



Public Works Department  
210 E. 4th Street  
La Center, WA 98629

August 8, 2023

Jose Martinez  
Graphic Display Inc.  
3211 Point Place Southwest  
Seattle, WA 98116  
(206) 849-4209  
Via email to: [jose@graphicdisplaysign.com](mailto:jose@graphicdisplaysign.com)

**Re: Fortune Casino Freestanding and Wall Signs Modifications**

Dear Mr. Martinez,

We are writing to you regarding the modification to the existing Palace Casino freestanding and wall signs to be modified for the new Fortune Casino.

The existing freestanding sign has historically created sight-distance issues for vehicles exiting the parking lot from the property and onto Northwest La Center Road and Pacific Highway. La Center Municipal Code (LCMC) 8.60.050(c)(ii) requires that no sign shall be located where it obstructs or interferes with intersection sight distance for vehicles exiting a driveway or street in accordance with the line-of-sight triangle requirements of the La Center Engineering Standards. The applicant indicated their intent to reuse the existing Palace Casino sign, therefore, Staff directed the applicant to modify the sign in a way to reduce and/or eliminate the sight-distance issue.

In addition to the freestanding signs, two other sign permits (File No. 2023-021-SIGN and 2023-022-SIGN) were applied for as wall signs. However, the definition of "wall sign" per LCMC 8.60.150 is "a sign attached to, hung upon, or painted on an exterior wall". The two proposed signs do not fit this definition of a "wall sign" or any other sign type definition. Additionally, the signs do not fit any of the listed prohibited sign types of LCMC 8.60.020(2).

Sign modifications are subject to La Center Municipal Code (LCMC) 8.60.050(2) which states that "any sign that is altered, relocated, or replaced should be brought into compliance with the applicable requirements of the signs code chapter, including requiring to obtain a permit". However, a requirement to obtain a permit does not apply to sign modifications that does not apply to copy or panel changes where the physical size, shape, height, or support structure is not changed by more than 10 percent of

the applicable numeric standard. Because the applicant will be reusing the existing sign structural support, the sign is not being relocated, and the entirety of the sign is not being replaced considering reuse of the structure, the sign is not required to comply with the current sign code.

The proposed freestanding sign will reuse the existing support structure with no modifications and remain the same height as the existing sign. The proposed freestanding sign will also decrease in size more than 10 percent of the existing sign size. However, Staff have determined that the intent of this code is to limit the amount a sign can *increase* in size before triggering review and a smaller sign will bring the sign into closer compliance with vision clearance requirements. Lastly, Staff also have determined that the proposed sign has changed shape more than 10 percent than the existing sign, however, the applicant has altered the sign shape to comply with the request to improve vision clearance. Therefore, the freestanding sign meets the requirements to be considered as a modification without a required sign permit needed under LCMC 8.60.050(2).

The two other wall signs involve panel replacements of the existing signs. The rear-facing sign will be reusing the existing support structure and electrical, whereas the front-facing sign is only a panel change. Both signs are proposed to be 20.3 square feet which is a 9.2% decrease in sign area from the existing signs which are both 22 square feet. The shape and height will not change for these signs. Therefore, these signs qualify for the sign modification and do not need to apply for a sign permit in accordance with LCMC 8.60.050(2) and do not need to comply with current standards regulating signs in LCMC 8.60.

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Lastly, the proposed LED border lighting is not subject to the sign code standards of LCMC Chapter 8.60 since these lights are not used for sign lighting. The LED border lighting must comply with the requirements of LCMC 18.245.040 and 18.282.030.

Therefore, Staff's decision is that the proposed signs are not subject to a sign permit and shall be permitted. However, prior to obtaining a building permit, staff requests that the applicant:

1. Select a pole color for the freestanding sign that is more aligned with the building's architectural and design theme.
2. Correct the sign lighting for the smaller "wall" signs to be downward facing as required by LCMC 8.60.070(g).
3. Provide Staff verification that the LED border lighting is meeting the requirements of LCMC 18.245.040 and 18.282.030. Staff suggests the applicant place this lighting under the building's eaves and comply with the requirement that the proposed lighting does not exceed 10.0-footcandle over a property line.

Please let us know if you have any questions or require further information.

Sincerely,



Tony Cooper, P.E.  
City Engineer, Assistant Public Works Director

Cc: Pat Hosier