AGENDA
Design Review Board
Tuesday July 18th
6:00 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of June 20 2017 Meeting

3. Applications
   a. ADU, DRB-17-018 (415 Island View Lane) Linda Morris
   b. Sign, DRB-17-019 (101 First Street) Blue Music Sound LLC

4. New Business
   a. Change meeting time

5. Next meeting Tuesday July 18th

6. Adjourn
MINUTES
DESIGN REVIEW BOARD
June 20, 2017

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

ATTENDANCE

Members Present:  Bob Dalton, Janet Ploof, Cathy Rooks,
Staff Present:     Brigid Reynolds
Guests:           Burt Beusch (Council), Frank Rose, Pam Schell, Callahan McVay, Eric Richmond, Angela Vosburg

1. Agenda
   The agenda was approved.

2. Minutes
   Minutes of the May 16th meeting were approved.

3. Applications

   a. Telescopes, DRB-17-015 (Seawall Park, Boy and Dog Park and Cascade Ave) Langley Main Street Association
      The DRB reviewed the staff report for the 3 telescope in the locations noted above. A double ADA accessible telescope will be located on Cascade Ave. Callahan McVay of Main Street Association answered questions. Cathy Rooks and Janet Ploof moved and seconded the motion to recommend approval of the proposed telescopes. All in favor.

   b. Remodel, DRB-17-016 (179 2nd St) Callahan’s Firehouse & Studio
      The DRB reviewed the staff report for the proposed improvements to the Firehouse. Eric Richmond and Callahan McVay answered questions. Most of the improvements are interior to add a residence on the 2nd floor. The exterior work is on the rear (south) elevation and includes a new entry stairs with deck, terrace window and door replacement. Janet Ploof and Cathy Rooks moved and seconded the motion to recommend approval of the proposed telescopes. All in favor.

   c. Interactive Public Art, DRB-17-017 (Clyde Alley) Pam Schell
The DRB reviewed the staff report for the proposed piece of interactive public art. Pam Schell and Frank Rose answered questions. The artist has included elements to the piece to screen moving parts to make them less accessible. Janet Ploof and Cathy Rooks moved and seconded the motion to recommend approval of the proposed telescopes. All in favor.

4. **New Business**

Kari Gunderson has resigned from DRB. Sieb Jurriaans will move from the alternative seat to a permanent member. We need to find an alternative member.

Meeting adjourned at 6:20 pm

The next Design Review Board meeting is scheduled for Tuesday July 18th, 2017 at 6:00 pm.
STAFF REPORT

DRB-17-018: New Detached Accessory Dwelling Unit
(415 Island View Lane)

MEETING DATE: July 18th, 2017

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

ATTACHMENTS: Site plan, building elevations, color samples, and project summary

PROJECT DESCRIPTION

The applicant is proposing to construct a new detached accessory dwelling unit on the north side of the property at 415 Island View Ln. The proposed ADU is 420sf. The ADU will be separated from the principal residence by approximately 25'. Parking will be separate from the principal residence parking. Parking will be located on the east side of the property. The proposed ADU will match the existing residence. Siding is proposed to consist of taupe/grey painted corrugated metal. The color palette is proposed dusty purple-grey for the roof trim, and sand for the window trim. The roof material proposed is an antique black composition shingle.

ANALYSIS

Siting and Building Design

The main house is oriented towards Alley Babbit.

The ADU building is oriented perpendicular with Island View Lane and the main residence with the front facing the south elevation. A gravel parking space will be provided directly off Island View Lane on the east elevation. A gravel path will lead from the street to the front entrance on the south elevation. Entrances to the ADU are from the front.

A new gravel parking space off of Island View Lane will be put in to serve the proposed ADU. This parking will be separate from the main residences parking.

The architectural massing and style is in keeping with the residential character in the neighborhood. The ADU will appear subordinate to the main house thus supporting the appropriate relationship between principal dwelling and ADU.
Zoning

The proposed ADU meets all the zoning requirements for height, setbacks and maximum floor area pursuant to LMC Chapter 18.09.010 (RS5000) and 18.22.155 (Accessory Dwelling Units).

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Magnusson Design & Building LLC, Linda Morris property owner on June 28, 2017, to construct a new detached accessory dwelling unit approximately 420 sf in size.

2. One parking space has been provided for the ADU.

3. In accordance with Section 18.34.030(D) of the Langley Municipal Code Design Review Board approval is required for all development in the residential zones including detached accessory dwelling units.

4. Notification of the proposed development has been undertaken in accordance with Section 18.36.025 of the Langley Municipal Code.

5. The DRB will review the application at a public meeting held on July 18, 2017.
DRAFT
NOT FOR CONSTRUCTION
SCALE: 1" = 10'

415 ISLAND VIEW LN
PROPOSED ADU
420 SQ FT
SINGLE LEVEL
STAFF REPORT

DRB-17-019 Sign: 101 First Street
Blue Sound Music LLC.

MEETING DATE: July 18, 2017

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

ATTACHMENTS: Photos of sign and sign locations

PROJECT DESCRIPTION

Blue Sound Music LLC is proposing to hang 2 business signs at their building located at 101 First Street. The new signs will be hung centered above the front doors facing First Street. The second sign will be hung centered over the back windows facing Second Street. The front sign will be round with a diameter of 4ft with an area of 12.56sqft. The sign on the back of the building will be 3ft in diameter with an area of 7.07sqft.

ANALYSIS

Proposed signs are reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.0 30 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 generally consistent with the Purpose and Intent Statements regarding signage stated in the LMC. The sign is visually appropriate for the unique buildi -scape of the City, expressive of the identity of the business without violating the character of the surroundings in which it will be located. It is legible at a distance and pace at which it can be seen, and will help identify the business.

2. **Size:** The front sign will be round with a diameter of 4ft with an area of 12.56sqft. The sign on the back of the building will be 3ft in diameter with an area of 7.07sqft. LMC Chapter 18.35.050A allows single enterprise to have signs up to 20 square feet.

3. **Materials:** Will be constructed of a printed graphic applied to ½ inch solid wood backing affixed to wall studs with Type-316 stainless-steel structural wood fasteners. The colors consist of a white background, with black letters and borders. Waves and Sky in ‘progressive’ shades of blue: dark blue at bottom, light blue atop.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Chris Harshman, of Blue Sound Music LLC, on July 6, 2017 to install 2 new signs on their building located at 101 First Street.

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 the DRB recommend approval of DRB-17-019, Blue Sound Music's 2 business signs for their building at 101 First Street.
Location: 101 First Street

Front Entrance: Facing First Street

Back of Building: Facing Second Street
Sign Design:

BLUE SOUND MUSIC