


City of Brisbane

Zoning Administrator Agenda Report

TO: John Swiecki, Zoning Administrator For the Meeting of 12/5/2019

FROM: Julia Ayres, Senior Planner



SUBJECT: 400 Valley Drive; Sign Review SR-11-19; Sign Review two new illuminated wall signs approximately 31 and 38 sq ft in size, respectively, and face changes to two existing 11 sq ft monument signs for new tenant Vitalant; David Ford, applicant; Far Western Land and Investments Co. Inc., owner.

REQUEST: The applicant requests approval for two new illuminated wall signs and face changes to two existing monument signs for tenant Vitalant on the subject property. A public hearing by the Zoning Administrator is required for this application as two of the proposed signs will be illuminated and the total sign area exceeds 50 sq. ft., but is less than 100 sq. ft.

RECOMMENDATION: Conditionally approve Sign Review SR-11-19 per the staff memorandum with attachments, including the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: New signs are categorically exempt from the provisions of the California Environmental Quality Act per Section 15311 of the State CEQA Guidelines. Face changes to existing signs are categorically exempt per Section 13301(g). The exceptions to these categorical exemptions referenced in Section 15300.2 do not apply.

DISCUSSION AND ANALYSIS: The subject property is a corner lot, with frontages along Valley Drive and North Hill Drive each exceeding 100 linear feet. The property is accessed from North Hill Drive via two driveways. An aerial map of the property is provided in Attachment B.

Illuminated Signs

The proposed illuminated wall signs would be installed on the northeast (Sign “A”) and southeast (Sign “B”) walls of the building (refer to sign keys in Attachment D, applicant’s plans), maximizing visibility for visitors entering the property from Valley Drive to the east and North Hill Drive to the north.

Sign “A,” visible to traffic approaching from North Hill Drive, would measure approximately 38 sq ft in area and would be mounted above the building’s side entrance approximately 17 ft above grade. Sign “B,” visible to traffic approaching from Valley Drive, would measure approximately 31 sq ft and would be mounted approximately 18 feet above grade.

The sign materials include individual three inch deep white aluminum returns with aluminum backs and interior LED lighting. The faces would be white polycarbonate with white jewelite

(plastic molding) trim caps and printed vinyl decals in Vitalant's trademarked purple and red colors. A light-sensing photocell would be installed for both signs to automatically turn the signs on and off based on ambient daylight.

Monument Sign Face Changes

The application proposes to update two existing monument signs located at the property's driveways on North Hill Drive. The signs are each 11 sq ft (totaling 22 sq ft) and would be refaced with an aluminum frame painted in purple with white accents, with a vinyl print of the tenant name and logo affixed to both sides of the frame.

Findings

In order to approve a Sign Review application, the Zoning Administrator must be able to make three findings contained in Brisbane Municipal Code Section 17.36.060.D, as follows:

1. The sign conforms to the requirements of Table 17.36.020 and Figure 17.36.020A, unless specifically exempted by Chapter 17.36.

The proposal complies with this finding. As a corner lot with frontages of over 100 linear feet each, the property's maximum signage area is 100 sq ft per Table BMC 17.36.020. The applicant's proposal of 91 square-feet of sign area is less than the maximum permitted.

2. The sign complies with all applicable City ordinances.

The proposal complies with this finding. Including the recommended conditions of approval, the proposal complies with all applicable City ordinances, including the requirement to obtain a building permit prior to sign installation.

3. The sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the City in which the sign is proposed to be located.

The proposal complies with this finding. As detailed in the applicant's plans (Attachment D), the proposed white and purple sign colors for both the illuminated and non-illuminated signs would complement the neutral beige and grey color palette of the existing single-story warehouse building. The three-dimensional lettering and high quality materials would enhance the aesthetic quality of the building façade.

The property is bordered by similar warehouse and offices buildings in the TC-1 zoning district along Bayshore Boulevard, with no unifying or common signage style. As such, the sign would not conflict with the building scale, colors, materials, architectural details, and styles in the neighborhood.

For illuminated or kinetic signs, the additional findings must also be made per BMC §17.36.060.D.5:

- a. The sign does not produce glare;

The proposal complies with this finding. The proposed LED lighting would be installed internally within the aluminum returns, and would be comprised of several small LED units within each return. This internal illumination method would allow for even interior lighting of each letter without risk of glare.

- b. The sign does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties;

The proposal complies with this finding. Due to the approximately 130 ft grade differential, the wall signs would not be directly visible from the nearest residential properties at the Northeast Ridge (see Attachment C). Direct views of the sign would be limited to vehicles and other traffic along Valley Drive and North Hill Drive. The proposed method of interior LED illumination, coupled with its sign location on the southeast building wall, ensures that the sign will not present a distraction or hazard to passersby. Finally, condition of approval B.1 requires installation of a dimmer switch with the lighting controls to allow the sign brightness to be adjusted should any unforeseen issues arise with sign brightness.

- c. The sign does not otherwise cause a public nuisance.

Considering the above analysis of the sign's compliance with all regulations of the Brisbane Municipal Code, its positive contribution towards the overall building aesthetics, lack of negative impact to existing residents and businesses and to vehicles and other passing traffic, and staff's recommended conditions of approval, the sign will not constitute a public nuisance.

Attachments:

- A. Draft findings and conditions of approval
- B. Aerial map of subject property
- C. Annotated aerial map showing proximity to residential development
- D. Applicant's plans

**Sign Review Permit SR-11-19
400 Valley Drive**

Action Taken: Conditionally approve Sign Review Permit SR-11-19 per the staff memorandum for the Zoning Administrator hearing of December 5, 2019, subject to the following findings and conditions of approval.

SR-11-19 Findings of Approval:

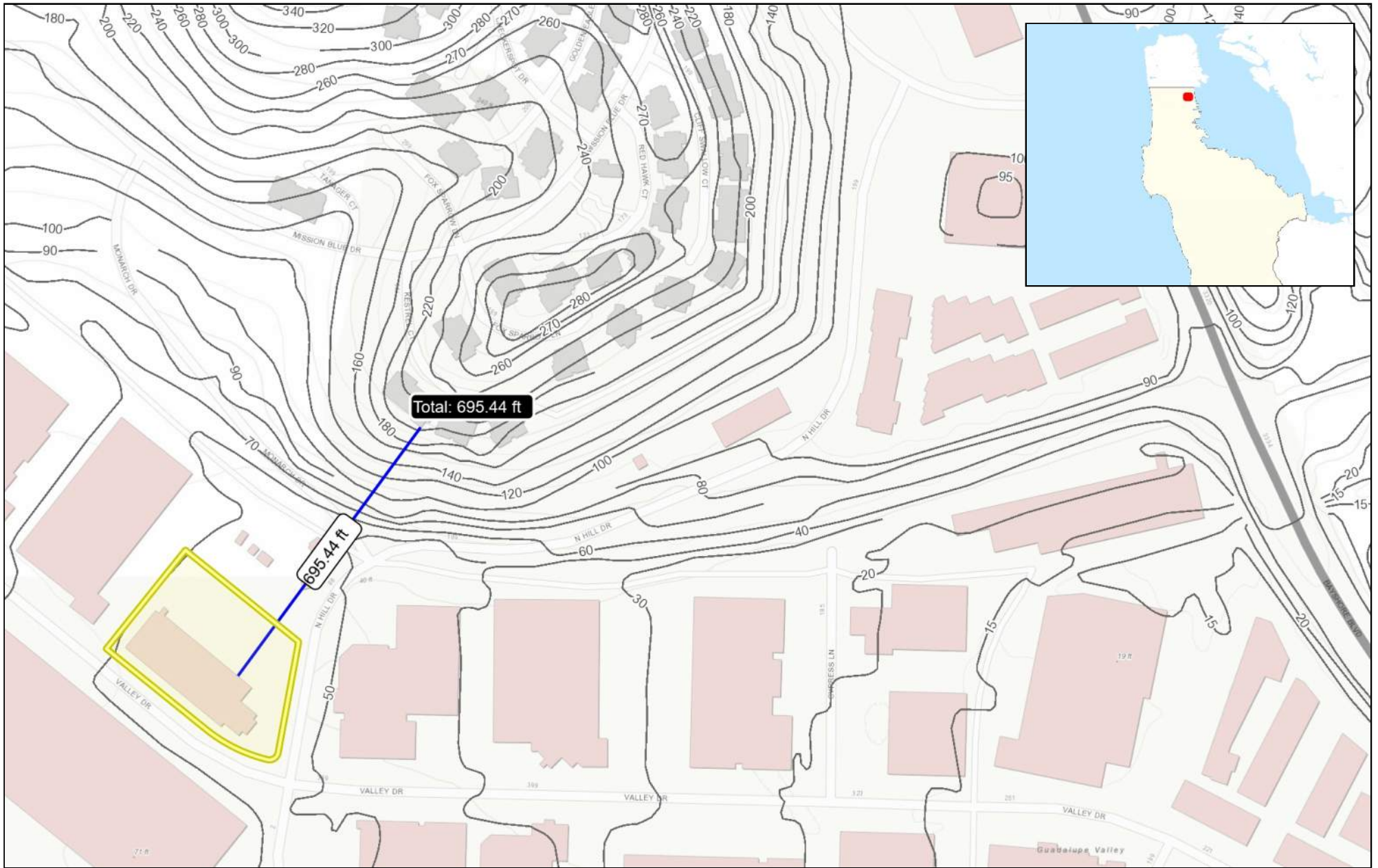
1. The combined 91 square foot advertising sign area conforms to the requirements of Brisbane Municipal Code (BMC) Table 17.36.020 and Figure 17.36.020A-2, as it does not exceed the 100 sq. ft. maximum sign area allowed for this site.
2. The sign complies with all applicable City ordinances, given the conditions of approval.
3. The sign design, location, and materials complements the building scale, colors, materials, and architectural details and style of the subject building and those adjacent in the neighborhood.
4. The illuminated signs do not produce glare.
5. The illuminated signs do not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties.
6. The illuminated signs do not cause a public nuisance.

SR-11-19 Conditions of Approval:

- A. A building permit shall be obtained from the Brisbane Building Department prior to sign installation. The building permit shall not be issued until expiration of the seven day appeal period.
- B. The plans submitted for the building permit shall substantially conform to the size, locations, design, and materials indicated in the applicant's submittal (attached to the agenda report), with the following modification:
 1. The building permit plans shall specify that a dimmer switch shall be installed with the lighting controls for both illuminated signs.
- C. The lighting shall be maintained so as to not cast glare onto surrounding streets or neighboring properties, to not cause a distraction to neighboring properties, or otherwise constitute a public nuisance.
- D. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- E. This Sign Review approval shall expire one year from the date of approval if the signs have not been installed by that date.

**Aerial Map of Subject Property
400 Valley Drive, Brisbane**





WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:4,514

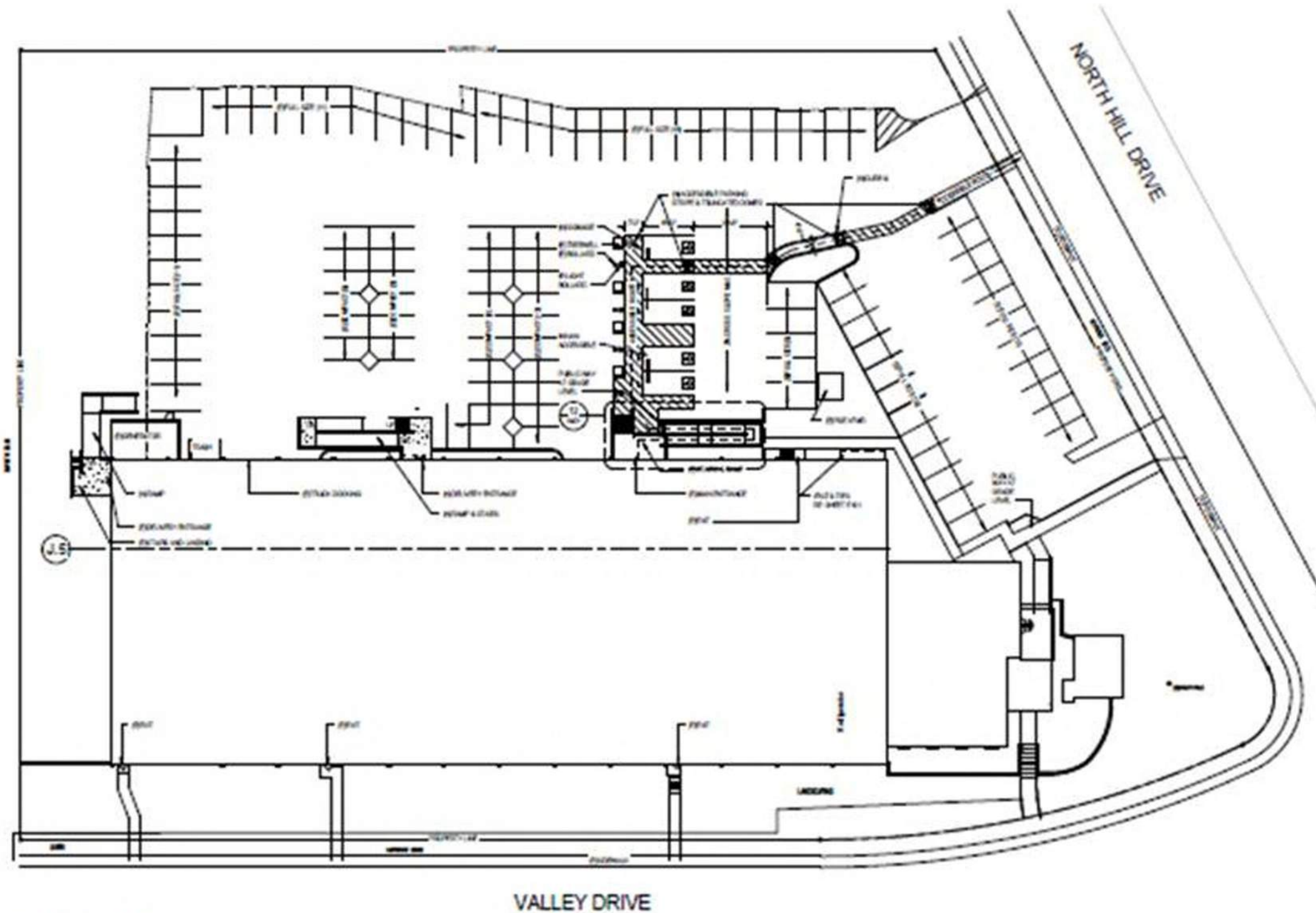
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

vitalant[®]



**400 VALLEY DRIVE
BRISBANE, CA 94005**



1 OVERALL SITE PLAN
1/8" = 1'-0"

CLIENT:	VITALANT
LOCATION:	BRISBANE, CA
DRAWN BY:	RM

SCALE:	1/8" = 1'-0"
DATE:	06.07.19
DWG. NO.:	BRISBANE, CA - 400 VALLEY DRIVE

REV.1	06.25.19 ZM	REV.5	xxxx
REV.2	07.02.19 RM	REV.6	xxxx
REV.3	08.01.19 TP	REV.7	xxxx
REV.4	09.20.19 MW	REV.8	xxxx

**ALLOWABLE SQ FT: 1 TO 1
PROPOSED SQ FT: 38.16**



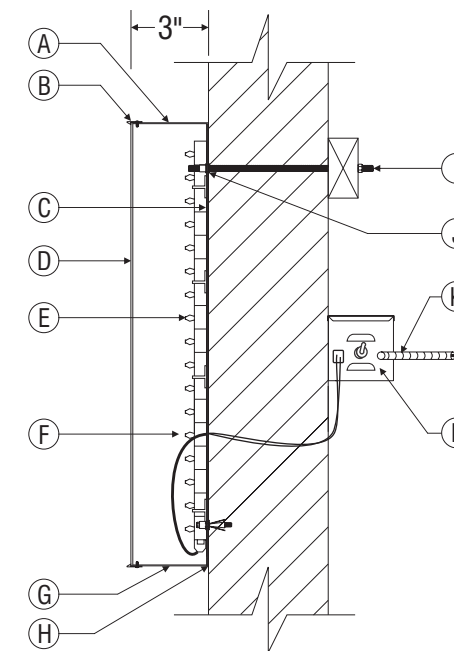
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LOCATION: BRISBANE, CA	DATE: 06.07.19	REV.2 07.02.19 RM	REV.6 xxxx
DRAWN BY: RM	DWG. NO.: BRISBANE, CA - 400 VALLEY DRIVE	REV.3 08.01.19 TP	REV.7 xxxx
		REV.4 09.20.19 MW	REV.8 xxxx

A



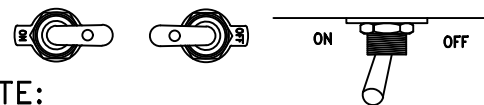
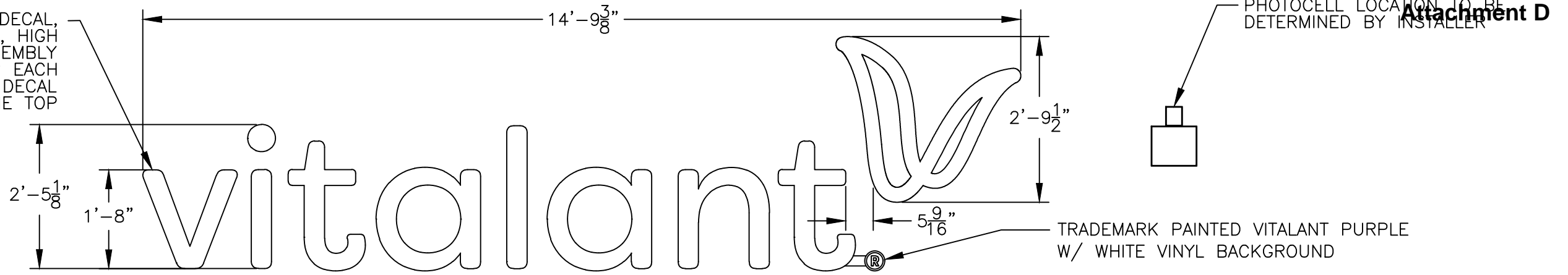
L.E.D. CHANNEL LETTER MOUNTING DETAIL (EXTERIOR)

- A. .050" X 3" WHITE ALUMINUM RETURNS
- B. 1" WHITE JEWELITE
- C. .050" ALUMINUM BACKS
- D. .150" WHITE PCB FACES W/ VINYL
VITALANT: TO MATCH PMS 2603 C VITALANT PURPLE
LOGO: WITH DIGITALLY PRINTED VINYL DECORATION
BLOOD: GROUNDED GRAY
- E. 24V WHITE GE TETRA MAX 7100K LEDs
- F. POWER CABLE LOW VOLTAGE SHIELDED
W/ STRAIN RELIEF
STARTING FROM POWER SUPPLY
THEN LETTER TO LETTER (BEHIND FASCIA)
- G. 1/4" WEEP HOLES AS REQUIRED (FOR
EXTERIOR INSTALLATION ONLY)
- H. SILICONE BEAD AROUND THE INSIDE
OF RETURN AND BACK TO SEAL FROM
WATER LEAKAGE
- I. 1/4" LAGBOLTS OR 3/8" THREADED RODS
WITH 2" X 4" WOOD BLOCKING AS REQ'D
- J. 3/8" RIV NUTS
- K. 1/2" SEALTITE CONDUIT RUNNING TO
SECONDARY CONNECTION
* NOTE: GENERAL CONTRACTOR TO HAVE
PRIMARY CONNECTION HOOKED UP
- L. STANDARD POWER SUPPLY HOUSED
IN A WEATHERPROOF SHEET METAL BOX
W/ DISCONNECT SWITCH



TYPICAL WALL SECTION:
NOT TO SCALE

MANUFACTURER DECAL, UL DECAL, WET LOCATION DECAL, HIGH VOLTAGE DECAL AND ASSEMBLY REQUIRED DECAL FOR EACH ADDITIONAL LETTER THE UL DECAL IS LOCATED ON THE TOP

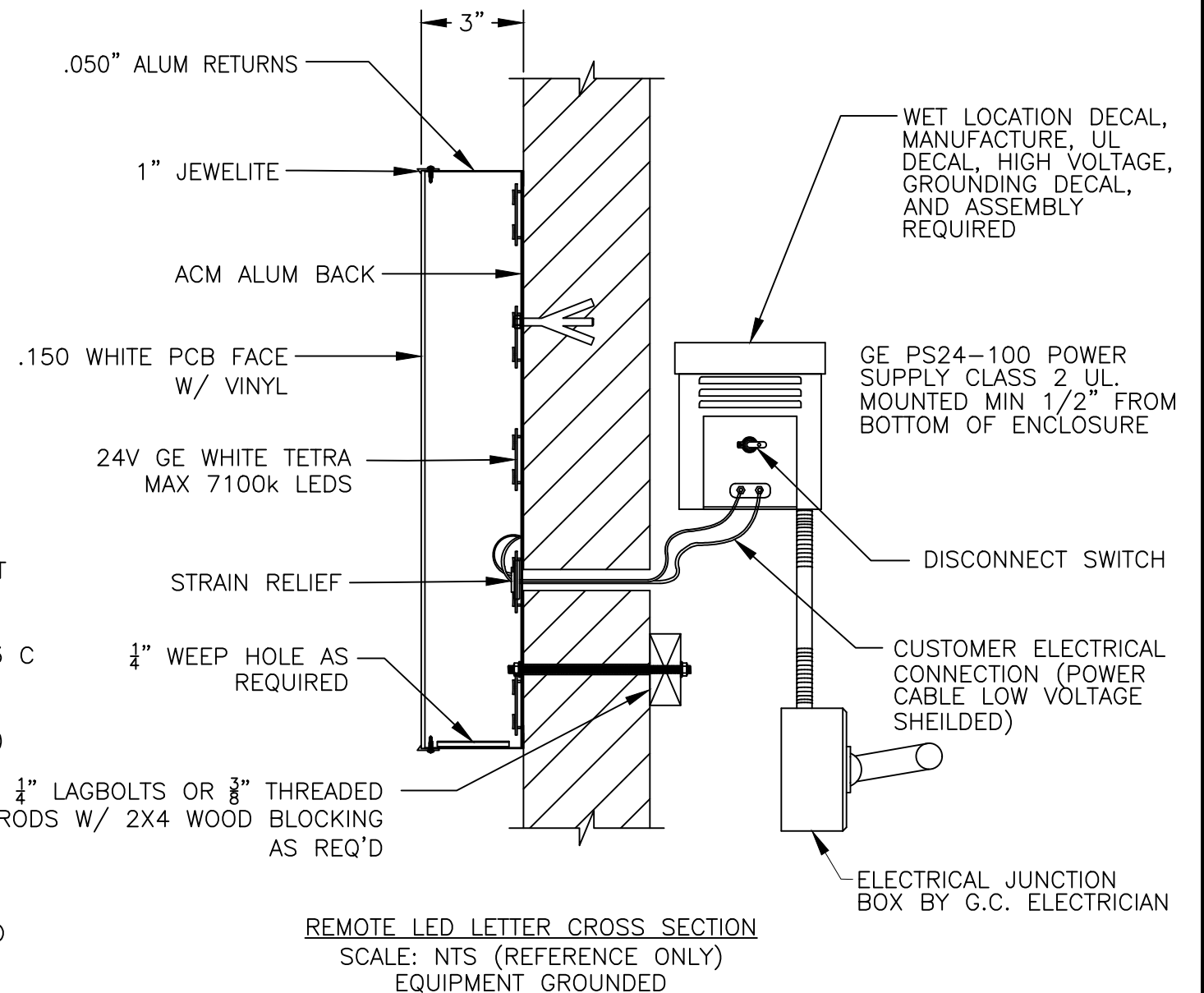


***NOTE:**
INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.

ELECTRICAL NOTE—ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 1.1
OF CKTS: 1 @ 20 AMP(RECOMMENDED)
VOLTS: 120
ELECTRICAL CONNECTION AS FOLLOWS:
GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK TO BLACK (POWER)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.
THE LOCATION OF DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L.) LABELS.

COLORS NOTES:
FACES: WHITE .150" POLYCARBONATE W/ VINYL
"VITALANT": TO MATCH PMS 2603 C VITALANT PURPLE
"LOGO": DIGITALLY PRINTED VINYL
"TRADEMARK": PAINTED TO MATCH PMS 2603 C VITALANT PURPLE W/ WHITE VINYL BACKGROUND
RETURNS: 3" X .050" WHITE RETURNS (STITCHED)
BACKS: 3mm ACM ALUMINUM SHEET
1" WAGNER JEWELITE: WHITE
LED: 24V GE WHITE TETRA MAX 7100K LEDS

- * 1/4"Ø WEEP HOLES AS REQUIRED (MIN 2 PER LETTER)
- * PLACE RETURN SEAMS IN TOPS OF LETTERS TO MINIMIZE VISIBILITY.



REMOTE LED LETTER CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

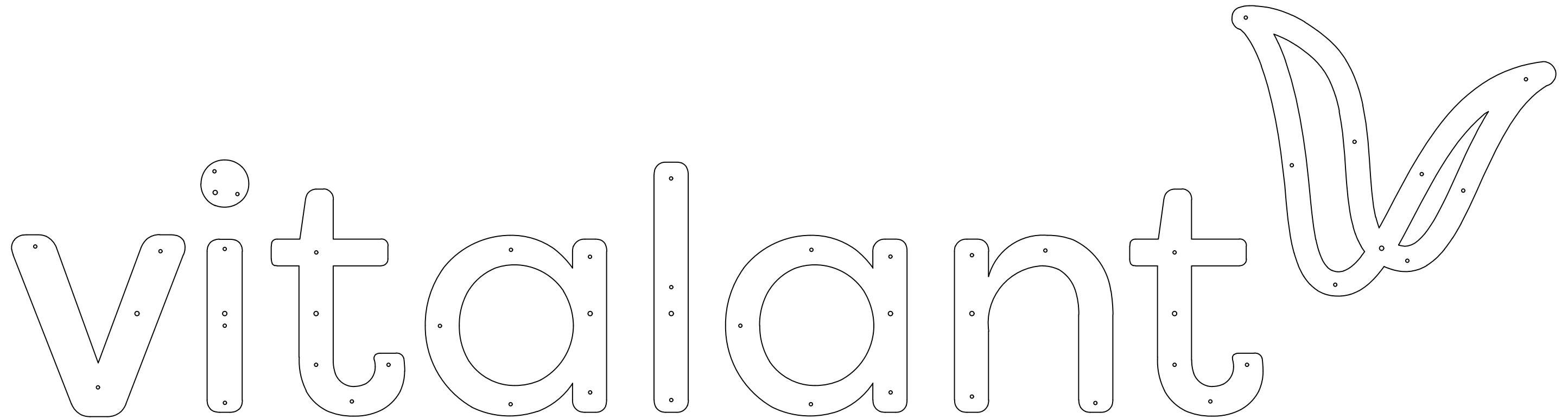


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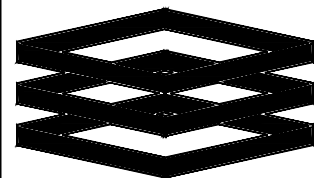
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DRAWN BY: RICHARD THEOBALD	DRAWING NUMBER: VIT093	PAGE NUMBER: PAGE 1 OF 3



3mm ACM ALUM BACK, INSET BY .030"

MATERIAL LIST:			
54	SQFT	ACM0001	3mm ACM ALUMINUM SHEET



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**ALLOWABLE SQ FT: 1 TO 1
PROPOSED SQ FT: 30.94**

NOTE: ALL ELECTRICAL PENETRATIONS FOR THE LETTERS NEED TO BE AT THE TOP OF THE LETTERS



EXISTING



PROPOSED

18" INTERNALLY ILLUMINATED REMOTE MOUNT CHANNEL LETTERS • 30.94 SQ FT

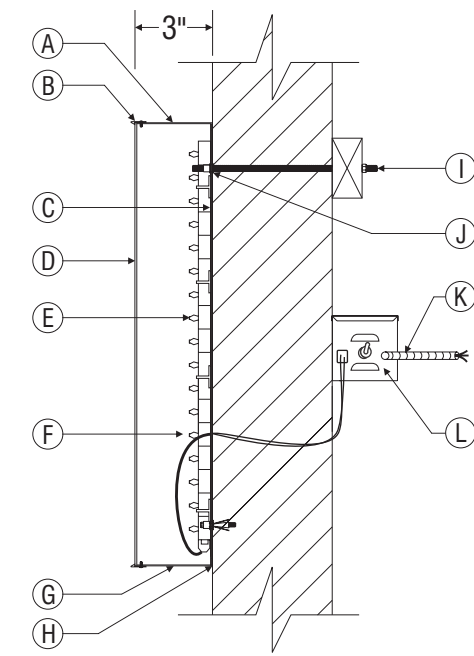
Attachment D

B



L.E.D. CHANNEL LETTER MOUNTING DETAIL (EXTERIOR)

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VITALANT: TO MATCH PMS 2603 C VITALANT PURPLE
LOGO: WITH DIGITALLY PRINTED VINYL DECORATION
BLOOD: GROUNDED GRAY
- E. 24V WHITE GE TETRA MAX 7100K LEDs
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STARTING FROM POWER SUPPLY
THEN LETTER TO LETTER (BEHIND FASCIA)
- G. 1/4" WEEP HOLES AS REQUIRED (FOR
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- H. SILICONE BEAD AROUND THE INSIDE
OF RETURN AND BACK TO SEAL FROM
WATER LEAKAGE
- I. 1/4" LAGBOLTS OR 3/8" THREADED RODS
WITH 2" x 4" WOOD BLOCKING AS REQ'D
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TYPICAL WALL SECTION:
NOT TO SCALE

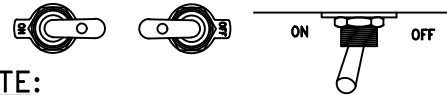
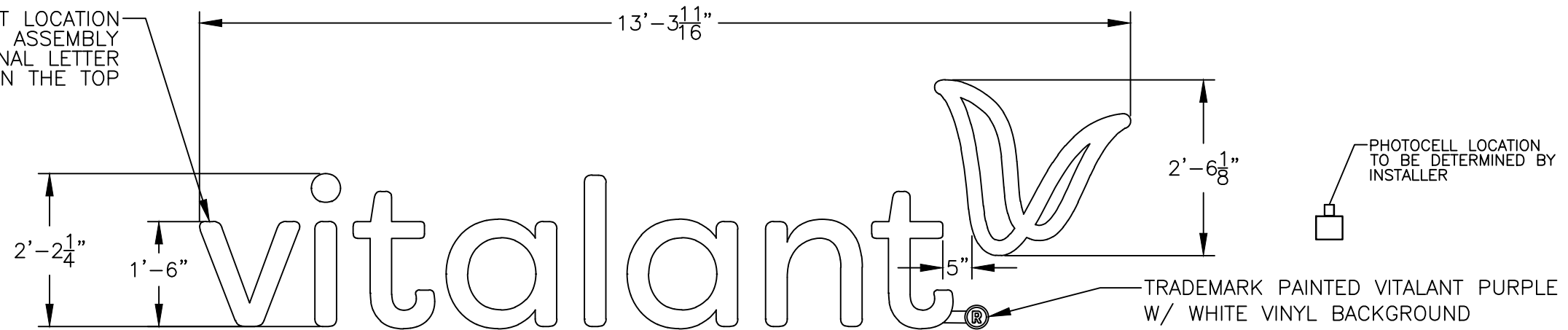


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LOCATION: VARIOUS	DATE: 09.21.18
DRAWN BY: ZM	DWG. NO.: CL - STANDARDS - RW - 09.21.18

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REV.2	07.02.19 RM	REV.6	xxxx
REV.3	08.01.19 TP	REV.7	xxxx
REV.4	09.20.19 MW	REV.8	xxxx

MANUFACTURER DECAL, UL DECAL, WET LOCATION DECAL, HIGH VOLTAGE DECAL AND ASSEMBLY REQUIRED DECAL FOR EACH ADDITIONAL LETTER THE UL DECAL IS LOCATED ON THE TOP



***NOTE:**
INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.

ELECTRICAL NOTE—ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 1.1

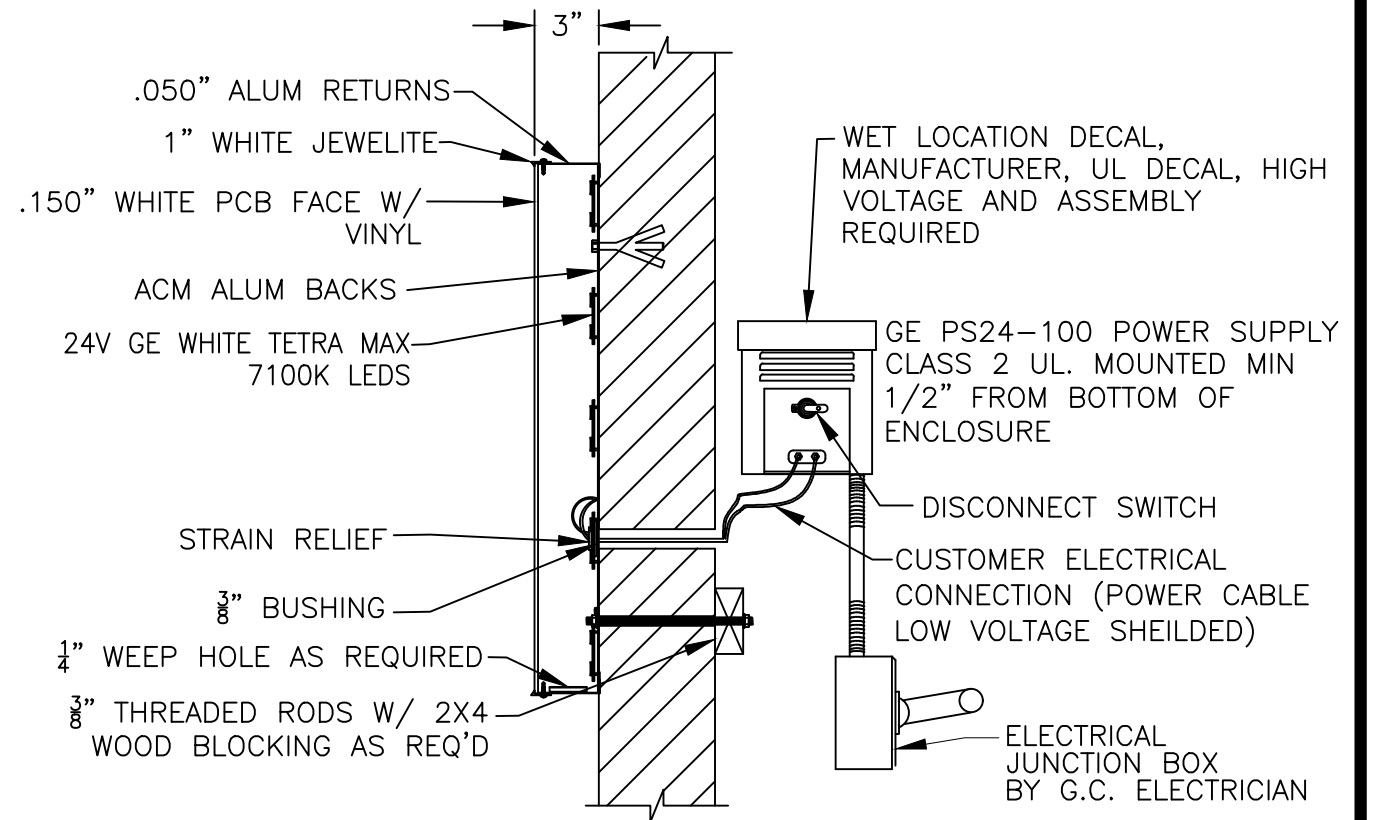
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LED: 24V GE WHITE TETRA MAX 7100K LEDS

- * 1/4"Ø WEEP HOLES AS REQUIRED (MIN 2 PER LETTER)
- * PLACE RETURN SEAMS IN TOPS OF LETTERS TO MINIMIZE VISIBILITY.



LED LETTER CROSS SECTION
SCALE: NTS (REFERENCE ONLY)
EQUIPMENT GROUNDED

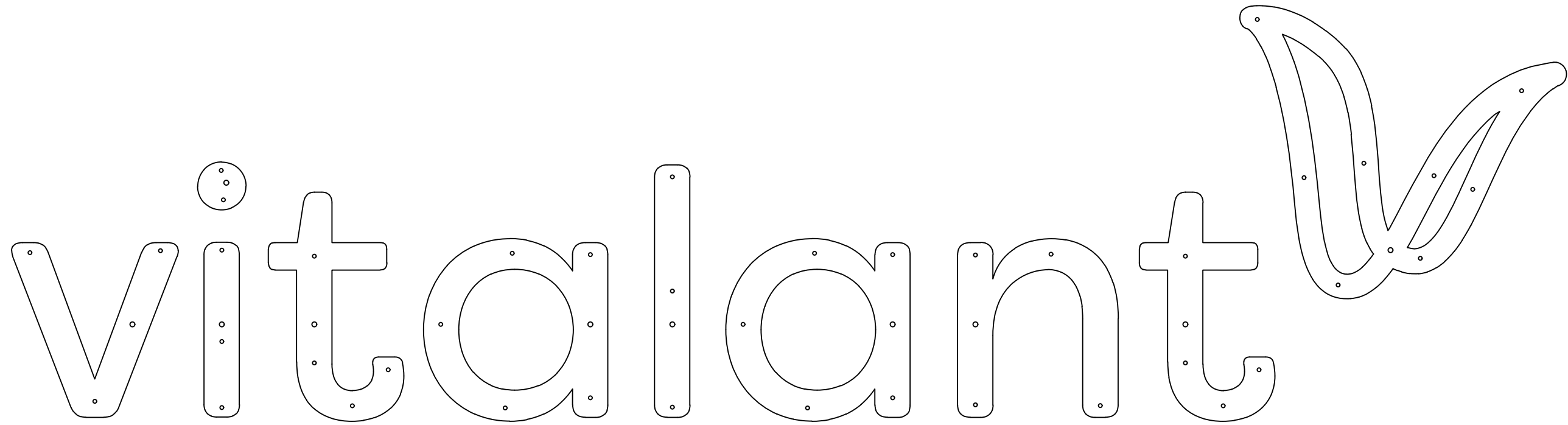


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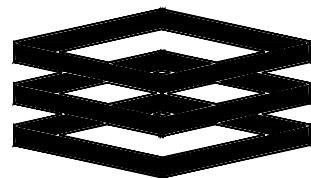
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3mm ACM ALUMINUM BACKS, INSET BY .030"

MATERIAL LIST:		
34	SQFT	ACM0001 3mm ACM ALUMINUM SHEET



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Your total branding solution

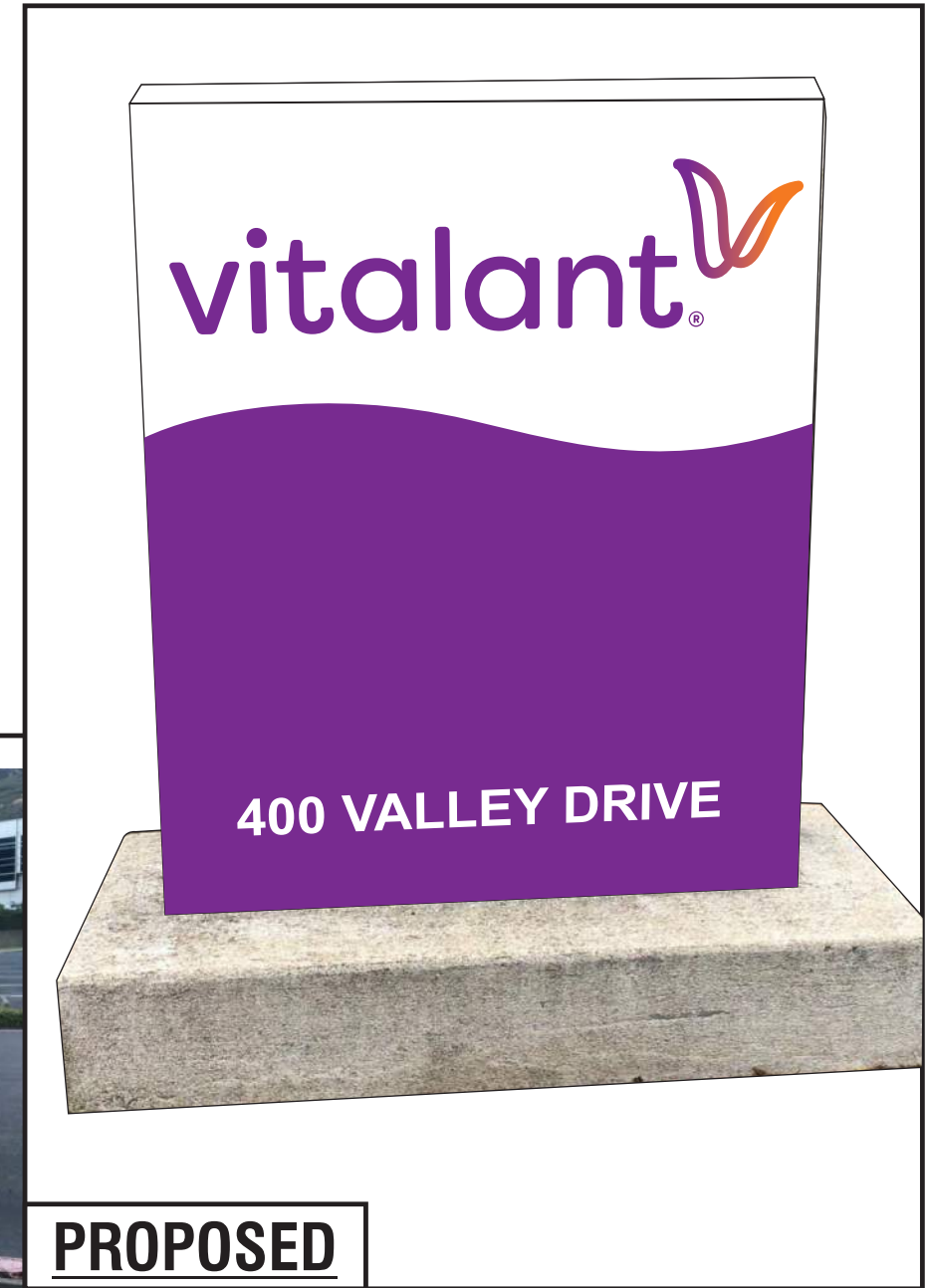
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C



SIGN: D/F ALUMINUM FRAMING INTERNALLY, NON-ILLUMINATED MONUMENT W/ROUTED AND PUSH THRU FACES ATTACHED TO EXISTING CONCRETE PAD CABINET PAINTED WHITE

COPY: PAINTED TO MATCH PMS 2603 C VITALANT PURPLE.

LOGO: DIGITALLY PRINTED VINYL

BACKGROUND: WHITE & PURPLE PAINTED TO MATCH PMS 2603 C VITALANT PURPLE

COPY: ARIAL FONT / ROUTED & PUSH THROUGH

PROPOSED VINYL: 44.24 SQFT

QUANTITY: 2



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CLIENT: VITALANT	SCALE: 1" = 1'-0"	REV.1 06.25.19 ZM	REV.5 11.21.19 MW
LOCATION: BRISBANE, CA	DATE: 06.07.19	REV.2 07.02.19 RM	REV.6 xxxx
DRAWN BY: RM	DWG. NO.: BRISBANE, CA - 400 VALLEY DRIVE	REV.3 08.01.19 TP	REV.7 xxxx
		REV.4 09.20.19 MW	REV.8 xxxx