1. Call to Order
2. Citizen Comments
3. DRB-14-025 New Signage at 101 Anthes Avenue [Langley Antiques]
4. DRB-14-026 – Signage and Patio at 138 Second Street [Kalakala]
5. Langley Lift View Assessment
6. Adjourn

Next Regular Meeting: October 21, 2014
Bob Dalton called the meeting to order at 6:32 PM.

ATTENDANCE

Members Present:  Bob Dalton, Cathy Rooks, Ron Kasprisin, Kari Gunderson and Janet Ploof
Members Absent:  None
Staff Present:  Jeff Arango

MINUTES

Motion by Janet Ploof to approve the minutes of June 17, 2014 and July 15, 2014.  Seconded by Janet Ploof.  Motion passed 5-0.

DRB-14-020 New Signage at 107B First Street (Poppybank Gallery)

Motion by Janet Ploof to approve the project as presented.  Seconded by Cathy Rooks.  Motion passed 5-0.

DRB-14-022 – Signage at 221 Second Street Suite#16 (Sweet Mona’s)

Bob Dalton recused himself.

The board discussed that the proposed amount of signage exceeds the 20 square feet allowed.  The wall sign on Second Street takes up all the signage allotment.

Motion by Ron Kasprisin to approve the Second Street wall sign, but not the other signs proposed.  Seconded by Janet Ploof.  Motion passed 4-0.

Motion by Janet Ploof to suggest a lower wattage bulb for the outside fixtures.  Second by Kari Gunderson.  Motion passed 4-0.

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

Motion by Janet Ploof to approve the project as presented.  Seconded by Ron Kasprisin.  Motion passed 5-0.

DRB-14-024 – New covered entry at 104 Second Street (Langley Library)

Bob Dalton recused himself.

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

Meeting adjourned at 6:54 pm

The next Design Review Board meeting is scheduled for September 16, 2014.
STAFF REPORT
Design Review Board

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

Meeting Date: September 16, 2014

Application: DRB-14-025 – New Signage at 101 Anthes Avenue (Langley Antiques)

PROJECT DESCRIPTION

One new 16”x74” [16 square feet] wall sign will be installed above the doorway of Langley Antiques.

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 Langley Antiques at 101 Anthes on August 25, 2014.

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-14-024 as presented.
LANGLEY
ANTIQ"UES
STAFF REPORT
Design Review Board

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

Meeting Date: September 16, 2014

Application: DRB-14-026 – Signage and Patio at 138 Second Street (Kalakala)

PROJECT DESCRIPTION

The proposed project includes three new signs (one projecting and two wall signs) and the addition of a 600 square foot patio on the rear of the building with outdoor seating. The wall signs are 6 square feet each and the projecting sign is 16” in diameter and will be displayed perpendicular to the building along Second Street. The total area of all proposed signage is 13.5 square feet. The patio will be enclosed with wood posts and rope.

ANALYSIS

Purpose and Intent Statements. The proposed design 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 and redevelopment. The project is intended to compliment the existing character of the downtown by incorporating design elements and features that are consistent with the existing character of the downtown area while adding new human scale pedestrian space that will enhance the vitality of the downtown.

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

Landscape and street furniture (tables, benches, seats, etc.) shall be designed for their location and for longevity and safety of use

The project complies with the above design standard as the outdoor furniture fits well within the rest of the site.

The outdoor spaces surrounding a building should be designed along with the interior spaces, in such a way as to interrelate with each other;

The outdoor patio is connected to the interior space at the rear of the building.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on September 11, 2014 for two walls signs, a projecting sign and a 600 sf outdoor patio at 138 Second Street (Kalakala).

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.

STAFF RECOMMENDATION:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-14-025 as presented.
SECOND STREET PROJECT STREETSCAPE IMPROVEMENTS: LANDSCAPE UPDATE
Meeting: April 22, 2014

PROJECT DESCRIPTION

The Langley Main Street Association has proposed to design and install the landscaping plant materials for the Second Street Improvements. Plant material is to be installed in new planting beds installed as part of the Second Street Project. A list of plants for each bed has been provided. No planting plan was been submitted.

ANALYSIS

Purpose and Intent Statement. The project is consistent with the Purpose and Intent statements in the Langley Municipal Code, and is intended to complement the existing character of the downtown by incorporating design elements and features that already exist in the downtown area while adding elements that will enhance the vitality of downtown.

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

1. Landscaping should be designed for the unique qualities of each site and should complement the successful landscaping and building design of the surrounding area. Landscaping should be used to help create outdoor space.
2. Landscaped areas and gardens shall be protected from vehicular traffic with curbing or other means.
3. Maintenance considerations shall be included in the design of landscaped areas. The provision for long-term maintenance is required.
4. Landscape and street furniture shall be designed for their longevity and safety of use.
5. To the maximum extent possible, drought-tolerant native plant species shall be used in all landscaped areas.
6. Landscaping shall not impede vehicular or pedestrian safety.

Landscaping is coordinated in planting beds along the street, providing visual continuity in the streetscape conceptually defining Second Street as an outdoor space. A significant number of the proposed plants are native drought-tolerant species. Landscaped areas are protected from vehicular traffic with newly installed curbing. The Association has agreed to provide maintenance in the agreement with the City of Langley, but has not provided maintenance schedules.

In order to design for pedestrian safety, any plants that have the potential to impede on pedestrian safety, such as those with thorns or sharp blade edges, should be placed away from the edges of beds, out of reach of typical pedestrian contact. Planting design should consider screening foundation of poles and other utilities, but should not impede with their operation. Plantings shall not impede on access to fire hydrants or other utilities.

PROPOSED FINDINGS AND CONCLUSION

1. The City of Langley received a landscape update to the Second Street Project Streetscape Improvements.
2. No planting plan, or information about the installed or mature height of plants has been provided.
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.

**Recommendations**
Staff recommends the DRB approve the landscape update to DRB-13-021, provided the Main Street Association submits the following information with the planning staff:

- A plan showing the types of vegetation, locations, common name and taxonomic designation, and installed and matured height of all vegetation; and
- A proposed maintenance plan for the proposed landscaping, including pruning, plant replacement, bed clean up and repairs.
Wall & Circular Sign
It’s the materials that’ll make this signage sing… I see the main sign being distressed wood, and then the circular sign being distressed metal.

The circular sign would be displayed at a right angle away from the building... I’ve just got it looking parallel to the building for display purposes, so you can see it.
Wood & Rope Barrier
42” high
4x4 posts
Wrapped rope

Patio Material
Stained concrete

Planters Placed Throughout
Ceramic
Wood
Colorful and edible plants

Support brackets for posts
Outdoor Coffee Tables
31.5"Wx31.5"Dx15.25"H

Powder Coated
(Kalakala Brand Colors)
Tolix Chairs