

# Town of Tiburon STAFF REPORT

AGENDA ITEM   D1  



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TO:                   **DESIGN REVIEW BOARD**

FROM:               **PLANNING MANAGER WATROUS**

SUBJECT:           **1652 TIBURON BOULEVARD; FILE #50602**  
**SIGN PERMIT FOR INSTALLATION OF NEW SIGNS FOR A NEW BANK**  
**(TAMALPAIS BANK)**

MEETING DATE:   **JUNE 15, 2006** \_\_\_\_\_

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## PROJECT DATA

**ADDRESS:                   1652 TIBURON BOULEVARD**  
**OWNERS:                    MAIN STREET PROPERTIES**  
**APPLICANT:                TAMALPAIS BANK**  
**ASSESSOR'S PARCEL:      059-101-04**  
**FILE NUMBER:             50602**  
**ZONING:                    NC (NEIGHBORHOOD COMMERCIAL)**  
**GENERAL PLAN:            NEIGHBORHOOD COMMERCIAL**  
**FLOOD ZONE:               C**  
**DATE COMPLETE:         MAY 22, 2006**

## PRELIMINARY ENVIRONMENTAL DETERMINATION

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15311.

## PROPOSAL

A new branch bank office (Tamalpais Bank) is currently under construction within a building located at 1652 Tiburon Boulevard. As part of this project, the applicant wishes to install new signage for the bank.

A 2' x 14' sign is proposed to be installed above the entrance facing Tiburon Boulevard stating "Tamalpais Bank," consisting of acrylic letters on a bronze colored aluminum frame. A 2' x 2' sign with the Tamalpais Bank logo would be installed on the east face of the building. Background "halo" illumination would be used for both signs.

The total signage proposed for this restaurant would be 32 square feet. As the subject building has 56 feet of frontage facing a public street, the sign allowance for this building would be only



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14 square feet. The proposed signage would exceed the amount permitted under the Tiburon Sign Ordinance by 18.0 square feet. Therefore, a sign area exception is required.

### ANALYSIS

#### Design Issues

The types and materials of the proposed signs would be generally consistent with the Downtown Design Guidelines. These guidelines state that the metal and custom plastic materials are appropriate, as would be the indirect lighting. Signs above building entrances are encouraged. No mention is made within the Guidelines of signs on the sides of buildings similar to the proposed logo sign.

The applicant has indicated that the proposed logo sign is intended to “further define” the ATM to be installed at the eastern corner of the building “as a distinctive building element.” The logo sign is relatively small and unobtrusive, and would not significantly add to the visual clutter of the building.

The overall size and number of the signs appear to be appropriate, given the property frontage and the overall scale of the buildings on the site. The entrance sign would not be out of scale with the overall building frontage and the logo sign would provide appropriate identification for that side of the building.

#### Zoning

Section 16A-6 of the Tiburon Sign Ordinance states that the Design Review Board may grant exceptions to the signage requirements if it makes the following two findings:

1. Exceptional physical circumstances exist which apply to the site or location under consideration; and
2. The exception is not inconsistent with the purpose of the Sign Ordinance.

As noted above, the subject property has substantial frontage on Tiburon Boulevard, and has a new entrance separate from the parking lot from which all other businesses on this property have access. This distinctive location creates exceptional physical circumstances applicable to the subject property.

In general, the proposed signs are consistent with “basic principles of good design” which are described as part of the purpose of the Tiburon Sign Ordinance under Section 16A-1. The size of the monument signs would not be considered to be “visual blight” to be avoided under that same code section, and should be considered to be “appropriate and compatible with the environment and character of the community.”

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### **Public Comment**

To date, no letters have been received regarding the proposed project.

### **RECOMMENDATION**

The Board should review this project with respect to the Tiburon Sign Ordinance and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15311. If the Board finds the design of the proposed signs to be consistent with the applicable sections of the Sign Ordinance and the Downtown Design Guidelines and can approve the requested exception, then Staff recommends that the attached conditions of approval be applied.

### **ATTACHMENTS:**

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

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### CONDITIONS OF APPROVAL

#### 1652 TIBURON BOULEVARD

#### FILE #50602

1. This permit approves signs for the business located at 1652 Tiburon Boulevard (Tamalpais Bank). The total area of the sign displayed at any one time shall not exceed 32.0 square feet. The development of this project shall conform with the application dated by the Town of Tiburon on May 9, 2006, or as amended by these conditions of approval. Any modifications to the plans of May 9, 2006, must be reviewed and approved by the Design Review Board.
2. Prior to erection of the signs, permittee shall obtain all building, electrical, or structural permits required by the Town's adopted Uniform Building Code or Electrical Code.
3. The issuance of this sign permit shall not be valid if the approval constitutes a violation of the Tiburon Sign Ordinance (Chapter 16A of the Tiburon Municipal Code). No permit presuming to give authority to violate or cancel the provisions of said chapter shall be valid.
4. 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.
5. Permittee shall maintain the signs 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.
6. This sign permit shall be valid for 90 days following approval, and shall expire and become null and void unless the signs, as approved, are erected prior to that date, unless an extension, filed in writing with the Planning Department, is granted by the Planning Director.
7. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
8. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.