



# CITY OF CANNON BEACH

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

IN THE MATTER OF A DESIGN REVIEW APPLICATION FOR  
AN ACCESSORY DWELLING UNIT AT 279 W. GULCANA AVE.,  
PROPERTY DESCRIPTION: MAP 51031AA, TAX LOT 4501  
ZONE: R1

FINDINGS OF FACT,  
CONCLUSIONS, AND  
ORDER DRB 23-14

APPLICANT: Scott Rochel  
17827 37<sup>th</sup> Pl. W.  
Lynwood, WA 98037

Scott Rochel application for an accessory dwelling unit in conjunction with a new detached accessory structure at 279 W. Gulcana Ave. The application was reviewed against the criteria of Municipal Code Chapter 17.44.080 – 17.44.100, Design Review Criteria.

The public hearing on the above-entitled matter was held before the Design Review Board on 1/18/2024 and continued to 2/21/2024, the Design Review Board closed the public hearing at the 2/21/2024 meeting, and a decision was made at that meeting.

THE DESIGN REVIEW BOARD ORDERS that the application for an accessory dwelling unit is APPROVED and adopts the findings of fact and conclusions that accompany this decision. The effective date of this Order is 14 days following the signing of the Order.

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

### CANNON BEACH DESIGN REVIEW BOARD

DATED: 2/28/2024

DocuSigned by:  
*David Doering*  
72F6B6CD11F041C...

David Doering, Chair



**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

# Cannon Beach Design Review Board

## Findings of Fact and Conclusions of Law

**DRB 23-14**, SCOTT ROCHEL APPLICATION FOR AN ACCESSORY DWELLING UNIT IN CONJUNCTION WITH THE CONSTRUCTION OF A DETACHED GARAGE. THE PROPERTY, 279 W. GULCANA AVE, TAXLOT 51031AA04501, IS OWNED BY SCOTT & INDIA ROCHEL IN A RESIDENTIAL MODERATE DENSITY (R1) ZONE. THE APPLICATION WILL BE REVIEWED AGAINST THE CRITERIA OF MUNICIPAL CODE 17.44.080 – 17.44.100, DESIGN REVIEW CRITERIA.

---

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

### EXHIBITS

The following Exhibits are attached hereto as referenced.

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

- A-1** Design Review application DRB#23-14 with design schematics, submitted and stamped November 29, 2023
- A-2** Accessory dwelling unit schematics, January 22, 2024

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

- C-1** DRB 23-14 Completeness determination, January 2, 2024
- C-2** Staff photos of on-site measurement exercise, February 5, 2024

#### **“D” Exhibits – Public Comment**

- D-1** J. O’Neal comment, January 11, 2024
- D-2** J. O’Neal comment, January 19, 2024
- D-3** J. O’Neal comment, January 25, 2024
- D-4** J. O’Neal comment, February 9, 2024

### SUMMARY & BACKGROUND

The proposed project is the construction of an accessory dwelling unit in conjunction with the replacement of an existing detached accessory structure at 279 W. Gulcana Ave. This proposal is brought before the Design Review Board as exterior modifications to an existing dwelling necessary to create an accessory dwelling are subject to review [CBMC 17.54.080(C)].

This item had its initial evidentiary hearing before the Design Review Board on January 18, 2024. During that hearing this item was continued at the request of Jeff O’Neal of 272 W. Tanana and arrangements were made for a height measurement exercise at the applicant’s property in order to identify potential impacts to views from

Mr. O’Neal’s residence that may result from the construction of the proposed accessory dwelling unit. This height measurement exercise took place on February 5<sup>th</sup> and the following persons were present:

- Steve Sokolowski – Community Development Director
- Robert St. Clair – Planner
- Harvey Claussen – Design Review Board member
- Scott Rochel – Applicant
- Kyle Hoffseth – Applicant’s contractor
- Jeff Smith – Resident, 272 W. Tanana
- Jay Orloff – Consulting designer for J. Smith

## **FINDINGS**

The Design Review Board finds that accessory dwelling units are a permitted use the (R1) Residential Moderate Density zone. The proposed structure will conform to established setbacks, lot coverage, and floor area ratio limitations for the subject property. The garage and accessory dwelling unit will have a height above grade of 23 feet and be sided with cedar shake siding. Prior to construction the applicant will relocate existing fuchsia and hydrangeas out of the work area and re-transplant them along with the addition of lawn after the completion of construction.

During the public hearings on this matter the Design Review Board heard testimony and received written statements regarding potential impacts to views of Haystack Rock from 272 W. Tanana Ave. Following the initial evidentiary hearing a height measuring exercise was conducted at 279 W. Gulcana Ave. during which the planned location of the structure was staked out and vertical poles erected that showing its design height. Documentation of potential impacts to views from the Tanana St. property is in Exhibit D-4 which showed a partial obstruction of the southern flank of Haystack Rock and two residential properties to the northwest on Tok Ln. Based on evidence in the record, the Board found that the proposed development did not unreasonably affect scenic values of the surrounding area nor did it unreasonably affect the view of scenic vistas as seen from neighboring sites.

## **DECISION**

### **Site Plan**

**Motion:** Having considered the evidence in the record and upon a motion by Board member Duber, seconded by Board member Valigura, the Cannon Beach Design Review Board voted to approve the site plan of the Scott Rochel application to construct an Accessory Dwelling Unit in conjunction with a new detached garage at 279 E. Gulcana Ave., DRB 23-14, as discussed at this public hearing.

### **Architectural**

**Motion:** Having considered the evidence in the record and upon a motion by Board member Valigura, seconded by Board member Claussen, the Cannon Beach Design Review Board voted to approve the architectural plan of the Scott Rochel application to construct an Accessory Dwelling Unit in conjunction with a new detached garage at 279 E. Gulcana Ave., DRB 23-14, as discussed at this public hearing.

### **Landscape Plans**

**Motion:** Having considered the evidence in the record and upon a motion by Board member Valigura, seconded by Board member Claussen, the Cannon Beach Design Review Board voted to approve the landscape plan of the Scott Rochel application to construct an Accessory Dwelling Unit in conjunction with a new detached garage at 279 E. Gulcana Ave., DRB 23-14, as discussed at this public hearing.