



STAFF REPORT

DRB-17-006: Sign (2nd Street and De Bruyn) Generation Park

MEETING DATE: February 23, 2017

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

ATTACHMENTS: Photos of sign and sign locations

PROJECT DESCRIPTION

The Langley Community Club is proposing to replace the existing freestanding sign with another smaller 7.3 square foot freestanding in the same location.

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 replacement sign is 7.3 and therefore within the 20 square foot limit for sign area for an individual business.
3. Materials: Sand blasted wood stained brown with raised white letters.

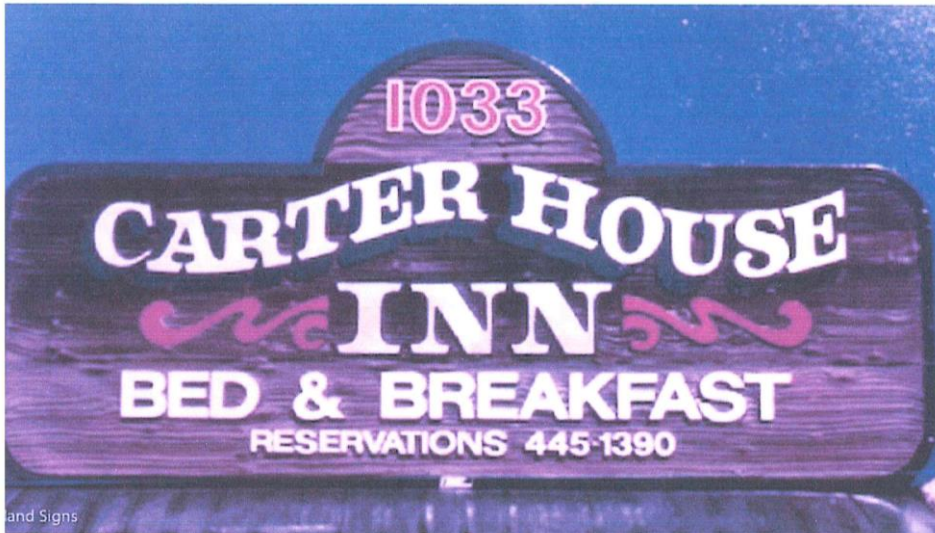
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from John Lawson, VP, Langley Community Club on February 15, 2017 to replace the existing Generation Park sign on February 15, 2017.
2. In accordance with Section 2.57.030 of the Langley Municipal Code, the Langley Parks and Open Space Commission reviewed the sign at its February 8th meeting and recommended its approval.

3. 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:

Staff recommends the DRB recommend approval of DRB-17-006, Generation Park sign.



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EXAMPLE OF WOODEN SANDBLASTED SIGN WITH RAISED WHITE LETTERS AND STAINED BROWN BACKGROUND.



PROPOSED REPLACEMENT WOODEN SIGN IN A LOWER POSITION,
AT THE SAME LOCATION.