

City of Brisbane

Report from the Planning Commission

TO: Honorable Mayor and City Council

FROM: Planning Commission

DATE: May 13, 2010

SUBJECT: **70 Old County Road;** Adoption of Report to the City Council on the Appeal of the Planning Commission's Conditional Approval of 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

This report, in response to the appeal of the Planning Commission's conditional approval of the above referenced application, is hereby presented to the City Council as required by Brisbane Municipal Code Section 17.52.030.

The facts pertaining to the decision of the Planning Commission are as stated in the attached materials and testimony submitted to the Planning Commission at and prior to its meetings of April 1 and 22, 2010.

The reasons for the Planning Commission's action are as stated in the attached Resolution SR-3-10, including the findings and conditions of approval, and as expressed in the attached Minutes.

JAMEEL MUNIR
Planning Commission Chairman

Attachments:

Resolution SR-3-10
Planning Commission Minutes (Excerpts) for the Meetings of 4/1/10 & 4/22/10
Planning Commission Agenda Reports for 4/1/10 & 4/22/10 Meetings

RESOLUTION SR-3-10

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING SIGN REVIEW SR-3-10
FOR A SIGN PROGRAM TO ALLOW NEW AND REVISED SIGNAGE
AT 70 OLD COUNTY ROAD

WHEREAS, Northwest Signs/Coast Sign, Inc., the applicant, applied to the City of Brisbane for a sign program to revise and relocate an internally illuminated monument sign and to replace 2 existing wall signs with 3 halo-illuminated channel-letter fascia signs for Bank of America at 70 Old County Road, such application being identified as Sign Review SR-3-10; and

WHEREAS, on April 1 and April 22, 2010, 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 agenda report 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 April 22, 2010, did resolve as follows:

Sign Review Application SR-3-10 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this twenty-second day of April, 2010, by the following vote:

AYES: Cunningham, Maturo, Reinhardt, Parker
NOES: None
ABSENT: Munir

CAROLYN PARKER
Acting Chairperson

ATTEST:

JOHN SWIECKI, Interim Community Development Director

EXHIBIT A

Action Taken: Conditionally approved Sign Review SR-3-10 per the agenda reports with attachments, via adoption of Resolution SR-3-10 as revised by the Planning Commission.

Findings:

1. The advertising signage conforms to the requirements of Table 1 and Figure 1, as exempted by Chapter 17.36.
2. The signage complies with all applicable City ordinances, given the conditions of approval.
3. The signage does 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 signage is proposed to be located, in that the proposed monument sign is approximately the same size as the existing, is in scale with the one-story bank building and will be moved to a less intrusive location; in that the building will be repainted to coordinate with the ivory background of the monument sign, a color used for the signs at the adjoining Brisbane Village Shopping Center; and in that the existing wall signs will be replaced with signage designed to fit the building's fascia, similar to the fascia signage at the Brisbane Village Shopping Center.
4. The illuminated signage does not produce glare; does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and does not otherwise cause a public nuisance, in that only the text and logo (not the full face) of the monument sign will be illuminated to a degree no more than the existing, in that the fascia signs will only have halo illumination, and in that non-glossy finishes will be used on the metal portion of the signs.
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 250a, given the proposed landscape improvements.

Conditions of Approval:

- A. The monument sign is approved with only the text and logo illuminated as proposed. The illumination of the new monument sign shall not exceed that of the existing monument sign as measured to the satisfaction of the City Engineer. Illumination details (bulb type, quantity, total wattage, etc.) for the existing and new monument signs shall be submitted with the Building Permit application. The halo illumination of the three fascia signs is approved with as proposed.
- A'. The background of the monument sign shall be ivory as proposed by the applicant and approved by the Community Development Director. Prior to issuance of the Building Permit for the approved signs, the building shall be repainted in colors approved by the

Community Development Director that coordinate with the ivory background of the monument sign.

- B. The new location of the monument sign shall be subject to the approval of the Community Development Director. The monument sign should be aligned with the north end of the drive-up ATM shelter and at least 5 ft. from the curb, so as not to block visibility of the existing Brisbane Village freestanding sign from the adjoining intersection, while allowing the monument sign to be seen from southbound Bayshore Boulevard and the left turn lane from northbound Bayshore Boulevard. The base of the monument sign may be raised as necessary to maintain the 6 ft., 10 in. height of the existing monument sign above the curb elevation.
- C. The plans submitted for Building Permit approval shall specify a satin finish for the metal faces of the monument and fascia signs.
- D. Prior to issuance of the Building Permit for the approved signage, landscape plans for the vacant portion of the site, excluding that portion subject to the shared access easement, shall be submitted to and approved by the Community Development Director and installed as approved. The landscape plans shall include grading as necessary to prevent ponding while maintaining the drainage from the Bayshore Boulevard curb cut to the existing swale (the total amount of proposed cut and fill shall be calculated on the plans). Native and non-invasive water-conserving species that are attractive year-round shall be specified on the landscape plans, and local rock may be used within the bed of the swale. Shrubs, local rock or other suitable barrier materials shall be specified to separate the new landscaping from the shared access easement and to screen cars parked there from view. Irrigation shall be limited to the period required to establish the new landscaping. A Landscape Maintenance Agreement shall be executed to the satisfaction of the City Attorney and recorded prior to issuance of the Building Permit per Brisbane Municipal Code Section 17.32.250. The approved landscaping shall be completed prior to final inspection of the approved signs.
- E. Prior to issuance of the Building Permit for the approved signage, plans shall be submitted to and approved by the Community Development Director to control glare from the exterior lighting on the south and west sides of the building facing Old County Road, which may include the installation of photosensors and timers. The location of any proposed photosensors or timers shall be noted on the Building Permit plans, as well as the time at which the lights not needed for security would be turned off. The approved glare controls shall be completed prior to final inspection of the approved signs.
- F. As required by Brisbane Municipal Code Section 17.36.030.F.1 and the Uniform Sign Code, prior to installation of any signs 6 ft. or more above grade or any electrically illuminated signs, a Building Permit shall be obtained through the Brisbane Building

Department. A separate application is required, with submission of three sets of construction plans consistent with this approval, the necessary fees, and additional information as required by the Building Department. The Building Permit shall not be issued until expiration of the ten-day Sign Review appeal period.

- G. No more than 1 sq. ft. of signage identifying the name of the business shall be exempt from permitting. All other on-site directional signage shall not advertise the name of the business in order to be exempt from the 145.5 sq. ft. limit approved per this Sign Program.
- G'. The Planning Commission retains continuing jurisdiction over the Sign Review permit and may, at any time, modify conditions of the permit or impose new conditions if necessary in order to preserve the public health, safety and welfare, or to prevent the creation or continuance of a public nuisance, or where such action is necessary to preserve or restore any of the findings set forth in Brisbane Municipal Code Section 17.36.060.D. A public hearing on the proposed modification to the permit conditions shall be conducted and notice thereof shall be given in the same manner as prescribed in BMC Section 17.36.060.C.3.
- H. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
- I. The signs shall be maintained per Brisbane Municipal Code Section 17.36.030.F.
- J. This Sign Review approval shall expire one year from the date of approval if the signs have not been installed by that date.