1. Call to Order
2. Citizen Comments
3. DRB-14-020 New Signage at 107B First Street (Poppybank Gallery)
4. DRB-14-022 – Signage at 221 Second Street Suite#16 (Sweet Mona’s)
5. DRB-14-023 – Signage at 710 Camano Avenue (Island Dance)
6. Adjourn

Next Regular Meeting: September 16, 2014
Cathy Rooks called the meeting to order at 6:30 PM.

**ATTENDANCE**

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

**MINUTES**

Motion by Ron Kasprisin to approve the minutes of May 20, 2014. Seconded by Kari Gunderson. Motion passed 4-0.

**Useless Bay Parking Lot Expansion**

Motion by Janet, Second by Ron. Motion passed 4-0.

**Poppybank Gallery Sign**

Motion by Janet, Second by Kari. Motion passed 4-0.

Meeting adjourned at 6:52pm

**DRB-14-019 Parking Lot Expansion at 121 Second Street (Useless Bay Coffee Company)**

Motion by Janet Ploof to approve the project as presented. Seconded by Ron Kasprisin. Motion passed 4-0.

**DRB-13-020 Signage and 107B First Street (Poppybank Gallery)**

Motion by Janet Ploof to approve the sign as presented. Seconded by Kari Gunderson. Motion passed 4-0.

Meeting adjourned at 6:52 pm

The next Design Review Board meeting is scheduled for July 15, 2014.
Bob Dalton called the meeting to order at 6:40 PM.

ATTENDANCE

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

MINUTES

DRB-14-021 Signage at 207 Anthes Suite B-101 (Island Wellness Massage)

Motion by Ron Kasprisin to approve the signage as presented. Seconded by Cathy Rooks. Motion passed 3-0.

Meeting adjourned at 6:44 pm

The next Design Review Board meeting is scheduled for August 19, 2014.
STAFF REPORT  
Design Review Board

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

Meeting Date: August 19, 2014

Application: DRB-14-020 – New Signage at 107B First Street (Poppybank Art Gallery)

PROJECT DESCRIPTION

Four new window cling signs to be installed on Poppybank Art Gallery.

ANALYSIS

Purpose and Intent Statements. The proposed design is consistent with the Purpose and Intent. 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-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 four cling signs have the dimensions 26.5"x57", 26.25"x9" and two 33"x9". The square footage of four cling signs plus the one projecting sign slightly exceeds the 20 square feet limit (by .19 square feet) for signs per business. However, as four of the signs are transparent cling, the actual amount of visual space taken up by the text and graphics of the proposed window cling signs is much less than 20 square feet and consistent with LMC 18.35.050.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on June 9, 2014 for a new hanging sign installed at 107B First Street. This sign review that assesses the additional four new window cling signs will be joined with their first sign application. The total amount of sign square footage is 20.19 square feet as presented by the application, but the visual impact of the signage is less than the 20.19 square feet and consistent with the sign code.

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 the sign application be approved.

STAFF RECOMMENDEDATION:
Staff recommends the DRB adopt the findings and conclusions above and approve DRB-14-020 with the following condition:

1. The applicant revise the sign calculation for the door sign to encompass only the words and graphics and provide to the city for documentation.
Window Sign Examples • 7.7.14

- Door
- Alcove
- L-Window
- R-Window

- Modern
- Fine-Art
- Photography

- Sidewalk View (photo)
DOOR SIGNAGE (full cling)

THE POPPYBANK GALLERY

Full Cling Height 26.5"
Cling Dimensions:
26"W x 57"H

Note: Red line (——) indicates window edge.
ALCove WINDOW SIGNAGE (lower cling)

Note: Red line (-----) indicates window edge.

Cling Height 9"
Cling Dimensions: 26.25"W x 9"H
LEFT WINDOW SIGNAGE (lower cling)

FINE-ART

Cling Height 9"
Cling Dimensions:
33"W x 9"H

Note: Red line (----) indicates window edge.
RIGHT WINDOW SIGNAGE (lower cling)

PHOTOGRAPHY

Note: Red line (——) indicates window edge.

Cling Height 9"
Cling Dimensions: 33"W x 9"H
STAFF REPORT
Design Review Board

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

Meeting Date: August 19, 2014

Application: DRB-14-022 – New Signage at 221 2nd Street, Suite 16 (Sweet Mona’s)

PROJECT DESCRIPTION

Two new 15”x17” signs are proposed on the awning edges of this new retail space. Two wall signs are also proposed on the front and side of the building with dimensions of 30”x96” and 18”x30”. The total square footage of all proposed signage is 27.4 square feet and exceeds the total amount of signage allowed per business of 20 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 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-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. However, the applicant should make sure the black text they are planning on using for the new awning signs will be visible against the color of the awning. A light color text may be more appropriate for visual contrast and readability.

2. Size. The two signs exceed the total allowable square footage per business of 20 square feet.

3. Lighting. City staff observed there has been lighting improvements made to the site. The applicant should provide more information about their lighting alterations to confirm they are in line with the city’s design standards for lighting.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an application on August 5th, 2014 for four signs at 221 2nd Street, along with the use of their previously existing signs.

2. In accordance with Section 18.34.030[B] of the Langley Municipal Code, planning staff has reviewed the application for the awning signs for consistency with LMC Chapter 18.34 and recommends approval, if the applicant can show the text color will be readable against the awning background color.

STAFF RECOMMENDEDATION:

Staff recommends the DRB direct the applicant to revise the application as follows:

1. Revise the proposal so that the total amount of signage is within the 20 square foot limit.
2. The applicant provides a color photo of the proposed text color on the awning background color.

3. Provide further information regarding the lighting updates and compliance with the city’s zoning and design review standards regarding lighting.
Clear background all black print

Sweet Mona's
Chocolate Boutique
Chocolate • Espresso • Gelato

Looking into Village
Clear background, all black print

Sweet Mona's
Chocolate Boutique
Chocolate • Espresso • Gelato

2nd Street
STAFF REPORT
Design Review Board

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

Meeting Date: August 19, 2014

Application: DRB-14-023 – New Signage at 710 Camano Avenue (Island Dance)

PROJECT DESCRIPTION

One new 8’x2’ sign will be installed above the doorway of Island Dance at 710 Camano Avenue.

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-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 signage is within the 20 square feet limit per business.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an application on for one sign to be installed above the doorway of Island Dance at 710 Camano Avenue.

2. In accordance with Section 18.34.030[B] of the Langley Municipal Code, planning staff has reviewed the application for the projecting sign for consistency with LMC Chapter 18.34 and recommends approval.

STAFF RECOMMENDATION:

Staff recommends the DRB approve DRB-14-023 as presented.
Proposed Sign
Length 8' X 2' Tall

Sign will be Solid Oak Stained to be rustic with the building. With clear gloss Coats to weather seal.