AGENDA
Design Review Board
Wednesday January 18th
6:00 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of October 18th, 2016 Meeting

3. Applications
   a. Sign – 222 2nd Street, DRB-16-012, Whidbey Art Gallery
   b. Sign – 630 2nd Street, DRB-17-001, Machine Shop Arcade (report not included)
   c. Sign – 221 2nd Street, suite 16C, DRB-17-002, Whidbey Island Music Instruction
   d. Tenant Improvements – 116 McLeod Alley, DRB-17-003, Saltwater Fish House

4. Old Business
   e. Sign – 526 Camano St, DRB-16-009, Langley Motel update

5. New Business

6. Next meeting Thursday February 23
   New date due to Monday February 20th is a holiday

7. Adjourn
MINUTES
DESIGN REVIEW BOARD
October 18, 2016

Bob Dalton called the meeting to order at 6:00 PM.

ATTENDANCE

Members Present: Bob Dalton, Dan Gulden, Cathy Rooks
Staff Present: Brigid Reynolds
Regrets: Janet Ploof, Kari Gunderson

1. Agenda
The agenda was approved with a correction to the address of the application as stated below.

2. Minutes
APPROVED Minutes of September 20th, 2016

3. Applications
a. Sign – 105 1st Street, DRB 16-011
The DRB reviewed the staff report and the applicant, Joe Menth, spoke to his application for two freestanding signs and two hanging signs for two new businesses being located on the subject property.

Dan Gulden and Cathy Rooks moved and seconded the motion to recommend approval as presented in the staff report including the two conditions:
1) The applicant enter into a ‘hold harmless’ agreement with the City for the hanging sign; and
2) The sign have a minimum clearance of seven and one-half feet above the side walk and shall not extend more than six feet from the building, or one-half the width of the public sidewalk, whichever is less.
All in favor.

Meeting adjourned at 6:15 pm

The next Design Review Board meeting is scheduled for November 15, 2016 at 6:00 pm.
STAFF REPORT

DRB-16-012: Sign (220 2nd Street) Whidbey Art Gallery

MEETING DATE: December 20th, 2016

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

ATTACHMENTS: Photos of sign and sign locations

PROJECT DESCRIPTION

The applicant is proposing to install one new 5.5 square foot sign on the front of the building. There are two existing wall mounted signs 3.5 square feet each.

ANALYSIS

Proposed signs are reviewed 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 signs are consistent with the Purpose and Intent Statements regarding signage stated in the LMC. The sign 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 is legible at a distance and pace at which it can be seen.

2. Size: The total area of all signs for is 12.5 SF and therefore within the 20 square foot limit for sign area for an individual business.


PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Tom Hanify, for one additional sign to be mounted on the awning at 220 2nd Street on December 14th

2. In accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for the signage for consistency with Section 18.35 of the Municipal Code and recommends approval.
RECOMMENDEDATION:
Staff recommends the DRB recommend approval of DRB-16-012
STAFF REPORT

DRB-17-002: Sign (221 2nd Street - Suite 16C)
Whidbey Island Music Instruction

MEETING DATE: January 9, 2017

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

ATTACHMENTS: Photos of sign and sign locations

PROJECT DESCRIPTION

The applicant is proposing to install one new 5.9 square foot sign on the exterior beside the front entrance to the business.

ANALYSIS

Proposed signs are reviewed 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 signs are consistent with the Purpose and Intent Statements regarding signage stated in the LMC. The sign 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 is legible at a distance and pace at which it can be seen.

2. Size: The total area of all signs for is 5.9 SF and therefore within the 20 square foot limit for sign area for an individual business.

3. Materials: Plywood with vinyl face on a metal frame. Background colors are black and blue and the text is red and white.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Levi Burkle, for one sign to be mounted on the awning at 220 2nd Street on December 14th
2. In accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for the signage for consistency with Section 18.35 of the Municipal Code and recommends approval.
RECOMMENDEDATION:
Staff recommends the DRB recommend approval of DRB-17-002

WIMI Sign Proposal

Proposed sign will be 40" wide x 21.5" high

It will be constructed of plywood with a vinyl adhesive front and a metal frame.

The colors used will be black and blue background with red and white text.

The sign will be hung on the wall using screws.

The address where the sign will be hung is 221 Second St. #16c

It is located where Joe's Music used to be.

The sign will replace the existing Joe's Music sign.

Contact: Levi Burkle  206-303-9903
STAFF REPORT

DRB-17-003: Exterior Modifications to an existing building
(113 1st Street) Saltwater Fish House

MEETING DATE: January 18, 2017

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

ATTACHMENTS: Design drawings, site location

PROJECT DESCRIPTION

The proposed non-structural exterior modifications to the building include removing and replacing the windows, front door, adding a new projecting sign and painting the building.

ANALYSIS

The proposed developments are reviewed by the Design Review Board (DRB) in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A and 18.35. Consistency of the proposed remodel with LMC chapter 18.34 and 18.35 is examined below.

Purpose and Intent Statements:

1. The proposed exterior remodel is consistent with the Purpose and Intent Statements regarding development as stated in the LMC. The proposed improvements are visually appropriate for the proposed setting, preserves and enhances the city’s architectural heritage and visual character, while demonstrating flexibility for individual design without violating the character of the surroundings.

2. The proposed signage is consistent with the Purpose and Intent Statements regarding signage stated in the LMC. The sign 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 is legible at a distance and pace at which it can be seen.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Eric Richmond, of Flat Rock Productions, on behalf of the property owner, Saltwater Langley LLC, to undertake exterior improvements. The proposed exterior renovations to replace the windows and doors, and add new signage will result in a more visually appealing building on 1st Street that is consistent with the surrounding buildings.

2. Due to the location in the Central Business zone district and there is no change in use there are no additional parking requirements pursuant to Chapter 18.22.130. As a result, the one parking spaces in the rear of the building meet the requirements of this chapter.
3. The proposed projected sign totals 3.98 sf per side and will have a clearance of 7.5 feet from the sidewalk and is therefore consistent with Section 18.35 of the LMC.
4. The front door replacement will be ADA compliant.
5. In accordance with LMC Section 18.36.025 C), 18.34.030 (A) and (B) planning staff have reviewed the application for the remodel and signage for consistency with Section 18.35 of the Municipal Code and recommends approval subject to conditions:

RECOMMENDEDATION:

Staff recommends the DRB recommend approval of DRB-17-003 subject to the following conditions:
   a. The applicant enter into a 'hold harmless' agreement with the City for the projecting sign.
   b. The property owner enter into an easement with the neighbor for the encroaching accessory building.
STAFF REPORT
Update
DRB-16-009: Sign (526 Camano Avenue) Langley Motel

MEETING DATE: January 18, 2017

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

ATTACHMENTS: Sign image; Sign area calculation; Sign location (2); Sign colors; Lumen output calculation; Sign details; and Vicinity location map

PROJECT DESCRIPTION

The applicant is proposing to install one new metal and neon freestanding sign (18.16 sf) in the front yard of the Langley Motel adjacent to the parking lot entrance. The proposed sign will measure a maximum of 9 feet above grade in height. There are no other signs on the subject property.

BACKGROUND

The original application was reviewed by the DRB at its September meeting. The proposed Langley Motel sign is metal with exposed neon tubes for the lettering. The colors of the metal portion of the sign are medium blue, brick red, light cream. The colors of the neon lights are proposed to be red white and blue.

The light output of the proposed sign as submitted has been calculated as 2,990 lumens per side. Lumen is the measure of light output and is equal to one foot-candle falling on one square foot of area. White neon lettering proposed for ‘LANGLEY’ is much brighter than red neon by a factor of four. As a result, staff recommended that the white neon be replaced with red to reduce potential glare.

The DRB recommended approval of the freestanding neon sign with the following conditions.
1. Obtain a building permit prior to installation.
2. Replace the white neon tubing letters for red or another color with lower lumens.
3. Move the star so it’s located to meet the height requirements or remove it.

The applicant is replacing the white neon lettering to emerald green. This will reduce the lumens for the lettering from 1,160 to 290. The resulting total lumens for the sign will be 2,120 per side.

The previous staff report and DRB review confirmed the applications consistency with the Langley Municipal Code. This submission is intended to fulfill one of the conditions of approval. Therefore, in accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for the freestanding sign for consistency with Section 18.35 of the Municipal Code and recommends approval of the replacement color as proposed.
RECOMMENDEDATION:

Staff recommends the DRB recommend approval of replacement color from white to green for the sign application DRB-16-009.