

112 Second Street
P.O. Box 366
Langley, WA 98260
(360)221-4246



Paul Samuelson, Mayor

City of Langley

Design Review Board

AGENDA

November 15, 2011 – 6:30 PM

LANGLEY CITY HALL 112 2nd Street, Langley WA

1. Call to Order
2. Approval of Minutes – September 20, 2011
3. Audience Input on Non-Agenda Items
4. DRB 2011/12 – Useless Bay Coffee Company (Des Rock) – Action Item New Signage – 121 Second Street (Replace existing wall sign)
5. DRB 2011/13 - Animal Hospital by the Sea (Eric Richmond, Flatrock Productions) – Action Item New Signage – 114 Second Street (Two wall signs and door lettering)
6. Adjourn

Next Regular Meeting: December 20, 2011

MINUTES
CITY OF LANGLEY
DESIGN REVIEW BOARD
November 15, 2011

Chair Bob Dalton called the meeting to order at 6:30.

ATTENDANCE

Members Present: Bob Dalton, Janet Ploof, Cathy Rooks, and Paul Sarkis

Members Absent: Faith Bushby and Ron Kasprisin

Staff Present: Jeff Arango

MINUTES

The minutes of September 20, 2011 were approved.

ACTION ITEMS:

The Design Review Board reviewed and approved an application for a wall sign at Useless Bay Coffee Company at 121 Second Street (DRB 2011/12)

The Design Review Board reviewed and approved an application for two wall signs and a window graphic at the Animal Hospital by the Sea at 114 Second Street (DRB 2011/13).

AUDIENCE INPUT

No audience input.

ADJOURN

The meeting adjourned at 6:52.



STAFF REPORT

DRB 2011/14: NEW SIGNAGE AT DIG-IT TATTOO (221 SECOND ST. Suite 14)

MEETING DATE: December 20, 2011

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Sign Permit Application
Sign Graphic

PROJECT DESCRIPTION

This application proposes projection sign attached to the existing sign bracket attached to the building. The proposed sign is not illuminated. The total proposed sign area is 4.5 square feet on each side for a total of 9.0 square feet

ANALYSIS

The proposed signs are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(A) and 18.35. The consistency of these signs with LMC Chapter 18.35 is examined below:

1. **Purpose and Intent Statements.** The proposed sign is consistent with the Purpose and Intent statements regarding signage stated within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the individual proprietors, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.
2. **Size.** The signs comply with all the necessary standards associated with the size of signage.
3. **Placement.** The signs comply with all relevant standards regarding the placement of signage on a site.
4. **Lighting.** The sign is not proposed to be illuminated.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Dig-it Tattoo on November 16, 2011 for one projected sign (221 Second Street, Suite 14). The total signage area including the support area is 4.5 square feet each side for a total of 9.0 square feet.

2. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval.
4. Any additional signs to be installed at 221 Second Street, Suite 14, must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, "*all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or "A" board signs.*"

STAFF RECOMMENDATION:

Approve DRB 2011/14 and adopt the findings and conclusions as noted in the Staff Report dated December 14, 2011.



STAFF REPORT

DRB 2011/15: NEW SIGNAGE AT WHIDBEY CUPCAKES (220 First Street)

MEETING DATE: December 20, 2011

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Sign Permit Application
Sign Graphic

PROJECT DESCRIPTION

This application proposes a projection sign attached to the building marquee, a window graphic and door graphic. The proposed projecting sign is not illuminated. The total proposed projecting sign area is 3.3 square feet on each face. The window graphic has net area of approximately 5.3sf and the door graphic a net area of approximately .77sf.

ANALYSIS

The proposed signs are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(A) and 18.35. The consistency of these signs with LMC Chapter 18.35 is examined below:

- 1. Purpose and Intent Statements.** The proposed sign is consistent with the Purpose and Intent statements regarding signage stated within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the individual proprietors, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.
- 2. Size.** The signs comply with all the necessary standards associated with the size of signage.
- 3. Placement.** The signs comply with all relevant standards regarding the placement of signage on a site.
- 4. Lighting.** The signs are not proposed to be illuminated.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Whidbey Cupcakes on _____2011 for one projected sign, a window graphic and a door graphic. (220 First Street). The total signage area is 12.6 square feet.
2. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval.
4. Any additional signs to be installed at 220 First Street, must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, "*all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or "A" board signs.*"

STAFF RECOMMENDATION:

Approve DRB 2011/15 and adopt the findings and conclusions as noted in the Staff Report dated December 14, 2011.

Calculations

Window Graphic Calculation:

Window size= 57" X 57" = 3249 sq. in./144= 22.5625sf

Graphic Overall Dimension= 30" x 34"=1020sq. in/144=7.083sf

Deductions for non-graphic area not a part of the graphic= 262sq. in/144= (1.819sf)

Net Graphic Area= 5.264sf

Net Graphic allowed per LMC 18.35. (E). = 22.5625 X .25= 5.641

- 5.264 < 5.641 therefore complies with maximum size allowed.

Window Signs. Window graphics may not occupy more than twenty-five percent of the total area of the window in which they are displayed.

Door Graphic Calculation:

Door Window size= 27" X 64" = 1728 sq. in./144= 12sf

Graphic Overall Dimension= 12" x 12"=144sq. in/144=1sf

Deductions for non-graphic area not a part of the graphic= 33sq. in/144= (.23sf)

Net Graphic Area= .77sf

Net Graphic allowed per LMC 18.35. (E). = 12 X .25= 3sf

- .77 < 3 therefore complies with maximum size allowed.

Total square footage allowed for the business per LMC 18.35.050= 20sf

Projecting Sign = 6.6

Window Graphic= 5.264

Door Graphic = .77

Total 12.634

- 12.634 < 20 therefore complies with maximum total area allowed.