AGENDA
Design Review Board
Tuesday December 19th
5:30 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of November 21st 2017 Meeting.

3. Applications
   a. Signs, DRB-17-025 (Prima Bistro – 201 ½ First St) Flat Rock Productions
   b. Exterior Remodel, DRB-17-026 (Braeburn Restaurant – 197 Second St) Flat Rock Productions
   c. Signs, DRB-17-027 (Ultra House - 221 Second St – unit 9A) Denis Zimmermann

4. Old Business
   a. Membership

5. Next meeting Wednesday January 17, 2018 moved due to Martin Luther King day

6. Adjourn
Bob Dalton called the meeting to order at 5:30 PM.

ATTENDANCE

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

1. Minutes
Minutes of the September 20th meeting were approved.

2. Applications
   a. Interactive Art, DRB-17-021 (Langley Garden Bungalow – Arbor Crest Lane) Diane
      Kendy
      The Board reviewed the staff report and discussed the submission. Janet Ploof and
      Sieb Jurriaans moved and seconded the motion to recommend approval of the
      proposed piece. All in favor.

   b. Signs, DRB-17-022 (225 Anthes Ave #101) Traci Bergsma
      The Board reviewed the staff report and discussed the submission. Sieb Jurriaans
      and Janet Ploof moved and seconded the motion to recommend approval of the
      proposed signs. All in favor.

   c. Signs, DRB-17-023 (108 McLeod Alley) Alexa Allaman
      The Board reviewed the staff report and discussed the submission. Brigid reported
      the applicants have submitted their indemnification form. Janet Ploof and Sieb
      Jurriaans moved and seconded the motion to recommend approval of the proposed
      signs. All in favor.

   d. Signs, DRB-17-024 (105 Anthes Ave) Whale Center
      The Board reviewed the staff report and discussed the submission. Janet Ploof and
      Cathy Rooks moved and seconded the motion to recommend approval of the
      proposed signs and outdoor furniture subject to the following conditions:
         i. The outdoor furniture is limited to one bench and two planters. No additional
            encroachment is permitted.
ii. A right of way permit is required to be issued by the Director of Public Works.  
All in favor.

3. **New Business**  
**Membership**  
The Board discussed the need for another member. Staff received an application from an interested citizen and the Board discussed its make-up. Staff confirmed that the City Code (LMC 2.40.030) requires the following members: one architect or building designer, one landscape architect or landscaper, one builder or developer, and one Langley business owner or commercial property owner. The other two members must be educated in, or have practical experience or an interest in, planning or related design concepts.  
The Board agreed to seek a member with architecture/building design experience.

Meeting adjourned at 6:15 pm

The next Design Review Board meeting is scheduled for Tuesday December 19, 2017 at 5:30 pm.
STAFF REPORT

DRB-17-025: Sign (201 ½ First Street) Prima Bistro

MEETING DATE: December 19, 2017

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 one wall mounted sign 3.0 X 1.9 (5.7 SF), and one hanging sign 3.2 X 2.1 (6.7 SF). The two vinyl window signs total 1.2 SF are existing.

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 signs are 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 hanging sign is 5.7 square feet and therefore less than the 6 SF permitted for a projecting sign. The wall mounted sign is 6.7 SF. The two window vinyl signs are both 1.2 SF. The total area of signage is within the permitted 20 square feet.

3. **Materials & Color:** The wall mounted and hanging signs are aluminum. The base color is maroon and cream. The window decals are vinyl and the hanging sign is metal.

4. **Height & Projection:** The hanging sign will be located on First Street and will clear the sidewalk by eight feet. The sign will not project more than 6 feet from the building or one-half the width of the sidewalk, whichever is less. As required by the Code.

5. **Hold harmless:** The applicant is aware of the requirement to enter into a ‘hold harmless’ agreement.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Flat Rock Production on behalf of Prima Bistro owners, for signs (wall mounted, window decals and hanging sign) to be installed at 201 ½ First Street on December 11.

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-17-025 subject to the following conditions:

1) The applicant enter into a ‘hold harmless’ agreement with the City for the projecting sign.
Proposed New Signs

HANGING SIGN:

TWO-SIDED PAINTED ALUMINUM SIGN
- ⅛" THICK
- 36.1" WIDE X 23.75" HIGH
  (0.93 SQUARE FEET)
- HANG ON EXISTING STANCHION
- BOTTOM OF SIGN 8' ABOVE SIDEWALK

PAINTED ALUMINUM SIGN
- ⅛" THICK
- 36.5" WIDE X 23.5" HIGH
  (0.95 SQUARE FEET)
- MOUNT ON BUILDING, "W/ 3" SCREWS;
  1" STANDOFF

FLAT ROCK PRODUCTIONS
PO BOX 1097 - LANGLEY, WA 98260 - 360.221.4122
FLATROCKPRODUCTIONS.COM
WWW.FLATROCKPRODUCTIONS.COM

PRIMA BISTRO
SIGN PERMIT

12.14.7
STAFF REPORT

DRB-17-026: Exterior Modifications to an existing building
(197 2nd Street) Braeburn Restaurant

MEETING DATE: December 19, 2017

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

ATTACHMENTS: Design drawings, site location

PROJECT DESCRIPTION

The proposed improvements to the building including an interior remodel to expand both the dining and kitchen areas. The non-structural exterior modifications to the building include removing and replacing the windows, replacing the two front doors with an entrance area and one door, adding new window signs and painting the building. New outdoor dining tables and seats are proposed.

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 exterior remodel 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.
2. The proposed signage is 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.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Eric Richmond, of Flat Rock Productions, on behalf of the property owner, Pam Schell, to undertake exterior improvements. The proposed exterior renovations to replace the windows and doors, and add new signage will result in a more visually appealing building on 1st Street that is consistent with the surrounding buildings.
2. Due to the location in the Central Business zone district and there is no change in use there are no additional parking requirements pursuant to Chapter 18.22.130.
3. The total number of indoor dining seats is approximately 50. Approximately 28 outdoor dining seats are proposed both in the rear yard as well in Clyde Alley and on Second Street.
4. Chapter 12.18 establishes regulations and details the approval process for street cafes. DRB is required to review such proposals and
5. The proposed total sign area is 19.43 sf. This includes four window decal signs and one existing hanging sign. The hanging sign is 6.8 SF in size per side and will have a clearance of 7.5 feet from the sidewalk. While it exceeds the permitted size in Ch. 18.35 it is pre-existing and deemed to be non-conforming. The signage is therefore consistent with Section 18.35 of the LMC.
6. The front door replacement will be ADA compliant.
7. New exterior lighting is full-cut off and will not cross the property lines.
8. In accordance with LMC Section 18.36.025 C), 18.34.030 (A) and (B) planning staff have reviewed the application for the remodel and signage for consistency with Section 18.35 of the Municipal Code and recommends approval subject to conditions:

RECOMMENDEDATION:

Staff recommends the DRB recommend approval of DRB-17-003 subject to the following conditions:

a. The applicant enter into a ‘hold harmless’ agreement with the City for the projecting sign.
b. Make an application to the Director of Public Works as outlined in Ch. 12.18 of the LMC for the proposed street café.
North and South Elevations
Lighting Plan
STAFF REPORT

DRB-17-027: Sign (221 Second St, Bldg 9A) Ultra House

MEETING DATE: December 19, 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 one wall mounted banner 4' X 4.5' (9 SF) sign, awning lettering .37"X 4.5' (1.7 SF), one sign board 1.5' X .5' (.75 SF) for the Langley Village sign board, and two directional lawn stake signs 2' X .54' (1.08 SF) each. Wall mounted lighting is proposed to illuminate the banner sign.

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 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 is legible at a distance and pace at which it can be seen.

2. **Size:** The total area of all signs for is 13.6 square feet and therefore within the 20-square foot limit for sign area for an individual business.

3. **Materials:** The wall mounted banner sign is painted canvas. The lawn signs are vinyl over plastic in a metal frame. The sign board is wood.

4. **Lighting:** The proposed lighting for the wall mounted banner is intended to be full cut off and not create glare. Modifications to the fixture may be necessary.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Denis Zimmermann for five new signs at 221 Second Street, unit 9A on December 12.
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.
3. Section 18.34.060 A permits freestanding signs that are 42" or less in height to be located in the street setback a minimum of five feet from the property line or edge of improvements.

RECOMMENDEDATION: That DRB recommend approval of DRB-17-027 subject to the following conditions:
1. the light fixture is full cut off and doesn't create glare off the property.
2. The freestanding directional signs are located five feet inside the property line and do not block visibility and access.

Proposed Signs

Wall Mounted Banner Sign
Ultra House

AWNING VINYL (WHITE)

(48" x 4½"

1.5 sq. ft.

ULTRA HOUSE
LIFE STYLE RAMEN!

SIGN BOARD

(18" x 6"

.75 sq. ft.

SIGN BOARD
mock up

24" x 6.5" LAWN STAKE SIGNS, Qty 2
For placement in front lawn and by back parking lot
(DOUBLE-SIDED)

RAMEN!

ULTRA HOUSE

1.08 sq ft.

LAWN STAKE SIGN HOLDER - 36" TALL