

CITY OF WHEELER

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CASE FILE: #2023-01-DR

DATE FILED: November 13, 2023

DATE APPLICATION DEEMED COMPLETE: November 16, 2023

120-DAY COMPLETION DATE: March 15, 2024

PLANNING COMMISSION HEARING DATE: December 7, 2023

PREVIOUS ACTIONS: None

STAFF REPORT

Design Review Application #2023-01-DR

APPLICANT: Nehalem Bay Health District, P.O. Box 6, Wheeler, OR 97147

A. REPORT OF FACTS

1. Property Location: The subject site is located at the Southwest corner of Highway 101 and Hospital Rd, and is described on the Tillamook County Assessor's Map as 2N1003DA00400.
2. Applicant's Request: The applicant is requesting placement of a new 16,000 square foot building and 58-space parking lot on the 1.3 acre property. The new two-story building will have a height of 23 feet 11 inches.

Background: The objective of this development is to provide the Nehalem Bay Health District's taxpayers with a new clinic and pharmacy. District taxpayers approved a Health Care bond measure by nearly a 70% majority during the May 16th, 2023 election. The existing Nehalem Bay Health Center and Pharmacy business, located at 230 Rowe Street, will be relocated to this new facility. The new facility will provide expanded and modernized space for the health center and pharmacy so it may better serve the community. The only new program that will be added is a small dental suite on the second floor.

3. Zoning: General Commercial (GC)
4. Comprehensive Plan Designation: General Commercial (GC)
5. Lot Size and Configuration: The lot totals approximately 1.3 acres. It is roughly rectangular with an extended corner in the southwest and a sweeping curve on the east side.
6. Existing Structures: None.
7. Topography and Vegetation: The existing vacant site has a 4' to 9' sloped berm along Highway 101. There is also significant change in topography along the site's south and west property lines. There are existing trees along the west property line.
8. Surrounding Land Use: Surrounding land uses include Wheeler City Hall and single-family homes.
9. Utilities: There are no existing utilities at the site, but water is available off Highway 101.

10. Development Constraints: None identified.

B. EVALUATION OF REQUEST

1. Relevant Wheeler Zoning Ordinance Code Criteria:

- a. **Article 4, Section 4.020 Permitted Uses.** In a GC zone the following uses and their accessory uses are permitted outright:
 1. Retail trade establishments such as grocery stores, drug stores, gift shops, variety stores, appliance stores.
 2. Repair and maintenance service of the type of goods to be found in the above permitted trade establishments.
 3. Arts and crafts galleries and studios.
 4. Eating and drinking establishment.
 5. Theater.
 6. Wholesale business in conjunction with a retail business on the same premises.
 7. Residential use in conjunction with a permitted or conditional use where the street level shall be maintained as a commercial use.
 8. Publicly owned park and recreation area.
 9. Family day care center, day care center, or adult day care residence.
 10. Business, personal and professional service establishments.
 11. Financial institutions.
 12. Mobile food vendor by special permit.
 13. Mobile merchandise vendor by special permit.
- b. **Article 4, Section 4.040. Development Standards.** In the GC zone, the following development standards shall apply:
 1. The maximum building height shall be 24 feet.
 2. Outdoor storage areas shall be enclosed by suitable vegetation, fencing, or walls.
 3. Exterior lighting shall not adversely affect the livability of property in nearby residential zones.
 4. All development shall be subject to design review, Section 11.050.
 5. Parking shall be in accordance with Section 11.090.
 6. Signs shall be in accordance with Section 11.100.
 7. For a motel, hotel or time share condominium, the minimum size shall be 5,000 square feet. The density of the development shall be determined as follows: 1 unit for the first 5,000 square feet and 1 unit for each additional 1,000 square feet.
 8. All developments shall meet the landscaping requirements of Section 11.050.
- c. **Article 11, Section 11.050. Design Review.**
 1. All commercial and industrial development in any zone, any multifamily dwelling in any zone, is subject to design review by the Planning Commission.
 2. When design review is required, no permit will be issued until site plans have been reviewed and approved under Comprehensive Plan Policies and Ordinance Provisions by the Planning Commission.
 3. The site plan shall be drawn to a measurable scale and shall show the pre-construction or excavation condition of the site, and indicate any trees over 6 inches diameter at 4 feet above ground level, streams, lowlands, rock outcroppings, slopes, or other natural features. Building elevations shall indicate the type of materials to be used for roofing, siding, or other treatment. A plot plan with a complete landscape design shall indicate

all retained mature vegetation, proposed plantings and ground covers, as well as other landscaping materials to be used, the extent and design of paved areas, culverts, and other proposed design features and functions.

4. The following guidelines shall be used by the Planning Commission in the evaluation of proposals:

a. Site Design

- (1) Where existing natural or topographic features are present, they should be used to enhance the development. For example, incorporate small streams in the landscape design rather than placing them in a culvert and filling.
- (2) Existing trees should be left standing except where necessary for building placement, sun exposure, safety or other valid purpose. Landscaped vegetation buffers shall be provided along major streets or highways, or to separate adjacent uses. The use of native plants is encouraged.
- (3) Graded areas shall be replanted as soon as possible after construction to prevent erosion. In areas where planting will not thrive, other materials such as wood fences, decorative rock, stone walls, and paving of brick or stone shall be used.
- (4) Exterior lighting shall be restrained in design, and shielded so as not to cast glare on adjacent private or public property or the night sky.
- (5) Storage or mechanical equipment shall be screened from view. Trash enclosures and screening shall be carefully located and treated to integrate with the appearance of the site/building design. Screen all outdoor storage. Roof top equipment shall be screened a minimum of 1 foot higher than the highest point on the equipment and shall be setback a minimum of 10 feet from the building edge.
- (6) Primary building entrances shall open directly to the outside and shall have walkways connecting them to the street sidewalk. Create storefronts and entries that are visible and easily accessible from the street. Either orient the primary entrance to the building along a street facing property line or create an ADA accessible courtyard / plaza incorporating pedestrian amenities including street trees, outdoor seating and decorative pavers. Ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, provide for connections between adjacent sites, where feasible.
- (7) Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and may be calculated as part of the landscaping requirement. Benches in public areas on private property, adjacent to public right of way shall comply with design review standards for architectural style.
- (8) A landscaping plan shall be submitted which shows existing and proposed vegetation, trees, landscaping materials, a timeline for installation and maintenance, and other features in order to permit the Planning Commission to review the plan. Landscaping shall be provided along project site boundaries where it does not interfere with access and clear vision. Landscaping is intended to soften the effects of built and paved areas. It also helps reduce storm water runoff by providing a surface into which storm water can percolate.
- (9) Parking lots shall be divided into groups of no more than 8 spaces with landscaping and walkways dividing the groups. [Plantings and / or fences] A walkway or sidewalk shall be provided to separate the parking from public streets and adjacent property.

Parking shall be designed to be as unobtrusive as possible, through site location and landscaping.

- (10) Uses shall provide a hard-surfaced, well-marked and lighted pedestrian access system consistent with the accessibility standards of the Americans with Disabilities Act Accessibility Guidelines.

b. Building Design

- (1) The height and scale of the buildings should be compatible with the site and adjoining buildings. Use of materials should promote harmony with the surrounding structures and site. The materials shall be chosen and constructed to be compatible with the natural elements and applicable city ordinances.
- (2) Architectural style should not be restricted. Evaluation of a project should be based on quality of design and the relationship to its surroundings. However, the use of styles characteristic of Wheeler and the coastal area are preferred. These include the use of natural wood siding such as cedar shingles. The City encourages the use of pitched roofs, large overhangs, wood fences and wood signs. Colors should be earth tones harmonious with the structure, with bright or brilliant colors used only for accent.
- (3) Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and site design shall be used to provide visual interest. In a Planned Development, no more than 25% of all buildings in the development shall replicate the same roofline or footprint.
- (4) Restaurants or facilities with late entertainment shall not have an adverse noise impact on adjacent residential uses and shall employ appropriate sound-proofing techniques.
- (5) The impact that structures will have on views from adjacent or other areas will be taken into account.
- (6) The property owner shall establish one street facing entrance or store front with access acceptable to the city.
- (7) The street facing entrance or store front shall provide windows or window displays a minimum of 4 feet in height along the ground floor street-facing frontage for a minimum of 50 percent of the horizontal length of the building. Glass doors may be credited toward the 50 percent requirement. This section shall not apply to multifamily dwellings.
- (8) Architectural features or landscaping shall be provided for at least 30% of the wall length on each street facing elevation.
- (9) Multi-story commercial, mixed-use or multifamily dwellings shall have ground floors defined and separated from upper stories by architectural features that visually identify the transition from ground floor to upper story.
- (10) Provide recessed shielded lighting on street-facing elevations. Provide articulated facades for every 40 feet of building length. Articulated facades shall contain at least one of the following features: building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials. Large expanses of blank walls shall only be located in areas that are not visible to the public.
- (11) New commercial or mixed-use residential / commercial structures shall be encouraged to provide weather protection for pedestrians along street facing elevations.

2. **Applicant's Proposal:** The applicant submitted the design review application forms and fees; drawings of the proposed structure, a narrative describing the reason for the request, and additional information.
3. **Public Testimony Received:** As of the time this staff report was written the City had not received public testimony.

C. STAFF ANALYSIS

1. **The Request.** The applicant is requesting placement of a new 16,000 square foot building and 58-space parking lot on the 1.3 acre property. The new two-story building will have a height of 23 feet 11 inches.
2. **Design Review Requirements (Section 11.050).** The request is subject to design review by the Planning Commission. When design review is required, no permit will be issued until site plans have been reviewed and approved under Comprehensive Plan Policies and Ordinance Provisions by the Planning Commission.
3. The site plan shall be drawn to a measurable scale and shall show the pre-construction or excavation condition of the site, and indicate any trees over 6 inches diameter at 4 feet above ground level, streams, lowlands, rock outcroppings, slopes, or other natural features. Building elevations shall indicate the type of materials to be used for roofing, siding, or other treatment. A plot plan with a complete landscape design shall indicate all retained mature vegetation, proposed plantings and ground covers, as well as other landscaping materials to be used, the extent and design of paved areas, culverts, and other proposed design features and functions.

STAFF ANALYSIS: *This guideline has been met. The applicant provided site plans at a measurable scale that show existing site conditions, a preliminary grading plan, a preliminary cut/fill analysis, a civil site plan, utility plan, landscaping plans indicating retained trees and proposed plantings, and architectural site plans indicating paved areas. The building elevations that have been submitted indicate the use of asphalt shingle roofing, fiber cement siding with an "artisan V-groove," wood-like siding, and concrete for stemwalls/retaining walls.*

4. The following guidelines shall be used by the Planning Commission in the evaluation of proposals (*each guideline is followed by staff analysis in italics*):
 - a. **Permitted Uses**

Article 4, Section 4.020 Permitted Uses. In a GC zone the following uses and their accessory uses are permitted outright:

 1. **Retail trade establishments such as grocery stores, drug stores, gift shops, variety stores, appliance stores.**
 2. **Repair and maintenance service of the type of goods to be found in the above permitted trade establishments.**
 3. **Arts and crafts galleries and studios.**
 4. **Eating and drinking establishment.**
 5. **Theater.**
 6. **Wholesale business in conjunction with a retail business on the same premises.**
 7. **Residential use in conjunction with a permitted or conditional use where the street level shall be maintained as a commercial use.**
 8. **Publicly owned park and recreation area.**
 9. **Family day care center, day care center, or adult day care residence.**

- 10. Business, personal and professional service establishments.**
- 11. Financial institutions.**
- 12. Mobile food vendor by special permit.**
- 13. Mobile merchandise vendor by special permit.**

APPLICANT NARRATIVE: We believe that this use, a medical clinic and pharmacy, is allowed outright because it is a “business”, even though the code does not specifically list a clinic or medical office building as an allowed use. The use is not listed as a conditional use or prohibited use.

STAFF ANALYSIS: *This guideline has been met. The medical clinic, pharmacy, and dental offices that will be located in the new building satisfy the permitted use of “Business, personal, and professional service establishments.”*

b. Site Design

- (1) Where existing natural or topographic features are present, they should be used to enhance the development. For example, incorporate small streams in the landscape design rather than placing them in a culvert and filling.**

APPLICANT NARRATIVE: The existing vacant site has a 4’ to 9’ sloped berm along Highway 101. There is also significant change in topography along the site’s south and west property lines. These existing topographic features will be minimally altered to accommodate site improvements, soil stabilization, stormwater drainage and Right of Way improvements. Reference sheet C3.00 for the proposed grading plan and the site survey by Onion Peak Design dated November 2nd, 2023.

STAFF ANALYSIS: *This guideline has been met. The applicant intends for only minimal alterations of existing natural and topographic features.*

- (2) Existing trees should be left standing except where necessary for building placement, sun exposure, safety or other valid purpose. Landscaped vegetation buffers shall be provided along major streets or highways, or to separate adjacent uses. The use of native plants is encouraged.**

APPLICANT NARRATIVE: There are existing trees along the west property line. The intent is to preserve these trees and the general contractor and arborist will coordinate during construction on tree protection measures. Landscaped vegetated buffers are provided along the entire length of Highway 101 and Hospital Road, as shown on the Landscape Materials and Planting Plan. Native plants and plantings that complement the tidal marsh and upland forest are prioritized. Reference sheets LX.00, LX.01, L0.00 for the proposed landscape design and the site survey by Onion Peak Design dated November 2nd, 2023.

STAFF ANALYSIS: *This guideline has been met. The intent is to preserve the existing trees that are present along the west property line. Vegetation buffers will be provided along Highway 101 and Hospital Road. The proposed plants along Highway 101 include: Yarrow, Indian Rice Grass, Hairy Manzanita, Sunset Manzanita, Foothill Sedge, Pt. Reyes Ceanothus, Kurt Zadnick Ceanothus, Tufted Hairgrass, Junegrass, American Dunegrass, and Rosemary. The proposed plants along Hospital Road include: Vanilla-Leaf, Deer Fern, White Bleeding Heart,*

Low Mahonia, Creeping Mahonia, Devil's Club, Select Pink Redwood Sorrel, Western Sword Fern, Salmonberry, 'Taff's Gold' Piggyback Plant, and Evergreen Huckleberry.

- (3) Graded areas shall be replanted as soon as possible after construction to prevent erosion. In areas where planting will not thrive, other materials such as wood fences, decorative rock, stone walls, and paving of brick or stone shall be used.**

APPLICANT NARRATIVE: The site will be replanted during construction to prevent erosion. At steeper grades, an erosion control fabric will be used to help stabilize the slope and help plantings establish. Reference sheet C3.0 for the proposed grading plan and LX.00 for the proposed landscape plan.

STAFF ANALYSIS: *This guideline will be met. Replanting will occur during construction to prevent erosion of any graded areas.*

- (4) Exterior lighting shall be restrained in design, and shielded so as not to cast glare on adjacent private or public property or the night sky.**

APPLICANT NARRATIVE: Lighting is used on the exterior of the building and in the parking lot, as required for proper lighting levels. These lights are restrained in design, lighting levels and will include shielding to prevent glare or uplighting of the night sky. Reference sheets AX.01 and AX.02 for the locations of the exterior lighting.

STAFF ANALYSIS: *This guideline has been met. The applicant's exterior lighting plan indicates 4 shielded exterior lights on the north elevation of the building. There are also 7 streetlights located within the parking lot.*

- (5) Storage or mechanical equipment shall be screened from view. Trash enclosures and screening shall be carefully located and treated to integrate with the appearance of the site/building design. Screen all outdoor storage. Roof top equipment shall be screened a minimum of 1 foot higher than the highest point on the equipment and shall be setback a minimum of 10 feet from the building edge.**

APPLICANT NARRATIVE: There will be mechanical equipment screened on the roof of the single-story portion of the building. The screening is supported by the rooftop mechanical unit, made from prefinished durable metal flat rib panels. The top of the screen will be one foot higher than the highest point of the equipment. The top of the screening will attempt to align with the eave of the two-story structure beyond. There will be a screened generator on the southern edge of the parking lot. The screening which faces the parking lot will be constructed with a prefinished metal perforated panel. There will be gates integrated into the screening, allowing access to the generator. The gates will be clad with the same prefinished perforated metal panels. The top of the screen will be one foot higher than the highest point of the equipment. The generator is estimated to be 8 feet tall, which would make the metal screening 9 feet tall. The screening to the side and behind the generator would be evergreen plantings, providing year-round screening. The top of grade will slope up to the south, as referenced in the grading plan. All landscape screening will also be sufficiently tall enough to be 1 foot taller than the top of the generator. Lastly there will be a screened trash enclosure, also located along the southern edge of the parking lot. The trash enclosure will be clad in the same material as the building exterior, painted to match. The gates to the trash enclosure will

match the prefinished perforated metal panels used at the generator screening. The trash enclosure will be a minimum of 1 foot higher than the highest trash dumpster. It is assumed that the enclosure will be 7 feet tall. There will be evergreen plantings provided around the perimeter of the trash enclosure, providing year-round screening at the base of the enclosure. Reference sheet AX.01 for all the locations of mechanical equipment.

STAFF ANALYSIS: *This guideline has been met. All mechanical equipment and trash enclosures have been screened and carefully located and treated to integrate into the appearance of the site and building design.*

- (6) Primary building entrances shall open directly to the outside and shall have walkways connecting them to the street sidewalk. Create storefronts and entries that are visible and easily accessible from the street. Either orient the primary entrance to the building along a street facing property line or create an ADA accessible courtyard / plaza incorporating pedestrian amenities including street trees, outdoor seating and decorative pavers. Ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, provide for connections between adjacent sites, where feasible.**

APPLICANT NARRATIVE: The site sits approximately 6' above the sidewalk along HWY 101 so it was impractical to orient the main entry towards this direction. Instead, the primary building entrance opens directly to the outside onto an accessible pedestrian plaza at the northeast corner of the building which is visible to the street and connected to the sidewalk along HWY 101 by a stair. This plaza is also connected to an accessible path that provides access to ADA parking spaces and a new sidewalk on Hospital Road. The pedestrian plaza provides seating, trees, landscaping, raised planters and specialty paving. The elevations on the north and east of the building include extensive amounts of storefront which allow for the building entry and main waiting room to be visible from the street. Reference sheets LX.00 and AX.01 for the locations of the building entrances, pedestrian plaza, and pedestrian connections.

STAFF ANALYSIS: *This guideline has been met. The primary building entrance opens directly to the outside and has walkways connecting to the street sidewalks on Highway 101 (via stairs) and Hospital Road; the entry is visible and easily accessible from the street; the primary entrance is oriented towards Hospital Road and has an ADA accessible courtyard that incorporates seating, trees, landscaping, raised planters and specialty paving, and ensures a direct pedestrian connection between the street and buildings on the site.*

- (7) Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and may be calculated as part of the landscaping requirement. Benches in public areas on private property, adjacent to public right of way shall comply with design review standards for architectural style.**

APPLICANT NARRATIVE: Community amenities are provided in the pedestrian plaza and stair connection to Highway 101 sidewalk. Large timber benches and boulder seating are used on the private property, adjacent to the public right of way. Reference sheet LX.00 for the locations of the bench seating.

STAFF ANALYSIS: *This guideline has been met. Landscaping features include the incorporation of seating, trees, landscaping, raised planters and specialty paving in the pedestrian plaza to meet the encouraged community amenities.*

- (8) A landscaping plan shall be submitted which shows existing and proposed vegetation, trees, landscaping materials, a timeline for installation and maintenance, and other features in order to permit the Planning Commission to review the plan. Landscaping shall be provided along project site boundaries where it does not interfere with access and clear vision. Landscaping is intended to soften the effects of built and paved areas. It also helps reduce storm water runoff by providing a surface into which storm water can percolate.**

APPLICANT NARRATIVE: Existing and proposed vegetation, trees, and landscaping materials are provided along the project's site boundaries. Clear vision areas are clearly identified and plantings within those zones are under 3' in height. Landscaping is interspersed throughout the site and in between hardscapes, including the pedestrian plaza, parking lot, right of way connections, and the hillsides. Reference sheets LX.00 and LX.01 for the landscaping, plant legend, and plant images.

STAFF ANALYSIS: *This guideline has been met. A landscape plan has been submitted as part of this application. The proposed plants include: Yarrow, Indian Rice Grass, Hairy Manzanita, Sunset Manzanita, Foothill Sedge, Pt. Reyes Ceanothus, Kurt Zadnick Ceanothus, Tufted Hairgrass, Junegrass, American Dunegrass, Rosemary, Vanilla-Leaf, Deer Fern, White Bleeding Heart, Low Mahonia, Creeping Mahonia, Devil's Club, Select Pink Redwood Sorrel, Western Sword Fern, Salmonberry, 'Taff's Gold' Piggyback Plant, Evergreen Huckleberry, Vine Maple, Rocky Mountain Maple, Red Alder, Strawberry Tree, Douglas Fir, Shore Pine, and Western Hemlock.*

- (9) Parking lots shall be divided into groups of no more than 8 spaces with landscaping and walkways dividing the groups. A walkway or sidewalk shall be provided to separate the parking from public streets and adjacent property. Parking shall be designed to be as unobtrusive as possible, through site location and landscaping.**

APPLICANT NARRATIVE: The parking lot is arranged to cluster parking stalls in groups of no more than 8 spaces. A walkway is provided on the south side of the parking lot to provide an accessible path to the public right of way. Reference sheets LX.00, C1.0, and AX.01 for the parking lot arrangement, landscaping, and walkways.

STAFF ANALYSIS: *This guideline has been met. The off-street parking area has been divided into groups of 8 or less spaces, separated by raised landscaped islands. Site plans indicate that there will be a sidewalk running along Hospital Road from the intersection with Highway 101 to the driveway entrance of the new clinic parking lot. On the southern side of the driveway entrance the sidewalk continues westward, bordering the southern end of the parking lot, and ultimately connects to the pedestrian plaza at the front of the building. There are also stairs connecting the pedestrian plaza directly to Highway 101's existing sidewalk.*

- (10) Uses shall provide a hard-surfaced, well-marked and lighted pedestrian access system consistent with the accessibility standards of the Americans with Disabilities Act Accessibility Guidelines.**

APPLICANT NARRATIVE: The parking lot is constructed with asphalt. The pedestrian plaza and site walkways are constructed with concrete paving and specialty paving. Lit pathways are provided along walkways with code required light levels, with proper shielding. Reference sheet AX.01 for lighting locations and sheet LX.00 for hard surface locations.

STAFF ANALYSIS: *This guideline has been met. The parking lot will be constructed with asphalt and the sidewalks and plaza will be constructed from concrete paving and specialty paving. The applicant's exterior lighting plan indicates 4 shielded exterior lights on the north elevation of the building. There are also 7 streetlights located within the parking lot.*

b. Building Design

- (1) The height and scale of the buildings should be compatible with the site and adjoining buildings. Use of materials should promote harmony with the surrounding structures and site. The materials shall be chosen and constructed to be compatible with the natural elements and applicable city ordinances.**

APPLICANT NARRATIVE: The building design includes a gable roof at the two-story portion of the building, which is most visible from the street, and a parapet roof at the single-story portion of the building, which is set back from the street and screened by landscape planting. A gable roof is used to appropriately address the site scale and surrounding built vernacular. The primary building material will be a painted fiber cement siding which is compatible with other commercial buildings along HWY 101 as well as the residential neighborhood above the site. Reference sheet AX.02 for building elevations and a material legend. Reference sheet AX.03 for building renderings that depict the building materials and building scale.

STAFF ANALYSIS: *This guideline has been met. The building design includes a gable roof and painted fiber cement siding to match surrounding and nearby structures. The proposed height of the building is 23 feet 11 inches. The GC zone allows for a height of 24 ft.*

- (2) Architectural style should not be restricted. Evaluation of a project should be based on quality of design and the relationship to its surroundings. However, the use of styles characteristic of Wheeler and the coastal area are preferred. These include the use of natural wood siding such as cedar shingles. The City encourages the use of pitched roofs, large overhangs, wood fences and wood signs. Colors should be earth tones harmonious with the structure, with bright or brilliant colors used only for accent.**

APPLICANT NARRATIVE: Painted fiber cement panels are provided on most of the structure in a warm green which is harmonious with the surrounding landscape. Warm wood-like material is provided as an accent on the façade, which aligns with nature and appears like a natural element. Commercial grade materials are used due to the commercial building use. These materials and color selections are treated though to be more harmonious with the neighboring properties, coastal area, and surrounding landscape. Reference sheet AX.02 for building elevations and a material legend. Reference sheet AX.03 for building renderings that depict the building materials and building scale.

STAFF ANALYSIS: *This guideline has been met. The building design includes a gable roof at the two-story portion of the building, which is most visible from the street, and roofing will consist of asphalt shingles. The proposed siding includes "warm green" painted fiber cement*

siding and “wood-like” siding to be harmonious with the neighboring properties, coastal area, and surrounding landscape.

- (3) Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and site design shall be used to provide visual interest. In a Planned Development, no more than 25% of all buildings in the development shall replicate the same roofline or footprint.**

APPLICANT NARRATIVE: The building massing is designed with two different rooflines, to provide a breakdown of the building scale. The building scale is further detailed into horizontal and vertical forms with the use of materials, punched openings, storefront, and color. The site design and pedestrian plaza use planters, plantings, and materials to provide a variety of detail in shapes and visual interest. Reference sheets AX.02 and AX.03 for building elevations and renderings. Reference sheets AX.01 and LX.00 for the site design and detail.

STAFF ANALYSIS: *This guideline has been met. The building has two distinct rooflines when viewed from the side. The use of multiple siding materials provides a variety of detail and color on the front elevation. There is also a bay of windows that runs diagonally up the western building elevation, providing visual interest from Highway 101.*

- (4) Restaurants or facilities with late entertainment shall not have an adverse noise impact on adjacent residential uses and shall employ appropriate sound-proofing techniques.**

APPLICANT NARRATIVE: Not addressed.

STAFF ANALYSIS: *This guideline is not applicable. This proposal does not include a restaurant or late entertainment.*

- (5) The impact that structures will have on views from adjacent or other areas will be taken into account.**

APPLICANT NARRATIVE: The building design and massing provides a north to south gable roofline at the two-story structure. The roof ridgeline is the least impactful orientation possible for the neighboring views. The first floor of the building is nestled into the existing grade to lower the overall building height and ridgeline. This ensures that the building remains within the required building height limitation of 24 feet above average grade elevation. Reference sheets AX.02 for the building elevations and building sections that document building height, average grade, and impact to neighboring areas.

STAFF ANALYSIS: *This guideline has been met. The proposed structure is oriented so that the view from neighboring properties up the hill is maintained as much as possible. The gable roof of the second floor runs north to south in order to be minimally intrusive to the view and the first floor is nestled into the existing grade.*

- (6) The property owner shall establish one street facing entrance or store front with access acceptable to the City.**

APPLICANT NARRATIVE: The primary building entrance opens directly to the outside, along the east elevation near the northeast corner of the building. The north building elevation has large storefront and is highly visible from Highway 101. The east building elevation has large

storefronts and the primary building entrance. Reference sheets AX.01 and AX.02 for the building elevations and site plan.

STAFF ANALYSIS: *This guideline has been met. The entrance to the building faces the parking lot and Hospital Road beyond that. The location of the entrance on the northeast corner of the building makes it clearly visible from Highway 101 as well.*

- (7) The street facing entrance or store front shall provide windows or window displays a minimum of 4 feet in height along the ground floor street-facing frontage for a minimum of 50 percent of the horizontal length of the building. Glass doors may be credited toward the 50 percent requirement. This section shall not apply to multifamily dwellings.**

APPLICANT NARRATIVE: The north building elevation provides storefront windows that are 10'-6" in height along the ground floor, facing Highway 101. These storefront windows change in elevation but are provided across the entire length of the building elevation. Reference sheets AX.02 for the building elevations.

STAFF ANALYSIS: *This guideline has been met. The north elevation of the proposed building does have windows that are 10 feet 6 inches high spanning the length of the building protrusion in the front. The recessed section of the building's one-story component in the back includes 5 windows that are 3 feet wide each. Taken together, this elevation is more than 50% covered in windows. The east elevation of the proposed building contains the primary entrance and faces the parking lot and Hospital Road beyond it. Including the glass entry doors, this elevation appears to be 50% covered in windows as well.*

- (8) Architectural features or landscaping shall be provided for at least 30% of the wall length on each street facing elevation.**

APPLICANT NARRATIVE: Architectural features including varied materials, storefront windows, framed windows, architectural flashings, lighting, canopies, signage and doors are provided on all elevations. Landscaping is provided alongside both building entries, and then along all elevations to provide separation and privacy from the right of way and walkways. Reference sheets A3.02 and A5.01 for the building elevations. Reference LX.01 for the landscaping site plan.

STAFF ANALYSIS: *This guideline has been met. Both the north elevation (facing Highway 101) and the east elevation (facing Hospital Road) have architectural features including varied siding materials and windows. The north elevation has a bank of windows that changes direction and goes diagonally upwards at the halfway point. The single story portion of the building at the back is recessed from the rest of the north elevation, and features framed windows and tree plantings. The east elevation features the main entrance, windows, lighting, a canopy, signage, and includes changes in siding materials to add additional variety.*

- (9) Multi-story commercial, mixed-use or multifamily dwellings shall have ground floors defined and separated from upper stories by architectural features that visually identify the transition from ground floor to upper story.**

APPLICANT NARRATIVE: Architectural features including varied materials, storefront windows, architectural flashings, and canopies provide a horizontal delineation and transition

between the ground floor and upper story. Reference sheets AX.02 and AX.03 for the building elevations.

STAFF ANALYSIS: *This guideline has partially been met. The right half of the east elevation has wood colored siding on the ground floor and warm green painted fiber cement panels on the second floor. The left half of the east elevation has the same siding materials on each floor, but the windows between floors are offset and help define the upper floor from the lower floor. The north elevation (facing Highway 101) has a bank of windows on the first floor that rises diagonally towards the second floor at the halfway point on this facade, but otherwise there is no delineation between floors of the two-story structure on this side.*

- (10) **Provide recessed shielded lighting on street-facing elevations. Provide articulated facades for every 40 feet of building length. Articulated facades shall contain at least one of the following features: building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials. Large expanses of blank walls shall only be located in areas that are not visible to the public.**

APPLICANT NARRATIVE: All exterior lighting is restrained in design and will include shielding to prevent glare or uplighting of the night sky. All building elevations are articulated with varied materials, storefront windows, framed windows, architectural flashings, lighting, canopies, signage, and doors. Those articulations are shown in the elevations and happen vertically and horizontally, creating divisions in materials. Elevation that blocks views of the building are dashed on the drawings, so it's clear as to elevations are visible or not from the right of way. Reference sheets AX.02 and AX.03 for the building elevations.

STAFF ANALYSIS: *This guideline has been met. Shielded lighting is provided on the east elevation (facing the parking lot and Hospital Road), but there is none provided on the north elevation facing Highway 101. The north elevation doesn't contain a walkway and is raised and set back from Highway 101, making exterior lights impractical on this elevation. Additionally, articulated facades are provided in sections less than 40 feet long on the east, north, and south elevations that are visible to the public. On the east elevation, these include changes in siding material and color, a canopy and entryway, signage, and a variety of window sizes. On the north elevation, there is a peaked roof and a directional change in the bank of windows providing visual variety. On the south elevation, the peaked roof and offset windows of the second floor provide visual variety. The other elevations are generally blocked by topography and will not be seen by the public.*

- (11) **New commercial or mixed-use residential / commercial structures shall be encouraged to provide weather protection for pedestrians along street facing elevations.**

APPLICANT NARRATIVE: Due to the over 6' height change of the site above HWY 101, weather protection along the sidewalk is impractical. The primary building entrance has a full canopy that covers the width of the entry to provide weather protection. Reference sheets AX.02 and AX.03 for the building elevations.

STAFF ANALYSIS: *This guideline has been partially met. There is weather protection immediately outside the primary building entrance. The street-facing elevations of this building are not immediately adjacent to the property line or street sidewalks, making additional weather protection impractical due to the distance and elevation change between the building and the sidewalks.*

C. CONCLUSIONS

STAFF RECOMMENDATION: City recommends approval of Design Review #2023-01-DR. If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption.

- If the request is approved, staff offers the following recommended conditions of approval, which may be added to or amended at the Commission's discretion:
 - a. Development shall be in accordance with the proposed plan.
 - b. Any future alterations will require evaluation of the City requirements by the Planning Commission.

Submitted by,

Pax Broder

City Manager

Enclosures: Land Use Narrative Responses

Land Use Submittal Documents

Permit Applications