AGENDA
Design Review Board
Tuesday August 21, 2018
5:00 p.m.
City Council Chambers

1. Call to Order

2. Minutes June 19, 2018 meeting

3. Applications
   a. DRB-17-011 – Sign amendment, Chops Barbershop, 111 Anthes Avenue
   b. DRB-18-010 – ADU above existing garage, 930 Edgecliff Drive
   c. DRB-18-011 – ADU first floor of existing residence, 961 Edgecliff Drive

4. Unfinished Business
   a. Landscaping plant list
   b. Wayfinding Project

5. New Business

6. Next meeting Tuesday September 18, 2018

7. Adjourn
MINUTES
DESIGN REVIEW BOARD
June 19, 2018

Bob Dalton called the meeting to order at 5:15 PM.

ATTENDANCE

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

1. Minutes
   Minutes of the May 15, 2018 meeting were approved.

2. Applications
   a. DRB-18-005 – Exterior Remodel, Soundview Center for Wellness, 432 Third St.
      Damon and Shannon Arndt, owners and developers of the Center, spoke to their
      application. Damon described the improvements and presented material boards for
      them. Lighting was discussed in detail and includes can lighting, sconces that are
      LED with 60 to 70 watt equivalent, gooseneck fixtures, mushroom style lighting in
      the landscaping. The floodlights are being removed.
      Parking lot and landscaping were also reviewed in detail. And signage was also
      discussed.
      Moved and seconded by Janet Ploof and Cathy Rooks to recommend approval of the
      project as presented in the staff report subject to additional business identifier
      signage (more than the three presented) be submitted to DRB for review. All in
      favor.

      Jennifer Krause and Paul Guzman presented the application to add a cedar deck and
      railing to the side yard of the property to provide outdoor seating for store patrons.
      A planter will be removed for the deck construction. The property line has been
      confirmed so it will not encroach onto the neighbor’s property.
      Moved and seconded by Janet Ploof and Cathy Rooks to recommend approval of the
      project as presented in the staff report. All in favor.

   c. DRB-18-008 – Building relocation and site improvements, Whidbey Telecom, 117
      Anthes Ave.
George Henny, owner and Eric Richmond and Angela Vosburg of Flat Rock Productions spoke to the application to move the historic building from the corner lot at 3rd St and DeBruyn Ave to west side of the Whidbey Tel Big Gig building. Specific items discussed include the signage which is historic to reflect the nature of the building. The lighting fixture in the entrance way was discussed at length as concern was expressed about it spilling out onto the street. The proponents stated this is the same fixture that is on the Saltwater Café and the DRB can see if it’s a problem or not. George Henny confirmed the other building will be removed at the same time or earlier.

Moved and seconded by Janet Plouf and Cathy Rooks to recommend approval of the project as presented in the staff report with the exception of the lighting which will be considered once the DRB has reviewed the lighting at the Saltwater Café. All in favor.

d. DRB-18-009 – Garden renovations, Rob Schouten Gallery, 101 Anthes Ave
Rob Schouten spoke to his application to create a sculpture garden. Fence and fence post materials will be consistent with the adjacent building. The landscaping details will depend on the location of the pieces of sculpture. Lighting and signage details were not included in the application. Rob Schouten stated the intent was to use low wattage upcast lighting for the pieces that would shut off automatically at 11 pm. The only sign proposed is to identify it as a private garden courtesy of the gallery. Moved and seconded by Cathy Rooks and Janet Plouf to recommend approval of the project as presented in the staff report. Proposed signage and lighting is subject to review by the DRB. All in favor.

3. Other Business
   a. Landscaping Plant List – Cathy Rooks continues to work on this.

   b. Wayfinding Project – Brigid asked if a member of DRB can attend an ad hoc committee meeting for this project. Janet Ploof volunteered.

Meeting adjourned at 6:00 pm.

The next Design Review Board meeting is scheduled for Tuesday July 17th, 2018 at 5:00 pm.
STAFF REPORT

DRB-17-007: Sign (111 Anthes Ave)
Chops Barbershop
AMENDMENT

MEETING DATE: August 21, 2018

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

ATTACHMENTS: Photos of amended sign, sign location and

PROJECT DESCRIPTION
The applicant is proposing to install a modified window graphic sign totaling approximately 9 square feet and one illuminated and moving barber pole. In the previous application the barber pole was non-illuminated and non-moving.

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 the window graphics is 5 SF and the barber pole is 2 SF therefore within the 20 square foot limit for sign area for an individual business. The window graphics will occupy a maximum of 18% of the total area of the window. This is a smaller sign area than previously approved.

3. **Materials:** Vinyl window decal. Black background and white letters.

4. **Barber pole:** fluorescent lighting inside the barber pole.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an amendment to the DRB-17-011 from Diane Phillips, to modify the sign and add lighting and movement to the barber pole at 111 Anthes Ave on August 15, 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 13.35 of the Municipal Code and recommends approval.

RECOMMENDEDATION:
That the DRB recommend approval of the amendment to DRB-17-007 at 111 Anthes Ave for a new sign and illuminated and moving barber pole.

Original Sign

![Original Sign Image]

Proposed new sign and location

![Proposed Sign Image]
STAFF REPORT

DRB-18-010: Accessory Dwelling Unit
(930 Edgecliff Drive)

MEETING DATE: August 21, 2018

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

ATTACHMENTS: Site plan, building elevations, current state photographs

PROJECT DESCRIPTION

The applicant is proposing to remodel the 673 SF garage to add a second storey for an accessory dwelling unit.

ANALYSIS

Siting and Building Design
The garage is located approximately 25 feet from Edgecliff Drive and approximately 41 feet from the residence.

The ADU will be accessed via exterior stairs on the south and east elevation and a cantilevered deck will be added on the north elevation. Adequate parking space is available for the ADU and existing residence. The form and character of the remodel will be similar to that of the existing residence and includes lighting, a new garage door, stained cedar shake siding, asphalt shingle roofing, stairs and deck.

Zoning
The proposed ADU meets all the zoning requirements for height, maximum floor area and lot coverage pursuant to LMC Chapter 18.08.060 (RS15000) and 18.22.155 (Accessory Dwelling Units). The setbacks required by Ch. 18.08.060 cannot be achieved as this is an existing accessory building that is being remodeled.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Soundesign Group on August 14, 2018 to remodel the existing garage to add an accessory dwelling unit approximately XXX SF in size.

2. There is adequate site area to accommodate the required parking for three cars.
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. The comment period ends on August 30, 2018.

5. The large tree located at the south east corner of the garage will remain but may require some limbing to accommodate the second storey, in accordance with LMC Ch. 18.22.020(l)(2).

6. Confirmation from Island County Public Health Department regarding the septic system capacity is required prior to obtaining a building permit.

7. The application has been referred to Public Works Department for review and comments.

RECOMMENDATION

Staff recommends the DRB adopt the finding of fact and conclusions and recommend approval of DRB-18-010 ADU at 930 Edgecliff Drive.
Attachment 1
Site Plan

[Diagram of a site plan with various annotations and measurements.

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<th>LOT COVERAGE</th>
<th>TOTAL</th>
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<td>EXISTING 40 SQ. FT.</td>
<td>1594 SQ. FT.</td>
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<td>EXISTING 20 SQ. FT.</td>
<td>320 SQ. FT.</td>
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<td>EXISTING 13 SQ. FT.</td>
<td>242 SQ. FT.</td>
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<tr>
<td>TOTAL</td>
<td>2156 SQ. FT.</td>
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<td>NEW GARAGE 20 SQ. FT.</td>
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<tr>
<td>NEW GARAGE 16 SQ. FT.</td>
<td>16 SQ. FT.</td>
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<tr>
<td>TOTAL</td>
<td>106 SQ. FT.</td>
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TOTAL CEL COVERAGE: 2262 SQ. FT.
Attachment 2
Plan View

Existing Lower Level / Garage

New Stairs to Upper Level

New Garage Door

21'-1 1/2"
Existing

Garage
Attachment 4
Elevation
STAFF REPORT

DRB-18-011: Accessory Dwelling Unit
(961 Edgecliff Drive)

MEETING DATE: August 21, 2018

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

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

PROJECT DESCRIPTION

To convert the first floor of the single-family residence (an existing garage) to an accessory dwelling unit (ADU) on the property at 961 Edgecliff Drive.

ANALYSIS

Siting and Building Design

The first floor is 625 SF and will remain the same. The residence and proposed ADU are located approximately 360 feet from Edgecliff Drive. Adequate parking space is available. The proposed garage remodel includes replacing the garage door with windows, add a trellis, match the siding and adding lighting. The building footprint will remain unchanged.

Zoning

The proposed ADU meets all the zoning requirements for maximum floor area and lot coverage pursuant to LMC Chapter 18.08.060 (RS15000) and 18.22.155 (Accessory Dwelling Units).

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Gillian Lewis on August 14, 2018 to remodel the first floor of an existing single-family residence which is a garage to add an accessory dwelling unit.

2. Each floor of the residence is 625 SF. This will remain unchanged.

3. There is adequate site area to accommodate the required parking for three cars.

4. 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.

5. Notification of the proposed development has been undertaken in accordance with Section 18.36.025 of the Langley Municipal Code. The comment period ends on August 30, 2018.

6. Confirmation from Island County Public Health Department regarding the septic system capacity is required prior to obtaining a building permit.

7. The application has been referred to Public Works Department for review and comments.

RECOMMENDATION

Staff recommends the DRB adopt the finding of fact and conclusions and recommend approval of DRB-18-011 ADU at 961 Edgecliff Drive.
Attachment 3
Elevation