





# Town of Tiburon

## STAFF REPORT

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### ANALYSIS

#### Design Issues

The types and materials of the proposed sign would be closer to conforming with the Downtown Design Guidelines compared to the previous Bell Market sign. These guidelines state that custom plastic material is appropriate. Signs above building entrances are encouraged.

The Downtown Design Guidelines encourages indirect sign lighting but only prohibits internally illuminated metal-frame "box" signs. A portion of the previous Bell Market sign was internally illuminated metal-frame box design where as all of the new proposed sign would utilize internally illuminated channel letters. The proposed sign would emit less illumination. The proposed sign therefore conforms to the Downtown Design Guidelines.

The overall size of the sign appears to be appropriate, given the property frontage and the overall scale of the buildings on the site. The sign above the entrance would not be out of scale with the overall building frontage and is smaller than the previous Bell Market sign.

#### Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the NC/AHO zone.

#### 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 sign to be consistent with the applicable sections of the Sign Ordinance and the Downtown Design Guidelines, 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

#### 1599 TIBURON BOULEVARD

#### FILE #50701

1. This permit approves signs for the business located at 1599 Tiburon Boulevard (DeLano's IGA Market). 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 April 3, 2007, or as amended by these conditions of approval. Any modifications to the plans of April 3, 2007, must be reviewed and approved by the Design Review Board.
2. 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.
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 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.
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.