AGENDA

January 15, 2013 – 6:30 PM

1. Call to Order

2. Approval of Minutes – September 20, 2012

3. Audience Input on Non-Agenda Items

4. DRB-13-001 – New Signage at the South Whidbey Record Office (221 Second Street, Ste. 8)

5. DRB-13-002 – The Commons (124 Second Street)

6. Adjourn

Next Regular Meeting: February 19, 2013
ATTENDANCE
Members Present: Bob Dalton, Janet Ploof, Paul Sarkis, Cathy Rooks, and Kari Gunderson (alternate)
Members Absent: Ron Kasprisin
Staff Present: Jeff Arango

MINUTES
The minutes of August 21, 2012 were approved.

ACTION ITEMS:

DRB-12-040 – Langley Marina Phase IA Expansion (228 Wharf Street)

The application is a continuance from the last DRB meeting.

Matt Kukuk, Saratoga Land Services, explained the request from the Port to exceed the 3’ height limit for dock lighting that is a requirement of the Shoreline Master Program.

Curt Gordon offered to present the larger plan for the marina build out at a future DRB meeting.

The DRB made it clear that the board is bound by the requirements of the Shoreline Master Program and does not have discretion to approve a project that does not meet a required standard. A shoreline variance is required to exceed the 3’ height limit.

DRB will make a recommendation via email on the lighting after they have looked at it.

AUDIENCE INPUT
No audience input.

ADJOURN
The meeting was adjourned at 7:20 pm.
STAFF REPORT
DRB 2013/001
NEW SIGNAGE AT THE RECORD (221 Second Street, Ste. 8)
January 11, 2013

MEETING DATE: January 15, 2013

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Master Sign Permit Application, Sign Photos

PROJECT DESCRIPTION

This application proposes two signs: a 20" high by 36 ½ " wide wall sign on the exterior wall centered over the window adjacent to the main entry; and a 6" high x 18" wide vinyl window graphic applied to the door glass. No illumination of signs is proposed. The total proposed sign area is 6.56 square feet.

ANALYSIS

The 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 consistency of these signs 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 within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.

2. Size. The wall sign and window graphic comply with the necessary standards associated with the size of signage. Per LMC 18.35.050, the total sign area for any single enterprise may be up to twenty square feet. The proposed total area is 6.56 square feet. Per LMC 18.35.050(E) window graphics may not exceed more than 25% of the total area of the window in which they are displayed. The proposed window graphic complies.

3. Lighting. None Proposed
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from the South Whidbey Record on January 10, 2013, for one wall sign & one window graphic sign. The total proposed signage area is 6.56 square feet.

2. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval.

   Any additional signs to be installed at 221 Second Street, Ste. 8, must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, “all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or “A” board signs.”

STAFF RECOMMENDATION:

Approve DRB 2013/001 and adopt the findings and conclusions as noted in the Staff Report dated January 11, 2013.
CITY OF LANGLEY
MASTER PERMIT APPLICATION

Section 1 - Description of Project
Project Address 221 Second St
Parcel Number Suite 8
Project Description To have sign on backside of building by Michael O'Heil of Symbols & Signs 221-7735

Section 2 - Contact Information
Owner Janet Ploof Phone 360-929-9005 Email JanetPloof@yahoo.com
Mailing Address 203 301 City Langley State WA Zip 98260

Applicant (if different) Kumla Young Phone 221-5300 Email
Mailing Address Box 1200 City Coupeville State WA Zip 98239

Agent (if different) Phone Email
Mailing Address City State Zip

I certify under penalty of perjury that the information furnished by me within this application is true and correct to the best of my knowledge and, further that I am authorized by the owner of the above premises to perform the work for which the application is made. I further agree to save harmless the City of Langley as to any claim (including costs, expenses, and attorney fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Langley, but only where such claim arises out of the reliance of the city, including its officers and employees, upon the accuracy of the information supplied the city as part of this application.

Applicant's Signature Date

RECEIVED 12-31-2012
Building Sign

Materials: 1/2" MDO - 20" X 36 1/2"
Colors: White colored background with Dark Turquoise lettering and Dark Gray trim and Dark Turquoise border.
Method of construction: MDO painted White with Vinyl applied to this surface.
Installation: Two inch stainless steel screws.

Square Feet: 5.06 sq. ft.

Door and Marquee Signs

Materials: Printed Vinyl and "Sintra"
Colors: Dark Blue lettering with Gray trim printed on vinyl.
Method of construction: Printed on Vinyl, and applied to window.
Marquee - Printed on Vinyl and applied to "Sintra".

Size: Door - 6" X 18"
Marquee - 6" X 18"

Square Feet: 1.5 sq. ft.

Locations
STAFF REPORT
January 11, 2013

DRB 2013/002 NEW WINDOW, TRELLIS REVISION, RE-ROOF AND EXHAUST FAN
SW COMMONS (124 Second Street)

MEETING DATE: January 15, 2013

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Master Application, Photos of Existing North Elevation, Sketch-up Drawings of Proposed Window and Trellis, Roofing Sample and Exhaust Fan Data Sheet

PROJECT DESCRIPTION

This application proposes to add an egress window approximately 5'-0" wide x 4'-0" high on the north elevation and rework the trellis along the west and north side. In addition, portions of the building not re-roofed in 2010 will be reroofed with PABCO Driftwood to match. A commercial exhaust fan will be installed on the roof.

ANALYSIS

The proposed additions and alterations are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(B). The consistency of this proposed addition with LMC Chapter 18.34 is examined below:

1. **Purpose and Intent Statements.** The proposed additions and alterations are consistent with the Purpose and Intent statements regarding development stated within the Langley Municipal Code. The additions and alterations are visually appropriate for the unique building-scape of the city, preserve and enhance the city's architectural heritage and visual character, while demonstrating flexibility for individual design without violating the character of the surroundings.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from the South Whidbey Commons on January 11, 2013, for the addition of a window, rework trellis, reroof and add roof mounted exhaust fan to the SW Commons.

2. In accordance with Section 18.34.030(B) of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval with the following conditions:

   - All required permits are acquired

STAFF RECOMMENDEDATION: Approve DRB 2013/002 as conditioned and adopt the findings and conclusions as noted in the Staff Report dated January 11, 2013.
CITY OF LANGLEY
MASTER PERMIT APPLICATION

Section 1 - Description of Project

Project Address: 124 2nd St, Langley, WA
Parcel Number: 57345.10.12


Section 2 - Contact Information

Owner: S. Whidbey Commons
Phone: 260 221 0127
Email: business@swc.org
Mailing Address: PO Box 222
City: Langley
State: WA
Zip: 98260

Applicant (if different): Jim Shelby
Phone: 260 221 2542
Email: shelver@whidbey.com
Mailing Address: 607 Decker
City: Langley
State: WA
Zip: 98260

Agent (if different):
Phone:
Email:
Mailing Address:
City:
State:
Zip:

I certify under penalty of perjury that the information furnished by me within this application is true and correct to the best of my knowledge and, further that I am authorized by the owner of the above premises to perform the work for which the application is made. I further agree to save harmless the City of Langley as to any claim (including costs, expenses, and attorney fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Langley, but only where such claim arises out of the reliance of the city, including its officers and employees, upon the accuracy of the information supplied the city as part of this application.

Applicant's Signature: James Shelby
Date: 1/10/18
PABCO Premier Elite  Color: Driftwood
Upblast Roof Exhaust Fans are designed for heavy duty commercial/industrial applications such as paint booth exhaust, chemical fume exhaust, dust particlals, air circulation etc., involving higher static pressures and CFM requirements.

Centrifugal Roof Exhaust Fans are curb mounted fans available in both variable speed direct driven models and single speed belt driven models. Centrifugal roof exhaust fans are designed for general ventilation applications near the area to be ventilated, allowing short duct runs and more efficient operation. These type of exhaust fans are ideal restaurant hood ventilation.

Gravity Roof Ventilation Exhaust Fans are used to exhaust (relief) or supply (intake) air from or to an enclosed area without the need for a power operated fan.