

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, August 10, 2004
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Chris Coles, Jeff Marineau, Rex Miller, and Chris Hood

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planning/Code Spec.

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of Planning Commission minutes of July 13, 2004.

MOTION: Commissioner Coles - Approve Planning Commission minutes of July 13, 2004 as submitted.

SECOND: Commissioner Marineau

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Site Plan and Architectural Review (ZON2004-00052): Earlene Brown, 556 N Bayshore Drive, Coos Bay. The applicant is proposing to join two buildings (520 and 556 N. Bayshore) and remodel portions of the exterior. The property lies in the Waterfront Heritage zoning district. Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement, updated the applicant's request and outlined previous approvals and items still under review. Mrs. Barron stated a member of the Historic Design Review Committee (HDRC) reviewed the submitted color scheme and commented that while the proposed colors comply with the ordinance, the application on the building is not particularly pleasing. It was suggested that a beige or cream color be used on the building, if the copper fascia is approved. The new plan indicates the fascia will be "horizontal siding". Mrs. Barron described the proposed wall mounted and pole mounted sign plans (*Item A - Exhibit 1*).

Earlene Brown stated they submitted the sign and six or seven color schemes.

Mrs. Barron stated only one color scheme was submitted. Ms. Brown asked Earl Hempstead what he submitted. Mr. Hempstead stated he submitted seven sets of color drawing. Mrs. Barron stated that she and Mr. Hempstead reviewed several color schemes, but only one of the sets was submitted for review. Mr. Hempstead agreed.

Earlene Brown stated she has all sets if the Planning Commission wishes to review them.

Chairman Harlan asked the applicant if the applicant intends to retain the existing copper color. Ms. Brown stated the warranty on the metal would be voided if it is painted. She stated she does not know where the drawing showing the "horizontal siding" on the fascia came from; they intend to proceed with the vertical copper metal fascia material.

Mrs. Barron stated for the record the "horizontal siding" noted on the submitted plans is not accurate, the applicant intends to stay with the originally submitted vertical, metal fascia.

Chairman Harlan stated pre-finished metal, fascia material does not relate to the historical district. The copper metal did not exist in that time period. He understands it was installed prior to the review process. He stated the added window trim is an improvement. The fascia and roof system, particularly with the big wrap-around sign is inappropriate and not a part of the ordinance. He added the Planning Commission is charged with the enforcement of the ordinance and judging compliance with the ordinance. He cannot approve the fascia as proposed. He perceives a reluctance to get involved with professional help to design something that complies with the ordinance, because what is proposed is the same concept as was submitted in the beginning, which was not acceptable.

Earlene Brown stated she has spoke with Stuart Woods, Keith Riley and others who have given her different suggestions that have not been accepted. Chairman Harlan asked Ms. Brown if she has hired a professional. Ms. Brown asked if Stuart Woods is a professional. Chairman Harlan asked Ms. Brown if she hired Mr. Woods to design the exterior. Ms. Brown stated she had hired Mr. Woods. Chairman Harlan stated he doubts Stuart Woods would design or defend a shiny, copper color, metal fascia on a building that is supposed to be relating to a historical period of time. He asked if she had any example of the proposed material being used during the outlined period. He stated that the Planning Commission could say maybe we should let it go and approve the material based on the fact that it is already installed and has gone this far without approval, or we can uphold the ordinance and not approve the material. He concluded that if the proposed material is approved the ordinance regulating the district would be meaningless.

Earlene Brown asked about the paint colors. Chairman Harlan stated the copper color is unacceptable. Earl Hempstead asked what they are supposed to do, remove the metal and add plywood board and bat and paint it copper again? Chairman Harlan stated what he recommends is that they hire an architect and get some profession advice with how to get this project to comply with the ordinance.

Earl Hempstead asked what is stopping them from getting the building painted. Chairman Harlan stated that at the last meeting the Planning Commission approved the interior work, but in his opinion all unresolved items need to be addressed before the project proceeds. Commissioner Hood stated he agreed with Chairman Harlan, he said that at the last meeting the Planning laid out a list of issues and they stated clearly that it is not the Planning Commission's job to design it for you, but rather review your submitted plans for compliance with the ordinance. The plans were recently submitted are the virtually the same as what was submitted in the beginning, even with regard to the signage. He suggested the applicant seek professional help in designing something that will comply with the ordinance.

Bob Sasanoff, Historic Design Review Committee Chairman, stated that he explained at an earlier meeting that the environment created at the first HDRC meeting was so discouraging that they did not know what to do. He said that it was the first time they were essentially attacked by a group of people. By the time they reviewed the application most of the work had already been completed. The fascia material was already purchased and partially installed. He added the project has become so piecemealed.

The Planning Commission discussed with the applicant proposed colors for the body of the building. Bob Sasanoff stated that while the color selection is from the approved color pallet, how the color is applied to the building is not acceptable. Chairman Harlan stated that the copper which is a major color on the building and it is unacceptable. Mr. Hempstead asked if the metal needs to be removed. Chairman Harlan stated again the metal is not an acceptable material.

Commissioner Hood stated that at the last meeting the applicant was given a list of items that needed to be addressed, and based on the submitted plans all of the items have not been addressed.

Commissioner Hood asked Bob Sasanoff about his experience in the field the field of architecture and design. Mr. Sasanoff stated he taught architecture and design for 34 years at University of Washington which included basic design, undergraduate design and graduate design. They designed everything from color pallets to hospitals and airline terminals. Commissioner Hood asked Mr. Sasanoff if, based on his experience, the fascia design has any relevance to the time period outlined in the LDO. Mr. Sasanoff stated the size of the fascia is out of proportion with the building. He said it is more like a sign board. Commissioner Hood stated the framing was probable an attempt to cover up the zigzag roof line of Taco Time. Commissioner Hood asked Mr. Sasanoff if in his experience, is there anyway this could have been done in a way that we could have found some union in the way it was constructed and compliance with the ordinance. Mr. Sasanoff stated that in his opinion it could have been done. Commissioner Hood stated that someone that is experienced in the field needs to work on this design, so they can bring it to the Commission with: this is what is done, why we did it, and this how they think it meets the criteria.

Ms. Brown stated she had Keith Riley and Stuart Woods draw different things which were submitted and now we are back to the drawing board. Commissioner Hood stated that he understands the fascia board was on the building before the HDRC reviewed the request. Ms. Brown stated that is wrong, they got approval from the HDRC before they ordered the metal material. Chairman Harlan stated the approval comes from the Planning Commission and with an issued permit. Ms. Brown stated she has five issued building permits. Debbie Erler stated that unauthorized construction was report to the City and upon a site visit from the Building Official, demolition only was issued. The applicant paid a plan review fee to have the construction plans reviewed and that's what started this process, a permit for the exterior work has not been issued and will not be issued until the Planning Commission approves the plans.

Chairman Harlan stated that after months of review the only thing that has been accomplished is trim around the windows. He encouraged the applicant to seek help from a professional in the field
Chairman Harlan closed the public hearing.

- MOTION:** Commissioner Coles – Continue the hearing of remaining design elements for Architectural Design Review #ZON2004-00052 to Thursday, September 2, 2004 at 5:30 p.m. in the City Council Chambers at City Hall to allow the applicant time to submit revised plans regarding the buildings color; sign design; door style; and fascia material and design.
- SECOND:** Commissioner Hood
- VOTE:** Unanimous

ADMINISTRATIVE

Laura Barron informed the Planning Commission that the PUD has been appealed.

COMMISSION COMMENTS

Commissioner Miller talked about his efforts to achieve simple, clean and green landscapes along HWY 101 that are visually appealing and easy to maintain. He also stated he would like to see the proposed amendments to the LDO Landscape requirements completed in the near future.

ADJOURNMENT 8:15 p.m.

ATTEST:

Debbie Erler, Planning/Code Specialist
City of Coos Bay

Bruce Harlan, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

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