



Permit Review Non-Compliance Items

Community Development
210 East Fourth Street
La Center, WA 98629

Subject Podunk Pizza Co. Wall Sign Non-Compliance Items

Project Description: Sign Permit Review (**File No. 2023-004-SIGN**)

Applicant: Tosha Emerson
Podunk Pizza Co.
630 East Birch Avenue
La Center, WA 98629

The City's consulting planner (WSP Inc.) has completed a preliminary review of the Podunk Pizza Co. wall sign permit submittal. Sign permits are subject to the approval criteria of La Center Municipal Code (LCMC) 8.60. We reviewed the submitted documents from the applicant for compliance with the sign permit requirements in the Downtown Commercial (C-1) zone and the La Center Downtown Design Plan and Guidelines.

The purpose of this letter is to allow you to revise your application in compliance with the City's code. The City will complete the review and issue a decision once revised items are received.

Planning Comments

The following comments are organized according to LCMC 8.60 for **non-compliance** items from the provided application package and must be addressed by the applicant prior to application decision:

8.60.050

(1) General Requirements. The following requirements apply to all signs allowed in the city:

(e) Lighting. Signs, excluding temporary signs and canopy signs, may be lit, either from within the sign structure or by external lights shining on the sign face. External light sources shall be aimed downward and be shielded to direct light solely on the sign face, and in no case shall sign lights shine directly onto an adjacent property, buildings or the public right-of-way or cast glare into the eyes of pedestrians or motorists in the public right-of-way. Flashing, strobe, and rotating lights are prohibited in all situations. Sign lights shall not substitute for security or safety lighting that may otherwise be required.

Comment: The property is located in the La Center's C-1 zone, which only allows external, downward facing lighting as further discussed in LCMC 8.60.070. The proposed internal, halo-illuminated lighting is not allowed.

(f) Property Owner Consent. No sign shall be erected on a property or a structure owned by someone other than the person responsible for the sign without the express consent of the

property's owner. If the city cannot verify owner consent, the sign will be deemed unlawful and subject to removal.

Comment: According to Clark County MapsOnline, the owner of the property is Don and Dana Janigian. This may be a reporting error by MapsOnline; however, Staff will need a deed or documentation to verify that Tosha Emerson is the property owner since this cannot be verified at this time with Staff.

8.60.070

(1) This section governs signs in the city's C-1/C-3 (downtown commercial/cardroom overlay) zones. All signs in the C-1 and C-3 zones shall:

(c) Avoid highly reflective materials and surfacing, limit the use of plastic, and employ painted wood or metal where reasonably feasible.

Comment: The sign material is aluminum overlaid with vinyl print, which is compliant with code. However, Staff needs verification by the applicant that the sign will not be made of highly reflective materials and surfacing.

(g) If illuminated, the sign shall be externally illuminated by downward-facing light sources.

Comment: The current plans indicate the sign will be lighted with internal, halo-illumination with white LEDs. However, this method of lighting is not allowed in the zone. If lighting is proposed, it must be externally illuminated by downward-facing light sources. Staff will need updated plans with the permitted lighting method or acknowledgement by the applicant that they will comply with the required lighting method and will be conditioned to do so.

(i) Comply with the La Center Downtown Design Plan and Guidelines.

Comment: The La Center Downtown Design Plan and Guidelines contains sign specific standards, which are also included in LCMC 8.60.070(1)(a through i). The guidelines include language reinforcing the lighting requirements of the LCMC. Addressing the prior item will bring the proposal into compliance with this provision.

(3) Signs in the downtown commercial (C-1) and cardroom overlay (C-3) zones shall comply with the following additional requirements:

(a)(i) Wall sign. Maximum sign face area for an individual wall sign shall not exceed 24 feet. One wall sign may be placed on each business frontage. Two wall signs may be installed on the same frontage if they are separated by more than 200 feet. Wall signs shall not extend above a roof line.

Comment: The proposed sign is compliant with dimensions; however, the plans indicate that two wall signs are to be placed, above the front and rear entrances. The city's code only allows wall signs on each business frontage. "Frontage", as defined by LCMC 8.60.150, means the boundary between a single parcel and the public right-of-way. For purposes of this sign code, where a property abuts only one right-of-way, it has only one "frontage." Where a property is a corner lot or otherwise abuts more than one right-of-way, it has two or more frontages. The property does have two frontages, the primary being the front business entrance along East Birch Street, and the secondary frontage being the north side of the

building along East Seventh Street. However, the proposed sign at the rear entrance faces the establishment's parking lot and not a public right-of-way, therefore, is not a frontage and a wall sign is not allowed here. The intent is to bring awareness to the applicant that the rear entrance sign cannot be placed as indicated on the plans. As an alternative for the rear entry wall sign, the applicant may explore the allowed signs as listed in LCMC 8.60.070(3)(a) and apply for a separate sign permit.

Public Works and Engineering Comments

Public Works and Engineering do not have any comments at this time.

Signed: *Tony Cooper* Date: 1/18/23
Tony Cooper, P.E, City Engineer & Assistant Public Works Director