



Town of Tiburon

STAFF REPORT

applicant is requesting approval for the one subject sign. An awning is considered a projecting sign according to the Sign Ordinance.

The total sign area allowed for businesses is one square foot of signage for each four linear feet of building frontage. The building has approximately 39 feet of frontage, therefore 9.75 square feet of sign area is allowed for the business. The subject awning is 9.5 square feet in size, which meets the requirement for sign area.

Sign Design

The intent of the Sign Ordinance is to ensure signs are appropriate and compatible with the environment and character of the community, while having the flexibility to encourage variety and good design. Signs in the downtown area are reviewed especially closely because they are “fundamental contributors to the overall quality and character of the Town.”

The Downtown Design Handbook indicates that awnings should be used with restraint and discretion on Main Street. The style of the subject awning appears to be consistent with nearby awnings on Main Street and the yellow color, although unique, would contribute a harmonious quality to the façade of the subject building. For these reasons and since the awning would be constructed of a canvas material, it appears that the subject awning meets the intent of the Sign Ordinance, and of the Downtown Design Handbook.

Public Comment

No public comment has been received regarding the subject application.

RECOMMENDATION:

It is recommended that the Board review this project with respect to the Sign Ordinance and the Downtown Design Handbook and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301. If the Board determines that the proposed sign is consistent with the Sign Ordinance and Downtown Design Handbook, it is recommended that the Board approve the application with the attached Conditions of Approval.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated April 12, 2005.
3. Plans for the proposed sign
4. Excerpt from the Tiburon Downtown Design Guidelines

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL 18 Main Street FILE #50410

1. The development of this project shall conform to the application dated by the Town of Tiburon on April 12, 2005, or as amended by these conditions of approval. Any modifications to the plans submitted must be reviewed and approved by the Design Review Staff or the Board.
2. This sign permit shall be valid for 90 days following approval, and shall expire and become null and void unless the sign, as approved, is erected prior to that date or unless an extension, filed in writing with the Planning & Building Department, is granted by the Director.
3. Prior to erection of the sign, permittee shall obtain all building, electrical, or structural permits required by the Town's adopted Uniform Building Code or Electrical Code. Permittee shall also obtain any required encroachment permits.
4. The issuance of this sign permit shall not be valid if the approval constitutes a violation of the Town's Sign Ordinance (Chapter 16A of the Municipal Code). No permit presuming to give authority to violate or cancel the provisions of said chapter shall be valid.
5. The Town may at any time make such inspections as necessary to determine whether any sign is in compliance with this approval and other applicable regulations.
6. Permittee shall maintain the sign and all supporting components in good repair and finish. Substantially deteriorated, badly weathered, rusty, or otherwise poorly maintained signs shall be subject to public nuisance abatement or other available remedies.