





# Town of Tiburon

## STAFF REPORT

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The sign fronting Main Street would be located in the same location as the existing “Carrera” restaurant sign. The sign would be double-sided and would hang from the existing wood post. The subject sign would have an area of 8 feet, 3 inches, which is the same size as the existing sign. The proposed sign on the north elevation would not be wall mounted but would instead project out from the existing upper level of the building. The second sign would also be double-sided, and it would have an area of 6 feet, 9 inches. It would be suspended by a horizontal signpost projecting from the building at a height of 10 feet so that the bottom of the sign would be 7 feet, 6 inches above ground.

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 26 feet of frontage on Main Street and 35 feet of frontage on the parking lot, therefore 15.25 square feet of sign area is allowed for the business. The subject signs are 16.75 square feet in size, which slightly exceeds the requirement for sign area. Staff would recommend the projecting wall sign on the north elevation be reduced in size.

### **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. The Downtown Design Handbook also states that signs in downtown Tiburon should be “classic” in nature, reflect timelessness, be durable, and should compliment the architecture of the building. It appears that the subject signs meet the intent of the Sign Ordinance, and of the Downtown Design Handbook; however the sign area should be reduced to comply with the sign area requirements, and a border added to improve the aesthetic quality of the signs.

It should be noted that the submitted plans do not reflect a minor change requested by the applicant. The application shows the restaurant name as “Viraporn’s”; however, the applicant has requested to change the name of the restaurant to “Virapon’s”. The revised sign design will be available for review at the Design Review Board meeting.

### **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 recommendation made in the Staff Report and subject to the attached Conditions of Approval.

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### EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated January 4, 2006.
3. Plans for the proposed sign.

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### EXHIBIT 1

#### CONDITIONS OF APPROVAL 114 MAIN STREET FILE #50601

1. The development of this project shall conform to the application dated by the Town of Tiburon on January 4, 2006, 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.