



Town of Tiburon

STAFF REPORT

each entrance to the property. These signs display “St. Hilary Church and School” and are relatively low to the ground.

The proposed sign would have a sign area of 22.75 square feet, which includes the message “St. Hilary Church and School” above the LED panel. The proposed location would be in the landscape area between the entrance and exit on the northwest section of the property.

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 proposed monument sign would be a maximum of six feet (6') in height and would contain the words “St. Hilary Church and School” above the LED changeable message panel. The sign is proposed to be single-sided and the applicant has selected amber colored letters to be displayed over the black background for the message panel. The messages/letters would be approximately four (4) to five (5) inches in height and would have the option of scrolling left/right or up/down. The display would be controlled by a wireless connection to a computer within the school.

Due to the illumination of the message panel, staff feels that there may be potential light pollution for neighboring residents to the west. Although staff has not received any objections to the proposed signage, staff recommends that the Board consider rotating the sign slightly to the east, so that it faces towards the school and vehicles exiting the premises, than towards the parking lot to the south. Additionally, the installation of a large shrub on the left side of the sign would aid in screening any potential light/flashing from the sign to residents below the property. Staff also recommends that the Board consider limiting the hours of operation of the message panel from 7 AM to 9 PM.

It appears that the subject sign meets the intent of the Sign Ordinance; however the Board should consider if a third free standing sign is recommended for the property, as well as possibly rotating the sign slightly towards the school, requiring a large shrub to be planted to the left of the sign, and limiting the hours of operation.

Public Comment

To date, no letters have been received regarding the subject application.

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RECOMMENDATION:

It is recommended that the Board review this project with respect to the Sign Ordinance 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, 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 August 8, 2006
3. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL

761 Hilary Drive

FILE #50606

1. The development of this project shall conform to the application dated by the Town of Tiburon on August 8, 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.
7. 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.