

BRISBANE PLANNING COMMISSION  
Minutes of April 1, 2010  
Special Meeting  
(excerpt)

NEW BUSINESS

1. **PUBLIC HEARING: 70 Old County Road;** Sign Review SR-3-10; Sign Program to Revise and Relocate Internally Illuminated Monument Sign and to Replace 2 Existing Wall Signs with 3 Halo-Illuminated Channel-Letter Fascia Signs; Northwest Signs/Coast Sign, Inc., applicant; Bank of America, owner; APN 005-212-120

Senior Planner Tune summarized the agenda report. He noted that the Planning Commission had previously approved a slightly smaller version of the monument sign with red bands at the top and bottom of the white face of the sign in 2008, but that approval expired early this year, before the conditions of approval could be met for issuance of the Building Permit for the proposed signs.

In response to a question from Commissioner Maturo, Senior Planner Tune explained the circumstances that had led to expiration of the previous approval, including the apparent loss of a document sent to the Bank of America and the lack of finalized landscape plans. He pointed out that a new applicant was now representing the Bank.

Chairman Munir noted that the Commission had previously required that the bank allow the City to install an entrance sign for Downtown Brisbane at the location of the existing monument sign. Senior Planner Tune explained that such a condition was not now being recommended by staff due to the complications involved which would delay getting the vacant portion of the site landscaped. He noted that the City owned the property on the opposite side of Old County Road where entryway signage could be installed without involving the bank.

Chairman Munir recalled that the Commission had previously expressed concern about the condition of the building and the vacant portion of the site. Senior Planner Tune said that landscaping plans for the undeveloped area would be resubmitted as a recommended condition of approval. Commissioner Maturo confirmed that submittal of landscape plans had been a significant issue and that, other than the matter of the City monument sign, the currently recommended conditions appeared to address the Commission's previous concerns.

Chairman Munir opened the public hearing.

Mike Terron of Northwest Signs stated that he hoped to have the project completed within a month or two.

With no one else wishing to speak, Commissioner Maturo made the motion to close the public hearing. Commissioner Cunningham seconded the motion, which was approved 4-0 (Commissioner Parker absent).

Commissioner Cunningham said that native plant species should be chosen to assure that the site will be attractive year round. Commissioner Maturo noted the requirement for a landscape maintenance agreement in the recommended conditions of approval. Senior Planner Tune acknowledged that some species go dormant during the summer or become scraggly over time, so the plant palette should be selected to avoid these.

Commissioner Reinhardt questioned whether the required finding that the signage not conflict with colors found in the area could be made in regards to the proposed white background for the monument sign. He noted that the color scheme for the bank building did not include white nor was white used as the background for any of the signs at the Brisbane Village Shopping Center next door. Mr. Terron explained that white was part of the Bank's latest corporate color scheme for signage. Chairman Munir asked whether the Bank would be willing to keep the existing gray background of the monument sign.

In response to a question from Commissioner Cunningham, Senior Planner Tune explained how issues of glare, particularly from the existing security lighting, would be addressed through the conditions of approval. Mr. Terron explained how the relocated monument sign would be illuminated.

Commissioner Reinhardt noted that with smaller text, more of the face of the monument sign would be white. Commissioner Cunningham suggested that a mock-up of the monument sign be temporarily installed to gauge its impact. Commissioner Maturo and Chairman Munir recommended that the applicant contact Bank of America to ascertain what alternatives would be acceptable, with retaining the monument's existing gray background being preferred.

Commissioner Reinhardt moved to reopen and continue the public hearing to the next regularly scheduled meeting. The motion was seconded by Commissioner Cunningham and approved 4-0 (Commissioner Parker absent).