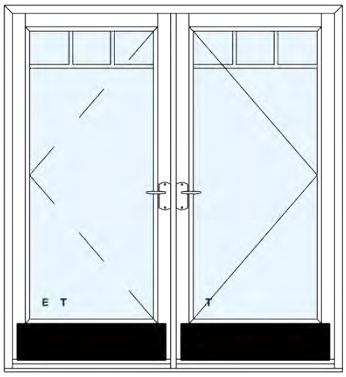
For warranty information please visit www.milgard.com/warranty/

Billing Information		**Shipping Information**	
Name:	JSA	**Name:**	
Address:		**Address:**	
	,		,
Phone:		**Phone:**	
Fax:		**Fax:**	
Email:		**Email:**	

Line: 1 **Location:** ENTRY OFFICE/LOBBY

Quantity: 3 Ultra C650, 3945U, OS2P2, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .29, SHGC: .19, VT: .33, **PG: No Rating**

Flat, Ext Frost/Int White, 13 1/4" Valance 6W1H
Hinge Finish: Satin Nickel
Handle Finish: Ext Satin Nickel/Int Satin Nickel
Keyed Alike Locks
Low Profile Sill
ADA Prep Package
Custom Size
Argon Gas Filled
Foam fill Frame
Tariff



Viewed From Exterior

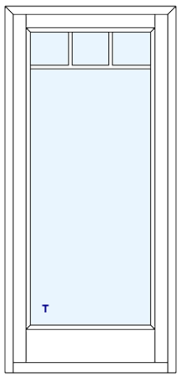
Model = Outswing Two Panel
Size = Net Frame: 73 3/8" x 79 1/2"
Handing = Passive / Active
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H
Wall = 4 9/16" Wall Condition, 0" Primed Jamb Extension
Hardware = Madrona Handle, Ext Satin Nickel, Int Satin Nickel, Satin Nickel Hinge Finish, Keyed Alike
Other Options = ADA Compliant Sill, Low Profile Sill, ADA Prep Package, Glazing Policy: Glazed and Panel In
Screen = None
Ratings = STC: 28, OITC: 24, PG: No Rating
Clear Opening = W 65 5/8" x H 75 1/2" Sq. Ft. 34.41, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 41, Unit Perimeter (nominal in lineal ft): 27'
Other Ratings = CPD: MIL-A-278-05770-00001

Customer Approval: _____

Exhibit A-8

Line: 2 **Location:** LOBBY SIDELITES
Quantity: 2 Ultra C650, 3645U, OS1P0, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .28, SHGC: .19, VT: .34

Flat, Ext Frost/Int White, 13 1/4" Valance 3W1H
Argon Gas Filled
Foam fill Frame
Tariff



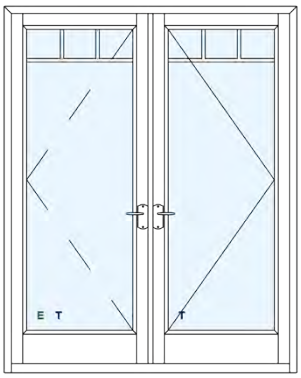
Model = Outswing One Panel
Size = RO: 37 9/16" x 80"
Net Frame: 37 1/16" x 79 1/2"
Handing = Fixed
Energy Star Zone(s) = South Central; Southern
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 3W1H
Wall = 4 9/16" Wall Condition, 0" Primed Jamb Extension
Other Options = Standard Sill, Glazing Policy: Glazed and Panel In
Ratings = STC: 30, OITC: 25, PG: LC-PG30
Calculations = Unit Area (Sq. Ft.): 21, Unit Perimeter (nominal in lineal ft): 20'
Other Ratings = CPD: MIL-A-246-15455-00001

Viewed From Exterior

Customer Approval: _____

Line: 3 **Location:** CAFE COACH HOUSE
Quantity: 3 Ultra C650, 3665U, OS2P2, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .28, SHGC: .19, VT: .34

Flat, Ext Frost/Int White, 13 1/4" Valance 6W1H
Hinge Finish: Satin Nickel
Handle Finish: Ext Satin Nickel/Int Satin Nickel
Keyed Alike Locks
6 9/16" Wall Condition, 2" Jamb Extension
Argon Gas Filled
Foam fill Frame
Tariff



Model = Outswing Two Panel
Size = Call Out: 6076
Net Frame: 71 1/2" x 89 1/2"
Handing = Passive / Active
Energy Star Zone(s) = South Central; Southern
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H
Wall = 6 9/16" Wall Condition, 2" Primed Jamb Extension
Hardware = Madrona Handle, Ext Satin Nickel, Int Satin Nickel, Satin Nickel Hinge Finish, Keyed Alike
Other Options = Standard Sill, Glazing Policy: Glazed and Panel In
Screen = None
Ratings = STC: 30, OITC: 25, PG: LC-PG45
Clear Opening = W 63 3/4" x H 85 1/2" Sq. Ft. 37.85, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 45, Unit Perimeter (nominal in lineal ft): 28'
Other Ratings = CPD: MIL-A-246-15455-00001

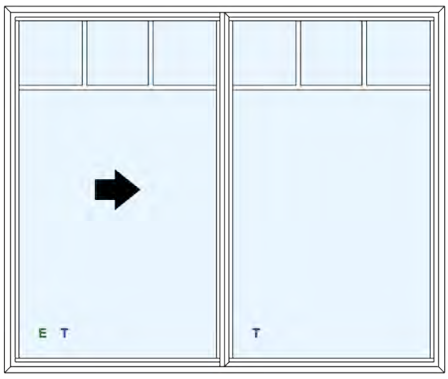
Viewed From Exterior

Customer Approval: _____

Exhibit A-8

Line: 4 **Location:** WINDOW
Quantity: 1 Ultra C650, 3110U, HV, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .30, SHGC: .26, VT: .49

1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered
Flat, Ext Frost/Int White, 13 1/4" Valance 6W1H
Argon Gas Filled
Tariff



Viewed From Exterior

Model = Half Vent
Size = Call Out: 6050
Net Frame: 71 1/2" x 59 1/2"
Handing = XO
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray Foam Spacer
Glazing = Dual Glaze with Argon
Grids = Flat, Ext Frost / Int White, 13 1/4" Valance 6W1H
Hardware = White, Positive Action Lock
Screen = Standard with Fiberglass Mesh
Ratings = STC: 29, OITC: 23, PG: R-PG30
Clear Opening = W 32 1/8" x H 57 5/16" Sq. Ft. 12.79, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 30, Unit Perimeter (nominal in lineal ft): 23'
Other Ratings = CPD: MIL-A-158-05763-00002

Customer Approval: _____

Line: 5 **Location:** DELIVERY
Quantity: 1 Delivery Charge

Customer Approval: _____

PARR LUMBER	PARR LUMBER CO - HILLSBORO #2 21700 NW Wagon Way HILLSBORO, OR 97124 503-531-7277	MILGARD WINDOWS and DOORS

Submitted By: _____

Accepted By: _____

Date: _____

For warranty information please visit www.milgard.com/warranty/

Please note that actual NFRC energy values may vary from those reported in CTB Quote Plus due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Painted Vinyl Note: For stucco applications, please follow the Milgard Stucco Tape Guidelines https://www.milgard.com/sites/default/files/u/u57666/stucco_taping_guidelines_0920.pdf.

Handing is viewed from outside looking in.

ADDITIONAL INFORMATION:

DocuSign Envelope ID: E9465344-4904-4DD3-B7A6-BC2EB4558E08

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 RENOVATIONS TO THE CANNON BEACH CONFERENCE CENTER AT 289 N. SPRUCE ST, PROPERTY DESCRIPTION: MAP 51020CC, TAX LOT 100.
ZONE: RM

FINDINGS OF FACT,
CONCLUSIONS, AND
ORDER DRB 24-06

APPLICANT: David Bissett Architect PC
4788 Sheridan Dr.
Gearhart, OR 97138

David Bissett, on behalf of the Cannon Beach Conference Center, requested design review for exterior renovations to the Haven Building at 289 N. Spruce 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 3/21/2024 and the Design Review Board closed the public hearing and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for the exterior renovations to the Haven Building of the Cannon Beach Conference Center is APPROVED WITH CONDITIONS and adopts the findings of fact, conclusions and conditions contained in the Findings of Fact and Conclusions of Law attached to this document. 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: 3/28/2024

DocuSigned by:
David Doering
72F6B6CD11F041C...

David Doering, Chair

PO Box 368 Cannon Beach, Oregon 97110 • (503) 436-1581 • TTY (503) 436-8097 • FAX (503) 436-2050
www.ci.cannon-beach.or.us • cityhall@ci.cannon-beach.or.us

DocuSign Envelope ID: E9465344-4904-4DD3-B7A6-BC2EB4558E08

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 24-06, DAVID BISSETT, APPLICANT, ON BEHALF OF CANNON BEACH CONFERENCE CENTER FOR EXTERIOR ALTERATIONS TO THE HAVEN BUILDING. THE PROPERTY IS LOCATED AT 289 N. SPRUCE ST. (TAXLOT 100, MAP 51020CC) 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 CRITIERA.

Agenda Date: March 21, 2024

EXHIBITS

The following Exhibits are attached hereto as referenced.

"A" Exhibits – Application Materials

A-1 Design Review Application DRB#24-06, submitted February 26, 2024;

A-2 Project Narrative, submitted February 26, 2024;

A-3 Project Schematics, submitted February 26, 2024;

A-4 Materials Information, submitted February 26, 2024

"C" Exhibits – Cannon Beach Supplements

C-1 DRB 24-06 Completeness Determination Letter, dated March 1, 2024;

SUMMARY & BACKGROUND

The proposed project consists of making structural modifications to the Haven Building of the Canon Beach Conference Center. The first upgrade involves the Office/Registration entry, this will include exchanging the location of doors and windows serving this space, adding a gabled roof extension, and adding new accent shingle siding around the new entry doors. The second upgrade will consist of improvements to the Coach House coffee area and its sunroom. This work will be limited to improvements to doors and windows in that area. Additional work such as interior and electrical upgrades will also be part of this project.

APPROVAL CRITERIA

17.44 Design Review Standards and Requirements.

17.44.090 Architectural Design Evaluation Criteria.

The Design Review Board finds that the application consists of two parts: changes to entry area and check in offices of the Haven Building shown on Sheet A2.1 of Exhibit C-3 and changes to fenestration of the Haven Building-Coach House where windows would be replaced with doors as shown on Sheet A2.2 of Exhibit C-3.

DocuSign Envelope ID: E9465344-4904-4DD3-B7A6-BC2EB4558E08

The Board finds that the first part of this application meets the applicable criteria of the Municipal Code.

The Board finds that the second part of the application has been modified to remove landscaping changes including the installation of a new terrace which the proposed doors would open on to. The applicant's intent was to have the changes in landscaping reviewed separately in a different application. The Board was unable to find that the revised proposal, consisting only of replacing windows with exit doors, would satisfy the applicable criteria of the Municipal Code and requested that additional information be provided by the applicant regarding the proposed improvement and any landscaping changes that may be necessitated by this change.

DECISION AND CONDITIONS

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 David Bissett application to for the Cannon Beach Conference Center Haven Building project at 289 N. Spruce St., DRB 24-06, as discussed at this public hearing subject to the following conditions:

1. The work approved by this decision is limited to the Haven Building entry upgrades shown on Sheet A2.1 of Exhibit A-3.

2. The proposed changes to fenestration at the Haven Building-Coach House shown on Sheet A2.2 of Exhibit A-3 are not approved by this decision and require further review by the Design Review Board.

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)

City of Cannon Beach

February 28, 2024

Dear Property Owner:

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. The property is located at 289 N. Spruce St. (Taxlot 100, Map 51020CC) 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.

The Cannon Beach Municipal Code requires notification to property owners within 100 feet, measured from the exterior boundary, of any property which is the subject of an application for a design review approval. Your property is located within 100 feet of the above-referenced property.

Please note that you may submit a statement either in writing or orally at the hearing, supporting or opposing the proposed action. Your statement should address the pertinent criteria, as stated in the hearing notice. Statements in writing must be received by the date of the hearing.

A copy of a description of how public hearings are conducted is enclosed along with a public hearing notice and a map showing the location of the subject property. Should you need further information regarding the relevant Zoning Ordinance or Comprehensive Plan criteria, please contact Cannon Beach City Hall at the address below, call me directly at (503) 436-8054, or email pfund@ci.cannon-beach.or.us.

Sincerely,

Tessa Pfund
Community Development Administrative Assistant

Enclosures: Notice of Hearing
Conduct of Public Hearings
Map of Subject Area

NOTICE OF PUBLIC HEARING
CANNON BEACH DESIGN REVIEW BOARD

The Cannon Beach Design Review Board will hold public hearing on **Thursday, March 21, 2024,** at **6:00 p.m.** at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, regarding the following:

DRB 24-04 Jerry Goshaw of WRB Construction, applicant, on behalf of the Tolovana Sands Condominiums, to replace the siding and reroof all Tolovana Sands Condominium buildings. The property is located at 160 E Siuslaw St (Taxlot 70000, Map 51032CB) 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.

DRB 24-05 Jen Dixon, applicant, on behalf of the Cannon Beach Library for freestanding signage. The property is located at 131 N. Hemlock St. (Taxlot 7301, Map 51019DD) in a Limited Commercial (C1) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. The property is located at 289 N. Spruce St. (Taxlot 100, Map 51020CC) 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.

DRB 24-07 CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new City Hall building. The property is located at 163 E. Gower St. (Taxlots 11900 and 12000, 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.

DRB 24-08 Friends of Haystack Rock application for freestanding signage. The property is located at 1190 S. Pacific St. (Taxlot 10200, Map 51030DA) is a Residential Motel (RM) zone. The application will be a non-hearing item reviewed against the criteria of Municipal Code, Chapter 17.56, Signs.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Design Review Board, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Design Review Board's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Robert St. Clair, 503-436-8053, or at stclair@ci.cannon-beach.or.us.

The Design Review Board reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

Robert St. Clair
City Planner

Posted/Mailed: **February 28, 2024**

CONDUCT OF PUBLIC HEARINGS BEFORE
DESIGN REVIEW BOARD

A. At the start of the public hearing, the Design Review Board Chair will ask the following questions to ensure that the public hearing is held in an impartial manner:

1. Whether there is a challenge to the jurisdiction of the Design Review Board to hear the matter;

2. Whether there are any conflicts of interest or personal biases to be declared by a member of the Board;

3. Whether any member of the Design Review Board has had any ex parte contacts.

B. Next, the Design Review Board Chair will make a statement which:

1. Indicates the criteria which apply to the action;

2. Cautions those who wish to testify that their comments must be related to the applicable criteria or other criteria in the Comprehensive Plan or Municipal Code that the person testifying believes apply;

3. States that failure to raise an issue in a hearing, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal based on that issue;

4. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Design Review Board shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony.

C. The public participation portion of the hearing will then proceed as follows:

1. Staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the Design Review Board.

2. The Board members may then ask questions of staff.

3. The Design Review Board Chair will ask the applicant or a representative for any presentation.

4. The Design Review Board Chair will ask for testimony from any other proponents of the proposal.

5. The Design Review Board Chair will ask for testimony from any opponents of the proposal.

6. Staff will be given an opportunity to make concluding comments or respond to additional questions from Board members.

7. The Design Review Board Chair will give the applicant and other proponents an opportunity to rebut any testimony of the opponents.

8. Unless continued, the hearing will be closed to all testimony. The Board will discuss the issue among themselves. They will then either make a decision at that time, or continue the public hearing until a specified time.

NOTE: Any person offering testimony must first state their name, residence and **mailing address** for the record. If representing someone else, the speaker must state whom he represents.

DRB 24-06 CBCC

Disclaimer: The information contained in this GIS application is NOT AUTHORITATIVE and has NO WARRANTY OR GUARANTEE assuring the information presented is correct. GIS applications are intended for a visual display of data and do not carry legal authority to determine a boundary or the location of fixed works, including parcels of land. They are intended as a location reference for planning, infrastructure management and general information only. The City of Cannon Beach assumes no liability for any decisions made or actions taken or not taken by the user of the GIS application. The City of Cannon Beach provides this GIS map on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no liability for any errors, omissions, or inaccuracies in the information provided

Printed 2 / 28 / 2024

ACCOUNT_	TAXLOTKEY	SITUS_ADDR	OWNER_LINE	STREET_ADD	PO_BOX	CITY	STATE	ZIP_CODE
5114	51019DA03700	332 Spruce St	Wilson Cynthia H	5835 NE Park Point Dr		Seattle	WA	98115
5115	51019DA03900	100 E 3rd St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5215	51019DD00100	296 N Spruce St	Bassett Jonathan Robert	35408 N Black Canyon Hwy #72		Phoenix	AZ	85086
5216	51019DD00101	288 Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5217	51019DD00200		Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5218	51019DD00201	264 N Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5222	51019DD00300	255 N Hemlock St	JOX LLC	PO Box 5306	5306	Ketchum	ID	83340
5223	51019DD00400	251 N Hemlock St	Garret Sea LLC	5331 S Macadam Ave #Ste 258		Portland	OR	97239
5224	51019DD00500	240 N Spruce St	Luuloc LLC	5420 Rainier Ave S		Seattle	WA	98118
5405	51020CB03800	351 Fir St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5414	51020CB04302	308 N Antler Rd	Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
5418	51020CB04306	315 N Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5422	51020CB04900	264 E 3rd St	Stephens Development Co LLC	PO Box 219	219	Cannon Be	OR	97110-021
5423	51020CB05000	264 E 3rd St	Stephens Development Co LLC	PO Box 219	219	Cannon Be	OR	97110-021
5431	51020CB05600	308-316 Fir St	Tuckman Joshua Matthew	316 N Fir St	1055	Cannon Be	OR	97110
5433	51020CC00100	100 E 3rd St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5434	51020CC00180	289 N Spruce St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5435	51020CC00181	263 E 3rd St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5436	51020CC00182	307 Elm St	Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5438	51020CC00200		Cannon Beach City of	PO Box 368	368	Cannon Be	OR	97110-036
5440	51020CC00201	207 N Spruce St	Cannon Beach Chamber/Commerce	PO Box 64	64	Cannon Be	OR	97110-006
5441	51020CC00202		Cannon Beach Conference	PO Box 398	398	Cannon Be	OR	97110-039
5443	51020CC00300		Swigart Carmen R	PO Box 214	214	Cannon Be	OR	97110-021
55265	51020CC00201	295 E 2nd St	Cannon Beach City of					
55266	51020CC00201	295 E 2nd St	Cannon Beach City of					
60011	51020CB05000	264 E 3rd St	Public Brewing Company	PO Box 219	219	Cannon Be	OR	97110

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

Cannon Beach Design Review Board

Staff Report:

DRB 24-10, CIDA INC. ON BEHALF OF THE CITY OF CANNON BEACH FOR THE CONSTRUCTION OF A NEW POLICE STATION. THE PROPERTY IS AN UNDEVELOPED PARCEL OWNED BY THE CITY OF CANNON BEACH LOCATED AT THE INTERSECTION OF U.S. HIGHWAY 101 AND TOLOVANA MAINLINE RD. (TAX LOT 200, MAP 41006B) IN AN INSTITUTIONAL (IN) ZONE. THE APPLICAITON WILL BE REVIEWED AGAINST THE CRITIERA OF MUNICIPAL CODE CHAPTER 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

Agenda Date: April 18, 2024 **Prepared By**: Community Development Department

GENERAL INFORMATION

NOTICE

Public notice for this April 18, 2024 Public Hearing is as follows:

A. Notice was posted at area Post Offices on March 28, 2024;

B. Notice was mailed on March 28, 2024 to surrounding landowners within 100' of the exterior boundaries of the property.

Oregon E-Permtting record number: 164-24-000028-PLNG

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#24-10, submitted March 21, 2024;

A-2 Project Narrative, submitted March 21, 2024;

A-3 Project Schematics, submitted March 21, 2024;

"B" Exhibits – Agency Comments

None received as of this writing;

"C" Exhibits – Cannon Beach Supplements

C-1 DRB 24-10 Completeness Determination Letter, dated April 1, 2024;

"D" Exhibits – Public Comment

None received as of this writing;

SUMMARY & BACKGROUND

The proposed project is the construction of a new Police Station on an undeveloped portion of the Southwind property at the intersection of U.S. Highway 101 and Tolovana Mainline Rd. that currently hosts one of the City's emergency service cache sites. The property was acquired by the City for the purpose of constructing critical facilities such as a police station, fire station, emergency operations center, and other similar uses in an area outside of tsunami inundation zones that have been modeled by Oregon Department of Geology and Mineral Industries.

The Planning Commission and City Council approved a zone change of the property changing it from (IR) Institutional Reserve to (IN) Institutional to facilitate the proposed level of development. This zone change was adopted in February 2024.

The proposed new Police Station totals 5,270 square feet and will be built to house the Police Department and an Emergency Operations Center. Site improvements associated with the proposed new building include the reconfiguration of the existing southern site access from Highway 101, the addition of two parking lots to accommodate both the Police Department and visitors, and the relocation of two of the existing cache structures currently utilizing the site. Site design has been coordinated to best serve the needs of the Police Department, Emergency Management, and Public Works and thereby enhance community services. The building will be constructed as an essential facility to facilitate quick transition from Police Station to emergency management facility with on-site back-up power and communication systems. The proposed location along Highway 101 provides quick access to all areas of the community for efficient response times.

The proposed Police Station will be an investment by the community to provide improved working conditions for Police staff and enhance public safety for residents and visitors.

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.

<u>17.44.080 Site Design Evaluation Criteria.</u>

The following criteria shall be used in evaluating site development plans. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.

x3 B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.

x3 C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert).

x3 D. If the project is unusually large, 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 these design criteria in an exemplary, standard-setting manner.

x2 E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties.

x2 F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area.

x2 G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures.

x2 H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods.

x2 I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites.

x2 J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site.

x1 K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.

x2 L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101.

x3 The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities.

Staff Comment: The site features are arranged to facilitate public accessibility and provide an efficient layout for Police staff and other site users. The building placement is based on grading and utility analysis for cost effective construction while being visible from Highway 101. The portable containers currently used for the emergency management cache will remain on site located to the east of the proposed development and be much less visibly prominent from Highway 101 than the Police Station itself.

The site design incorporates existing features by maintaining existing access from Highway 101 at the south end of the site and incorporating the existing roads to adjacent properties into the proposed site plan. The site's topography and elevation change are used to provide visibility to the police station and emergency area.

The new Police Station will be visible from Highway 101, and may become the first impression people have of Cannon Beach when approaching from the south. Because of this the overall design provides a visually striking public presence while maintaining the security needs of the police and efficient site layout for emergency management. The planting of large native trees will blend with adjacent forested areas, thereby integrating the new landscaping with the existing forest and connecting the site back to its surroundings and adjacent properties.

The existing portion of the site proposed for development is a cleared area surrounded by native forested land. The design enhances the property with native forest planting to screen proposed parking and adds native vegetation to enhance the entry and building frontage. By placing the development on an area that has already been cleared, existing forested resource areas are preserved.

As a single-story building, the proposed development will not deny solar access, light or air to adjacent sites or structures. At the proposed scale, the building will sit well below the surrounding tree canopy limiting any impact on light and air access. Solar panels are planned to be located on the south facing areas of the roof.

The placement of parking on the site is oriented to allow direct pedestrian access to the entrance of the building as well as all public portions of the site. Due to the location of the site on Highway 101, pedestrian access between this project and neighboring sites is limited for the safety of both staff and visitors.

The overall site design features a blend of hardscaped areas, landscape, building and parking, with consideration given to how people move around various elements, and what separation is needed for police security. The public face of the building includes public parking with direct, unobstructed access to the main entrance of the building. A pedestrian path wraps the building to the east. Mechanical units will be located on a concrete pad at the east of the building. They will be placed within the security fence and will be screened from view of the highway and public entrance by the building structure.

The project is adjacent to Highway 101 on a City owned property that is largely open space which does not have any significant amount of forest vegetation. New complementing vegetation is added in the front of the new attractive wood clad building which is elevated above the highway's elevation. Grading and pathways around and in the building have been designed to be accessible to individuals with disabilities.

<u>17.44.090 Architectural Design Evaluation Criteria.</u>

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: The building design features distinctive forms and materials common throughout Cannon Beach, including dynamic roof forms, cedar siding and shakes, and wood trimmed windows. The elevation of the site is minimized, and the building, while visible from Highway 101, will not provide a monolithic or out of scale façade. In character with this setting, the primary exterior finish material is cedar. The building features both cedar shakes and planks, running horizontal and vertical around the building.

The proposed structure is not large scale and does not include large expanses of unbroken façade. The building includes a welcoming public front, a modest scale, natural building materials, sustainability, improved working conditions for police staff, and increased safety for the community, staff, and visitors. The proposed building height is comparable to the height of existing development throughout Cannon Beach. The proposed building height is limited and does not deny solar access, light or air to adjacent sites or structures.

The project design strives to address pedestrian activity and foster human interaction so far as it is safe to do so given the location of the building on Highway 101 and the function of the project as a Police Station. Within the project site, pedestrian activity is addressed through an accessible walkway which connects the public parking lot to the building entrance, providing direct unobstructed access for visitors and staff to access the building.

Proposed signage is limited to two building mounted signs, one on the west face of the building and one on the south façade, both identifying the structure as the Cannon Beach Police Station. The proposed signage is composed of twelve-inch tall letters for visibility from Highway 101. They will be lit from above, and no internally illuminated signage is proposed.

Specific information about the selected light fixtures is included in the attached materials. Fixtures were selected based on design aesthetic and compliance with International Dark Sky Criteria and B-U-G ratings. Additionally, the selected fixtures are appropriate for the coastal environment.

<u>17.44.100 Landscape Design Evaluation Criteria.</u>

The following criteria shall be used in evaluating landscape plans. The number adjacent to the criterion represents the relative importance of that criterion, with "3" being the most important:

x3 A. The design substantially complements the natural environment of Cannon Beach and the character of the site.

x3 B. The design harmonizes with and enhances the architectural design.

x3 C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.).

x3 D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.

x3 E. Where it is desirable to do so, the design provides amenities for the public.

x2 F. The design makes use of existing vegetation and incorporates indigenous planting materials.

x2 G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation.

x2 H. The hard surface portion of the design makes use of visually interesting textures and patterns.

x2 I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.

x2 J. The design contributes to the stabilization of slopes, where applicable.

x2 K. The design successfully delineates and separates use areas, where it is desirable to do so.

x2 L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky.

Staff Comment: The proposed Police Station site is an open area on a City owned parcel on Highway 101. The surrounding area is generally forested. The landscape design for the new building is balanced between maintaining visibility to the site as an emergency resource for the community and the public, while also enhancing the forested nature to match the surroundings. The landscape plan is designed with native plants that occur in the area or plants that are adapted to survive in Cannon Beach's salt and wind exposure.

The site design for this project works to maintain the existing use as the Tolovana Cache site and provide for enhanced emergency management and evacuation access after a seismic or tsunami event. The hard surfaces used on site are used for neatness and efficiency. Concrete is used for the sidewalk and the north-side patio. Asphalt is used for parking areas and driving surfaces. The entry area concrete will have a smaller scored pattern for emphasis.

The site lighting design and fixtures will be International Dark Sky compliant and coordinated with the landscape plan. Site lighting includes pole mounted fixtures not exceeding 15' in height, complementary building mounted fixtures and under canopy lighting at building entries.

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 March 21, 2024 and determined to be complete on April 1, 2024. Based on this, the City must complete its review of this proposal by July 30, 2024.

The Design Review Board's April 18th 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 May 16, 2024.

DECISION AND CONDITIONS

Site Plan

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 site plan of the CIDA application to for the Cannon Beach Police Station project at Taxlot 41006B000200, DRB#24-10, as discussed at this public hearing (subject to the following 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 CIDA application to for the Cannon Beach Police Station project at Taxlot 41006B000200, DRB#24-10, as discussed at this public hearing (subject to the following conditions):

Landscape Plan

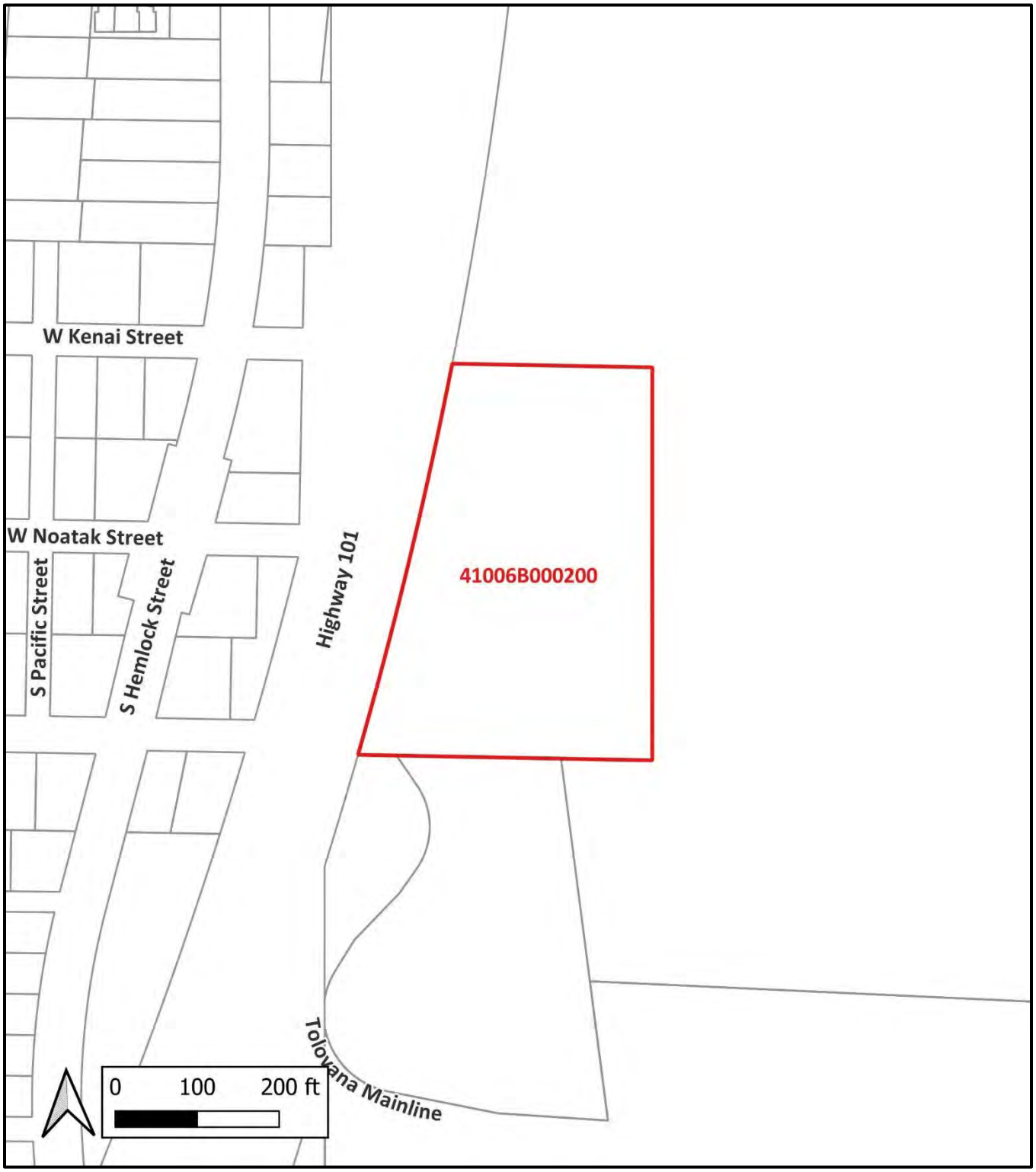
Motion: Having considered the evidence in the record and upon a motion by Board member (Name), seconded by Board member (Name), the Cannon Beach Design Review Board voted to (approve/approve with conditions/ deny) the landscape plan of the CIDA application to for the Cannon Beach Police Station project at Taxlot 41006B000200, DRB#24-10, 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 24-10 Project Location



Site Design Criteria	+/-/na	notes
A. The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites. (x3)		
B. In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures. (x3)		
C. The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert). (x3)		
D. If the project is unusually large, 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 these design criteria in an exemplary, standard-setting manner. (x3)		
E. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties. (x2)		
F. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area. (x2)		
G. The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures. (x2)		
H. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods. (x2)		
I. The arrangement of the improvements on the site does not unreasonably block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites. (x2)		
J. The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site. (x2)		
K. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view. (x1)		
L. If the project is adjacent to, or visible from, US Highway 101, the design minimizes its visual impact on the scenic character of Highway 101. (x2)		

M. The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities. (x3)		

Architectural Design Criteria	+/-/na	notes
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. (x3)		
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. (x2)		
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. (x1)		

Landscape Design Criteria	+/-/na	notes
A. The design substantially complements the natural environment of Cannon Beach and the character of the site. (x3)		
B. The design harmonizes with and enhances the architectural design. (x3)		
C. The landscape design acknowledges the growing conditions for this climatic zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.). (x3)		
D. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation. (x3)		
E. Where it is desirable to do so, the design provides amenities for the public. (x3)		
F. The design makes use of existing vegetation and incorporates indigenous planting materials. (x2)		
G. The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation. (x2)		
H. The hard surface portion of the design makes use of visually interesting textures and patterns. (x2)		
I. Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations. (x2)		
J. The design contributes to the stabilization of slopes, where applicable. (x2)		
K. The design successfully delineates and separates use areas, where it is desirable to do so. (x2)		
L. The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not cast glare on adjacent property or into the night sky. (x2)		

Exhibit A-1

ITY OF AN ON B ACH

DESIGN REVIEW BOARD APPLICATION

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

Applicant Name: CIDA Inc.
Mailing Address: 15898 SW 72nd Ave, Suite 200
Portland, OR 97224
Email Address: lesliej@cidainc.com
Telephone: (503) 226-1285

Property-Owner Name: City of Cannon Beach
(if other than applicant)
Mailing Address: 163 E Gower St.
Cannon Beach, OR 97110
Telephone: (503) 436-8050
Property Location: 81389 N Hwy 101, Cannon Beach, OR 97110
(street address)
Map No.: 4.10.6B Tax Lot No.: 00100

Project Description:

The proposed project is the design and construction of a new Police Station and associated site improvements at the current Tolovana Cache Site. The proposed new Police Station totals 5,270 square feet and will be built to house the Police Department and Emergency Operations Center. Site improvements associated with the new building include the reconfiguration of the existing southern site access from Highway 101, the addition of two parking lots to accommodate both the Police Department and visitors, and the relocation of two of the existing cache structures currently utilizing the site. Site design has been coordinated to best serve the needs of the Police Department, Emergency Management, and Public Works, while continuing the use of the current cache site function.

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: 03/21/2024

Property Owner Signature: _____ Date: _____

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)

Exhibit A-1

City of Cannon Beach
PO Box 368
Cannon Beach OR 97110 503-436-1581

Receipt No: 11.005302 Mar 29, 2024

City of Cannon Beach

Previous Balance:		.00
Planning Dept - DRB Application - 81389 N Hwy 101		600.00
Total:		600.00
Check	Check No: 43275	600.00
Total Applied:		600.00
Change Tendered:		.00

Duplicate Copy

03/29/2024 1:44 PM

Exhibit A-2

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Police Station Project Narrative

Project No:	220234.03
Date:	03.21.2024
Project Name:	Cannon Beach – Police Station
Subject:	Design Review Board Submittal Materials
By:	CIDA Inc.
To:	City of Cannon Beach – Design Review Board

Project Introduction:

The proposed project is the design and construction of a new Police Station and associated site improvements at the current Tolovana Cache Site.

The project site is a City-owned property selected in June, 2023 by City Council as the location for the new Police Station. Its selection was based on the site's elevation above the area of the maximum tsunami inundation zone. The site is in the Institutional (IN) zone. Re-zone of the property from Institutional Reserve (IR) to Institutional (IN) was reviewed by the Planning Commission and approved by the City Council on February 13, 2024.

The proposed new Police Station totals 5,270 square feet and will be built to house the Police Department and an Emergency Operations Center. Site improvements associated with the proposed new building include the reconfiguration of the existing southern site access from Highway 101, the addition of two parking lots to accommodate both the Police Department and visitors, and the relocation of two of the existing cache structures currently utilizing the site. Site design has been coordinated to best serve the needs of the Police Department, Emergency Management, and Public Works and thereby enhance community services. The building will be constructed as an essential facility to facilitate quick transition from Police Station to emergency management facility with on-site back-up power and communication systems. The proposed location along Highway 101 provides quick access to all areas of the community for efficient response times.

The proposed Police Station will be an investment by the community to provide improved working conditions for Police staff and enhance public safety for residents and visitors.

Summary of Submittal requirements:

A. Informational Requirements
The following listed items are provided on sheets not more than 24"x36" with items scaled to convey design features clearly.

B. Site Analysis Diagram
The included site analysis diagram depicts the site in its current condition including topography, trees, existing site access from Highway 101, and current cache structures that are being utilized on the site. The diagram notes trees to be removed and the demolition or relocation of three of the existing cache buildings in coordination with the Police Department, Emergency Management and Public Works.

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C. Site Photographs
Site photographs show the existing site including its current use and structures, and access to the surrounding properties.

D. Site Development Plan
The proposed site development plan depicts the future of the site including changes to site access from Highway 101, regrading of the secondary emergency vehicle exit, and the reconfiguration of the existing use as a cache site. The addition of 2 conex boxes is depicted on the site plan, as well as the proposed location for the relocated pit tank building and storage shed. Boundary dimensions and building dimensions for the primary police facility are included as well as the location of all openings and access points into the building. All landscaped and paved areas are depicted through hatch with additional information available on the attached landscape and grading plans. Exterior lighting locations are included with additional information available on the attached lighting page. All handicap accessible parking stalls in both the public and secure parking lots are specified. A written summary on the Site Development Plan breaks down the areas of site, landscape, and hardscape, including percentage of site coverage. Mechanical equipment is proposed to be located on a concrete pad to the east of the building and will be screened from view by both fencing and vegetation.

E. Landscape Plan
The landscape plan indicates the size, species, and locations of proposed plant materials, including the planting of large native trees to screen the secure parking lot. Also included are a site lighting plan and exterior light fixture cutsheets.

F. Architectural Drawings
Architectural drawings include a floor plan showing building dimensions and the layout of the internal space. Building access and all openings are shown in the plan, with the separation of public space and secure entries shown through color coding. Building elevations show separation of materials, openings, and building mounted light fixtures. More detailed information about lighting fixtures including lamp types, and levels of illumination is included on the exterior lighting page. Building heights and roof slopes are specified to demonstrate compliance with height limitations. Material board pages include digital samples of selected materials and colors.

G. Architectural Model (digital / renderings)
Through digital renderings, we are able to show the proposed building to scale, as well as the relationship to its surroundings. Views around the building show the separation between the public and secure portions of the building, and how the proposed site improvements will relate to the existing cache site structures.

H. Energy Conservation Measures
The sustainability summary details the conservation strategies and goals that will be implemented in site and building designs, including lighting, HVAC, plumbing, building envelope, and interior environment, as well as renewable energy strategies to be incorporated into the project.

I. Property Survey
The attached survey, completed in August 2023 depicts the existing conditions of the site including property lines, topography, and connections to Highway 101 and ODOT land. All existing buildings and accessory structures are shown as currently standing. Refer to the site analysis diagram for structures to be relocated as a part of this project.

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Review of Evaluation Criteria:

17.44.080 – Site Design Evaluation Criteria

A. *The arrangement of all functions, uses, and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.*

The project site and functions have been designed to present a welcoming front to the community and an efficient and safe layout for Police staff. The overall site design is also significantly impacted by existing on-site grades and utility locations, including existing underground stormwater drainage that would be costly to relocate.

WESTERN PORTION OF THE SITE:
The public face of the building, and approach from Highway 101 is located to the west of the building. The façade on this side features low, varying roof lines, with a combination of cedar siding and shakes to provide visual interest from the road. A building mounted sign on the west façade will be visible from the highway to identify the building as a Police Station. The secure parking lot will be screened from view with large plantings, but the building façade will be visible for safety and wayfinding.

SOUTH PORTION OF THE SITE:
The site entrance, public parking lot, and primary entrance into the building are located at the south portion of the site. Building articulation, entry canopy, and building mounted signage enhance wayfinding and reflect interior building functions. A low, pedestrian scale roof line and large windows call out the building entrance, with a higher roof and clerestory windows located at the squad room for daylighting and safety purposes.

EASTERN PORTION OF SITE:
Primary access through the site as well as up the hill to Public Works land, and the existing and relocated cache structures are located to the east of the building. Trash enclosures, the secure parking entrance, and mechanical equipment are also located to the east with landscape screening incorporated into the site design where appropriate.

NORTH PORTION OF THE SITE:
The north portion of the site contains the secure parking lot, and secure police department access into the building. The building façade at this side is simplified with covered parking adjacent to the building.

B. *In terms of setback from the street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.*

The proposed building placement on the site is based on grading and utility analysis for cost efficient construction. The building will be elevated from the Highway for a strong visual presence and located approximately forty-seven feet from the ODOT right of way.

The existing cache structures to remain on the site will be east of the proposed building – with limited visibility from the Highway. They will be accessible and utilized by Emergency Management without disrupting the daily use of the Police Station.

C. *The design incorporates existing features such as streams, rocks, slopes, vegetation (i.e., making use of a small stream rather than placing it in a culvert).*

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The site design incorporates existing features by maintaining existing access from Highway 101 at the south end of the site and incorporating the existing roads to adjacent properties into the proposed site plan. Proposed access through the site and placement of the building is designed to maintain rather than rebuild existing slopes and manmade features of the site.

The site's topography and elevation change are used to provide visibility to the police station and emergency area. New native vegetation is used to enhance the appearance of the entrance and the building's frontage.

D. *If the project is unusually large, 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 these design criteria in an exemplary, standard-setting manner.*

As the new Police Station will not only be visible from Highway 101, but will become the first impression people have of Cannon Beach when approaching from the south, the site elements, flow, and design strive to exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts, such that the development will become a landmark and source of community pride for decades to come.

Priority was given to designing a Police Station that was out of the tsunami zone and would remain safe and operable following a large-scale natural event. Visibility from the highway, site elevation, orientation on the site and continuation of the site's current use as the Tolovana Cache Site were all basis of design decisions and are reflected in responses to these criteria.

The overall design provides a visually striking public presence while maintaining the security needs of the police and efficient site layout for emergency management. Existing site access will be improved to include three lanes: one for incoming traffic, and left and right turn lanes exiting the property. Secondary emergency egress from the site for police vehicles will be provided from the area of secure parking.

In order to provide a welcoming front, the building entry is located on the southwest corner of the building but tucked around a corner to limit direct exposure to the wind and weather.

The proposed development will better utilize an existing City-owned property, enhance Cannon Beach presence from the Highway, and improve public safety.

E. *Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscaping/open space in order to create a pedestrian pathway and/or open system that connects several properties.*

The planting of large native trees will blend with adjacent forested areas, thereby integrating the new landscaping with the existing forest and connecting the site back to its surroundings and adjacent properties. Limited plantings – of ODOT approved species (Scotch or Australian Pine) – are proposed off-site in the area of ODOT land immediately adjacent to the Highway.

Pedestrian pathways are provided onsite with direct pedestrian paths from parking areas to building entries. Sidewalk additionally loops around the building on the east side for increased pedestrian site maneuverability.

F. *The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the surrounding area.*

The existing portion of the site proposed for development is a cleared area surrounded by native forested land. The design enhances the property with native forest planting to screen proposed parking and adds native vegetation to enhance

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the entry and building frontage. By placing the development on an area that has already been cleared, existing forested resource areas are preserved.

G. *The improvements on the site enhance and/or do not deny solar access, light or air within the site or to adjacent sites or structures.*

As a single-story building, the proposed development will not deny solar access, light or air to adjacent sites or structures. Sitting central on the property, and with a total height of 22'-6", the proposed structure will not be tall enough to deny solar access to existing neighbors on the west side of Highway 101 or impact potential future development on the adjacent Southwind site. At the proposed scale, the building will sit well below the surrounding tree canopy limiting any impact on light and air access.

Within the site, an overall portion of the building budget (one and a half percent) will be dedicated to solar energy generation. Solar panels are planned to be located on the south facing areas of the roof.

H. *Where appropriate, the design includes a parking and circulation system that encourages a pedestrian rather than vehicular orientation, including a separate service area for delivery of goods.*

The placement of parking on the site is oriented to allow direct pedestrian access to the entrance of the building as well as all public portions of the site. Due to the location of the site on Highway 101, pedestrian access between this project and neighboring sites is limited for the safety of both staff and visitors.

I. *The arrangement of the improvement on the site does not unreasonable block or greatly degrade scenic vistas enjoyed from neighboring (especially public) sites.*

The arrangement of improvements on the site are situated to take advantage of already open areas on the property, therefore limiting impact on the surrounding forest and scenic vistas. At the proposed building height of 22'-6", scenic vistas will not be impacted.

The parking area north of the building for police vehicles will be enclosed by a nine-foot chain link fence to provide security. The area between security fencing and the Highway is proposed to be heavily screened with large plantings to obscure visibility of the fence.

J. *The various functions and elements of the site design have been integrated into a unified whole, except in those cases where separation is appropriate. The overall design is visually harmonious when viewed either from within the site or from outside the site.*

The overall site design features a blend of hardscaped areas, landscape, building and parking, with consideration given to how people move around various elements, and what separation is needed for police security.

The public face of the building includes public parking with direct, unobstructed access to the main entrance of the building. A pedestrian path wraps the building to the east.

At the east side of the building, a security fence separating the Police Department access from the public area is integrated into site elements such as the trash enclosure, with landscape screening this separation from view. Additionally, the planting of native trees between Highway 101 and the northern parking area will serve to obstruct the security fence from view, creating a visually harmonious façade where physical site separation is required.

K. *The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.*

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Mechanical units will be located on a concrete pad at the east of the building. They will be placed within the security fence and will be screened from view of the highway and public entrance by the building structure. The fencing material and adjacent trash enclosure will provide additional screening from the Public Works access road. An exterior generator is located in a screened alcove at the northeast corner of the building. This area is incorporated into the building design with matching colors and materials that will seamlessly blend with the rest of the building and limit visibility.

Storage is proposed inside the building, in conex boxes located on site, and in a separate garage building that will keep it out of public view.

L. *If the project is adjacent to, or visible from US Highway 101, the design minimizes its visual impact on the scenic character or Highway 101.*

The project is adjacent to Highway 101 on a City-owned property that includes a large swath of the property that was previously cleared of forest vegetation. The new Police Station and its emergency role in Tsunami preparedness requires a certain degree of visibility from the highway. The proposed design balances the need to replace the forested area while maintaining visibility to the new Police Station.

New complementing vegetation is added in the front of the new attractive wood clad building which is elevated above the highway's elevation. However, the area between the proposed parking lot and the highway is heavily planted with native trees and seeded with native grasses and shrubs to extend the forested area that was previously cleared.

M. *The arrangement of functions, uses and improvements on the site have been designed to provide access to and within the site for individuals with disabilities.*

Grading and pathways around and in the building have been designed to be accessible to individuals with disabilities. Accessible parking is located in both the public and secure parking areas with direct, unobstructed access to a building entrance. Additionally, the pedestrian path around the building has been designed so as to provide access around the site.

17.44.090 – Architectural Design Evaluation Criteria

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.*

The building design features distinctive forms and materials common throughout Cannon Beach, including dynamic roof forms, cedar siding and shakes, and wood trimmed windows. Two offset roof slopes provide a dynamic building form that allows high windows in the squad room and emergency operations areas. These windows provide natural daylighting without compromising police security and privacy.

By maintaining a low roof line at the front of the building, the elevation of the site is minimized, and the building, while visible from Highway 101, will not provide a monolithic or out of scale façade from that of neighboring areas.

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.*

The building is a single-story structure with low varying roof lines that contribute to the scale of Cannon Beach. The proposed building will be the first development in

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the immediately surrounding area and will thereby set a precedent. The building size is based on coordination with the Police and Emergency Management Departments for layout efficiencies and shared interior spaces, while providing adequate space to meet the needs of the departments.

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

In character with this setting, the primary exterior finish material is cedar. The building features both cedar shakes and planks, running horizontal and vertical around the building. Consideration in material selection for maintenance and performance in the coastal environment extends to other items, such as landscaping and light fixtures.

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.*

The project avoids monotony through the use of changing materials and roof lines, in conjunction with architectural details such as the exposed structure and integrated canopies. Through the changing of materials and utilizing building offsets the building creates visual interest.

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.*

The proposed structure is not large scale and does not include large expanses of unbroken façade. The primary building massing is broken into two sections with an offset roofline for visual interest and increased interior daylighting. The building entry is set back with a generous canopy.

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 a 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.*

As the new Police Station will not only be visible from Highway 101, but will become the first impression people have of Cannon Beach when approaching from the south, the building design strives to exceed these design criteria as outlined. Design considerations are based on our understanding of community priorities voiced during community outreach efforts, such that the development will become a landmark and source of community pride for decades to come.

The building includes a welcoming public front, a modest scale, natural building materials, sustainability, improved working conditions for police staff, and increased safety for the community, staff, and visitors. These items have been the basis of design decisions and are reflected in responses to these criteria.

Specific design features include a protected, covered entry, the articulation of exposed structural elements, and the thoughtful delineation of public and secure areas.

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.*

The allowed height of the building per 17.36.030 of Chapter 17 of the Development Code is twenty-eight feet as measured to the mean height level between the eaves and the ridge for a pitched roof. Per this definition, the height of the proposed building is approximately nineteen feet at the high roof area of the squad room and emergency operations center.

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Additionally, the ridge height of a pitch roof shall not be greater than 36 feet. The proposed maximum ridge height is 22'- 6". No portion of the building exceeds the height limitations for structures in the IN zone.

The overall building height is within the parameters of the development code and is compatible with the community.

H. *The height of the structure(s) is such that it does not unreasonable destroy or degrade the scenic values of the surrounding area.*

The proposed building height is comparable to the height of existing development throughout Cannon Beach. Located on this site, the building height will not degrade scenic values of the surrounding forested areas. Additional planting in front of the secure parking lot will serve to enhance forest views and reduce the open space that is currently on the site.

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.*

The proposed building height of 22'-6" is such that it will not block views from the surrounding areas. By utilizing a portion of the site that is already open, scenic vistas from the neighboring sites will not be degraded or reduced. The addition of large plantings will enhance the view from neighboring sites.

J. *The height of the structure(s) is such that is does not unreasonable deny solar access, light or air to an adjacent structure, on or off the site.*

The proposed building height is limited and does not deny solar access, light or air to adjacent sites or structures. By placing the structure in the middle of the site and limiting additional site improvements, this project will not become an impediment should the adjacent properties become further developed in the future.

K. *The design sufficiently addresses the relationship of the structure(s) to the sidewalk and to pedestrian activity so as to foster human interaction.*

The project design strives to address pedestrian activity and foster human interaction so far as it is safe to do so given the location of the building on Highway 101 and the function of the project as a Police Station. Within the project site, pedestrian activity is addressed through an accessible walkway which connects the public parking lot to the building entrance, providing direct unobstructed access for visitors and staff to access the building. Exterior access between the public and secure portions of the site is available through a secure gate which both allows connection and pedestrian use of the site, while maintaining the security of the Police Station.

L. *The proposed signage harmonizes with the other structures in terms of form, materials and scale.*

Proposed signage is limited to two building mounted signs, one on the west face of the building and one on the south façade, both identifying the structure as the Cannon Beach Police Station. The proposed signage is composed of twelve-inch-high letters for visibility from Highway 101. They will be lit from above, and no internally illuminated signage is proposed.

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, and commerce; and (5) do not exceed the illumination values in the table at Section 17.44.150.*

Specific information about the selected light fixtures is included in the attached materials. Fixtures were selected based on design aesthetic and compliance with International Dark Sky Criteria and B-U-G ratings. Additionally, the selected fixtures are appropriate for the coastal environment.

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Proposed lighting complies with exterior lighting standards per the Hardscape Method as follows:

1. Total Site Lumen Limit. The total area of site hardscape, is approximately 47,736 square feet. At 2.5 lumens per square foot, our total allowed lumen output is approximately 119,340 lumens.
2. Limits to Off-Site Impacts: Submitted luminaires are rated and will be installed according to Table B.
3. Light Shielding for Parking Lot Illumination. The proposed parking lot fixtures have no light emitted above ninety degrees.

N. *The project incorporates design elements or building improvements which result in the conservation of energy.*

One and a half percent of the project budget will be dedicated to solar energy generation. Additionally, energy saving lighting and controls will be implemented throughout the building and site. Lighting controls include occupancy and daylighting sensors. Other sustainable design features include high performance, efficient heating, cooling, and ventilation systems, low flow plumbing fixtures, and natural materials.

O. *The design of the project ensures continued privacy for the occupants of adjacent structures.*

The project is oriented west on the site towards Highway 101. To the north, south and east of the site, the maintaining of existing trees and grades will provide privacy for the future occupants of the site should it be further developed.

17.44.100 – Landscape Design Evaluation Criteria

A. *The design substantially complements the naturals environment of Cannon Beach and the character of the site.*

The proposed Police Station site is on a cleared City owned parcel on Highway 101. The surrounding area is generally forested. The landscape design for the new building is balanced between maintaining visibility to the site as an emergency resource for the community and the public, while also enhancing the forested nature to match the surroundings.

B. *The design harmonizes with and enhances the architectural design.*

The design for the landscape plan works to complement the building's exterior and address security for the police staff in the building. Low groundcover is planted between the building and the access sidewalk to the building entry. A small area at the entry is reserved for low growing flowering perennials for entry accent.

C. *The landscape design acknowledges the growing conditions for this climate zone and the unique requirements that its specific site location makes upon plant selection (i.e., salt, wind and wind exposure, soil condition, light, shade, etc.).*

The landscape plan is designed with native plants that occur in the area or plants that are adapted to survive in Cannon Beach's salt and wind exposure. Plant placement is dependent on each plant type's need for light or shade. Areas with sun exposure material are planted with plants that tolerate greater sun exposure.

D. *Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.*

The planting design includes plants that are drought tolerant and will require minimal irrigation after the plants have become established. The plants are those that the local elk population find less palatable. A thick layer of mulch is proposed to defer weeds between plants.

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

The first two to three years after planting will require maintenance until plants become established and filled in the area. After that maintenance will be significantly reduced. Maintenance is to be provided by City staff.

E. *Where it is desirable to do so, the design provides amenities for the public.*

The site design for this project works to maintain the existing use as the Tolovana Cache site and provide for enhanced emergency management and evacuation access after a seismic or tsunami event.

F. *The design makes use of existing vegetation and incorporates indigenous planting materials.*

Existing vegetation that does not interfere with proposed development will remain and will be protected during construction. All of the proposed shrubs, trees and ground cover plants will be native material.

The entry perennials will be the only non-natives but will be plants that are adapted to the Cannon Beach climate.

G. *The selection and arrangement of plant materials provides visual interest by the effective use of such design elements as color, texture and size differentiation.*

Native plant material is used to accentuate the entry drive to the Police Station with groundcover shrubs and trees.

H. *The hard surface portion of the design makes use of visually interesting textures and patterns.*

The hard surfaces used on site are used for neatness and efficiency. Concrete is used for the sidewalk and the north-side patio. Asphalt is used for parking areas and driving surfaces. The entry area concrete will have a smaller scored pattern for emphasis.

I. *Where it is desirable to do so, the design provides visual interest through the creation of a variety of elevations.*

The topography of the site provides differing elevations on the site and a view toward the new building. The elevated building allows visibility to the building for ease in locating the police and the emergency preparedness function for Cannon Beach residents and guests. The design provides small trees and shrubs along the access way up to the elevated visitors' parking. Shore pines are located near the entrance or the visitors parking to highlight the arrival.

J. *The design contributes to the stabilization of slopes, where applicable.*

The site design makes use of existing slopes by building on flat portions of the site and maintaining steeper portions of the property in their current condition. Re-grading is limited to creating functional building access and will not require retaining walls or additional structures to stabilize or maintain.

K. *The design successfully delineates and separates use areas, where it is desirable to do so.*

The proposed building separates the public entry from the secure portions of the site and building through the use of screening and a security fence. The site, signage, and landscape design provide features that are visible and welcoming from Highway 101 whereas the police building entries and secure parking lot have limited access and are obscured from view by heavy plantings.

L. *The lighting fixtures and level of illumination are compatible with the landscape design. The level of illumination produced enhances the overall project and does not glare on adjacent property or into the night sky.*

The site lighting design and fixtures will be International Dark Sky compliant and coordinated with the landscape plan. Site lighting includes pole mounted fixtures not exceeding 15' in height, complementary building mounted fixtures and under canopy lighting at building entries.

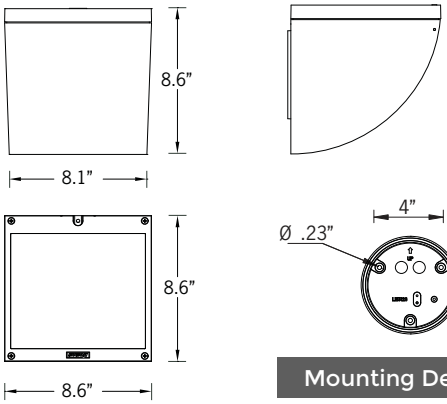
UQU-31343
Exhibit A-2
Quarter 1 Surface

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

TURTLE FRIENDLY

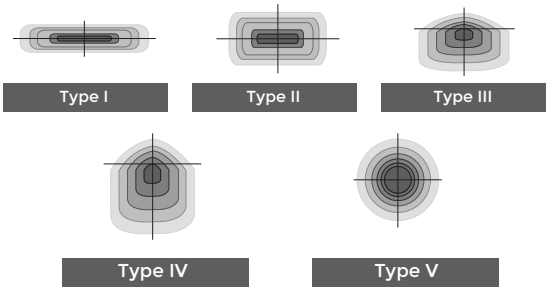
37w LED 5121 Lumens | 53w LED 7178 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6.8 lbs



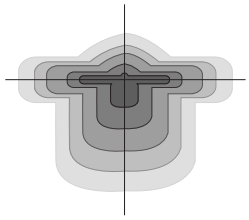
Mounting Detail

microVOS TECHNOLOGY

Ligman’s micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Rounded profile wall-mounted area downlight. Classic and practical profile affording wildlife and dirt resistant urban area lighting solutions.

A small size quarter-cylindrical wall mounted luminaire with a selection of precision optics providing type I, II, III, IV & V light distributions for optimum spacing and perfect uniformity between light fixures.

This light fixture has vandal proof tempered glass with specially designed silicon gaskets that allow the fixture to be mounted as an uplight, as well as downlight configurations.

Installation is made easy with a die cast aluminum wall mount casting, that is attached to the wall before securing the fixture with a single vandal resistant screw.

The lens is available in clear or lightly frosted options to suit customer requirements. Designed for the illumination of entrances, terraces, corridors and building facades. For mounting in upward or downward positions.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15˚ allowable to permit leveling).

Additional Options (Consult Factory For Pricing)

SCDT
Surface Conduit Decorative Trim

NOTE: This decorative trim does not function as a junction box. Wire connections should be made inside the luminaire

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UQU-31343

Exhibit A-2

Quarter 1 Surface

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

PROJECT	CANNON BEACH - POLICE STATION	DATE	
QUANTITY	6	TYPE	A
NOTE	UQU-31343-37w-W-W30-01-120/277v-DIM-F		

ORDERING EXAMPLE || UQU - 31343 - 37w - T2 - W30 - 02 - 120/277v - Options

UQU-31343

LAMP

- 37w LED
- 5121 Lumens
- 53w LED
- 7178 Lumens

BEAM

- M - Medium Beam 30˚
- W - Wide Beam 56˚
- EW - Extra Wide Beam 112˚
- T1 - Type I Distribution
- T2 - Type II Distribution
- T3 - Type III Distribution
- T4 - Type IV Distribution
- ME - Type ME Distribution

LED COLOR

- W27 - 2700K
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR

- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

VOLTAGE

- 120/277v
- Other - Specify

ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- DIM - 0-10v Dimming
- SCDT - Surface Conduit Decorative Trim
- F - Frosted Lens
- EMG - Emergency Battery Pack
- AMB - Turtle Friendly Amber LED

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon

Walnut, Chestnut, Bamboo, Galvanized

Pine, Mahogany, Birch, Steel

Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Quarter Product Family

Exhibit A-2

Quarter 1

- UQU-31343-37w-5121lm
- UQU-31343-53w-7178lm

Quarter 2

- UQU-31401-53w-6955lm
- UQU-31401-75w-10079lm

Quarter 1

- UQU-20001-37w-5121lm
- UQU-20002-53w-7171lm
- UQU-20011-2x37w-2x5121lm
- UQU-20012-2x53w-7171lm

Quarter 2

- UQU-20021-53w-6955lm
- UQU-20022-75w-10079lm
- UQU-20031-2x53w-2x6955lm
- UQU-20032-2x75w-2x10079lm

UQU-20001
Exhibit A-2
Quarter Post Top

microVos TECHNOLOGY

LIGMAN LIGHTING USA

37w LED
5121 Lumens

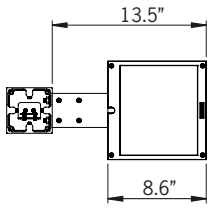
IP65
Suitable for wet locations

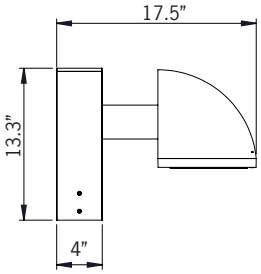
IK08
Impact Resistant [Vandal Resistant]

EPA - Contact Factory

Weight - 17.6 lbs

POLE NOT INCLUDED





microVos TECHNOLOGY

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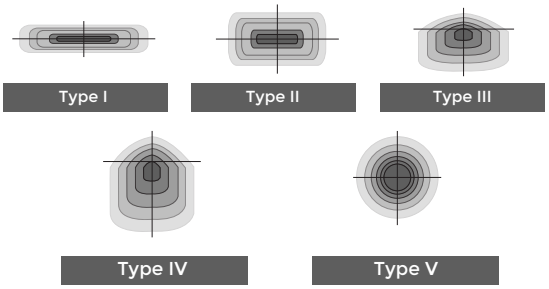
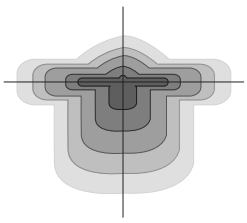


The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
Contact Factory

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

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Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV restant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Modern, contemporary post top
Beautiful modern urban post top in either single or twin arm configuration, offering powerful street lighting and beam performance choices.

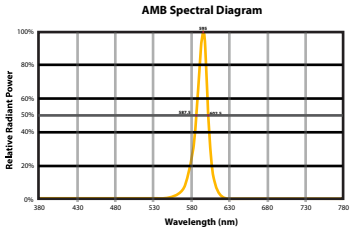
A modern style die-cast aluminum post top decorative quarter cylindrical luminaire with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution. This luminaire is available in two configurations, namely a single or double arm option to suit aesthetic design requirements.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket and clear tempered glass. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear. Customer specifice wattages can be provided, please contact the factory for more information.

Available with a selection of dimmable integral electronic drivers, as well as a provision to install wireless lighting controls to integrate with building management systems. assembly.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UQU-20001

Exhibit A-2

Quarter Post Top

microVos TECHNOLOGY

LIGMAN LIGHTING USA

PROJECT	CANNON BEACH - POLICE STATION	DATE	
QUANTITY	6	TYPE	B
NOTE	UQU-20001-37w-T3-W30-01-120/277v-DIM		

ORDERING EXAMPLE || UQU - 20001 - 37w - T2 - W30 - 02 - 120/277v - Options

UQU-20001

LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
37w LED	T1 - Type I Distribution	W27 - 2700K	01 - BLACK RAL 9011	120/277v
5121 Lumens	T2 - Type II Distribution	W30 - 3000K	02 - DARK GREY RAL 7043	Other - Specify
	T3 - Type III Distribution	W35 - 3500K	03 - WHITE RAL 9003	
	T4 - Type IV Distribution	W40 - 4000K	04 - METALLIC SILVER RAL 9006	
	T5 - Type V Distribution		05 - MATTE SILVER RAL 9006	
	ME - Type ME Distribution		06 - LIGMAN BRONZE	
			07 - CUSTOM RAL	

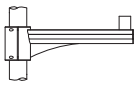
INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

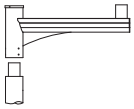
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

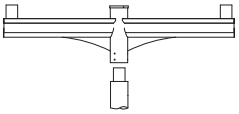
- DIM - 0-10v Dimming
- NAT - Natatorium Rated
- A20491 - Root Mount Kit
- AMB Turtle Friendly Amber LED
- OS - Occupancy Sensor



A20176
Aluminum Arm Pole Clamp



A20276
Aluminum Single Arm



A20376
Aluminum Double Arm

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Quarter Product Family

Exhibit A-2

Quarter 1

- UQU-31344-37w-5121lm
- UQU-31392-53w-7178lm

Quarter 2

- UQU-31401-75w-7178lm
- UQU-31402-103w-13183lm

Quarter 1

- UQU-20001-37w-5121lm
- UQU-20002-53w-7171lm
- UQU-20011-2x37w-2x5121lm
- UQU-20012-2x53w-7171lm

Quarter 2

- UQU-20021-53w-6955lm
- UQU-20022-75w-10079lm
- UQU-20031-2x53w-2x6955lm
- UQU-20032-2x75w-2x10079lm

ULA-95001

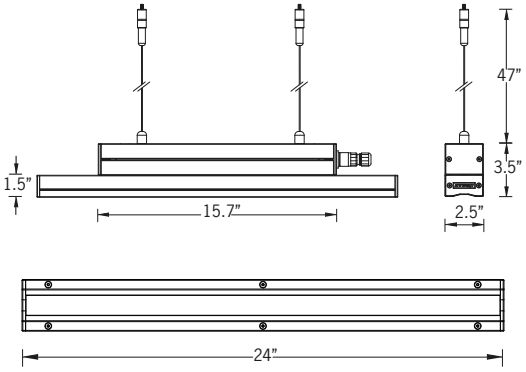
Exhibit A-2

Light Linear LA 3 Pendant

LIGMAN LIGHTING USA

INTEGRAL DRIVER

28w LED 2847 Lumens
IP67 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 8 lbs



Construction

Aluminum
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Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U1 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Efficient quality linear fixture portfolio. Coordinated pendant range with multiple optics and component options.

Light Linear LA pendant family is a range of small profile linear product that complements the Light Linear LA inground, surface wall and recessed luminaires. The pendant fixture is available with a selection of optics. This luminaire is available with RGBW color changing, as well as static white color in 2700K, 3000K and 4000K formats.

A recessing box for the Light Linear LA is available as an option for concrete pour applications. This recessing box can be shipped to the jobsite ahead of time, if requested.

The Light Linear LA is suitable for wall grazing, wall washing, column lighting and uplight applications and can be used in many applications including; commercial, historic, or modern architectural interiors and exteriors.

Two different lengths are provided allowing the luminaire installation to be tailored exactly to the architectural structure. The luminaire is provided with an integral driver. A remote driver can be provided, please contact the factory for more details. Options of clear or frosted tempered 8mm thick glass.

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

ULA-95001

Exhibit A-2

Light Linear LA 3 Pendant

LIGMAN LIGHTING USA

PROJECT	CANNON BEACH - POLICE STATION	DATE	
QUANTITY	76	TYPE	D
NOTE	ULA-95001-28w-W-W30-03-120/277v-DIM-F		

ORDERING EXAMPLE || ULA - 95001 - 28w - M - W30 - 02 - 120/277v - Options

ULA-95001

LAMP

- 28w LED
- 2847 Lumens

BEAM

- VN - Very Narrow 12˚
- N - Narrow 14˚
- M - Medium 24˚
- W - Wide 44˚
- E - Elliptical 18˚ x 35˚

LED COLOR

- W27 - 2700K
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR

- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

VOLTAGE

- 120/277v
- Other - Specify

ADDITIONAL OPTIONS

- DIM - 0-10v Dimming
- NAT - Natatorium Rated
- F - Frosted Lens

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Exhibit A-2

SHOP NOW

Project Name: ANNON BEACH - POLICE STATIO Type: G Quantity: 2

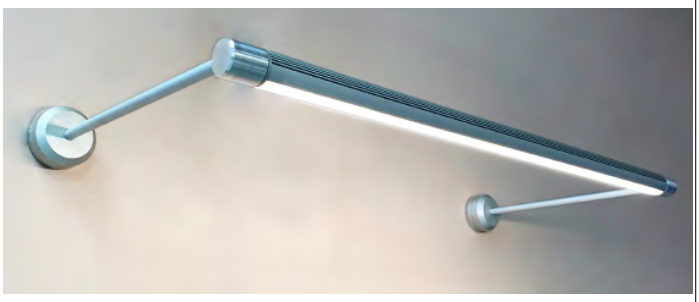
CATALOG NUMBER: 11703-CRX-MD-BK-27K-12-010

Alcon Lighting 11703 Adjustable Wall Art and Sign Light

FIXTURE SPECIFICATIONS

INTENDED USE

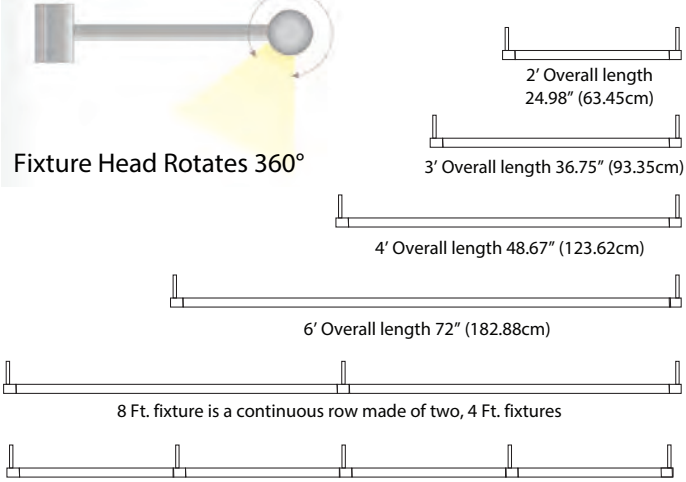
Our architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for highlighting wider works, signs or wall pieces. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. This indoor architectural extruded cast aluminum product with adjustable swivels is made in America.

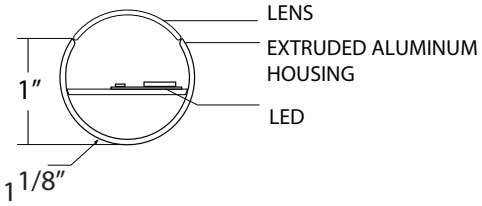


FEATURES

Construction: Extruded aluminum
Lens: Frosted
CRI: 90+
Voltage: 24V LED Fixture; 120-277V Triac, ELV, MLV and 0-10V Remote Driver
Average Life: 50,000 hours
Warranty: 5 Years Carefree for Parts & Components (Labor Not Included)
Listings: cETLus, Assembled in the USA, Damp Location Rated

Fixture Head Rotates 360°





ORDERING INFORMATION Example: (11703-2M-27K-6-2-TEM-BA)

Model	Length	Lumens	Finish	Color Temp	Stem Length	Canopy Size	Remote Dimming Driver
11703	2 — 2 Foot	LO — 290L / 3W / FT	Standard BA — Brushed Aluminum	27K — 2700K	6 — 6″	Standard 2 — 2″	Standard TEM — TRIAC, ELV, MLV Dimming 100-1%
	3 — 3 Foot	MD — 500L / 5.5W / FT	BK — Black	30K — 3000K	12 — 12″	5 — 5″	010 — 0-10V Dimming 100-10%
	4 — 4 Foot	HI — 784L / 7W / FT	WH — White	35K — 3500K	18 — 18″		
	6 — 6 Foot			40K — 4000K	24 — 24″		
	8[1] — 8 Foot			50K — 5000K			
	CRx[2] — Continuous Run (x = Length in feet)						

*To match length of sign

1 8 Ft. fixture is a continuous row made of two, 4 Ft. fixtures
2 Continuous run linkable up to 24 Feet

SPEC GRADE · INTERTEK ETL LISTED C US · ASSEMBLED IN THE USA

COLOR TEMPERATURE GUIDE
2700K
WARM WHITE
friendly
personal
intimate
HOMES
LIBRARIES
RESTAURANTS
3000K
SOFT WHITE GLOW
soft
warm
pleasing
HOMES
HOTEL ROOMS
LOBBIES
RETAIL STORES
3500K
NEUTRAL GLOW
sociable
inviting
non-threatening
EXECUTIVE OFFICES
RECEPTION AREAS
SUPERMARKETS
4000K
DAYLIGHT GLOW
neat
clean
efficient
OFFICES
CLASSROOMS
MASS MERCHANDISERS
SHOWROOMS
5000K
CRYSTAL WHITE GLOW
bright
cool
alert
GRAPHICS INDUSTRY
HOSPITALS
GALLERIES
BEAUTY SALONS

ALCON LIGHTING

REMOTE DIMMING DRIVER SPECIFICATIONS

Driver SKU	Class	Dimensions	Dimming Capabilities	Voltage
TEM-30W	None	**L** 6.5" (165.1MM) **W** 3.63" (92.2MM) **H** 1.03" (26.2MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-60W	None	**L** 7.4" (188MM) **W** 3.63" (92.2MM) **H** 1.03" (26.2MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-96W	None	**L** 8.67" (220.2MM) **W** 3.67" (93.2MM) **H** 1.62" (41.1MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-150W	None	**L** 10.25" (260.3MM) **W** 4.06" (103.2MM) **H** 1.82" (41.1MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-192W	Class 2	**L** 11" (279.4MM) **W** 4" (101.6MM) **H** 1.82" (41.1MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-200W	None	**L** 10.25" (260.3MM) **W** 4.06" (103.2MM) **H** 1.82" (41.1MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-288W	Class 2	**L** 11.85" (300.99MM) **W** 4.25" (107.95MM) **H** 1.82" (41.1MM)	**TRIAC, ELV, MLV**	100~277V AC
TEM-300W	None	**L** 10.25" (260.3MM) **W** 4.06" (103.2MM) **H** 1.82" (41.1MM)	**TRIAC, ELV, MLV**	100~277V AC
010-60W	Class 2	**L** 12.1" (307.3MM) **W** 2.36" (60MM) **H** 1.4" (35MM)	**0-10V**	120~277V AC
010-96W	Class 2	**L** 12.1" (307.3MM) **W** 2.36" (60MM) **H** 1.4" (35MM)	**0-10V**	120~277V AC

LADOR 9 (LD-80001)

IP65 IK07

DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org

Product description

Integral control gear - 62x62 mm - Class I

CANNON BEACH - POLICE STATION
QUANTITY: 17
TYPE: H
CATALOG NUMBER: LD-80001-VW-01

Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency PMMA lens
- Integral control gear

Optic

N

M

W

VW

E

Product colour

01 - Black (RAL 9011)

02 - Dark Grey (RAL 7043)

03 - White (RAL 9003)

05 - Matt Silver (RAL 9006)

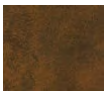
06 - Bronze (RAL 6014)

Special finishes upon request

SU01 - Concrete - Urban

SU02 - Softscape - Urban

SU03 - Stone - Urban


SU04 - Corten - Urban

SW01 - Oak - Woodland

SW02 - Walnut - Woodland

SW03 - Pine - Woodland

THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

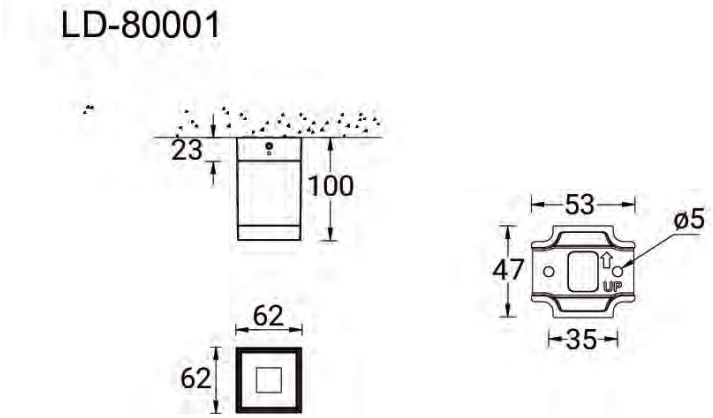
LADOR 9 (LD-80001)

Technical information

Material	Aluminium
Light source	1 LED
Power	3 W
Lumen	209 - 262 lm
Efficacy	70 - 87 lm/W
Driver option	Integral control gear
Driver	Constant current (CC)
Input voltage	220-240 V 50/60 Hz
Optic	N, M, W, VW, E

Optic value	10°, 16°, 32°, 70°, 42°x11°
CCT / CRI	3000K CRI80, 4000K CRI80
Bug	B0-U0-G0, B1-U0-G0
ULR	0%
ULOR	0%
CIE flux code nº3	100
Dimming type	On/Off
Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Weight	0.7 kg

Operating temperature	-20 °C to 40 °C
Cable	One cable gland supplied with 0.2 m of 3x1.0 sqmm outdoor cable
Through wiring	Single cable entry
Lens / Reflector / Optic	Clear toughened glass, High-efficiency PMMA lens
MacAdam Ellipse	3 SDCM
Lifetime L90B10 (hours)	> 120,000
Lifetime L80B10 (hours)	> 120,000
Lifetime L80B50 (hours)	> 120,000



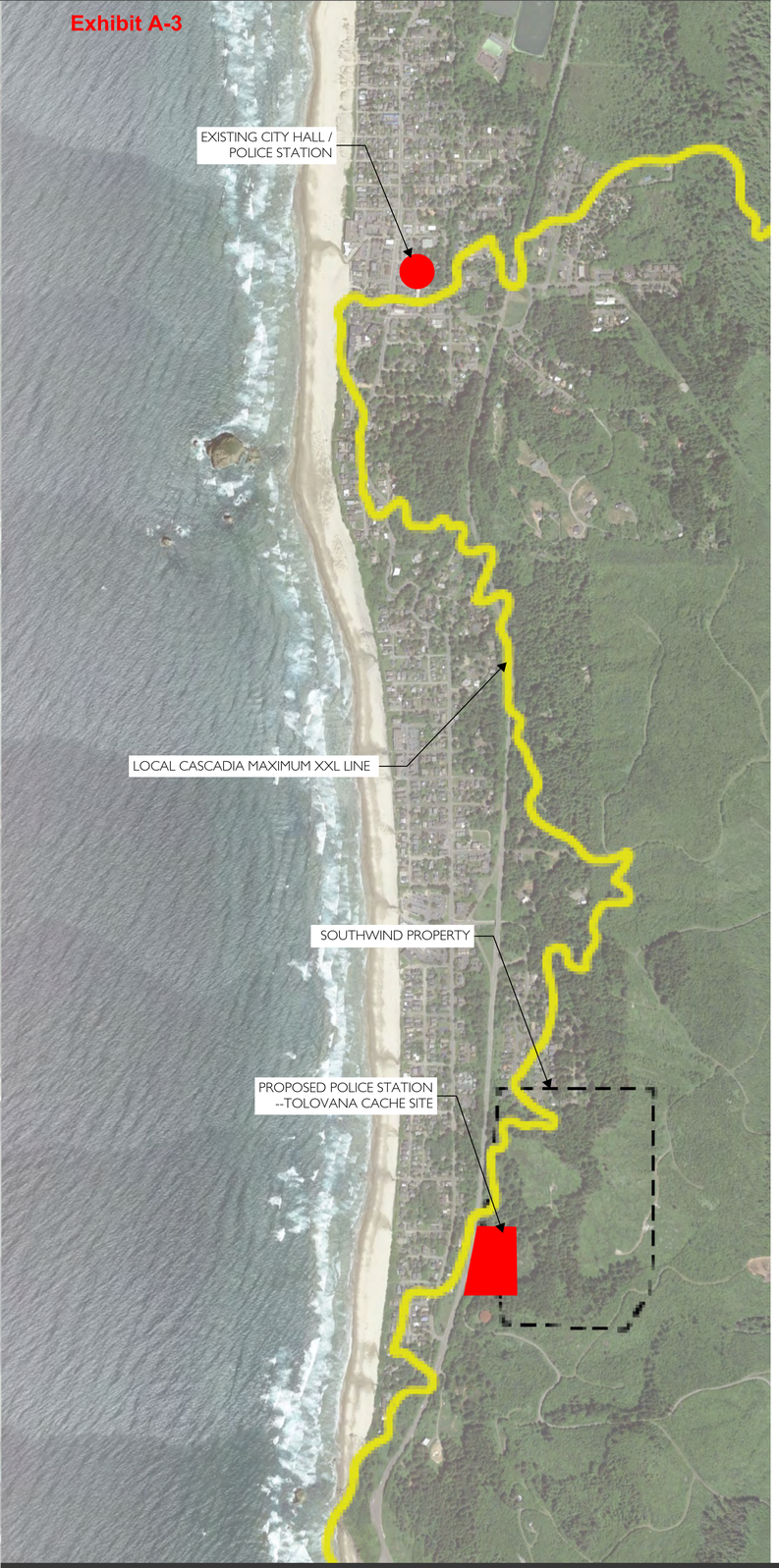
THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

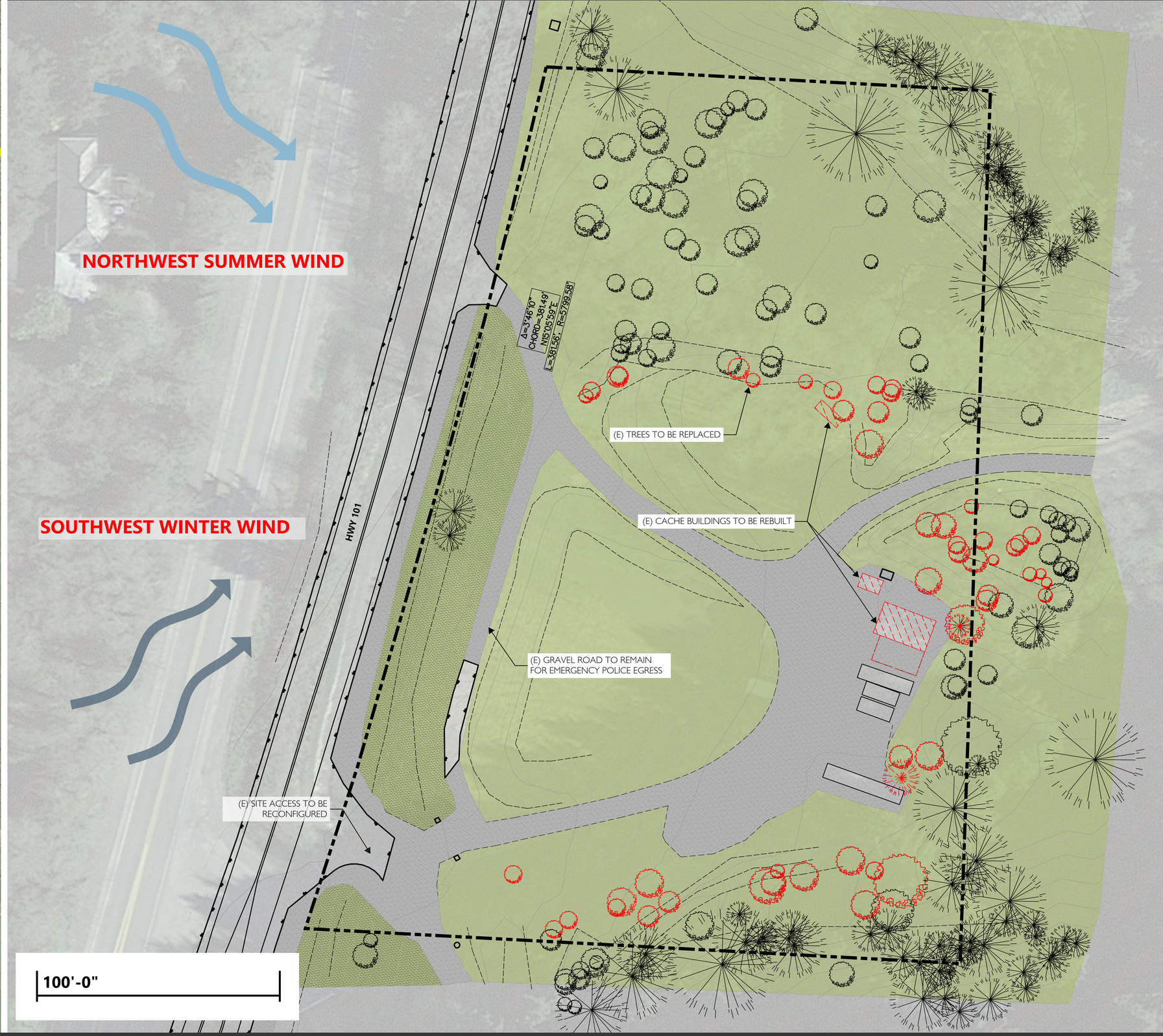
Exhibit A-3

CANNON BEACH - POLICE STATION

A. COVER SHEET
B. SITE ANALYSIS DIAGRAM
C. SITE PHOTOGRAPHS
D. SITE DEVELOPMENT PLAN
E. LANDSCAPE PLAN
F. ARCHITECTURAL DRAWINGS
G. ARCHITECTURAL MODEL (DIGITAL RENDERINGS)
H. ENERGY CONSERVATION MEASURES
I. PROPERTY SURVEY

Exhibit A-3





SITE ANALYSIS B

Exhibit A-3

EXISTING GARAGE TO BE REMOVED

EXISTING CACHE SITE STRUCTURES TO REMAIN

EXISTING LOGGING ACCESS GATE

EXISTING SOUTH SITE ACCESS

ACCESS DRIVE TO PUBLIC WORKS LAND

SITE PHOTOGRAPHS - CACHE SITE

C

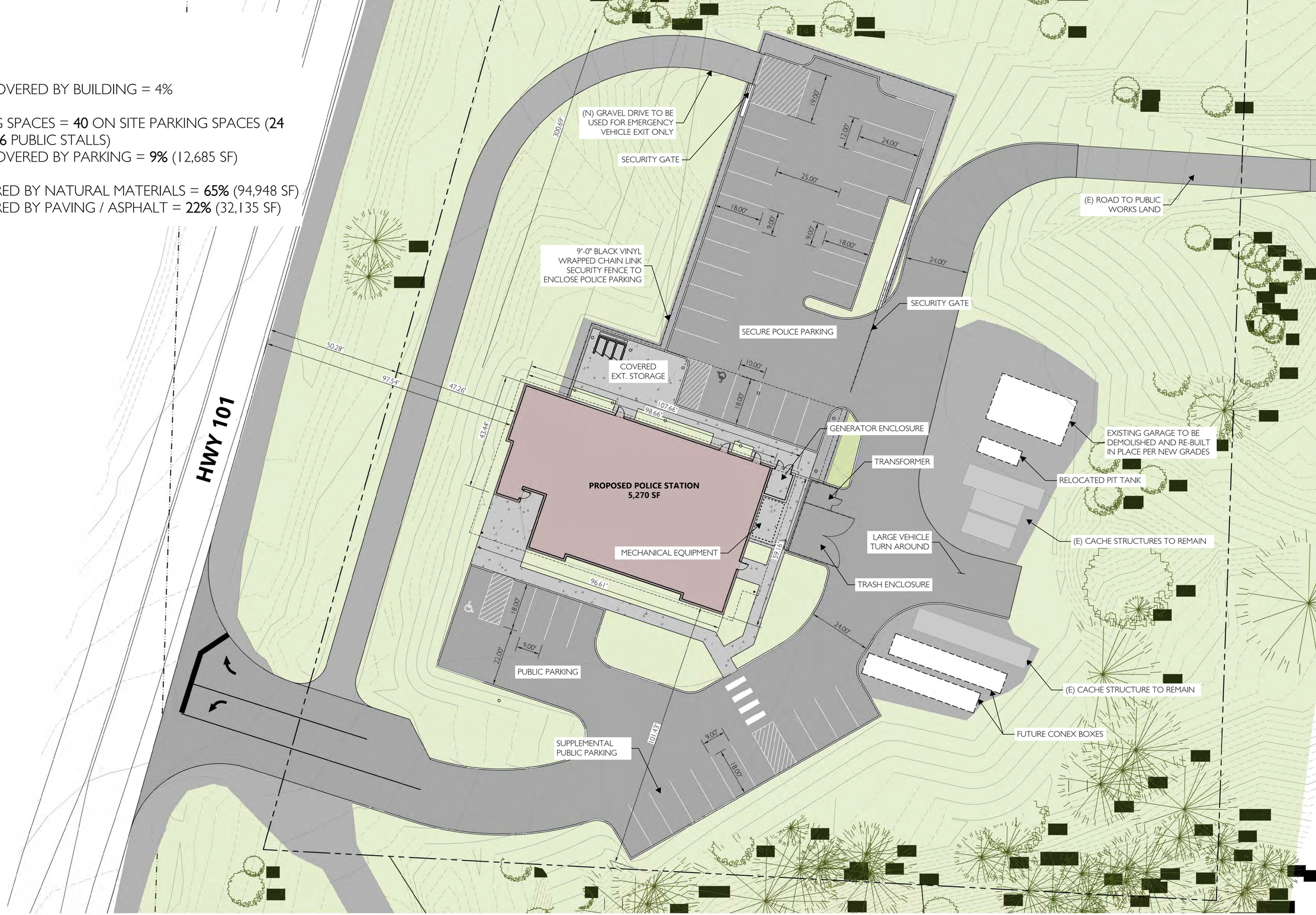
Exhibit A-3

AREA OF SITE = 145,038 SF

AREA OF BUILDING = **5,270**
PERCENTAGE OF SITE COVERED BY BUILDING = 4%

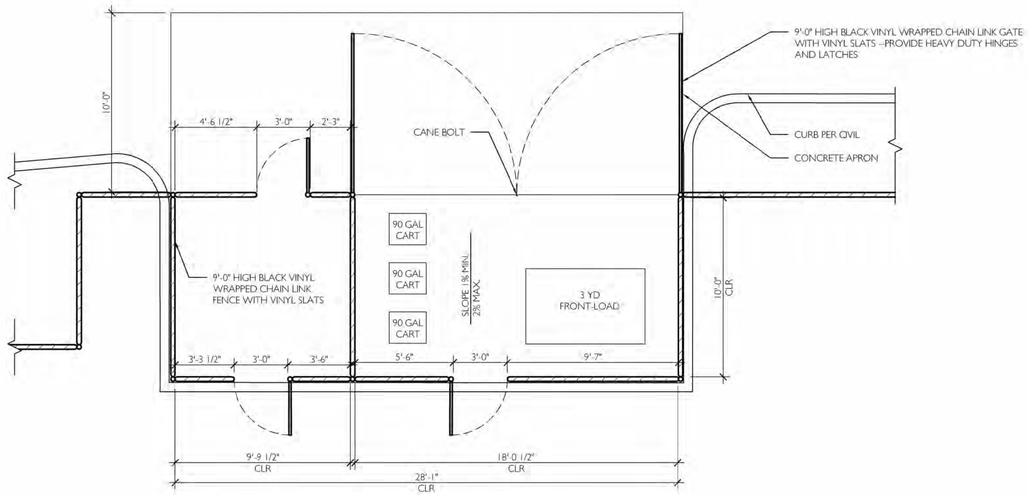
TOTAL NUMBER OF PARKING SPACES = **40** ON SITE PARKING SPACES (**24** SECURE PARKING STALLS + **16** PUBLIC STALLS)
PERCENTAGE OF SITE COVERED BY PARKING = **9%** (12,685 SF)

PERCENTAGE OF SITE COVERED BY NATURAL MATERIALS = **65%** (94,948 SF)
PERCENTAGE OF SITE COVERED BY PAVING / ASPHALT = **22%** (32,135 SF)

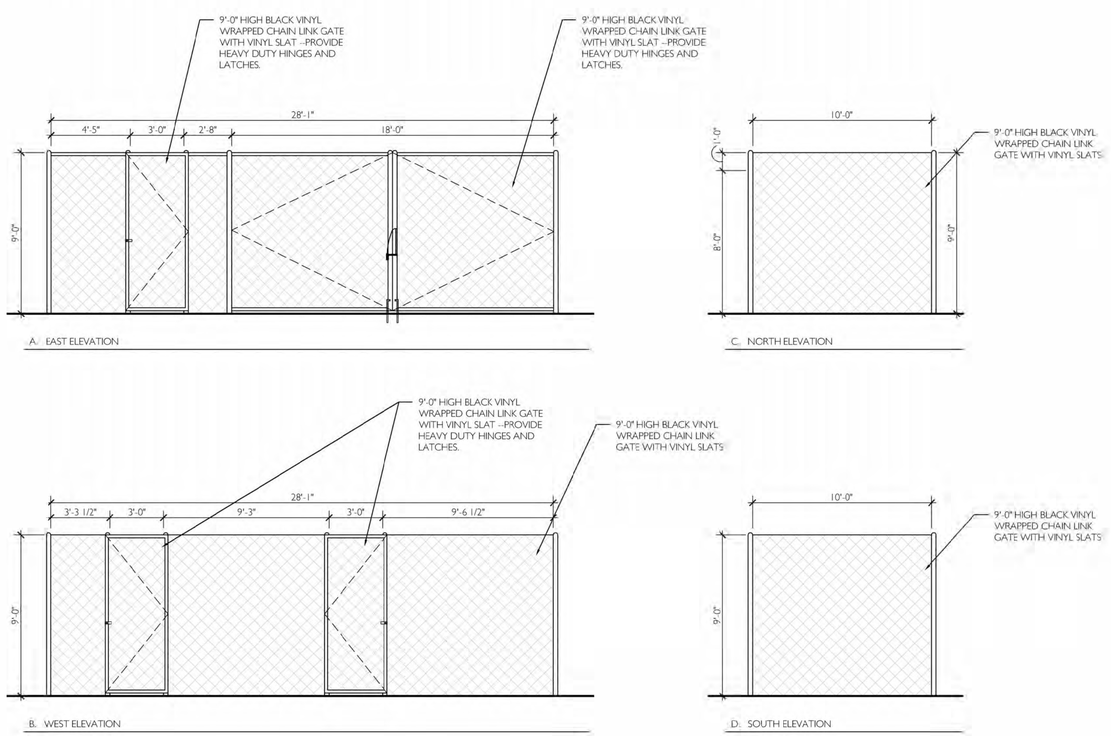


SITE PLAN D

Exhibit A-3



1 A0.2 **TRASH ENCLOSURE - PLAN**
1/4" = 1'-0"



5 A0.2 **TRASH ENCLOSURE - ELEVATIONS**
1/4" = 1'-0"

DOG KENNEL BASIS OF DESIGN: 4' X 6' MULTIPLE VINYL FULL STALL DOG KENNEL

Includes:
(3) 4' Panels
(2) 6' Panels
(2) 6' Partition Panels
(3) 4' Door Panels
(16) Connecting Pins
(3) 4' x 6' Corrugated Roofing

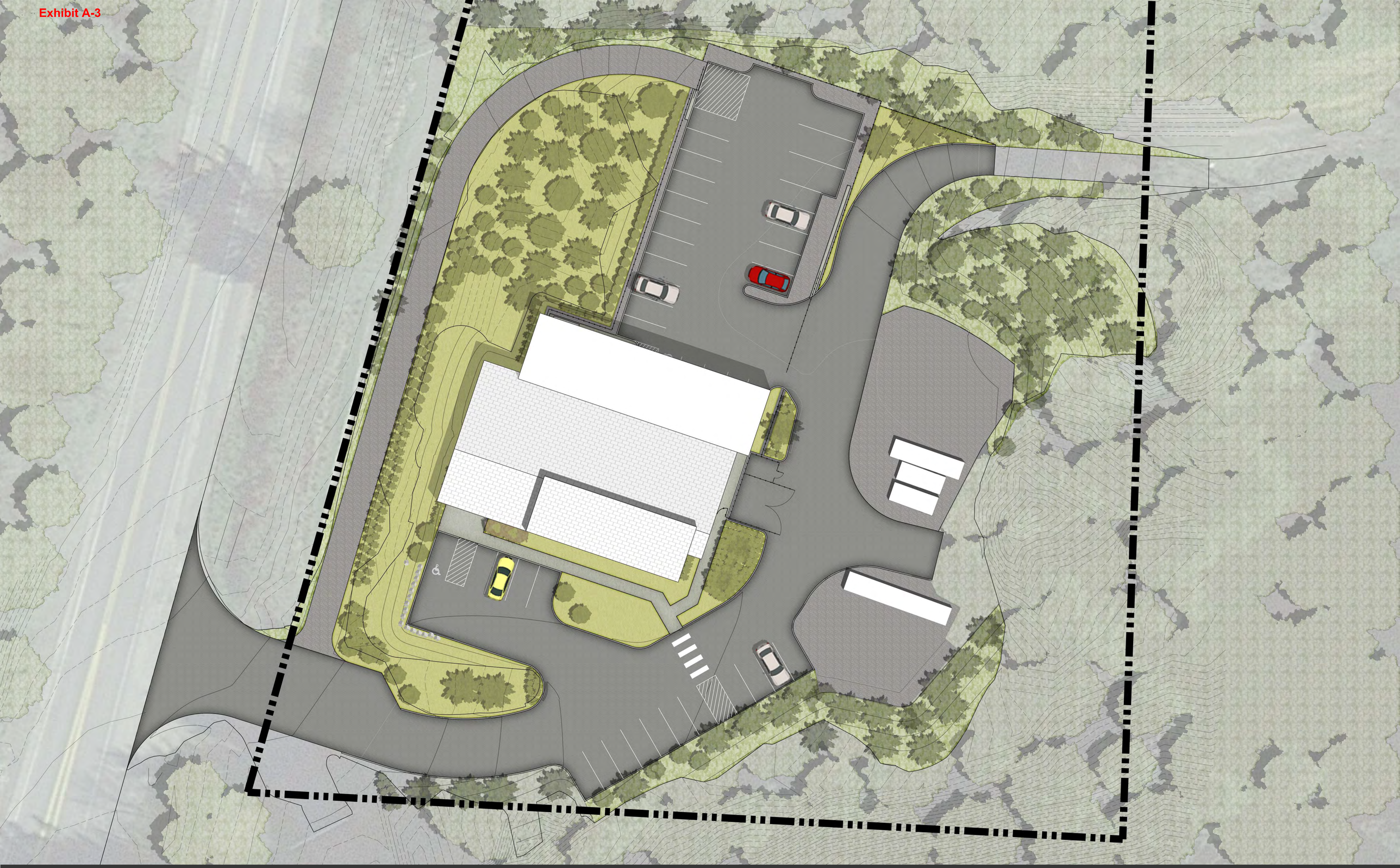
Easy Set Up
Weather Resistant
UV resistant
Heavy Duty Metal Frame
Easily Expandable
Sloped Metal Roof
HMO Friendly
Works With Most Accessories
Built In Anti Fight Panels

This kennel is made of white vinyl material that will not rot or splinter, while also keeping your dog out of the elements. This new design is very versatile you can choose to have one standalone kennel or multiple kennels. If you need multiple kennels the panels can also act as an isolation panel keeping your dogs from fighting with each other.The shelter stall is made with quality in mind with a powdered coated metal frame and beautiful white vinyl in the middle. This kennel is not only strong but looks nice as well. The white vinyl can match your vinyl fence and is pleasing to the eye, your home owners association will love the look of this kennel. The setup of the shelter stall is easy and only takes minutes, saving you time. There are many optional features that are compatible to this kennel, such as raised flooring and swivel bowls to make it exactly fit your dog's needs.Different configurations are available such as: Single vinyl kennel stalls, Multiple Full vinyl stalls, Back to Back stalls, No back stalls, Inside-outside stalls, enclosed corridor stalls, and Play-zones stalls.

Exhibit A-3

SITE PLAN - GRADING PLAN **D**

Exhibit A-3



LANDSCAPE PLAN

E

Exhibit A-3

LANDSCAPE LEGEND AND INFORMATION

SYMBOL	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	37	ACER CIRCINATUM	VINE MAPLE (TREE FORM)	2" CAL B&B 3 GAL	IN PARKING & AT ENTRY IN RESTORATION AREAS
	7	ALNUS RUBRA	RED ALDER	1.5" CAL B&B	
	45	PICEA SITCHENSIS	SITKA SPRUCE	3' HT. B&B	
	16	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	3' HT. B&B	
	10	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3' HT. B&B	
SHRUBS					
	113	GAULTHERIA SHALLON	SALAL	1 GAL	
	56	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	
	10	RUBUS PAVIFLORUS	THIMBLEBERRY	1 GAL	
	17	SAMBUCUS RACEMOSA	RED ELDERBERRY	3 GAL	
	39	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	2 GAL	
	43	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	6	VIBURNUM EDULE	HIGHBUSH CRANBERRY	2 GAL	
GROUNDCOVER, GRASSES AND PERENNIALS					
	220	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL 2' O.C	
	580	MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL 2' O.C.	
	47	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	
	12,183 SF	SUNMARK NATIVE EC MIX		1 LB / 1000 S.F.	
		Hordeum brachyantherum	Meadow Barley	10%	
		Bromus carinatus	California Brome	10%	
		Festuca rubra rubra	Native Red Fescue	30%	
		Deschampsia cespitosa	Tufted Hairgrass	25%	
		Agrostis exerata	Spike Bentgrass	25%	
	13,237 SF	SUNMARK WOODLANDS MIX		.25 LB / 1000 S.F.	
		Rosa nutkana	Nootka Rose	10%	
		Symphoricarpos alba	Common Snowberry	10%	
		Cornus sericea	Redosier Dogwood	22%	
		Amelanchier alnifolia	Saskatoon Serviceberry	5%	
		Mahonia repens	Creeping mahonia	8%	
		Sambucus racemosa	Red Elderberry	15%	
		Alnus rubra	Red Alder	15%	
		Holiduscus discolor	Oceanspray	15%	

LEGEND

BASALT BOULDERS

EXISTING TREES

GRAVEL EDGING AROUND BUILDING

GENERAL NOTES

1. PROVIDE ONE PERSON WHO WILL BE PRESENT AT ALL TIMES DURING THE WORK AND WHO IS FAMILIAR WITH PLANT MATERIALS, NATIVE PLANT REQUIREMENTS, AND GOOD HORTICULTURAL PRACTICE.
2. PROVIDE TEMPORARY IRRIGATION UNTIL PLANTS ARE ESTABLISHED AND LATER USE AROUND THE BUILDING DURING EXTENDED SUMMER HEAT.
3. PLACE BARK MULCH AROUND NEW PLANTS AND LARGE GROUNDCOVER PLANTING AREAS.
4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE IN DEVELOPMENT AREAS.
5. SEE SHEET L2 FOR PLANTING NOTES AND DETAILS.
6. PROVIDE TREE PROTECTION FOR EXISTING TREES TO REMAIN PER ARBORIST AND CITY RECOMMENDATIONS.

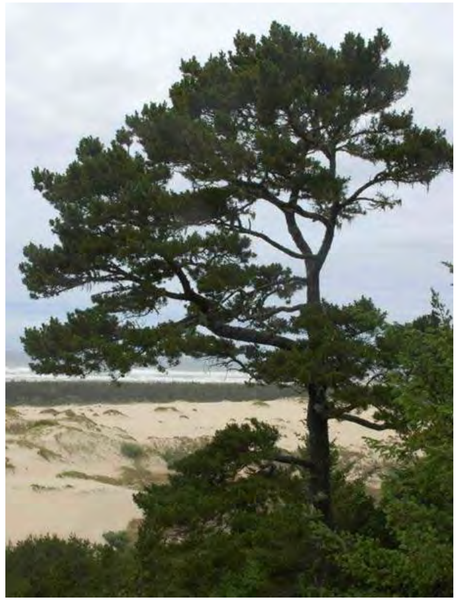
LANDSCAPE PLAN E

TREES

ACER CIRCINATUM:
VINE MAPLE

ALNUS RUBRA:
RED ALDER

PICEA SITCHENSIS:
SITKA SPRUCE



PINUS CONTORTA VAR. CONTORTA:
SHORE PINE

TSUGA HETEROPHYLLA:
WESTERN HEMLOCK

SHRUBS

GAULTHERIA SHALLON:
SALAL

MAHONIA AQUIFOLIUM:
OREGON GRAPE

RUBUS PAVIFLORUS:
THIMBLEBERRY

SAMBUCUS RACEMOSA:
RED ELDERBERRY

VACCINIUM OVATUM:
EVERGREEN HUCKLEBERRY

VIBURNUM EDULE:
HIGHBUSH CRANBERRY

SYMPHORICARPUS ALBUS:
COMMON SNOWBERRY

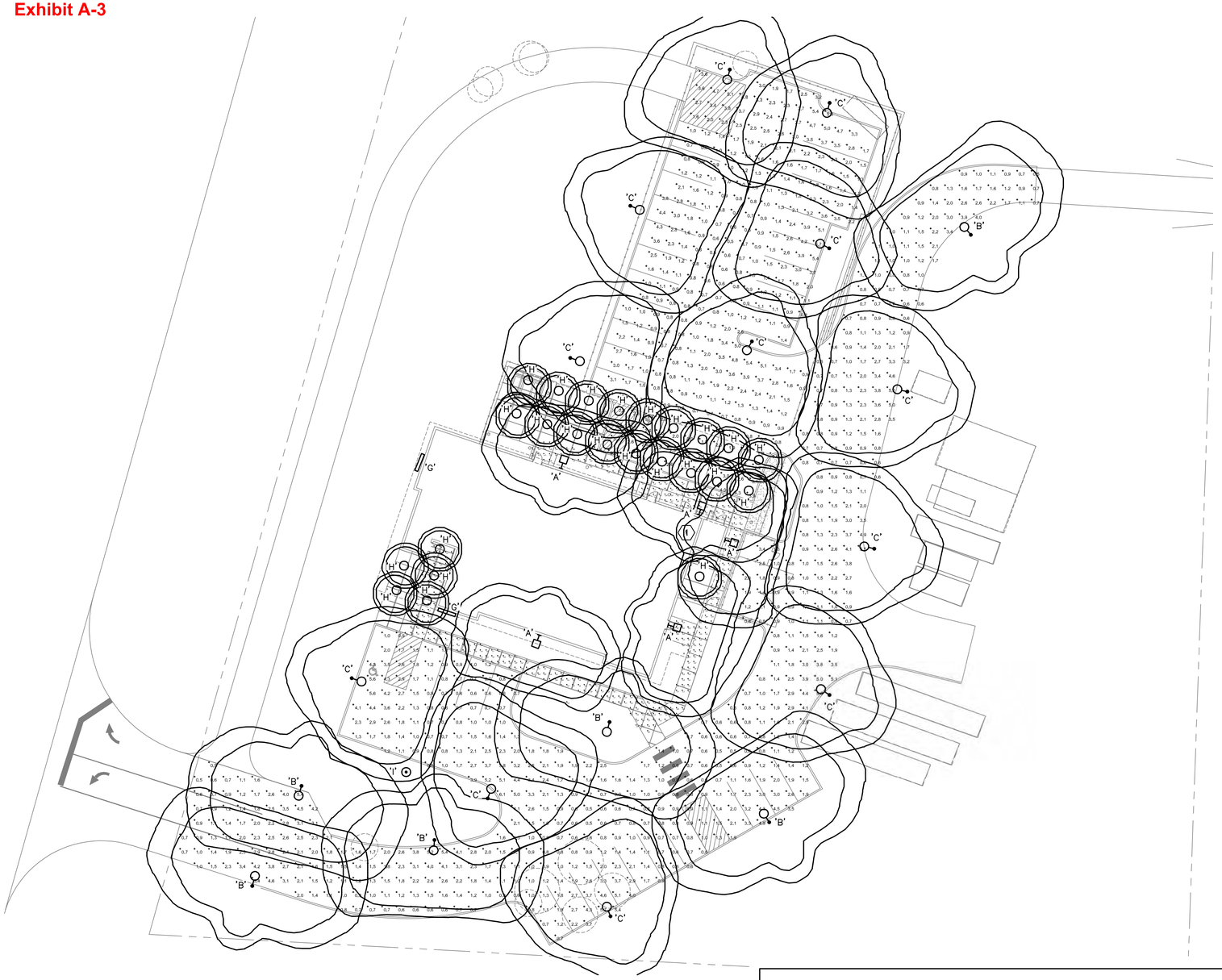
GROUNDCOVER

MAHONIA NERVOSA:
DULL OREGON GRAPE

ARCTOSTAPHYLOS UVA-URSI:
KINIKINNICK

POLYSTICHUM MUNITUM:
WESTERN SWORD FERN

Exhibit A-3



NOTES THIS SHEET

1. LIGHTING CONTROLLER TO BE INSTALLED IN BUILDING. SEE SHEET E1.2 FOR LOCATION OF CONTROLLER ON LIGHTING FLOOR PLAN.

1 / E2.1 SITE PLAN - LIGHTING

SCALE: 1" = 20'-0"

20 0 20 40

SCALE IN FEET
1" = 20'-0"

LUMINAIRE SCHEDULE

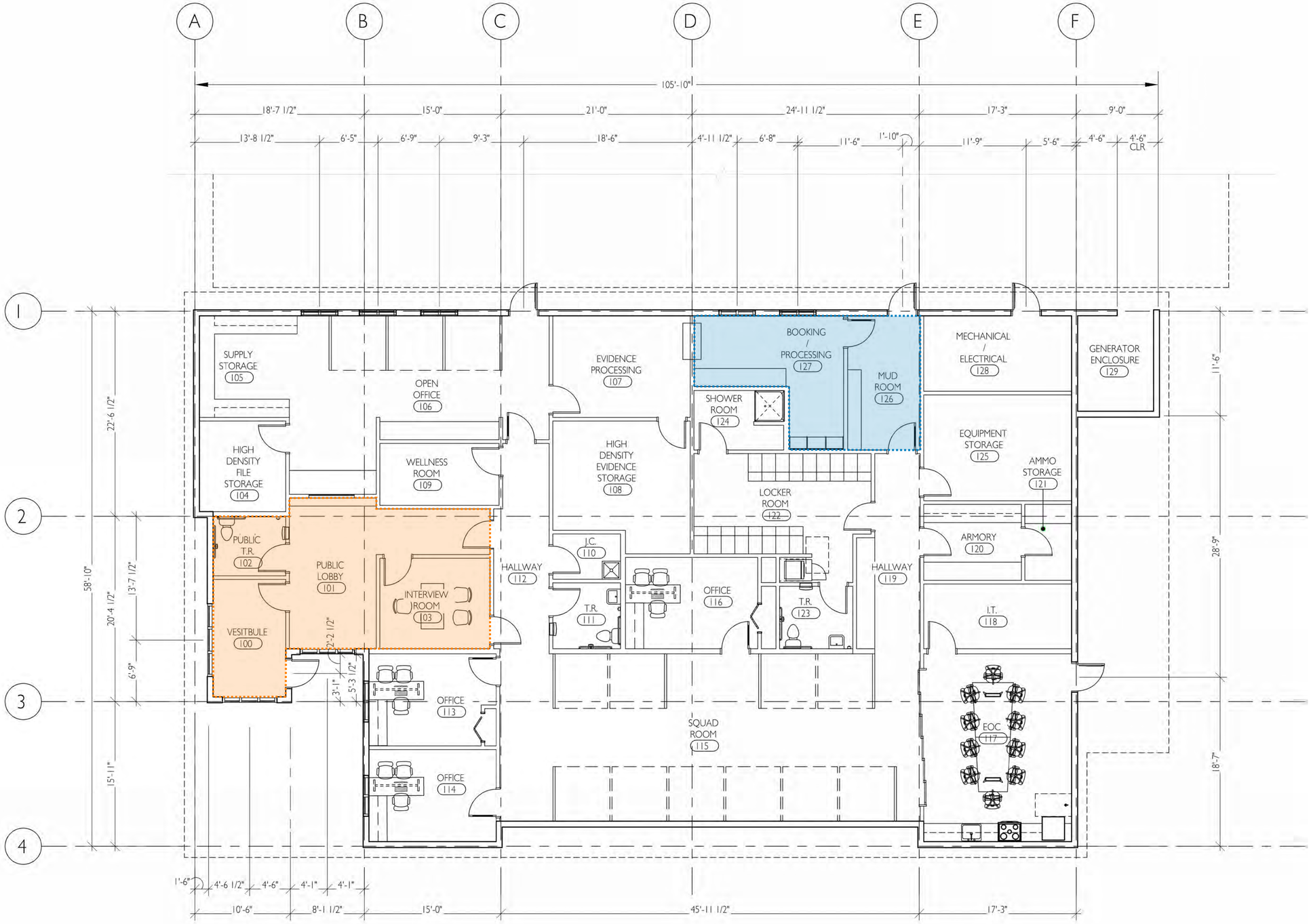
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 5121 LM, 80 CRI, 0-10 DIMMING, B1-U0-G1, FROSTED LENS, MARINE GRADE BODY & HARDWARE, TYPE 3 DISTRIBUTION, 10KV SURGE SUPPRESSOR, MOUNT 9.5' ABOVE GROUND, DIM BY 15%	LIGMAN LIGHTING OR APPROVED EQUAL	UQU-31343-37W-W-W30-01-120/277V-DIM-F	LED	37 W
B	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 5121 LM, 80 CRI, 0-10 DIMMING, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 3 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UQU-20001-37w-T3-W30-01-120/277V-DIM-F	LED	37 W
C	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 5121 LM, 80 CRI, 0-10 DIMMING, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 4 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UQU-20001-37w-T4-W30-01-120/277V-DIM-F	LED	37 W
POLE	11' ROUND STRAIGHT ALUMINUM POLE, 5" SHAFT DIAMETER, 0.188" THICK, 2.99? x 3.5? TENON BLACK POWDER COAT FINISH, DIE-CAST BASE COVER, MOUNT ON CEMENT BASE 3' ABOVE GRADE	LIGMAN LIGHTING OR APPROVED EQUAL	APD-RSA-5018-11'-5" DIA .188"-SC76-01	-	-
D	2' LINEAR PENDANT LED LUMINAIRE, WHITE POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 2847 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B3-U1-G0, MARINE GRADE BODY & HARDWARE, WIDE DISTRIBUTION, 10KV SURGE SUPPRESSOR, 47" SUPPORT CORDS, HANG 9.5' ABOVE FLOOR	LIGMAN LIGHTING OR APPROVED EQUAL	ULA-95001-28W-W-W30-03-120/277V-DIM-F	LED	28 W
G	LINEAR WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120/277V INPUT 500 LM PER FOOT, 0-10V DIMMING, FROSTED LENS, CLASS 2, MOUNT TO CANOPY W/ JBOX COLLAR	ALCON LIGHTING OR APPROVED EQUAL	11703-CRX-MD-BK-27K-12-010	LED	5.5 W / FT
H	OUTDOOR SURFACE MOUNT CEILING LUMINAIRE, BLACK POWDER COAT FINISH, 2700K CCT, 120V INPUT, 222 LM, VERY WIDE DISTRIBUTION, B0-U0-G0, FROSTED TOUGHENED GLASS, HIGH CORROSION RESISTANCE	LIGMAN LIGHTING OR APPROVED EQUAL	ULD-80001-4W-VW-W30-01-120V-F	LED	4 W
I	TOP-DOWN FLAGPOLE "STARGAZER" LED DOWNLIGHT LUMINAIRE, BLACK FINISH, 3000K CCT, 1005 LM, 90 CRI, B0-U0-G0, MARINE GRADE POWER SUPPLY (120V INPUT) DRIVER TO BE LOCATED <150' FROM LIGHT POLE	EAGLE MOUNTAIN OR APPROVED EQUAL	SG-3K-IHR-BLK-M-BLK-60 POWER SUPPLY: SG-MG-DRIVER	LED	13 W

Exhibit A-3

BUILDING TOTAL: 5,270 SF

SECURE ENTRY

OPEN TO PUBLIC



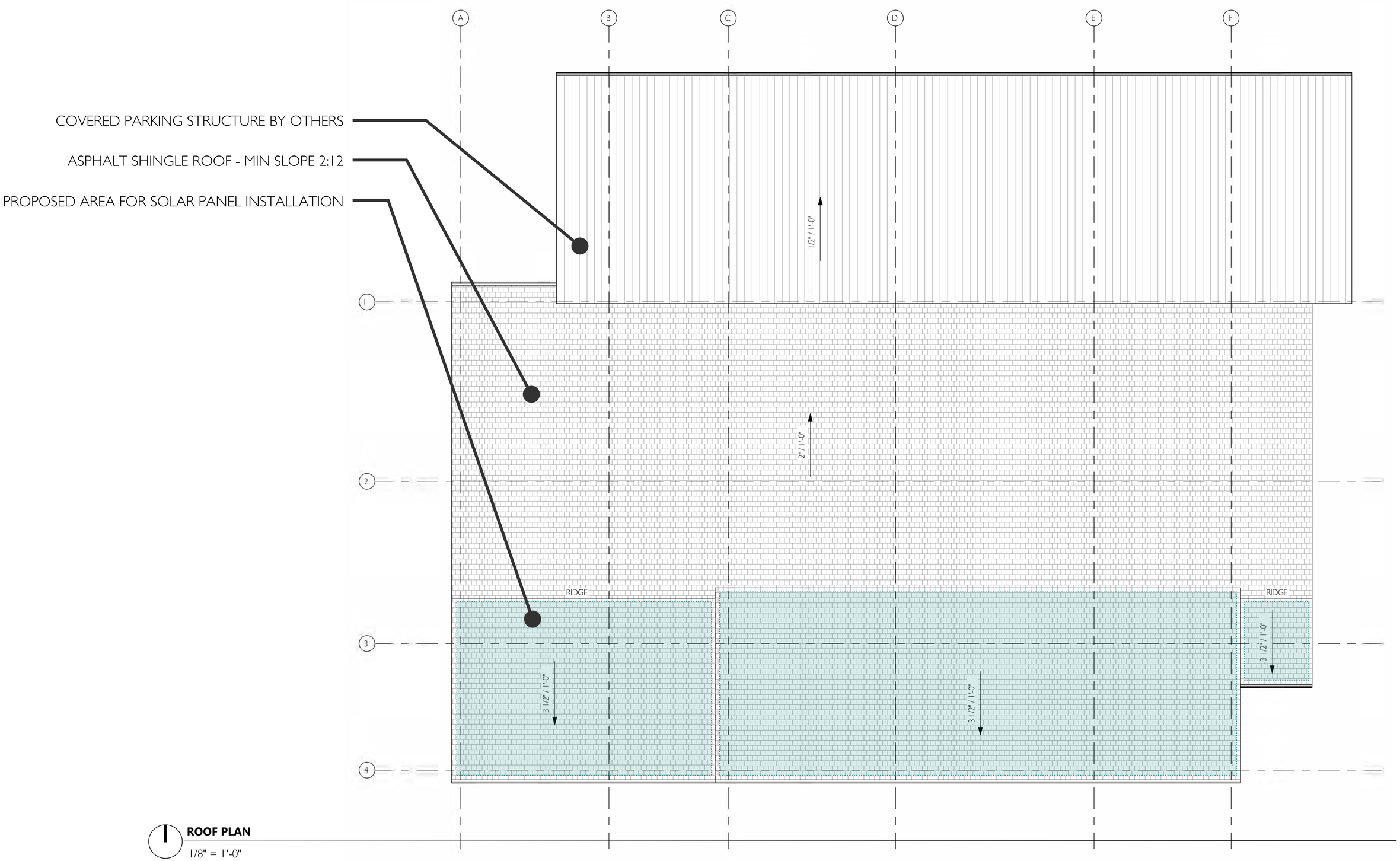
FLOOR PLAN

1/8" = 1'-0"

ARCHITECTURAL DRAWINGS - FLOOR PLAN

F

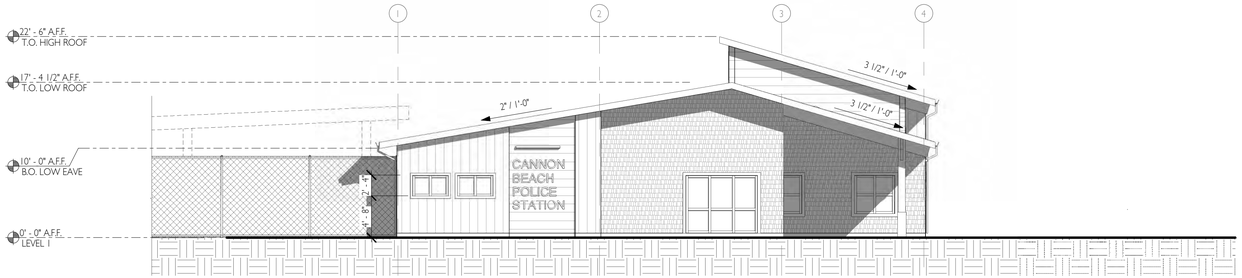
Exhibit A-3



ARCHITECTURAL DRAWINGS - ROOF PLAN

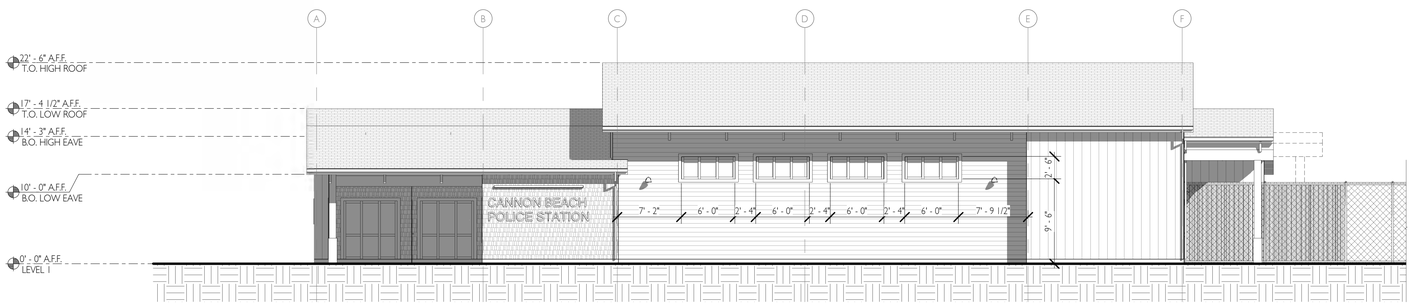
F

Exhibit A-3



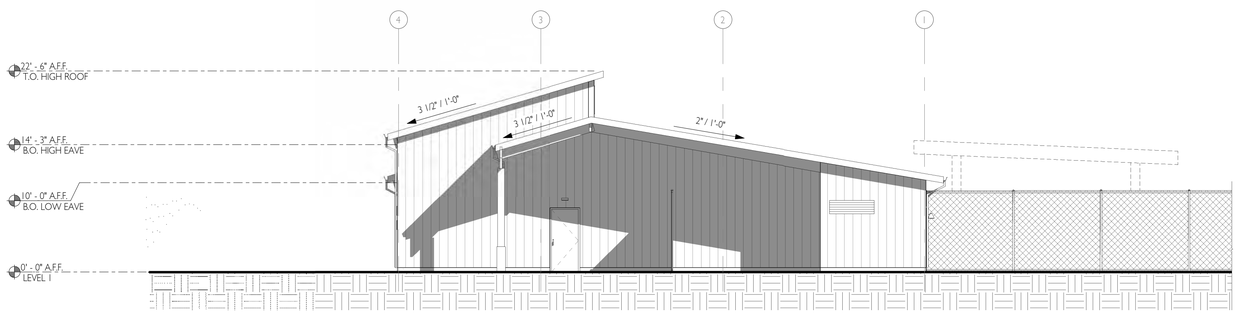
WEST ELEVATION

1/8" = 1'-0"



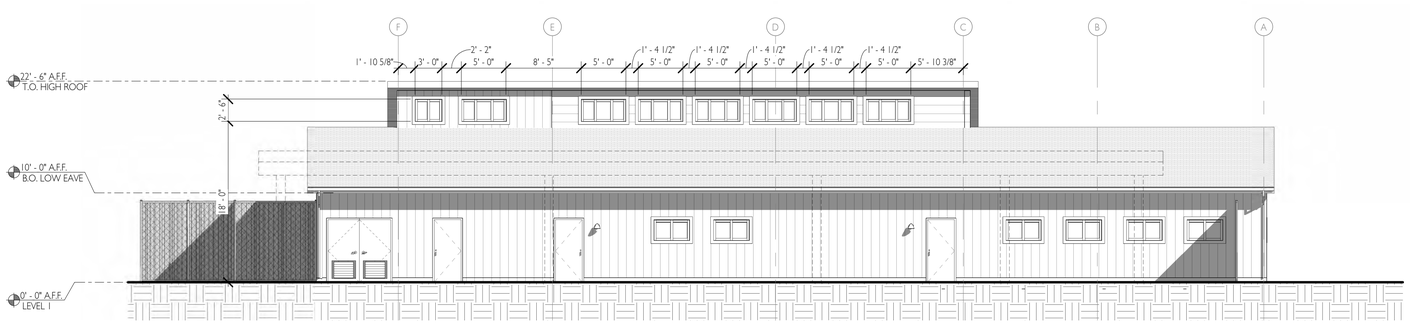
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	LS-2	VERTICAL CEDAR SIDING	TBD	TBD	UNTREATED / NATURAL	
	SHK-1	CEDAR SHAKE	TBD	TBD	UNTREATED / NATURAL	
	WD-1	WOOD BASE	TBD	TBD	STAINED	

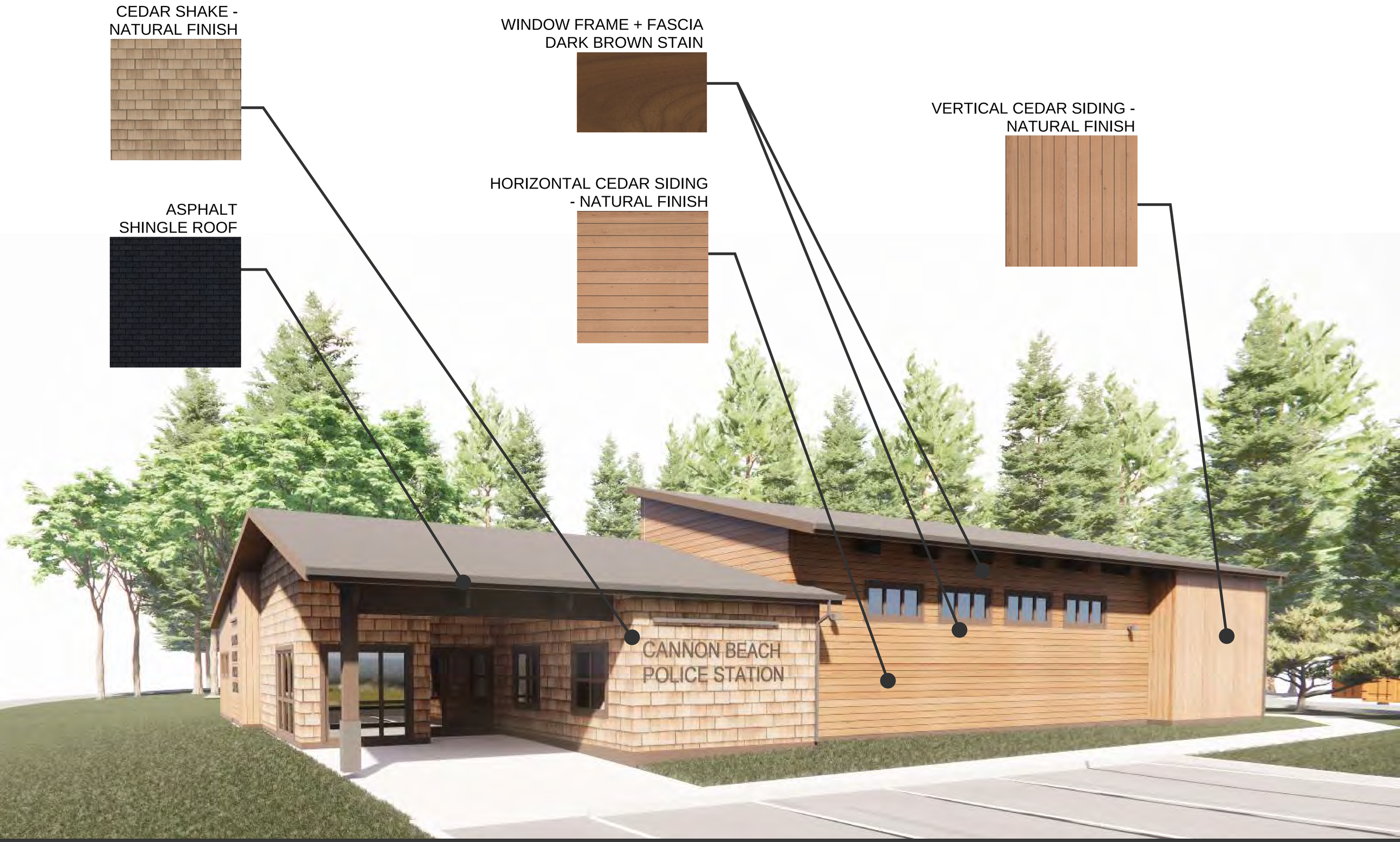
ARCHITECTURAL DRAWINGS - BUILDING ELEVATIONS

F

ARCHITECTURAL DRAWINGS - MATERIAL BOARD

F

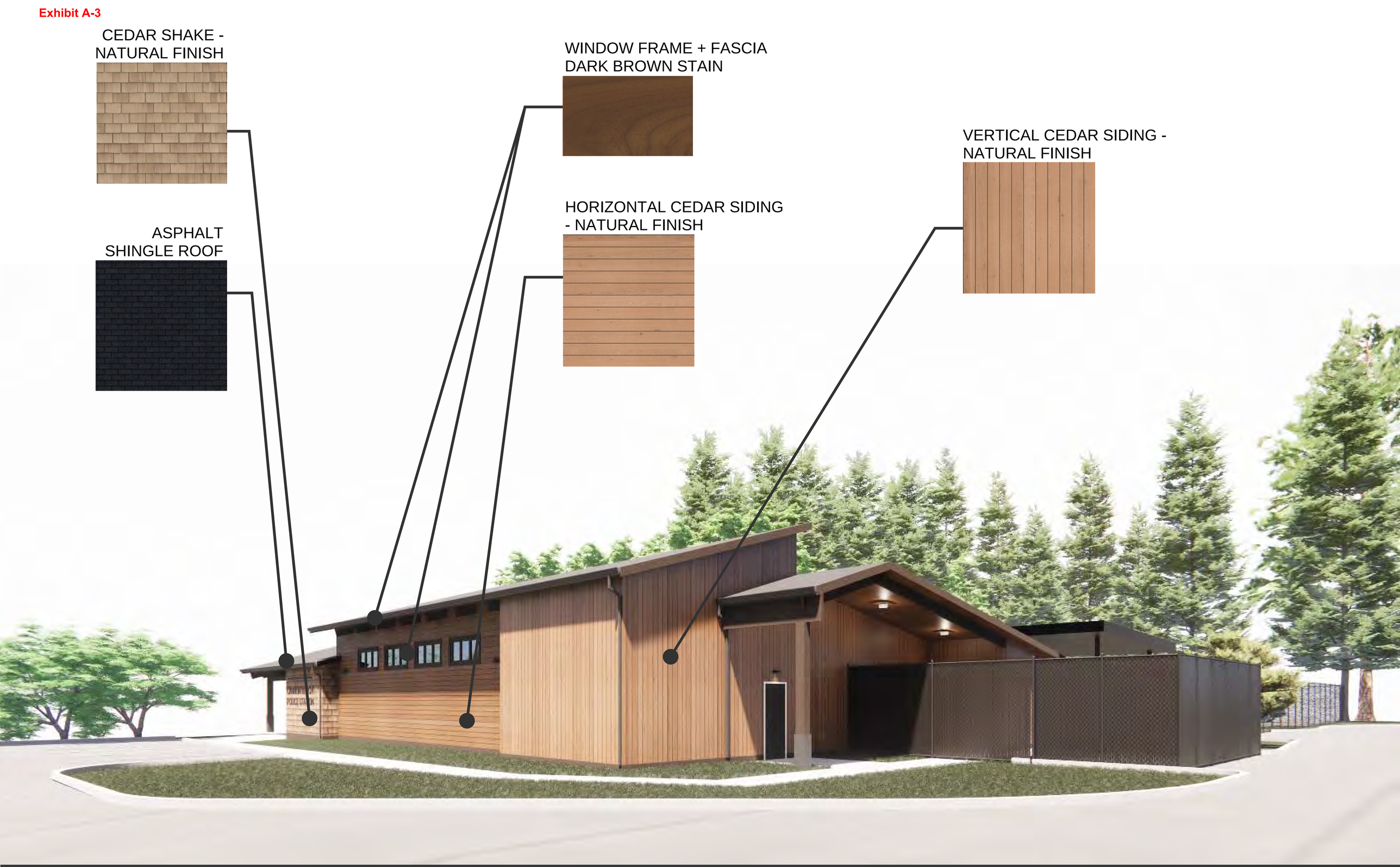
Exhibit A-3



ARCHITECTURAL DRAWINGS - MATERIAL BOARD

F

Exhibit A-3



ARCHITECTURAL DRAWINGS - MATERIAL BOARD

F

Exhibit A-3

BUILDING MOUNTED SIGNAGE

- BLACK LETTERS @ 12"
- SIGNAGE TO BE LIT FROM ABOVE BY CANOPY LIGHT --SEE LIGHTING PLANS FOR ADDTIONAL INFORMATION
- VISIBLE AT DISTANCE OF 300' +/- ACCORDING TO INFORMATION PROVIDED BY THE UNITED STATES SIGN COUNCIL (USSC)

Exhibit A-3

SECURE PARKING LOT AND POLICE BUILDING ACCESS

ENERGY CONSERVATION STRATEGIES & MEASURES

SITE
Site lighting design and fixtures will comply with International Dark Sky criteria, including limits on glare and color temperature.
On-site, below grade storm water treatment facilities to filter rainwater prior to discharge into public system to improve water quality
Native and resilient site landscaping to limit additional water use.

BUILDING
The building will be all electric, with no regular reliance on natural gas: building resiliency to be provided by an on-site diesel generator
Traditional, renewable wood-framing and exterior finish materials with insulation and a high performance glazing system
Building envelope features rain screen system behind exterior cladding for enhanced building performance
Low emitting interior finishes and furniture and Energy Star compliant appliances

INTERIOR LIGHTING
Increased daylighting provided through clerestories and interior relites, in order to bring natural light into the building core.
High-efficiency LED lighting throughout to comply with latest energy code requirements, including occupancy sensors with automatic on/off and daylight harvesting

HVAC (High performance, efficient heating, cooling and ventilation system)
Variable Refrigerant Flow (VRF) with Dedicated Outside Air System (DOAS) and energy recovery
Dedicated mini split system with 18 SEER in server room
The DOAS is a dedicated ventilation system designed to condition outdoor air during ventilation. DOAS handles ventilation and the VRF system handles cooling and heating. VRF system moves conditioned refrigerant directly to each zone's indoor unit

PLUMBING
High efficiency electric heat pump water heater
Domestic plumbing piping, both cold and hot water with code compliant insulation and low-flow fixtures and fittings

RENEWABLE ENERGY
Electrical service installed to support future electric vehicle charging station - 20% of parking to be "EV Ready"
1.5% of building budget dedicated to solar photo-voltaic (PV) system per Oregon Green Energy Technology

PROJECT GOALS:

Avoid harmful chemicals, provide excellent ventilation, acoustic comfort, and quality indoor and outdoor lighting

Provide renewable energy via solar panels

Prevent waste through construction diversion and recycling materials

Limit indoor and outdoor water use - review measures to improve site water quality

Use energy efficient systems

Limit reliance on fossil fuels

Exhibit A-3

TOPOGRAPHIC SURVEY

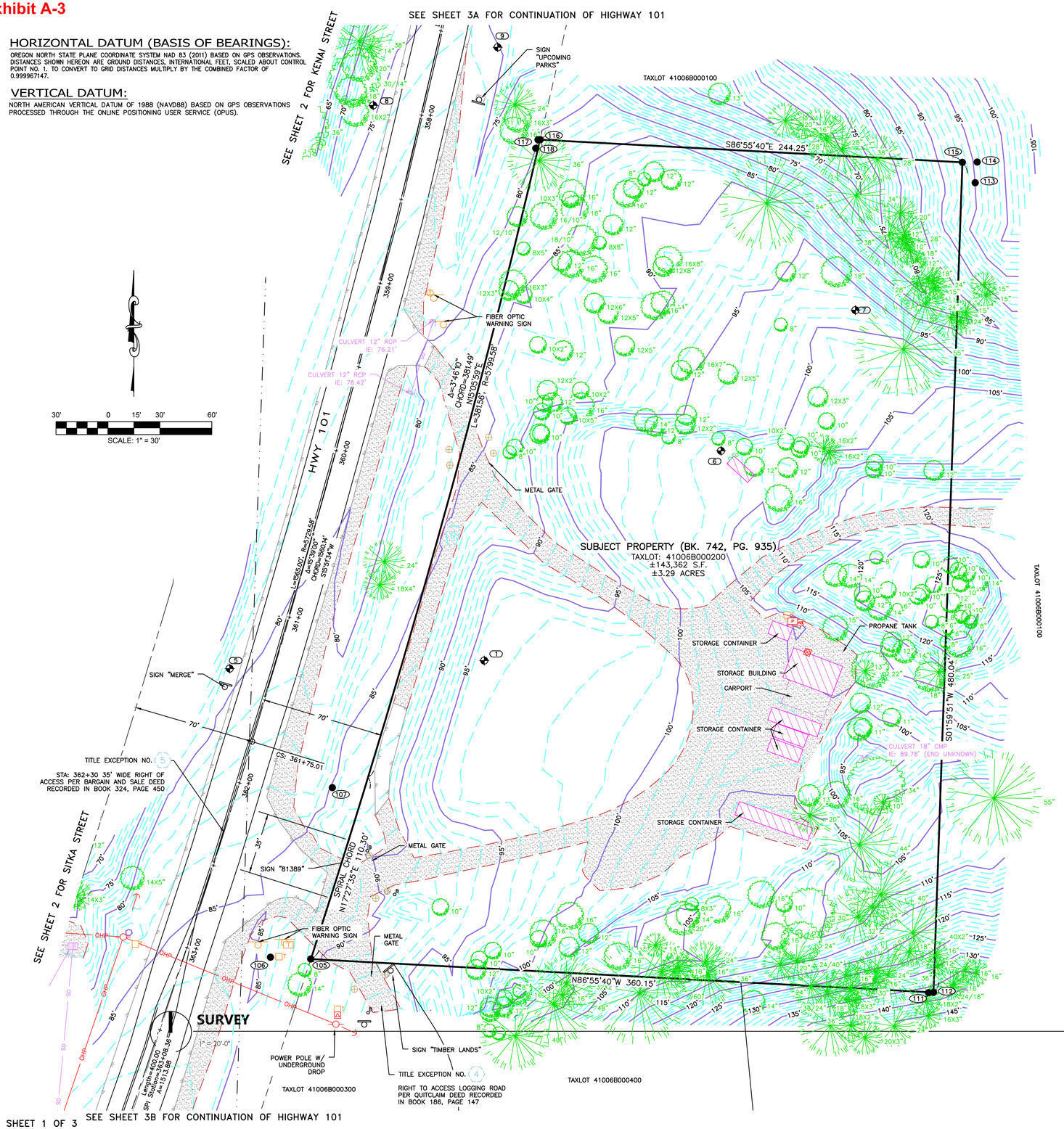
PORTIONS OF THE SE1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON

HORIZONTAL DATUM (BASIS OF BEARINGS):

OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) BASED ON GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET, SCALED ABOUT CONTROL POINT NO. 1. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED FACTOR OF 0.999967147.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS).



CONTROL POINTS TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	819733.71	7321191.28	96.39	SET 5/8" REBAR W/ RPC STAMPED "SF LANDS CONTROL"
2	820075.10	7320936.27	50.77	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
3	819584.09	7320787.32	68.57	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
4	819299.40	7320864.13	96.47	SET 5/8" REBAR W/ RPC STAMPED "SF LANDS CONTROL"
5	819729.06	7321044.25	79.41	SET 60D NAIL
6	819854.90	7321328.06	103.73	SET HUB AND TACK
7	819936.18	7321405.67	98.60	SET HUB AND TACK
8	820054.54	7321127.20	74.46	SET HUB AND TACK
9	820088.18	7321199.04	74.66	SET 60D NAIL

FOUND MONUMENTS TABLE	
POINT NO.	DESCRIPTION
100	FOUND 5/8" IR W/ YPC STAMPED "WAGNER PLS 1373" DOWN 0.3'
101	FOUND 5/8" IR W/ YPC STAMPED "HLB + ASSOC INC" FLUSH
102	FOUND 5/8" IR W/ YPC STAMPED "HLB + ASSOC INC" DOWN 0.1'
103	FOUND 5/8" IR W/ YPC
104	FOUND 1/2" IRON PIPE UP 0.1'
105	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1'
106	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" DOWN 0.3'
107	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" FLUSH
108	FOUND 5/8" IR NO CAP UP 0.2'
109	FOUND 5/8" IR W/ YPC STAMPED "WAGNER PLS 1373" UP 0.2'
110	FOUND 5/8" IR W/ YPC STAMPED "HLB + ASSOC INC" UP 0.2' BENT SLIGHTLY W
111	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" UP 0.1' W/ WITNESS POST 2.6' N
112	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1' W/ WITNESS POST
113	FOUND 5/8" IR NO CAP UP 0.5' W/ 4X4 WOOD POST
114	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" UP 0.1' W/ T-POST WITNESS
115	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" UP 0.2' IN ROOT OF 48" TREE STUMP
116	FOUND 5/8" IR W/ YPC STAMPED "K FOESTE LS 849" UP 0.2'
117	FOUND 5/8" IR W/ RPC STAMPED "CRITES LS 1887" FLUSH
118	FOUND 1" IR NO CAP W/ 4X4 WOOD POST
120	FOUND 3/4" IRON PIPE UP 0.1'
123	FOUND 5/8 IR NO CAP

LEGEND:

- BUILDING
- BUILDING OVERHANG
- ROAD STRIPING
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EDGE OF LANDSCAPING
- EW — EDGE OF WATER
- W — WATER
- SD — STORM SEWER
- OHP — OVERHEAD POWER
- SS — SANITARY SEWER
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING HATCH
- CONCRETE HATCH
- GRAVEL HATCH
- CENTERLINE
- RIGHT OF WAY
- BOUNDARY LINE
- EASEMENT
- LOT/PARCEL LINE
- SECTION LINE
- XXX — FOUND MONUMENT NO.
- FOUND MONUMENT – SEE TABLE
- CONTROL POINT – SEE TABLE
- MAILBOX
- SIGN
- BOLLARD
- FENCE GATE POST
- POWER METER
- POWER POLE
- POWER TRANSFORMER
- POWER POLE W/ LIGHT
- P — POWER VAULT
- P — POWER JUNCTION BOX
- GUY ANCHOR
- POW — POWER CABINET
- CO — SANITARY SEWER CLEANOUT
- S — SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- D — STORM MANHOLE
- STORM CULVERT
- FIRE HYDRANT
- WATER METER
- WV — WATER VALVE
- T — TELEPHONE RISER
- T — TELEPHONE MANHOLE
- T — TELEPHONE VAULT
- CV — IRRIGATION CONTROL VALVE
- U — UNKNOWN JUNCTION BOX
- TREE – DECIDUOUS
- TREE – CONIFER

NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 23176395. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. FIELD WORK WAS COMPLETED ON JULY 17, 2023.
3. STORM DRAINAGE AND SANITARY SEWER PIPE SIZES AND MATERIALS WERE DERIVED FROM DIRECT OBSERVATION WHERE POSSIBLE.
4. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION CONTAINED IN QUITLCLAIM DEED RECORDED IN BOOK 742, PAGE 935, CONVEYING OWNERSHIP FROM CLATSOP COUNTY TO THE CITY OF CANNON BEACH. MONUMENTS FOUND PER CS 12933 AND CS 10615 DEFINE TO SUBJECT PROPERTY. THE RIGHT OF WAY LINES OF HEMLOCK, SITKA, AND KENAI STREETS WERE DETERMINED FROM MONUMENTS FOUND PER CS 11762 AND CS 10500. STATE HIGHWAY 101 WAS RETRACED PER MAPS 6B-3-2 AND 7B-5-16.
5. TITLE EXCEPTIONS ARE BASED ON OWNERSHIP AND ENCUMBRANCES REPORT ORDER NO. 360423002654, PREPARED BY TICOR TITLE COMPANY OF OREGON, EFFECTIVE DATE JULY 28, 2023.
6. TITLE EXCEPTION NO. 5 & NO. 6 RESTRICT HIGHWAY ACCESS, EXCEPT FOR A 35' WIDE ACCESS ALLOWED AT STATION 362+30, AS SHOWN HEREON.

LEGAL DESCRIPTION:

PER OWNERSHIP AND ENCUMBRANCES REPORT ORDER NO. 360423002654, PREPARED BY TICOR TITLE COMPANY OF OREGON, EFFECTIVE DATE JULY 28, 2023.

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT CERTAIN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED JUNE 17, 1946 IN BOOK 186, PAGE 147, CLATSOP COUNTY RECORDS, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER AT A POINT DIRECTLY EAST OF THE SOUTH LINE OF THIRD STREET OF THE PLAT OF SYLVAN PARK;

THENCE EAST 50 FEET, MORE OR LESS, TO A LINE WHICH IS PARALLEL TO AND 70 FEET EASTERLY OF THE CENTERLINE OF THE RELOCATED OREGON COAST HIGHWAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING EAST 350 FEET, MORE OR LESS, TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH ALONG THE EASTERLY LINE OF SAID PROPERTY 480 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PROPERTY;

THENCE WEST 325 FEET, MORE OR LESS, TO SAID PARALLEL LINE;

THENCE SOUTHERLY PARALLEL TO AND 70 FEET EASTERLY OF SAID CENTERLINE TO THE POINT OF BEGINNING..

SHEET 1 OF 3

239223_TOPO.dwg

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

1725 N ROOSEVELT DR.
STE B, SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
AUGUST 3, 2023	2023-092-23	MB/EH	DJR	MJF

SURVEY FOR:

CITY OF CANNON BEACH
RED PLAINS PROFESSIONAL

PORTIONS OF THE SE1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 6
TOWNSHIP 4N., RANGE 10W., W.M.
CLATSOP COUNTY
OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 08, 2009
MATTHEW J. FAULKNER
75618LS

RENEWS: 12/31/23

SURVEY

Exhibit C-1

CANNON BEACH COMMUNITY DEVELOPMENT
163 E. GOWER ST.
PO BOX 368
CANNON BEACH, OR 97110

April 1, 2024

Leslie Jones
CIDA Inc.
15895 SW 72nd St.
Portland, OR 97224

RE: Completeness Determination for Design Review at TL#41006BC000200 (File: DRB 24-10)

Dear Ms. Jones:

Your application for Design Review of a new Police Station at TL#41006BC000200 was received on March 21, 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 first evidentiary hearing for this application will be held on Thursday, April 18, 2024 at 6:00pm, you may participate in person or by Zoom.

The materials received with this application include:

- Design Review application
- Project narrative
- Design schematics

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 if you have questions regarding this application matters.

Sincerely,

Robert St. Clair
Planner

City of Cannon Beach

March 28, 2024

Dear Property Owner:

DRB 24-10, CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new Police Department and Emergency Operations Center. The property is located at 81389 N Hwy 101 (Taxlot 200, Map 41006B) in an Institutional (IN) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

The Cannon Beach Municipal Code requires notification to property owners within 100 feet, measured from the exterior boundary, of any property which is the subject of an application for a design review approval. Your property is located within 100 feet of the above-referenced property.

Please note that you may submit a statement either in writing or orally at the hearing, supporting or opposing the proposed action. Your statement should address the pertinent criteria, as stated in the hearing notice. Statements in writing must be received by the date of the hearing.

A copy of a description of how public hearings are conducted is enclosed along with a public hearing notice and a map showing the location of the subject property. Should you need further information regarding the relevant Zoning Ordinance or Comprehensive Plan criteria, please contact Cannon Beach City Hall at the address below, call me directly at (503) 436-8054, or email pfund@ci.cannon-beach.or.us.

Sincerely,

Tessa Pfund
Community Development Administrative Assistant

Enclosures: Notice of Hearing
Conduct of Public Hearings
Map of Subject Area

NOTICE OF PUBLIC HEARING
CANNON BEACH DESIGN REVIEW BOARD

The Cannon Beach Design Review Board will hold public hearing on **Thursday, April 18, 2024,** at **6:00 p.m.** at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, regarding the following:

DRB 24-06 David Bisset, applicant, on behalf of Cannon Beach Conference Center for exterior alterations to existing structures and landscaping changes. The property is located at 289 N. Spruce St. (Taxlot 100, Map 51020CC) 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.

DRB 24-09, Tolovana Architects, applicant, on behalf of Brett Tanzer, for an amendment to the approved DRB 23-05 plans for an accessory dwelling unit over a garage. The property is owned by Brett and Jennifer Tanzer and is located at 663 Ocean Ave (Taxlot 13100, map 51030AA) in a Residential Medium Density (R2) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

DRB 24-10, CIDA Inc., applicant, on behalf of the City of Cannon Beach for a new Police Department and Emergency Operations Center. The property is located at 81389 N Hwy 101 (Taxlot 200, Map 41006B) in an Institutional (IN) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080 – 17.44.100, Design Review Criteria.

All interested parties are invited to attend the hearing and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Design Review Board, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Design Review Board's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Steve Sokolowski, 503-436-8040, or at sokolowski@ci.cannon-beach.or.us.

The Design Review Board reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.

Steve Sokolowski
Community Development Director

Posted/Mailed: **March 28, 2024**

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

CONDUCT OF PUBLIC HEARINGS BEFORE
DESIGN REVIEW BOARD

A. At the start of the public hearing, the Design Review Board Chair will ask the following questions to ensure that the public hearing is held in an impartial manner:

1. Whether there is a challenge to the jurisdiction of the Design Review Board to hear the matter;

2. Whether there are any conflicts of interest or personal biases to be declared by a member of the Board;

3. Whether any member of the Design Review Board has had any ex parte contacts.

B. Next, the Design Review Board Chair will make a statement which:

1. Indicates the criteria which apply to the action;

2. Cautions those who wish to testify that their comments must be related to the applicable criteria or other criteria in the Comprehensive Plan or Municipal Code that the person testifying believes apply;

3. States that failure to raise an issue in a hearing, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal based on that issue;

4. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Design Review Board shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony.

C. The public participation portion of the hearing will then proceed as follows:

1. Staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the Design Review Board.

2. The Board members may then ask questions of staff.

3. The Design Review Board Chair will ask the applicant or a representative for any presentation.

4. The Design Review Board Chair will ask for testimony from any other proponents of the proposal.

5. The Design Review Board Chair will ask for testimony from any opponents of the proposal.

6. Staff will be given an opportunity to make concluding comments or respond to additional questions from Board members.

7. The Design Review Board Chair will give the applicant and other proponents an opportunity to rebut any testimony of the opponents.

8. Unless continued, the hearing will be closed to all testimony. The Board will discuss the issue among themselves. They will then either make a decision at that time, or continue the public hearing until a specified time.

NOTE: Any person offering testimony must first state their name, residence and **mailing address** for the record. If representing someone else, the speaker must state whom he represents.

DRB 24-10

Disclaimer: The information contained in this GIS application is NOT AUTHORITATIVE and has NO WARRANTY OR GUARANTEE assuring the information presented is correct. GIS applications are intended for a visual display of data and do not carry legal authority to determine a boundary or the location of fixed works, including parcels of land. They are intended as a location reference for planning, infrastructure management and general information only. The City of Cannon Beach assumes no liability for any decisions made or actions taken or not taken by the user of the GIS application. The City of Cannon Beach provides this GIS map on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no liability for any errors, omissions, or inaccuracies in the information provided

Printed 3 / 25 / 2024

DRB 24-10 Mailing List

ACCOUNT_ID	TAXLOTKEY	SITUS_ADDR	OWNER_LINE	STREET_ADD	PO_BOX	CITY	STATE	ZIP_CODE	AREA	ACRES	YEAR_BUILT
2132	41006BC10300	4131 Hemlock St	Jacobsen Donald W Trustee	PO Box 1469	1469	Cannon Beach	OR	97110	11111	0.26	1952
2133	41006BC10301		Jacobsen Donald W	PO Box 1469	1469	Cannon Beach	OR	97110	5884	0.14	0
55502	41006CB04401	131 E Sitka St	Johnson Duane N/Cheryl L	PO Box 1399	1399	Cannon Beach	OR	97110-0924	6582	0.15	2006
59323	41006B000300		L&C Tree Farms LLC	PO Box 2865	2865	Gearhart	OR	97138-2865	21247	0.49	0
1933	41006B000400		Cannon Beach City of	PO Box 368	368	Cannon Beach	OR	97110-0368	108849	2.5	1995
1934	41006B000200	81389 Hwy 101	Cannon Beach City of	PO Box 368	368	Cannon Beach	OR	97110-0368	143147	3.29	2010
59322	41006B000100		City of Cannon Beach	PO Box 368	368	Cannon Beach	OR	97110	2396063	55.01	0
2123	41006BC09500		Oregon State Dept Of Transport						8056	0.18	0