AGENDA
Design Review Board
Tuesday June 21st
6:00 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of April 19th, 2016 Meeting

3. Applications
   a. ADU – 840 3rd Street DRB-16-004
   b. Sign - #101-225 Anthes Ave, DRB-16-005
   c. Sign – 101 Anthes Ave, DRB-16-006

4. New Business

5. Next meeting Tuesday July 19th

6. Adjourn
MINUTES
DESIGN REVIEW BOARD
April 19, 2016

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

ATTENDANCE

Members Present: Bob Dalton, Cathy Rooks, Dan Gulden, Kari Gunderson
Member Absent: Janet Ploof
Staff Present: Brigid Reynolds

1. Minutes
   APPROVED Minutes of March 15, 2016

2. Applications

   a. Sprinklz Sign, 109 First St – DRB 16-001
      Jennifer Krause and Tim Leonard presented the proposed new hanging sign for the new ice-cream shop. The sign materials include sheet metal shaped in an ice cream cone with neon around the edge of the sign and incandescent bulbs in the center.

      The sign will project from the building over the side walk approximately 33 inches and will hang no lower than 7.5 feet above grade.

      Motion to recommend approval as presented Kari Gunderson/Dan Gulden

   b. Music for the Eyes Sign, 314 First St – DRB 16-002
      Fred Lundhal and Tim Leonard presented the proposed new “open” sign to be located on the east building elevation. The sign materials include sheet metal with neon and will not exceed an area of the 6 square feet.

      Motion to recommend approval as presented Cathy Rooks/Kari Gunderson

   c. Star Store South (Rear) Façade, 200 McLeod Alley – DRB 16-003
      Eric Richman presented the proposed rear façade improvements to the Star Store. The improvements include installing a stepped parapet, extending the doors out a few feet,
replacing the stairs to Prima Bistro, giving Prima Bistro its own identity, and adding a clock tower to house a lift for goods,

The awning is located within the setback which is contrary to LMC 18.60.080. The proponent will either revise the proposal or request a variance.

Details of the sign have not been finalized and the elevation drawing reflects a conceptual image of the sign. The proponent indicated he will provide the DRB with a final plan for the signage at a later date.

Motion to recommend approval providing the awning setback is resolved Dan Gulden/Cathy Rooks

3. New Business

a. Spyhop,
Susan Morgan requested a minor change to the type of exterior lights on the alley side. Four lights will be installed and they are down cast and full cut off.

Meeting adjourned at 6:40 pm

The next Design Review Board meeting is scheduled for May 17, 2016 at 6:00 pm.
STAFF REPORT

DRB-16-004: New Detached Accessory Dwelling Unit (840 3rd Street)

MEETING DATE: June 21, 2016

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 west side of the property at 840 3rd Street. The proposed ADU is 542sf. The ADU is designed to be compatible with the cottage style of the main house. One parking space is proposed to be located in the existing parking area/driveway. Siding is proposed to consist of cedar board and batten with cedar posts supporting a covered porch on the front elevation. The color palette as proposed includes “Slate Grey” for the main body of the ADU and “Sedona Clay” for the trim. The roof material proposed is a black composite.

ANALYSIS

Siting and Building Design

The main house is oriented towards 3rd Street.

The ADU building is oriented on an angle towards the west elevation of the principal residence and 3rd Street. A gravel walkway provides access from the street to the west side elevation of the ADU. Entrances to the ADU are from the side and front.

An existing single car garage and gravel driveway are located on the west side of the principal house. There is adequate parking area to provide the one additional parking stall required for the ADU.

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.

Landscaping

The existing frontage consists of mature shrub landscaping site. A four foot wood fence is proposed to be located between the street and the ADU. The existing large Douglas Fir located in front of the proposed ADU is intended to remain.
Zoning

The proposed ADU meets all the zoning requirements for height, setbacks and maximum floor area pursuant to LMC Chapter 18.07.010 (RS7200) and 18.22.155 (Accessory Dwelling Units).

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Flat Rock Productions for Robert Gunn, property owner on May 16, 2016, to construct a new detached accessory dwelling unit approximately 542 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 June 21, 2016.

6. The large Douglas fir located in the front yard is proposed to remain and is therefore in keeping with Section 18.22.020 (I)(2).

RECOMMENDEDATION:

Staff recommends the DRB adopt the findings of fact and approve DRB-16-004 with the following conditions:

1. Prior to any land alteration the applicant shall install hi visibility fencing around the drip line of the Douglas fir to prevent any compaction of the root system and maintain the fencing until construction has been completed; and

2. All parking shall be located on the subject property.
STAFF REPORT

DRB-16-005: Sign (#101 – 225 Anthes Avenue)

MEETING DATE: June 21, 2016

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

ATTACHMENTS: Photo of sign, photo of proposed sign location

PROJECT DESCRIPTION

The applicant is proposing to install one new 23 7/8" X 31 1/8" projecting sign (5.16 sf) on the corner of the building adjacent to the entrance.

ANALYSIS

Proposed signs are reviewable 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 sign is consistent with the Purpose and Intent Statements regarding signage stated with the LMC. The signs are 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 legible at a distance and pace at which it can be seen.

2. **Size:** The sign is within the 6 square feet limit of a projecting sign. There is an existing window sign for the business approximately 2 ½ square feet. The total area of signage is within the permitted 20 square feet.

3. **Materials & Color:** Aluminum composite and gradient yellow gold.

4. **Height & Projection:** The sign will be hung such that it clears the sidewalk by seven and one-half feet. The sign will not project more than 6 feet from the building or one-half the width of the sidewalk, whichever is less.

5. **Hold harmless:** The applicant has agreed to provide a 'hold harmless' agreement.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Shonda Hilton, for one projecting sign to be installed at the corner of the building at 225 Anthes Street on June 10th.
2. In accordance with Section 18.34.030(D) of the Langley Municipal Code, planning staff have reviewed the application for the projecting sign for consistency with Section 18.34 of the Municipal Code and recommends approval.

RECOMMENDEDATION:

Staff recommends the DRB recommend approval of DRB-16-005 subject to the following conditions:

1) The applicant enter into a 'hold harmless' agreement with the City for the projecting sign; and
2) The sign have a minimum clearance of seven and one-half feet above the sidewalk.

Proposed New Sign and Hanging Bracket

![Proposed Sign and Bracket Image]

**Square Footage**

- **Area Shape:** Rectangle
- **Length:** 31.125 in
- **Width:** 23.625 in
- **Price per Square foot:** $0

**Square Footage** = 5.16 ft²

Square Meters = 0.48 m²

Square Yards = 0.57 yd²
Proposed Location of New Sign

will mount where previous Bliss sign hung
STAFF REPORT

DRB-16-006: Sign (101 Anthes Avenue)

MEETING DATE: June 21, 2016

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

ATTACHMENTS: Photo of sign and proposed sign location

PROJECT DESCRIPTION

The applicant is proposing to install one new 1' 4" X 1' 4" wall sign (1.8 sf) on the north facing building façade adjacent to the entrance. See sign image below.

ANALYSIS

Proposed signs are reviewable 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 sign is consistent with the Purpose and Intent Statements regarding signage stated with the LMC. The signs are 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 legible at a distance and pace at which it can be seen.

2. Size: The total area of signage on the subject property is 7.8 sf and therefore within the 20 square foot limit for sign area.


PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Eric Terry, for one wall mounted sign to be installed on the north facing façade adjacent to the entrance to the at 101 Anthes Avenue on June 14th

2. In accordance with Section 18.34.030(C) of the Langley Municipal Code, planning staff have reviewed the application for the wall mounted sign for consistency with Section 18.34 of the Municipal Code and recommends approval.
RECOMMENDEDATION:

Staff recommends the DRB recommend approval of DRB-16-006.

Proposed New Sign and Location