

Town of Tiburon STAFF REPORT

AGENDA ITEM **D2**



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TO: **DESIGN REVIEW BOARD**

FROM: **LAURIE TYLER, ASSOCIATE PLANNER**

SUBJECT: **43 MAIN STREET; FILE #50604**
 SIGN PERMIT REQUEST FOR CORINTHIAN YACHT CLUB

MEETING DATE: **AUGUST 3, 2006** _____

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PROJECT DATA:

OWNER:	CORINTHIAN YACHT CLUB OF SAN FRANCISCO
APPLICANT/ARCHITECT:	INGO SCHREIBER, MANAGER
ADDRESS:	43 MAIN STREET
ASSESSOR PARCEL NUMBER:	059-151-01
FILE NUMBER:	50604
ZONING:	VC (VILLAGE COMMERCIAL)
GENERAL PLAN:	VC (VILLAGE COMMERCIAL)
FLOOD ZONE:	C
DATE COMPLETE:	JULY 14, 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 15301.

PROPOSAL:

The applicant is requesting approval for one arched entry sign for the purposes of identifying the Corinthian Yacht Club on the property located at 43 Main Street, in downtown Tiburon. The sign would be located approximately 53' from Main Street, suspended from a wooden arch at the entrance to the club parking lot. Sign materials would consist of wood and sandblasted sign foam. No illumination is proposed.

ANALYSIS:

Sign Number/Area

A maximum of two signs for each place of business in a building may be displayed at any given time according to the Sign Ordinance (Chapter 16A of the Tiburon Municipal Code). The applicant is requesting approval for one sign.



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The site currently contains signage with a total sign area of 39.5 square feet, which is located on the club building. The club building is not located directly on Main Street, but is set back from the street, and is actually located in the City of Belvedere city limits. The parking lot and harbor are in the Town of Tiburon limits; therefore the existing signage is subject to the City of Belvedere sign regulations, and not the Town of Tiburon sign regulations.

The total sign area allowed for businesses is one square foot of signage for each four linear feet of building frontage. The Tiburon Sign Ordinance defines “frontage” as the portion of a building parallel and adjacent to a public street or adjacent to a publicly-traveled waterway. Staff has made the interpretation of “frontage” in this case to mean the side of the building that faces the waterway in Tiburon limits, which is 108’ in length. The maximum sign area allowed would be 27 square feet. The proposed sign would have a sign area of 31.6 square feet. The applicant is requesting a sign area exception; however, staff recommends that the sign be reduced to the maximum sign area of 27 square feet.

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.

The proposed sign would suspend from a wooden arch that would have a maximum height of 19’ 5” and mimic the arch by having a curved look. The lowest point of the suspended sign would have a clearance of 14’ 1” from the ground. Signage is proposed on one side of the sign and would consist of the words “Corinthian Yacht Club” and “Est. 1986” with flags and sailboats surrounding. Multiple colors are proposed for the sign and the applicant has submitted color renderings indicating each color to be used. A color/materials palette will be available for review at the meeting.

The Sign Ordinance states that no freestanding sign, including the structure, shall exceed twelve feet (12’) in height. Additionally, signs which are suspended over any public or private walkway or walk area shall have a minimum clearance of eight feet (8’). Staff would recommend that the Board advise the applicant to lower the overall height of the sign structure to a maximum of twelve feet (12’) in height, which would allow for an eight foot, eight inch (8’8”) clearance below.

The law office building located at 55 Main Street, is situated so that offices on the south side of the building have views of Angel Island and the bay. The placement of the sign structure may impede on these views. Staff encourages the Board to visit the site and take this into consideration.

It appears that the subject sign meets the intent of the Sign Ordinance, and of the downtown Design Handbook; however the overall structure should be reduced in height and the sign itself should be reduced in sign area.

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Public Comment

To date, no letters have 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.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated July 11, 2006
3. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL

43 Main Street

FILE #50604

1. The development of this project shall conform to the application dated by the Town of Tiburon on July 11, 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.