City of Langley
DESIGN REVIEW BOARD
AGENDA
May 21, 2019 @ 5 pm
LANGLEY CITY HALL
112 2nd Street, Langley WA

1. Call to Order
2. Approve agenda
3. Approve minutes of April 16, 2019
4. Discussion Items:
   a. DRB-19-007 Sign for Anthes Ferments, 138 Second St
   b. DRB-19-008 Multi-tenant Sign for 195 Second St
5. New Business
6. Citizen comments
7. Announcements
8. Adjourn

Next Regular Meeting: June 18, 2019
Guiding Principles for Citizen Committees and Boards.

- All advisory board and committee meetings are to be conducted in public session and noticed in accordance with state law, unless otherwise advised by the city attorney.

- Individual committee members and the collective group will be fair, impartial, and respectful of the public, staff, and each other.

- Committee members will respect the limitations of their individual and collective authority. The role of the committee is to advise the city council and/or staff. Please keep in mind that committee appointment does not empower you to make final decisions, unless authorized by state law or the group’s enabling ordinance, or to supervise staff.

- Members will strive to appreciate differences in approach and point of view, whether from each other, the community, the city council, or staff.

- Each member will participate in the group’s discussions and work assignments without dominating the discussion or activity of the committee.

- The committee chair will ensure that all members have a fair, balanced, and respectful opportunity to share their knowledge and perspectives.

- The committee will attempt to reach consensus on issues. If consensus is not possible, strong differing opinions, such as “minority” opinions, should be recorded and acknowledged in the committee’s report to the city council.

- There should be “no surprises” from the committee, either in the nature of the work being undertaken by the committee or the method and timing for conveyance of recommendations to the city council. The staff liaison fulfills an important role in assisting the committee in this regard.

When presenting recommendations to the Council, it is essential that advisory group members keep the following in mind:

- all recommendations should be in written form;

- all ideas should be expressed in clear and concise language;

- proposed solutions should be viable and cost-effective;

- recommendations should identify the reasons for the changes suggested;

- the advice should reflect a consensus of a majority of the group members.
City of Langley
DESIGN REVIEW BOARD
MINUTES
April 16, 2019
LANGLEY CITY HALL
112 2nd Street, Langley WA

Attendance: Cathy Rooks, acting chair, Sieb Jurriaans, Janet Ploof, Sandy Wainwright
Regrets: Bob Dalton, Dan Gulden
Staff: Brigid Reynolds

1. The meeting was called to order at 5:05 pm

2. Approval of agenda

3. Minutes of February 20, 2019 - approved

4. Discussion Items:
   a. DRB-19-004: Sign for The Beach House, 221 2nd ST #1

Staff presented the report for two new signs at the above location. Moved and seconded by Janet Ploof and Sandy Wainright to recommend approval of DRB-19-004, subject to the following conditions:

   1) The applicant enter into a ‘hold harmless’ agreement with the City for the hanging sign on 2nd Street; and

   2) The sign shall have a minimum clearance of seven and one-half feet above the side walk.

   All in favor.

   b. DRB-19-005: Sign for Whidbey Art Escape, 111 Anthes Ave

Staff presented the report for the proposed new sign which will be similar to the existing sign and in the same location.
Moved and seconded by Janet Ploof and Sandy Wainright to recommend approval of DRB-19-005 for the new sign at 111 Anthes Avenue. All in favor.

c. DRB-19-006: Firehouse Doors—Callahan’s Firehouse, 179 2nd Street

Callahan McVey spoke to his application to replace the existing garages doors. These will provide more visibility to the business, more natural light into the building and will be insulated.

Moved and seconded by Sieb Jurriaans and Janet Ploof to recommend approval of DRB-19-006 to upgrade of the firehouse garage doors. All in favor.

5. New Business - none

6. Citizen comments – none

7. Announcements - none

8. Adjourn

9. Next Regular Meeting: May 21, 2019
STAFF REPORT

DRB-19-007: Sign for Anthes Ferments at 138 Second Street

MEETING DATE: May 21, 2019

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Photo of proposed sign, location, and photo of existing sign

PROJECT DESCRIPTION

The applicant is proposing to install a round wall sign on the front of the building located at 138 Second Street. The sign will be 36” in diameter and burgundy in color with white contrasting script. The sign will be of the same size, color, and material as the existing sign.

ANALYSIS

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 sign’s consistency 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 with the LMC. It is visually appropriate for the unique building-scape of the City, expressive of the identity of the business without violating the character of the surroundings in which it will be located, and legible at a distance and pace at which it can be seen.

2. Size: The proposed sign was measured to be 36 inches in diameter, and the area was calculated to be 7.065 sq ft. Both the existing and proposed sign are the same size and will total 14.13 sq ft in area, less than the maximum sign area of 20 square feet.

3. Materials & Color: The proposed sign will be composed of the same color and material as the existing sign.

4. Height & Projection: The proposed sign is a wall sign and will not project into the right of way.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an application from Sonya Tsuchigen and Trap Landry for a sign for Anthes Ferments at 138 Second St.
2. In accordance with Section 18.34.030(D) of the Langley Municipal Code, planning staff have reviewed the application for the sign for consistency with Section 18.35 of the Municipal Code and recommends approval.

RECOMMENDATION:

Staff recommends the DRB recommend approval of DRB-19-007 for Anthes Ferments at 138 Second Street.
Attachment 1: Proposed Sign

Fine Food & Drink

Restaurant est. 2017
Attachment 3: Existing Sign

anthes ferments
STAFF REPORT

DRB-19-008: Sign for 195 Second Street

MEETING DATE: May 21, 2019

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Design and proposed location of sign

PROJECT DESCRIPTION

The applicant is proposing to install a 38” tall free-standing sign mounted perpendicular to the building located at 195 Second Street. It is comprised of 3 signs for individual tenants, for a total of approximately 7.3 SF on each side.

ANALYSIS

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 sign’s consistency 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 with the LMC. It is visually appropriate for the unique building-scape of the City, expressive of the identity of the business without violating the character of the surroundings in which it will be located, and legible at a distance and pace at which it can be seen.

2. **Size:** The proposed sign is approximately 3.125’ by 2.33’ and each side is 7.3 sq ft, making the total area 14.6 sf. It will be approximately 38” high.

3. **Materials & Color:** The proposed sign will display designs for 3 tenants (Piper Finlay Real Estate, Ross Chapin Architects, and Langley Mainstreet Association). The black post will have a red border.

4. **Height & Projection:** The sign will project approximately 43” from the building face. Although perpendicular from the surface the proposed sign will not project into the right of way and will be located in a landscaping bed.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an application from Leanne Finlay for a multi-tenant freestanding sign at 195 Second St.
2. In accordance with Section 18.34.030(D) of the Langley Municipal Code, planning staff have reviewed the application for the sign for consistency with Section 18.35 of the Municipal Code and recommends approval.

RECOMMENDATION:

Staff recommends the DRB recommend approval of DRB-19-008 for the multi-tenant freestanding sign for 195 Second Street.
Attachment 1: Proposed Sign