

BRISBANE PLANNING COMMISSION  
Minutes of April 22, 2010  
Regular Meeting  
(Excerpt)

OLD BUSINESS

1. **CONTINUED 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.

Acting Chairperson Parker opened the public hearing.

Mike Terron of Northwest Signs stated that the Bank of America was now proposing an ivory background for the monument sign, similar to that used for the tenant signs at the Brisbane Village Shopping Center. At Commissioner Cunningham's request, Mr. Terron presented a sample of the proposed color.

Terry O'Connell cautioned against the brightly illuminated signage she had seen at other Bank of America sites.

Acting Chairperson Parker relayed comments she had received from Cliff Lentz, recommending that landscaping be installed and the building repainted before installation of the signs, and noting that the Commission had previously conditioned its approval upon an agreement with the Bank of America to allow the City to use the foundation of the existing monument sign for a Downtown Brisbane entryway sign.

Jerry Kuhel asked that care be taken in approving signage at the entrance to Central Brisbane.

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 (Chairman Munir absent).

Commissioner Maturo stated that the landscaping plan should be executed before installation of the signage. She said she would not oppose a condition requiring repainting the building.

Commissioner Cunningham said the appearance of the Bank of America should be improved before signage is allowed to be installed. She suggested that a plywood prototype of the new monument sign be set up before approving it.

Commissioner Reinhardt liked the idea of a prototype to involve the community more in the process and to see whether just matching the color of the sign to the neighboring signs would be the best solution.

Acting Chairperson Parker agreed that the building should be repainted before installing the signage. In response to questions from the Commission, Senior Planner Tune explained that property maintenance is addressed in the Municipal Code and that the finding requiring that signs not conflict with building colors would provide sufficient nexus for a condition requiring repainting the building to coordinate with the proposed ivory background of the monument sign.

Commissioner Maturo noted that relocating the monument sign closer to the Brisbane Village freestanding sign and making it more compatible with the Brisbane Village signage would help it blend in, rather than stand out. She did not want to impose unsupportable conditions upon the project, but considered repainting the building to coordinate with the new monument sign to be needed. After two public hearings on the matter, Commissioner Maturo said that additional public input did not appear necessary. She said that the bank needed to be held accountable for maintaining and improving the property.

Mr. Terron explained that he was authorized by the Bank of America to agree to the Commission's requests.

Commissioner Maturo proposed that the sign program be approved subject to additional conditions requiring that the vacant portion of the site be landscaped and the building be repainted to coordinate with the proposed ivory background of the monument sign as approved by the Community Development Director prior to issuance of the Building Permit.

Commissioner Cunningham expressed concerns about the adequacy of the color sample and how glare would be measured. Senior Planner Tune noted the specifics included in recommended Conditions of Approval A and E to address lighting levels for the new monument sign and existing security lighting. Commissioner Cunningham proposed that the conditions specify that the Commission retains authority over the level of lighting at the site.

Commissioner Maturo moved to approve the permit subject to the additional conditions proposed by the Commission. The motion was seconded by Commissioner Reinhardt and approved 4-0 (Chairman Munir absent).