STAFF REPORT

DRB-19-002: Sign (111 First Street) Edit

MEETING DATE: February 20, 2019

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 a small projecting sign approximately 1.5 sf in size on the subject property. There is additional signage in the window that the owners have stated meets the exemptions in Ch. 18.35.040(M) and (N) of the sign code.

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

2. Size: The projecting sign is less than 2 SF and therefore within the 6 square feet limit of a projecting sign. The total area of requested signage is within the permitted 20 square feet.


4. Height & Projection: The sign will be located 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. As required by the Code.

5. Hold harmless: The applicant is required to enter into a ‘hold harmless’ agreement for projecting signs as stated in Ch. 18.35.060.D of the Sign Code.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an application from David Price for a hanging sign to be installed at 111 First Street.
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-19-002 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 side walk.
Proposed New Sign and Location

**Sign Location, Center on Doorway**

**West Side**

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edit.
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**North Side, Street Facing (Address)**

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111
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**Vinyl Lettering, Charcoal Grey**

**Hidden, Flush Fastener @ Bldg Attached to Wood Trim w/ (4) 1.5" Lag Screws**

**Building Sign**

01.24.19

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