AGENDA
Design Review Board
Tuesday May 16th
6:00 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of April 18, 2017 Meeting

3. Applications
   a. Sign, DRB-17-011 (138 2nd St) Anthes Ferments
   b. Sign, DRB-17-012 (124 2nd St) South Whidbey Commons
   c. Tenant Improvements, DRB-17-013 (220 1st St) Portico Latin Bistro
   d. Sign, DRB-17-014 (101 Anthes Ave) Rob Schouten Gallery

4. New Business

5. Next meeting Tuesday June 20th

6. Adjourn
MINUTES
DESIGN REVIEW BOARD
April 18, 2017

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

ATTENDANCE

Members Present: Bob Dalton, Dan Gulden, Janet Ploof, Cathy Rooks
Staff Present: Brigid Reynolds
Regrets: Kari Gunderson
Guests: Roxy Taylor, Joe Quintana, JR Fulton, Roger Gage

1. Agenda
The agenda was approved.

2. Minutes
Minutes of the March 21st meeting were approved.

3. Applications

a. Sign, DRB-17-009 (819 Camano Ave) Fairgrounds temporary banner location and criterion
The DRB reviewed the staff report for the proposed location and criteria for temporary banners to advertise temporary events at the Fairgrounds. Roxy Taylor answered questions and stated that this is necessary until the Fairgrounds/Port are able to undertake a more thorough sign program in 2018.
The DRB recommended that provided individual event signs meet the established criterion that they be reviewed and approved by staff.
The criterion includes: 28 square feet maximum size, poly-vinyl material with a white background and bright colors, multiple signs are permitted, 30-day maximum period per sign, and no lighting.
Janet Ploof and Cathy Rooks moved and seconded the motion to recommend approval of the location and criterion outlined above. All in favor.
b. **Sign, DRB-17-010 (819 Camano Ave) Fairgrounds/Car show temporary banner**

The DRB reviewed the staff report for the proposed banner for a car show that is being held at the Fairgrounds. The proposed banner is consistent with the criterion outlined above.

Janet Ploof and Dan Gulden moved and seconded the motion to recommend approval as presented in the staff report. All in favor.

4. **New Business**

Joe Quintana gave a presentation about Dark Sky lighting and encouraged the city to adopt a Dark Sky ordinance. Some of the issues discussed: technical elements of lighting, i.e. lumens (light brightness) and kelvin (measure of light color), the importance of light fixtures that are full-cut off and don’t trespass beyond the property, the importance of educating property owners as well as builders, the impact of improper lighting for human and wildlife health.

The Planning Advisory Board has been tasked by Council do more work on this issue and will report back to the DRB.

Meeting adjourned at 7:00 pm

The next Design Review Board meeting is scheduled for Tuesday May 15th, 2017 at 6:00 pm.
STAFF REPORT

DRB-17-011: Sign (138 2nd Street) Anthes Ferments

MEETING DATE: May 16, 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 3 foot diameter sign on the front of the building.

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 3 foot diameter and therefore within the 20 square foot limit for sign area for an individual business.

3. **Materials:** Alumacore. Vinyl over metal surface

4. **Colors:** Burgundy with cream/cocoa/chartreuse

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Sonya Tsuchigane, for one sign to be mounted on the exterior wall beside the door at 138 2nd Street on May 3rd.
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-17-011
Proposed Sign and Location

anthes ferments

anthes ferments

anthes ferments

The image shows the proposed sign and location for anthes ferments, with a view of the building and parking area.
STAFF REPORT

DRB-17-012: Sign (124 2nd Street) South Whidbey Commons

MEETING DATE: May 16, 2017

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

ATTACHMENTS: Photos of signs

PROJECT DESCRIPTION

The applicant is proposing to install one wall mounted sign (6 square foot) on the front of the building and one facia mounted sign (12.5 square foot). Existing signs will be removed.

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 18.5 square feet and therefore within the 20 square foot limit for sign area for an individual business.

3. **Materials:** Painted and sealed wood.

4. **Colors:** Green, red, black and white

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Cathy Rooks (co-president of SW Commons), for the two new signs at 124 2nd Street on May 8th.

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-17-012
Proposed Signs
Facia and Wall Mounted

The [COMMONS] [CAFÉ & BOOKS]
- gathering place - espresso - food - ice cream

LARGER LIKE ABOVE

white lettering white block w/black lime black

BLACK OUTLINE WHITE FONT

white border

23C-09
Tamesiko™

The [COMMONS] [CAFÉ & BOOKS]
- espresso - food - ice cream

white w/black letters
white w/black border

red white lime lime

Entrance

6 sq ft.

→ 24" ←
STAFF REPORT

DRB-17-013: Deck Improvements
(220 1st Street) Portico Latin Bistro

MEETING DATE: May 16, 2017

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

ATTACHMENTS: Design drawings and photos

PROJECT DESCRIPTION
The proposed improvement is to add a black tin roof structure over the deck to enable year round usage.

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 improvement 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.

PROPOSED FINDINGS AND CONCLUSIONS:
1. The City of Langley received an application from Graham Gori to add a roof over the deck. The proposed roof addition is generally consistent with the surrounding buildings.
2. Due to the location in the Central Business zone district there are no additional parking requirements pursuant to Chapter 18.22.130.
3. In accordance with LMC Section 18.36.025 C), 18.34.030 (A) and (B) planning staff have reviewed the application for the roof addition and recommends approval subject to conditions.

RECOMMENDEDATION:
That DRB recommend approval of DRB-17-013 subject to the following condition:
   a. The applicant provides the Building Official with an evaluation of the structural integrity of the deck with the roof prepared by a qualified engineer as part of the building permit application.
STAFF REPORT

DRB-17-014: Sign (101 Anthes Avenue) Rob Schouten Gallery

MEETING DATE:      May 16, 2017

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

ATTACHMENTS:      Photos of signs and locations

PROJECT DESCRIPTION

The applicant is proposing to install two wall mounted signs one (8.2 square foot) on the corner of the building at First Street and one (2 square foot) on the door transom on Anthes Avenue.

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 10.5 square feet 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 Rob Schouten for two new signs at 101 Anthes Avenue on May 11th.
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-17-014
Proposed Signs
- Sign on transom above the door on Anthes Ave.
  Type takes up 10 x 30"
- Initial lettering in vinyl.
- To be replaced by metal lettering projecting 1/2" off wall.