



AGENDA
Design Review Board
Tuesday August 15th
6:00 p.m.
City Council Chambers

1. Call to Order
2. Approve Minutes of July 25th 2017 Meeting
3. Applications
 - a. 2017 1st Street Ben Courteau -Flying Bear Flower Shop-Sign & Trim
4. New Business
 - a. Temporary Structures
5. Next meeting **Tuesday September 19th**
6. Adjourn



STAFF REPORT

DRB-17-020 Sign: 207 1st Street Flying Bear Flower Shop

MEETING DATE: August 15, 2017

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

ATTACHMENTS: Photos of sign and sign locations

PROJECT DESCRIPTION

Flying Bear Farms is proposing to hang 2 business name signs. They are also proposing to add the business name and hours in white vinyl lettering on the front window, front door and just the name on the backdoor. The front sign will be hung just to the left and above the front door. The back sign will be hung off of the post of the backdoor overhang. Each hanging sign is 18"x18" or approximately 2.22 square feet each. Both signs will be hung from a black iron or copper triangle/corner bracket. The front sign will be hung 7.5 feet above the sidewalk. The applicant will also be painting the trim on the front and back of the building. The trim will be painted mint green instead of the current pink. The backwall will also be painted where paint is chipping off cement block. The color will remain the same, an off-white.

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 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. 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 square with an area of 2.22 square feet. The sign on the back of the building will be the same. 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 with eyebolts for hanging. Black logo on wood. Window lettering will be white vinyl.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Benjamin Courteau, of Flying Bear Flower Shop on August 7, 2017 to install 2 new signs on their building, painting trim, and back wall of the building located at 207 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.

RECOMMENDEATION:

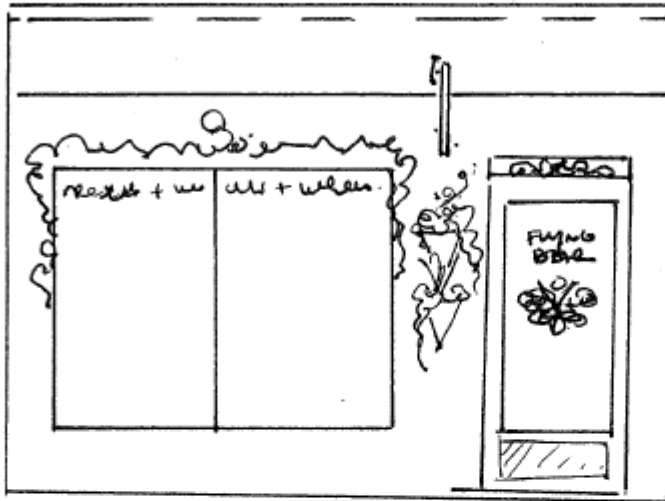
That the DRB recommend approval of DRB -17-020 Flying Bear Flower Shop's 2 business signs for their building at 207 First Street.

Location: 207 First Street

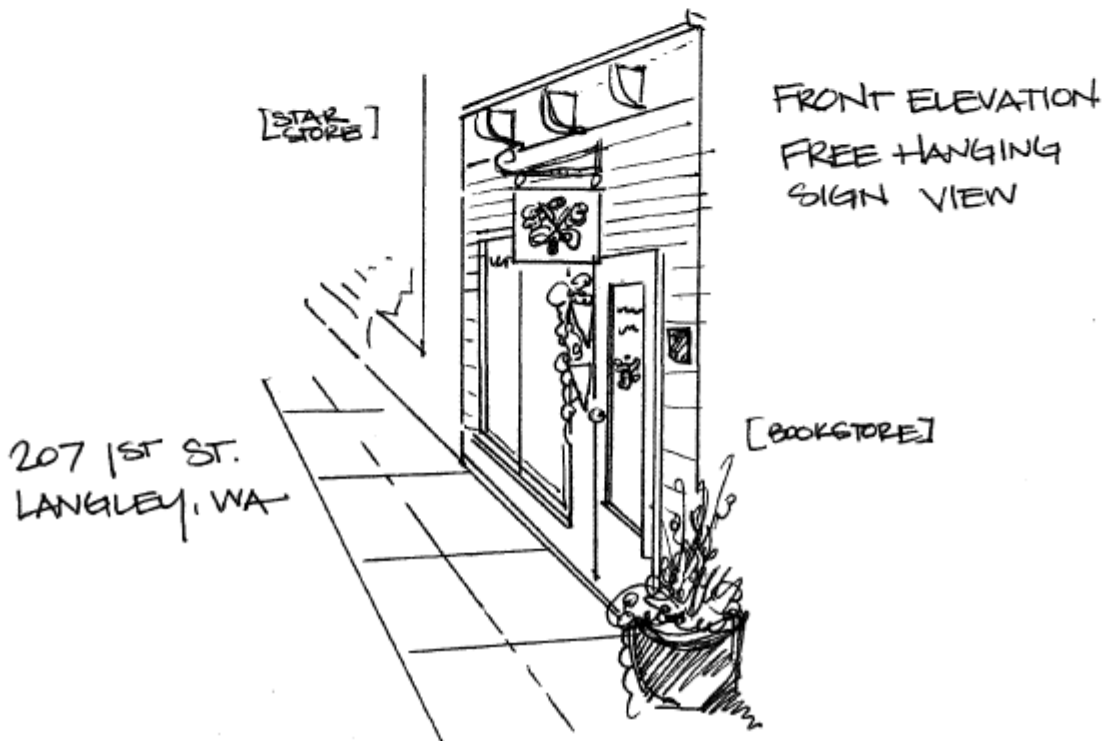
Front Entrance: Facing First Street

FLYING BEAR
AGRARIAN + LOCAL + LOVELY
LIFESTYLE + FLOWERS + EVENTS

MELISSA BROWN
BENJAMIN COURTEAU
206 351 6488



FRONT ELEVATION
SIGNAGE
PLAN



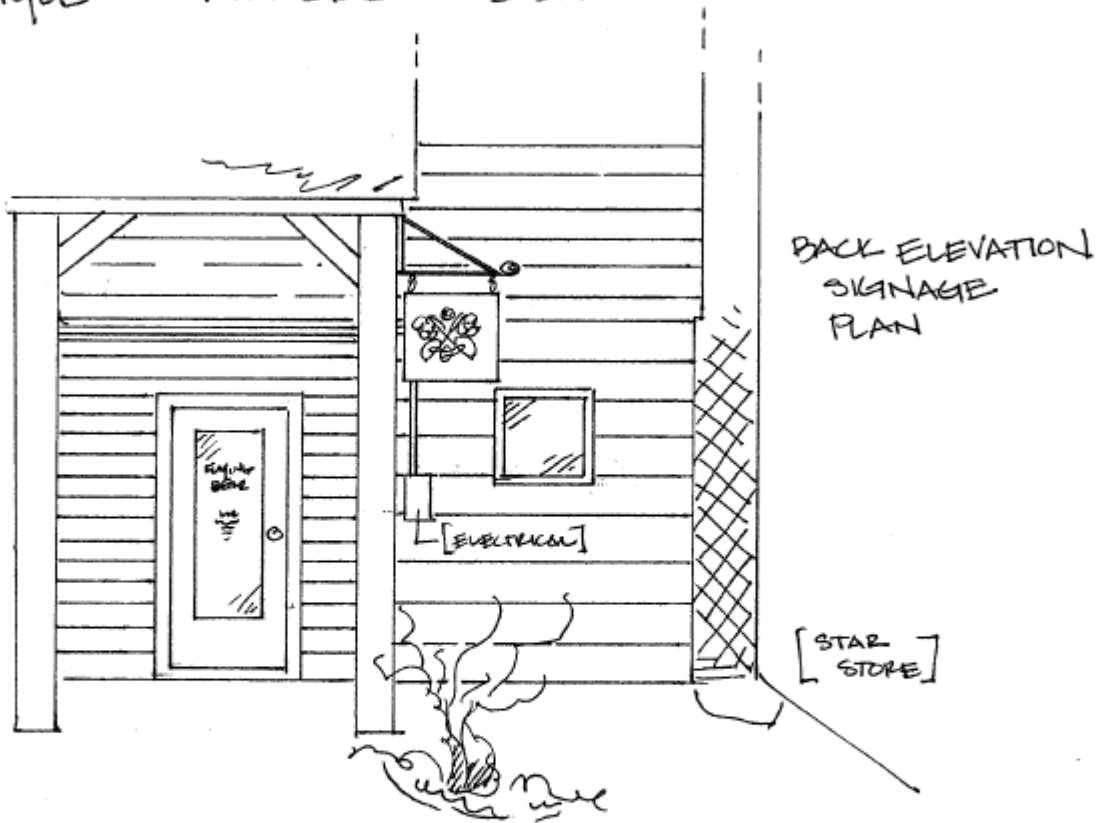
FRONT ELEVATION
FREE HANGING
SIGN VIEW

Back Entrance: Facing First Street

FLYING BEAR

AGRARIAN LIFESTYLE + LOCAL FLOWERS + LOVELY EVENTS

MELISSA BROWN
BENJAMIN COURTEAU
200 351 6488



- 18" x 18"
- FREEHANGING
- IRON/COPPER HARDWARE
- VINYL WINDOW DECAL

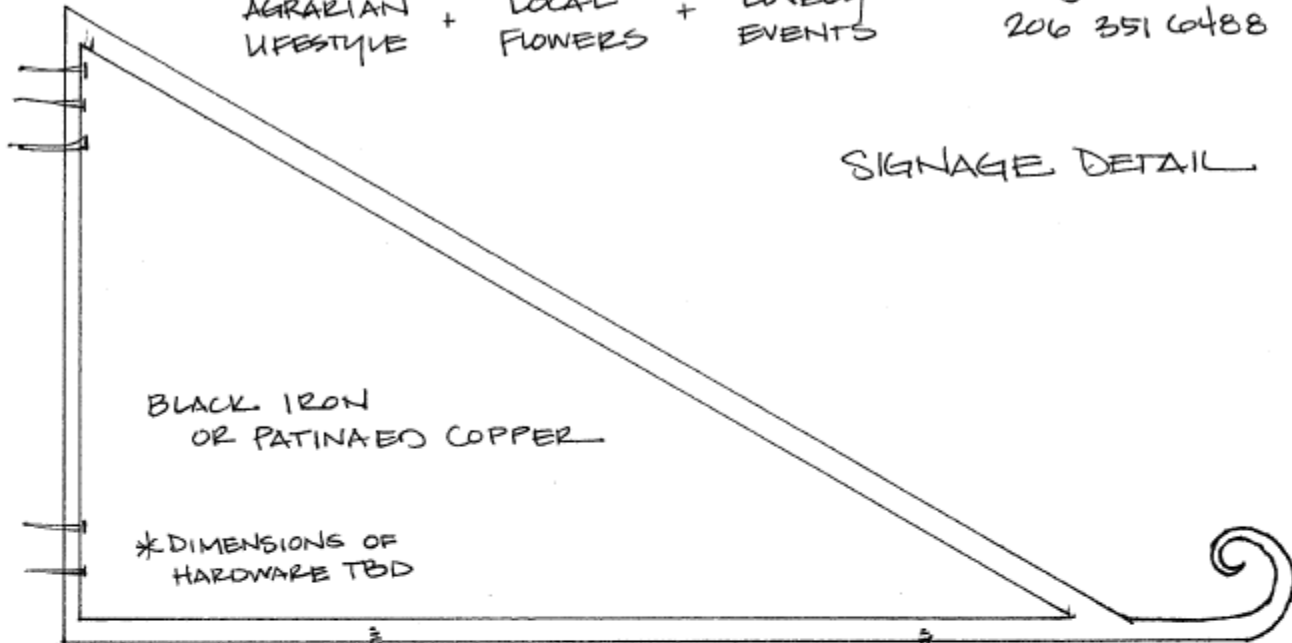
Sign Design:

FLYING BEAR

AGRARIAN LIFESTYLE + LOCAL FLOWERS + LOVELY EVENTS

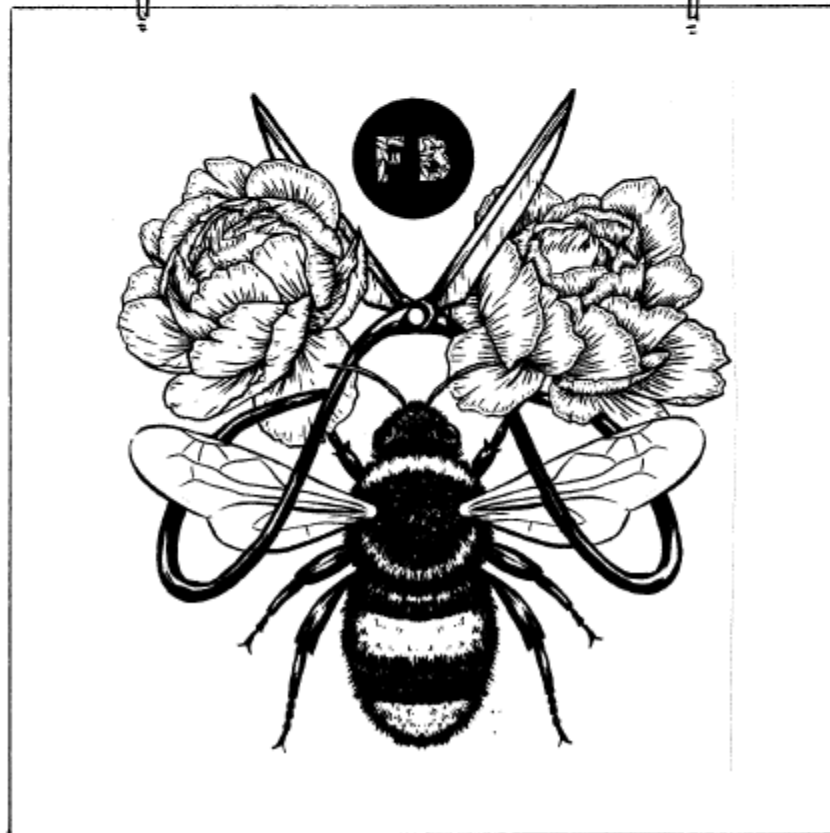
MEUSSA BROWN
BENJAMIN COURTEAU
206 351 6488

SIGNAGE DETAIL



BLACK IRON
OR PATINAED COPPER

*DIMENSIONS OF
HARDWARE TBD



18" x 18"

WOOD
BASE

SCREENED
LOGO

WEATHER
- PROOF

.5" THICK