

**RESOLUTION SR-2-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING SIGN REVIEW PERMIT SR-2-05  
FOR APPROVAL OF A SIGN PROGRAM AND  
AN OFF-SITE DIRECTIONAL/IDENTIFICATION SIGN  
FOR 11, 21-27 & 55-400 INDUSTRIAL WAY**

WHEREAS, Brisbane-Bayshore Properties., the applicant, applied to the City of Brisbane for Sign Review approval for a sign program for more than 100 sq. ft. of signage for the properties at 11, 21-27 and 55-400 Industrial Way and for an off-site directional sign at 11 Industrial Way, such application being identified as SR-2-05; and

WHEREAS, on April 28, May 26 and June 9, 2005, the Planning Commission conducted hearings of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memoranda relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Sign Review Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of June 9, 2005, did resolve as follows:

Sign Review Application SR-2-05 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this ninth day of June, 2005, by the following vote:

AYES: Hunter, Kerwin, Lentz  
NOES: None  
ABSENT: Hawawini, Jameel

CLIFF LENTZ  
Chairman

ATTEST:

WILLIAM PRINCE, Community Development Director

## EXHIBIT A

Action Taken: Conditionally approved Sign Review Permit SR-2-05 per the staff memoranda with attachments, via adoption of Resolution SR-2-05, as revised by the Planning Commission.

### Findings:

1. The advertising signage will conform to the requirements of Table 1 and Figure 1, except as specifically exempted by Chapter 17.36 for sign programs.
2. The signage will comply with all applicable City ordinances, given the conditions of approval.
3. The signage will not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the City in which the sign is proposed to be located, in that the signage will be compatible with the bluish-gray and white color scheme generally found on Industrial Way and will not be out of scale with existing development.
4. The off-site directional signage provides directions to a local business only, and the signage is necessary because the locations of many of the businesses are not readily visible from Industrial Way, the street designated as the primary frontage of the site, and none face directly onto the adjoining Bayshore Boulevard.
5. The sign program is consistent with the City's General Plan and any Specific Plan or Planned Development Permit applicable to the site, specifically General Plan Program 9c.

### Conditions of Approval:

- A. The Community Development Director may approve Sign Review applications for wall-mounted signage at 11, 21-27 & 55-400 Industrial Way subject to the following sign area and number limitations:
  - (1.) Sign area shall be apportioned at 16 sq. ft. for tenants occupying 5,000 sq. ft. or less floor area, 24 sq. ft. for tenants occupying between 5,000 and 7,000 sq. ft., and 32 sq. ft. for tenants occupying more than 7,000 sq. ft. Tenants at the ends of buildings may have 50% more signage. The number of signs per tenant shall equal the sign area allotment divided by 8, with fractions rounded up, but no more 4 signs allowed per tenant. See chart below.
  - (2.) Wall signs shall have white backgrounds with copper borders mounted on blue underboard. They shall be constructed of MDO plywood, primed and painted with quality exterior enamel coating, or aluminum laminate with dibond or other quality baked enamel finish.

- (3.) Temporary banners may be approved subject to the size and number restrictions in Subsection (1.) but display shall be limited to not more than an aggregate of 90 days during any single calendar year.
- (4.) Off-site directional/identification signage shall be subject to Planning Commission approval and is not included in the sign area and number restrictions in Subsection (1.).
- (5.) Sign Review approval shall not be required for signs displaying the name, address and/or hours of business not exceeding 3 sq. ft. in area.
- (6.) All signage shall be otherwise subject to the requirements of the City's sign ordinance.

<u>Industrial Way Address</u>	<u>Maximum Sign Area</u>	<u>Maximum Number of Signs</u>
11	48 sq. ft.*	4
21	24 sq. ft.	3
23	16 sq. ft.	2
25	16 sq. ft.	2
27	48 sq. ft.	4
55	24 sq. ft.	3
60	48 sq. ft.	4
80	32 sq. ft.	4
90	16 sq. ft.	2
100	48 sq. ft.	4
130	24 sq. ft.	3
140	24 sq. ft.	3
150	32 sq. ft.	4
180	24 sq. ft.	3
190	36 sq. ft.	4
131	48 sq. ft.	4
151	36 sq. ft.	4
161	16 sq. ft.	2
171	48 sq. ft.	4
200	48 sq. ft.	4
256	48 sq. ft.	4
285 & 285-A	36 sq. ft.	4
290	48 sq. ft.	4
294 & 294-A	16 sq. ft.	2
296 & 296-A	24 sq. ft.	3
300	24 sq. ft.	3
304	16 sq. ft.	2
308	16 sq. ft.	2
312	16 sq. ft.	2
340	32 sq. ft.	4
350 & 350-A	32 sq. ft.	4

<u>Industrial Way Address</u>	<u>Maximum Sign Area</u>	<u>Maximum Number of Signs</u>
362	16 sq. ft.	2
366	16 sq. ft.	2
370	16 sq. ft.	2
374	24 sq. ft.	3
400	48 sq. ft.	4

\*not including off-site directional signage

- B. Prior to installation, the specific location of the sign shall be subject to the approval of the City Engineer to assure no sight distance conflicts for traffic at the intersection and to confirm that it will not encroach into the public right-of-way. The portion of the site outside the relocated fence shall be landscaped to the satisfaction of the Community Development Director.
- C. Within 30 days of the effective date of this approval (after expiration of the 10-day appeal period), all non-exempt signs for which there is no record of City approval shall be removed by the tenant or property owner, or a request for a 30-day extension shall be submitted, during which time application for Sign Review to make the sign comply with the Sign Program shall be submitted.
- D. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- E. All signage shall be maintained per Brisbane Municipal Code Section 17.36.030.F.
- F. This Sign Review Permit shall expire one year from its effective date (at the end of the appeal period) if a building permit has not yet been issued for the approved off-site directional/identification sign.