AGENDA
Design Review Board
Wednesday March 20
5:30 p.m.
City Council Chambers

1. Call to Order

2. Minutes February 6, 2018 meeting

3. Applications
   a. DRB-18-003 – Exterior Modification, 108 McLeod Alley
   b. DRB-18-004 – Sign, 302 First St, L Studio Modern
      (Brackenwood Gallery)

4. New Business

5. Next meeting Tuesday April 17

6. Adjourn
MINUTES
DESIGN REVIEW BOARD
Special Meeting
February 6, 2018

Bob Dalton called the meeting to order at 5:00 PM.

ATTENDANCE

Members Present: Bob Dalton, Janet Ploof, Cathy Rooks Dan Gulden, Sieb Jurriaans, Sandy Wainwright
Staff Present: Brigid Reynolds, Stan Berryman
Council: Dominique Emerson

1. Minutes
   Minutes of the December 19, 2018 meeting were approved.

2. Ethics
   Brigid raised the subject of an email received from a business owner to the DRB and Ethics Board that states DRB members who are volunteers with non-profit organizations such as Langley Main Street and the Chamber of Commerce are in conflict when reviewing applications for proposed development in the public right of way because these organizations receive funds from the City. She stated she will seek an advisory opinion from the Ethics Board. But for tonight’s meeting all DRB members may participate in the discussion, complete their review and make an advisory recommendation for Mayor and Council’s approval.

3. Applications
   a. First Street Sidewalk, DRB-18-001, Public Works Department
      The Board reviewed the staff report and discussed the submission. Stan Berryman talked about the consultation process with adjacent property owners. DRB members reviewed the landscape plan and expressed concern about the proposed types of plants that might grow too large. The need for some type of low fencing was also identified to keep the rabbits out while the plants had time to mature. Maintenance of the landscaping was also identified. Stan stated the City would be responsible for watering and maintaining the plantings. Cathy volunteered to prepare a more suitable plant list and review it with Jean Alderdice, one of the neighbors.
Janet Ploof and Sandy Wainwright moved and seconded the motion to recommend approval of the sidewalk and drainage improvements subject to a revised planting plan to be prepared by Cathy Rooks which will be reviewed at the DRB meeting on Feb 21. All in favor.

b. Minor amendment to the exterior remodel, DRB-17-016 (Callahan’s Firehouse – 179 Second St) Flat Rock Productions
The Board reviewed this application at its June 20, 2017 meeting and recommended its approval. The proponent is proposing to add dormers to the design which was not part of the original application. The DRB reviewed revised drawings from Flat Rock Productions dated 01/08/18.
Dan Gulden and Sieb Jurriaans moved and seconded the motion to recommend approval of the proposed revision. All in favor.

Meeting adjourned at 5:30 pm

The next Design Review Board meeting is scheduled for Wednesday February 21, 2018 at 5:30 pm.
STAFF REPORT

DRB-18-004: Sign (302 1st Street) L Studio Modern

MEETING DATE: March 20, 2018

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

ATTACHMENTS: Photos of sign and location

PROJECT DESCRIPTION

The applicant is proposing to install one new 10 SF sign on the front of the building above the door and windows to replace the existing sign. No lights are proposed at this time.

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 is 10 SF and therefore within the 20 square foot limit for sign area for an individual business.

3. Materials: Hi Tech coated Dynofoam (rigid closed-cell polyurethane)

4. Colors: Crimson and grey

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Doyle and Elizabeth La Count, for one 10 SF sign to be mounted on the exterior wall above the door at 302 1st street on March 14, 2018.

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: That DRB recommend approval of DRB-18-004.
Sign Proposal
302 1st St Langley WA
(formerly: Brackenwood Gallery)

L Studio Modern

STUDIO MODERN

120" 12"

Letter composition: HiTech coated dynofoam 1" thick
Colors: Crimson and Grey
Mounting: Silicone adhesive