

112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246



City of Langley

Design Review Board

AGENDA

NOVEMBER 18, 2014 - 6:30 PM

LANGLEY CITY HALL - 112 2nd Street, Langley WA

1. Call to Order
2. Citizen Comments
3. DRB-14-028 Landscaping Improvements at 804 Third Street (St. Hubert's Church)
4. DRB-14-029 - Handicap Parking at 724 Camano Avenue (Rorex Chiropractic)
5. DRB-14-031 - New sign at 306 First Street #101 (David Price Projects)
6. Adjourn

Next Regular Meeting: December 16, 2014

**MINUTES
CITY OF LANGLEY
DESIGN REVIEW BOARD
September 16, 2014**

Bob Dalton called the meeting to order at 6:30 PM.

ATTENDANCE

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

MINUTES

Motion by Cathy7 Rooks to approve the minutes of August 19, 2014. Seconded by Janet Ploof. Motion passed 4-0.

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

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

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

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

Meeting adjourned at 6:46 pm

The next Design Review Board meeting is scheduled for October 21, 2014.



STAFF REPORT Design Review Board

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

Meeting Date: November 18, 2014

Application: DRB-14-028 – Landscaping Improvements at 804 Third Street (St. Hubert's Church)

PROJECT DESCRIPTION

The applicant is requesting approval to remove the rock barriers that surround the landscaping beds along the Church Frontage (on Third Street and Debruyne Ave). The rocks would be removed and the landscaping beds would be flattened to the grade of the street.

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 removal of the rocks will prevent potential hazards for vehicles and pedestrians from the rocks meandering into the street.

Landscaped areas and gardens shall be protected from vehicular traffic with curbing or other means.

Landscaped areas at grade are consistent with much of the streets in the city. The lack of stormwater infrastructure prevents the installation of curbing in many locations within the city.

Maintenance considerations shall be included in the design of landscaped areas. The provision for long-term maintenance is required.

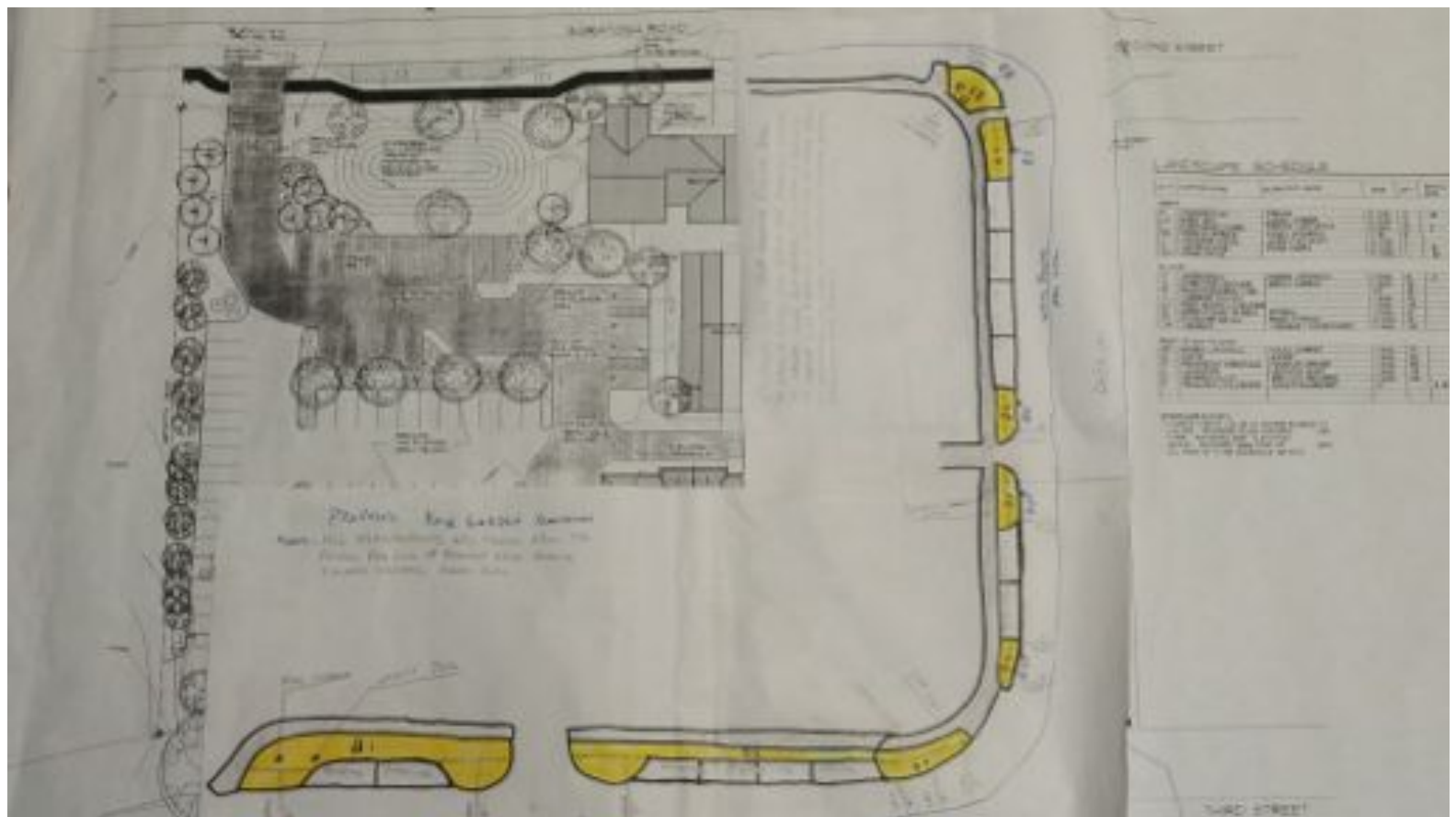
The proposed removal of the rock barriers will decrease maintenance.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on October 21, 2014 for modifications to the landscaping along Third Street and Debruyne Ave. at 804 Third Street (St. Hubert's Church).
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 recommend approval of DRB-14-028 as presented.





STAFF REPORT Design Review Board

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

Meeting Date: November 18, 2014

Application: DRB-14-029 – Handicap Parking at 724 Camano Avenue (Rorex Chiropractic)

PROJECT DESCRIPTION

The applicant is requesting approval to add a handicap parking space on the street side of the existing building.

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:

Parking areas shall be placed at the side or rear of a building, screened appropriately or otherwise located out of public view when lot conditions permit. Parking areas shall be designed for safety, efficiency and appearance.

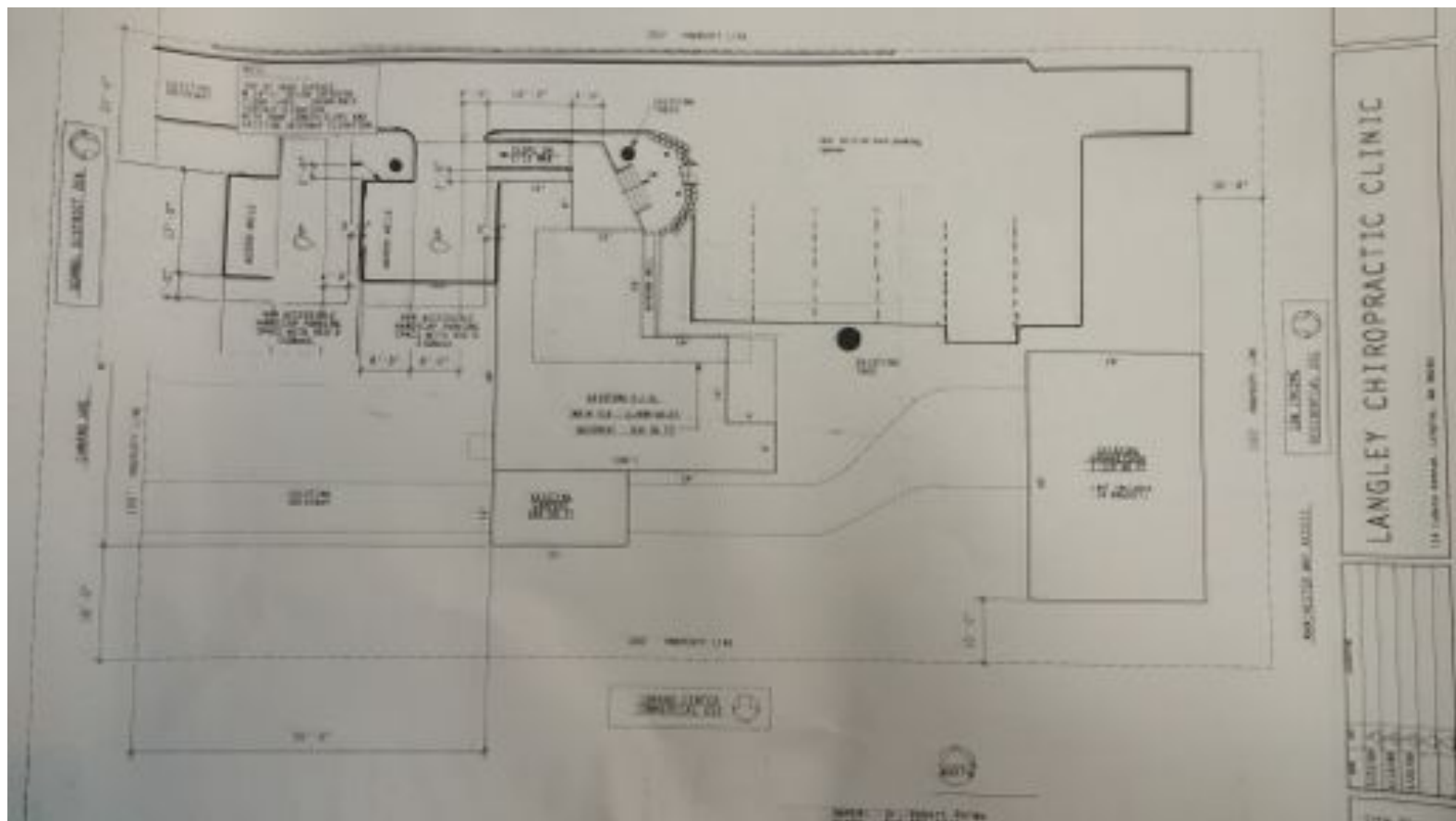
The applicant treats patients with mobility issues and therefore needs an additional handicap parking space to meet demand. The handicap ramp is accessible from the front of the building and requires handicap parking to be located in the front yard. Parking should typically be located to the rear of the building, but the need for additional handicap parking warrants a limited exception in this case. A large front parking lot already exists in the neighborhood across the street at the Langley Middle School. Additional screening of the handicap parking space should be provided to the city for approval prior to installation.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on October 30, 2014 for an additional handicap parking space at 724 Camano Avenue. (Rorex Chiropractic).
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 recommend approval of DRB-14-029 as presented.



LANGLEY CHIROPRACTIC CLINIC

DATE	
REVISION	
BY	
CHECKED	
DATE	

115 LANGLEY AVENUE, LANGLEY, BC CANADA

J.R. LINDEN
REGISTERED ARCHITECT

ARCHITECTURE AND DESIGN

LANGLEY CHIROPRACTIC CLINIC

115

DATE: 12/15/2010



STAFF REPORT Design Review Board

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

Meeting Date: November 18, 2014

Application: DRB-14-031 – New Signage at 306 First Street (David Price)

PROJECT DESCRIPTION

One new 31" x 31.5" (6.8 sf) wall sign will be installed to the right of the building entrance.

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:

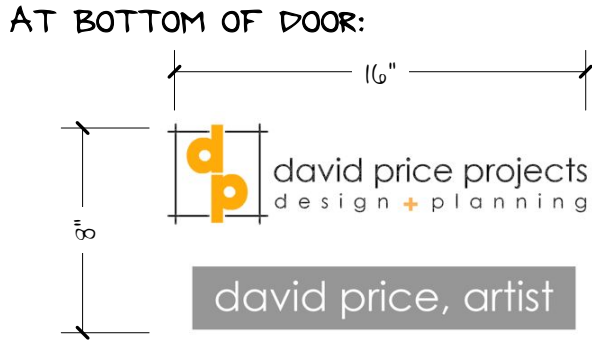
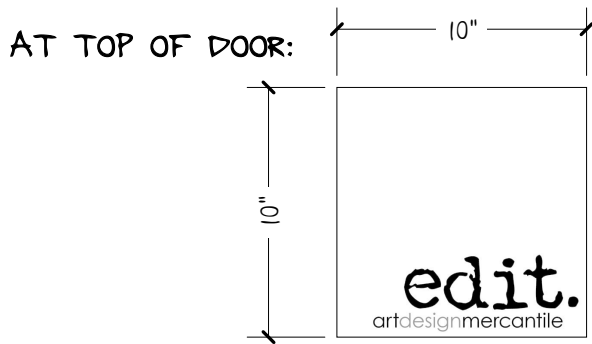
1. **Purpose and Intent Statements.** The proposed sign is consistent with the Purpose and Intent statements regarding signage stated within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating 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 306 First Street #101 on October 27, 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.

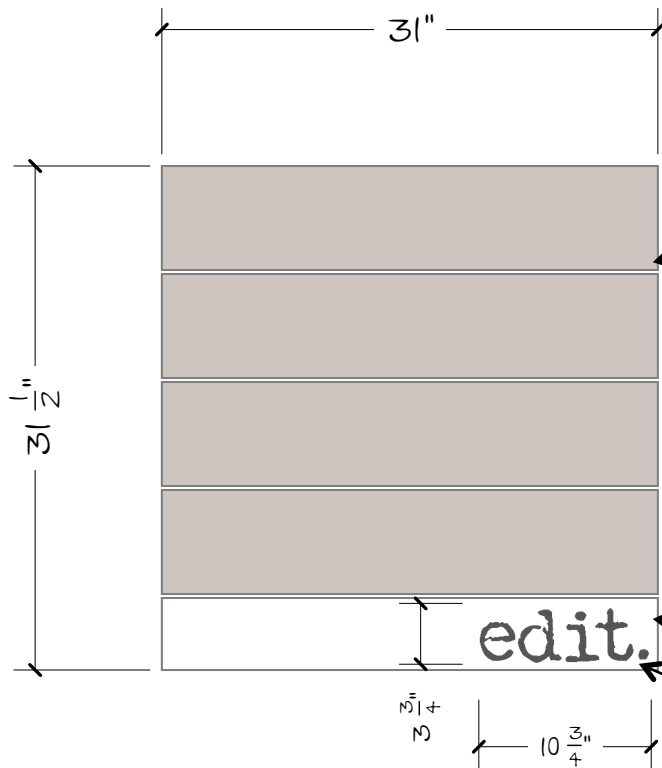
STAFF RECOMMENDATION:

Staff recommends the DRB recommend approval of DRB-14-031 as presented.



DOOR SIGN

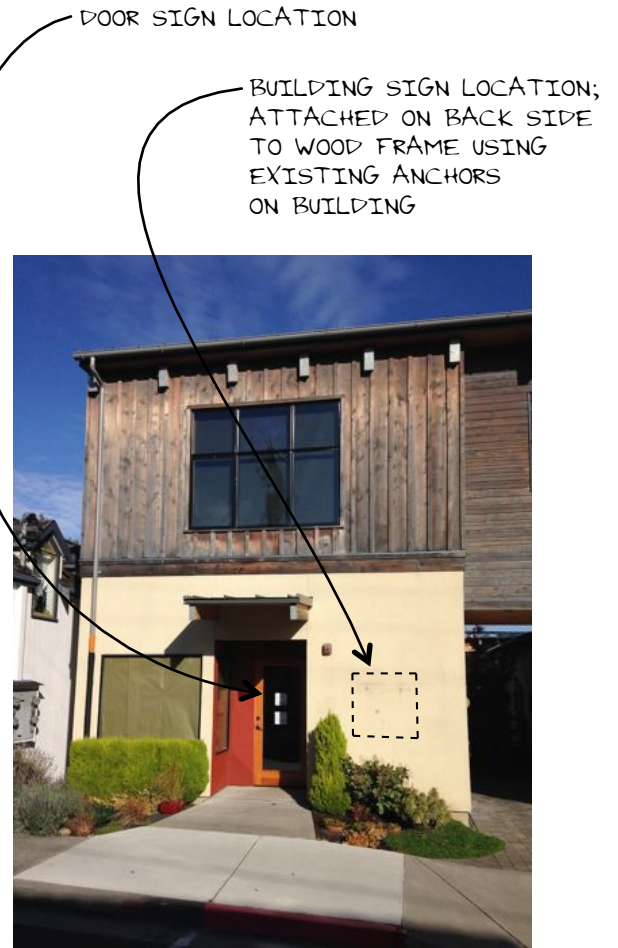
VINYL MOUNTED TO GLASS



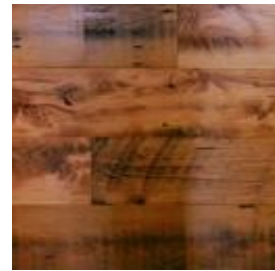
BUILDING SIGN

306 FIRST STREET #101

10.27.14



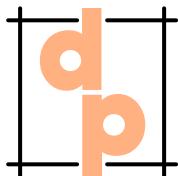
RECLAIMED DOUG FIR BOARDS;
NATURAL SATIN FINISH



RECLAIMED WOOD

PAINTED WOOD; WHITE
SEMI-GLOSS FINISH

IMPRESSED LETTERING;
CHARCOAL GREY PAINT



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