City of Langley

Design Review Board

AGENDA

December 22, 2013 – 5:00 PM

LANGLEY CITY HALL 112 2nd Street, Langley WA

1. Call to Order
2. Citizen Comments
3. DRB-14-001 – Exterior Remodel at 221 Anthes Avenue [Frank and Janet Ploof]
4. DRB-14-002 – New Signage at 117 Anthes Avenue [Langley Whale Center]
5. Adjourn

Next Regular Meeting: February 18, 2014
Bob Dalton called the meeting to order at 6:30 PM.

ATTENDANCE

Members Present: Bob Dalton, Janet Ploof, Ron Kasprisin, Cathy Rooks and Kari Gunderson
Members Absent: Paul Sarkis
Staff Present: Jeff Arango

Minutes

Motion by Janet Ploof to approve the minutes of November 19, 2013. Seconded by Kari Gunderson. Motion passes 5-0.

DRB-13-027 – New Signage at 106 First Street (Village Pizzeria)

Motion by Cathy Rooks to approve the sign as presented with the condition that the applicant verify the size of all existing signage to ensure that all existing and proposed doesn’t exceed 20 square feet. Seconded by Janet Ploof. Motion passed 5-0.

Design Review Staff Presentation

Jeff Arango gave a presentation on design review including legal and process issues. Design review, or the regulation of the aesthetics of development is legal, but it must be detailed enough to provide applicants with sufficient guidance to be able to comply with the regulations. Design review standards cannot be arbitrary or based on personal tastes. Design review cannot be applied on a case-by-case basis.

Jeff also explained that in addition to the a detailed set of design standards the design review process would benefit from the DRB serving in an advisory capacity. The DRB should be involved in applications early in the design process and there should be a requirement for multiple project reviews for larger projects. The DRB could also hold workshops with applicants to assist with the process of complying with the design review standards. The DRB recommendation would be integrated into the final site plan review permit issued by either the planning director or the hearing examiner depending on the nature of the application. Jeff provided examples from Bainbridge Island, Boulder, CO and Port Townsend where the design review process are advisory. Jeff is also proposing to expand the DRB’s role in advising the city on planning and design related issues including public spaces and capital projects. The board was generally supportive of staff’s proposal.

Meeting adjourned at 7:34 pm

The next Design Review Board meeting is scheduled for January 22, 2014.
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP – Director of Community Planning

Meeting Date: January 22, 2014

Application: DRB-14-001 – Exterior Modifications of Existing Building

PROJECT DESCRIPTION

The proposed project involves the replacement and removal of two windows on the upper story and a new garage with access from Melsen Alley. The arched window on the east elevation (facing Anthes Ave.) will be replaced with a French push out casement picture window [no arch] and a double hung window on the north side will be removed. The garage is designed for consistency with the principal building including the gable roof, façade materials and colors. The east elevation of the garage (facing Anthes Ave.) will be board and batten with barn style sliding doors. A single down-shielded light is proposed on both the east and west elevations.

ANALYSIS

Purpose and Intent Statements. The proposed color scheme is consistent with the Purpose and Intent statements stated in the Langley Municipal Code that establish design approval requirements and procedures to promote, preserve and enhance the city's architectural heritage and visual character, while recognizing the existing variety of architectural styles within the city, allowing maximum flexibility for building design, and encouraging individual initiative in the development process. Rather than requiring replication of a particular architectural style, the purpose of design standards should be to emphasize desirable functional characteristics to be incorporated in new development/redevelopment.

Design Standards. The following adopted design standards are applicable to this application:

Surface color, finishes and articulation should be appropriate to the building and the townscape. Long, monotonous, unlandscaped [sic] walls shall be avoided.

Buildings shall be appropriate to the scale of Langley. Large, monolithic buildings shall be avoided.

The proposed modifications to the existing building and the addition of the garage are consistent with the above design review standards.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on January 13, 2014 for the modification of a window, the removal of another window and the addition of a garage.
2. The garage design is consistent with the principal building in terms of the gable roof, façade materials and colors.
3. 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.

**STAFF RECOMMENDEDATION:**

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-14-001 as presented.
CITY OF LANGLEY
MASTER PERMIT APPLICATION

Section 1 - Description of Project

Project Address 221 Anthes
Parcel Number 37345 0008130
Project Description Remodel up (stairs and add garage)
1. Remove arch window east side main bldg.
2. Eliminate one window north side main bldg.
3. New garage

Section 2 - Contact Information

Owner Frank, Janet Ploof Phone (360) 929 9605 Email janetploof@jmail.com
Mailing Address Box 307 City Langley State WA Zip 98260

Applicant (if different) Phone Email
Mailing Address City State Zip
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.

[Signature]  Dec 23, 2013
Applicant's Signature Date
EAST ELEVATION

Scale 1/4" = 1'

120.3'

EXISTING STRUCTURE

LINES ST.
FRENCH PUSH OUT CASEMENT

DOUBLE HUNG

CEDAR INTERIOR
PAINT OUTSIDE SAME WHITE AS OTHERS
NEW GARAGE

IN EXISTING DENTAL OFFICE
PROPOSED NEW RESIDENCE

ANTHESES ST.

221 ANTHESES ST.
LAKEWOOD WA

LOT 1
FRANK 7TH DEPT FLOOR P:\000

SCALE: 1" = 20'

PROPOSED

120' 3"
GARAGE ROOF SAME AS MAIN BLDG - EXISTING BLDG.
HARDI PLANK SIDING

Applied horizontally with 4-5 inch spacing to match existing building. Applied on the south side of the existing building to make a 2 hour fire wall. Applied on north, south, west walls of garage.

Applied vertically on the east side of the garage with 1 1/2 boards, board and batten style.

HARDI PLANK is painted to match existing building.
Wood Garage Doors

We sell a wide variety of wooden garage doors. When you choose a wood garage door for your home they are available in many different styles. Wood doors will give your home a custom look that you can only get from real wood. Wood garage doors may be stained or painted to match the exterior of your home. Wood garage doors can be manufactured to fit your garage opening.

Wood Garage Door Manufacturers

Northwest Door Wood Garage Doors
Clopay Wood Garage Doors

Garage doors customized to fit.
They face the alley
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP - Director of Community Planning

Meeting Date: January 22, 2014

Application: DRB-14-002 – New Signage and art at 117 Anthes Avenue [Langley Whale Center]

PROJECT DESCRIPTION

A new 2’x4’ wall sign and a new 3’x4’ projecting sign with a total square footage of 20 square feet. In addition to the two signs a 4’x8’ mural, a wooden whale sculpture and a whale bone arch mounted on artistic metal support posts are proposed.

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 sign is consistent with the Purpose and Intent statements regarding signage stated within the Langley Municipal Code. The signs are visually appropriate for the unique building-scapes 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 signage is within the 20 square feet limit per businesses. However, a projecting sign may not exceed six square feet.

3. Lighting. None proposed.

4. Artistic Elements. The proposed whale mural, whale sculpture and whale bone arch are consistent with the city’s design guidelines that encourage a “gesture towards the community” such as the proposed artistic installations.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on January 14, 2014 for two new signs at 117 Anthes Avenue and associated artistic elements.
2. A 2’x4’ wall sign and a 3’x4’ projecting sign are proposed. The total proposed square footage for all sign is 20 square feet, which is the maximum allowed per businesses.
3. The projecting sign exceeds the maximum size allowed of 6 square feet on a single surface.
4. A mural (whale theme), a wooden whale art sculpture and a whale-bone mounted on metal support posts are also proposed.
5. In accordance with Section 18.34.030[B] of the Langley Municipal Code, planning staff has reviewed the application for consistancy with LMC Chapter 18.34 and recommends the application be revised so the projecting sign does not exceed six square feet.
STAFF RECOMMENDEDATION:

Staff recommends the board approve the application subject to the projecting sign being reduced to six square feet.
CITY OF LANGLEY
MASTER PLANNING PERMIT APPLICATION

Section 1 - General Information

Project Address 117 Anthes Ave.  Parcel Number(s) -

Project Description Langley Whole Center signage
Orca Network/501(c)3 Nonprofit #41268027
Kala Kala Animation Studio - Drew Christie - sign designer/maker

Section 2 - Contact Information

Owner Howard Garrett Phone (360) 320-7176 Email info@orcanetwork.org
Mailing Address 485 Belle Vista Ave Freeland City State WA Zip 98249
Owner's Signature 15 Jan 14

Owner Susan Renta Phone Same Email Same
Mailing Address Same City State Zip
Owner's Signature 15 Jan 14

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

Applicant's Signature Date

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

Applicant's Signature Date

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 hold 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.
Section 3 – Permits Requested

Place a check mark next to all applicable permits and approvals for the project. Also submit the applicable permit checklist(s) and attachments. The City Planning Department will fill in the fee information.

<table>
<thead>
<tr>
<th>Permits</th>
<th>Check</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Preliminary Plat</td>
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<td>Boundary Line Adjustment</td>
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<td>Design Review</td>
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<td>Sign Permit</td>
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<td>Site Plan Review</td>
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<td>Zoning Compliance**</td>
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<td>Binding Site Plan</td>
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<td>Variance</td>
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<td>Conditional Use</td>
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<td>Final Plat</td>
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<td>Shoreline Exemption</td>
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<td>Shoreline Substantial Development</td>
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<td>Shoreline Variance</td>
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<tr>
<td>Other:</td>
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</tbody>
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**Applicable to applications for occupancy, home occupations, bed and breakfast rooms and accessory dwelling units (ADU)

Section 3 – Site Information

Parcel Size (if multiple parcels list the total size of all parcels)

Square feet or Acres: ______________________________

Land Use

List all existing and proposed land uses with the gross square feet for each use

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<thead>
<tr>
<th>Type</th>
<th>Gross Square Footage</th>
<th>Existing/Proposed</th>
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<tbody>
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<td>#1</td>
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<td>#2</td>
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<td>#3</td>
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Lot Coverage – Include all impervious surfaces such as buildings, driveways, parking areas, walkways, decks and porches

Existing: __________ Proposed: __________

Building Height – The highest point of the principal building(s)

Existing: __________ Proposed: __________

Setbacks – The closest setback distances for principal and accessory structures

Principal Building(s): Front: ______ Side: ______ Rear: ______

Accessory Building(s): Front: ______ Side: ______ Rear: ______
**Sewer Service**

Is the property served by the public sewer system?  Yes / No

**Signage**

List all existing and proposed signs including the sign type and square footage. If no signage is part of the project leave this section blank.

<table>
<thead>
<tr>
<th>Type*</th>
<th>Size/Dimensions</th>
<th>Existing/Proposed</th>
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</thead>
<tbody>
<tr>
<td>#1 Wood Wall sign</td>
<td>2x4</td>
<td>on wall by front door</td>
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<tr>
<td>#2 Wood Hanging</td>
<td>3x4</td>
<td>hanging on existing diagonal hanger at corner of building at 2nd floor</td>
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<tr>
<td>#3</td>
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</tbody>
</table>

*Types: Wall Sign, Freestanding Sign, Directory Sign, Super Graphic

Total Square Footage of All Existing and Proposed Signs: __________

**Critical Areas:**

Are there any known or likely critical areas on site (y/n): __________

If yes, please describe: ____________________________________________

_________________________________________________________________

_________________________________________________________________
117 Anthes Ave
Langley Whale Center

(2) Two wood signs - 1) wall - 2x4
  2) hanging at corner 2nd + Anthes (double sided)

(3) Art pieces in interior courtyard
  1) Whale bone arch - Tim Leonard builder
  2) 4x8 mural - artist - Dave Anderson
  3) Whale sculpture - Pat McVay

Location of 2x4 sign on wall of bldg

3x4' double-sided hanging sign on, existing hanger

4x8 whale mural on wall

3x4' blue whale bone arch

Tim Leonard 7' tall 3 rd metal support like whale bell

Anthes
A sign permit is required for all new signs in the City of Langley. This permit is meant to ensure that signs “maintain the small-town quality and the unique historic character of the city” (Langley Municipal Code 18.35.010). Signs are reviewed by the Design Review Board on the third Tuesday of each month. To be included on a Design Review Board agenda, submit the required fee and the original and seven copies of the required submittals ten days prior to the meeting.

Section 1 – Required Submittals

☐ A Master Permit Application.

☐ A photo or drawing showing the location of the proposed sign(s).

☐ A photo or drawing showing the design of the proposed sign(s).

☐ A description of the sign(s), including size, materials, color, and method of construction and attachment.

☐ The name and contact information of the installer for the sign (please list under the agent on the Master Permit Application).

Section 2 – Fee

☐ A fee of $50.00 for review of the application.

Questions? Contact the Langley Planning Department at 112 Second Street, Langley, WA. Or at (360) 221-4245
The Wonders of Whales of Washington State

[Wall sign] 

LANGLEY

WHALE

CENTER

dimensions - 2' x 4'
gray + black paint on board
on wall by front door
by Kalakala Animation Studio, Langley
Dimensions: 3' wide, 4' tall double-sided
Location: on existing diagonal hanger at corner of building at 2nd St. and Anthes Ave.
Material: grey and black paint on wood
Sign does not hang beyond boundary of garden

The Wandering Whales
by Kalakala Animation Studio, Langley
4x8 mural for courtyard wall
Whale bone for courtyard arch