	<p><b>Final Staff Report &amp; Notice of Decision</b>  <b>Stonehill Coffee House Projecting Sign Permit</b>                  (File # 2023-001-SIGN)</p>
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<b>PROPOSAL:</b>	The applicant is requesting to install one projecting sign in front of their business, Stonehill Coffee House. The proposed projecting sign would be dual sided and 10-inches by 36-inches (two and a half square feet). The sign is to be perpendicularly attached on the front business entrance post at the top of the stairs and made of a plastic and acrylic material with a matte black surface and white lettering.
<b>LOCATION:</b>	209 East Fourth Street, La Center, WA 98629. The sign would be perpendicularly attached and located on the front business entrance post at the top of the stairs.
<b>OWNER/APPLICANT:</b>	Eric Stenberg Stonehill Coffee House 360.909.1599 <a href="mailto:stonehillcoffeehouse@comcast.net">stonehillcoffeehouse@comcast.net</a> 209 East Fourth Street, La Center, WA 98629
<b>ZONING:</b>	Downtown Commercial (C-1) and Downtown Overlay District
<b>APPROVAL CRITERIA:</b>	The City reviewed the application for compliance with the La Center Municipal Code (LCMC) Chapter 8.60, Sign Regulations.
<b>Submittal Date:</b>	January 3, 2023
<b>SEPA:</b>	This project is categorically exempt per WAC 197-11-800(2)(c).
<b>DECISION:</b>	Approval subject to conditions.
<b>DECISION DATE:</b>	January 10, 2023
<b>CITY REVIEWER:</b>	Tony Cooper, PE, City Engineer; and Bryan Kast, City Public Works Director; Ethan Spoo, AICP, and Alec Egurrola, Consulting Planners, WSP USA Inc.

## CONTACT LIST

### OWNER/APPLICANT/SIGN INSTALLER

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Stonehill Coffee House  
209 East Fourth Street  
La Center, WA 98629  
360-909-1599

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## Overview and Procedural Background

The applicant is proposing to construct a projecting sign next to the front business entrance at Stonehill Coffee House. The projecting sign would be dual sided with a sign face of two and a half square feet and to read “COFFEE”. The plans and additional information provided by the applicant indicate that the proposed sign will be perpendicularly attached to the business entrance post at the top of the stairs and will be located on the left post when facing the front of the building. The applicant has indicated that this sign is to be made of the same materials and font as the recently approved front lawn sign (Permit File #2022-032-SIGN) as shown in Figure 1. The sign is to be made of a heavy plastic and acrylic material with a matte black surface and white lettering. The applicant’s plans for the sign are included in Attachment A.

**Figure 1: Existing Front Lawn Sign**



## Approval Criteria

### LCMC 8.60.030

*(4) Approval Criteria. The department shall approve a sign permit where the applicant demonstrates compliance with all of the following approval criteria:*

- (a) The proposed sign is not one prohibited under LCMC 8.60.020(2)(a) through (k), Prohibited Signs; and*
- (b) The proposed sign complies with all applicable dimensional, durational, locational and other requirements of this chapter.*

Finding(s):

- The applicant is proposing a dual-faced, projecting sign, one of the permitted types of signs in LCMC 8.60.050(4). The sign is not a prohibited type under 8.60.020(a) through (k).
- The sign complies with dimensional, durational, locational, and other requirements of this chapter, as demonstrated in materials submitted by the applicant, and documented in this staff report.
- Conclusion: The proposed sign will meet the approval criteria as conditioned in this staff report for the City to issue a sign permit.

## LCMC 8.60.050 General Requirements Applicable to All Signs

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

- (a) *Building and Specialty Code Compliance. All signs, whether regulated by this chapter or not, shall meet all applicable construction and operation standards of the International Building Code adopted by the city of La Center. Where these codes conflict with the requirements of this chapter, the more stringent or restrictive shall control.*
- (b) *No sign shall be insecurely erected, or constructed so as to constitute a safety hazard, fire hazard or a nuisance.*
- (c) *Sign Obstructing View, Passage or Safety. No sign shall:*
  - i. *Obstruct free ingress to or egress from any door, window, fire escape, alley, driveway, fire lane, access from the sidewalk to transit stop areas, designated disabled parking spaces, disabled access ramps or building exits;*
  - ii. *Be located so as to obstruct or interfere with intersection sight distance for vehicles exiting a driveway or street in accordance with the line of sight triangle requirements in the La Center engineering standards;*
  - iii. *Obstruct or interfere in any way with the public's ability to clearly view government signs;*
  - iv. *By reason of their size, location, movement, content, coloring, or manner of illumination be subject to being confused with a government sign; or*
  - v. *Interfere in any way with traffic, visibility or passage within the public right-of-way, including vehicle travel lanes, sidewalks and bike lanes.*
- (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.*
- (f) *Property Owner Consent. No sign shall be erected on property or a structure (e.g., a building or utility pole) 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.*
- (h) *Two-Sided Signs. Freestanding and projecting signs may have a maximum of two faces. The area of a two-sided sign shall be the largest area of one face of the sign. Further, a two-sided sign shall be considered one sign for the purpose of determining the number of signs allowed.*

Finding(s):

- A building permit and compliance with the International Building Code is not required as determined by the City's Building Official, as the sign does not exceed two and a half square feet, which would require a building permit, if in excess. As proposed, the projecting sign would be perpendicularly attached to the left building entrance post with hanging brackets that are to not exceed twenty-four-inches as indicated by the applicant. Therefore, the sign would not project more than six feet from the building façade as required by LCMC 8.60.070(3)(a)(iii). The sign will

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be securely constructed and will not be a safety or fire hazard.

- The proposed sign would be located in front of the business on privately owned property on the left business entrance post. Ingress and egress to the subject site is available with a driveway and sidewalk on East Fourth Street and the sign will not obstruct these accesses. The sign would not obstruct free ingress or egress from doors, windows, fire escapes, alleys, driveways, fire lanes, from the sidewalk to transit stops or disabled parking or access ramps or building exits. The City Engineer has verified that the sign will not interfere with vision clearance, as depicted on the attached site plan prepared by the applicant. The sign does not conflict with ADA access requirements.
- There are no governmental signs in proximity to the site that the proposed sign would obstruct or be confused with.
- The applicant stated the sign will not be illuminated and will not use upward facing lighting.
- The authorized owner and applicant, Eric Stenberg, signed the permit application.
- The proposed projecting sign has two faces as allowed and shall be considered as one sign. No other projecting signs exist or are proposed at the business. LCMC 8.60.070(3)(a)(iii) allows one projecting sign for an individual business.
- Conclusion: The above requirements are met

### LCMC 8.60.070 Signs in C-1 and C-3 Zones

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

*(a) Comply with the requirements of LCMC 8.60.050*

*(b) Use materials compatible with the façade materials*

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

*(d) Apply letter or painted signs to the building face where reasonably feasible.*

*(e) Use fonts which complement the period of the building's architecture.*

*(f) Avoid corporate design standards which cannot be used as justification for granting a variance to this chapter.*

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

*(h) Mounted so that the sign does not obscure significant architectural details.*

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

*(2) Sign Permits. Signs excluded in LCMC 8.60.020 are not regulated under this chapter and therefore do not require a permit. All other signs are either prohibited or require a permit.*

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

*(a) Individual Business Signs. The following are the signs allowed for an individual business. A total sign area is allocated to each business and this maximum sign area can be distributed between allowed wall signs, freestanding signs, and projecting signs not to exceed the maximum individual sign area specified below. The total sign area allocated to each business shall not exceed one square foot per linear foot of a primary frontage plus one-half square foot per linear foot of secondary frontage and frontage abutting a parking lot, with an allowed minimum of 24 square feet allocated to each business.*

*(iii) Projecting Sign. One projecting sign is allowed for each customer entrance. The sign area of a projecting sign shall not be larger than three square feet. The lowest portion of a*

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*projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face and shall not extend above the roof line. The eight-foot height restriction does not apply to signs extending over private property.*

Finding(s):

- The proposed sign complies with the general requirements in LCMC 8.60.050 as demonstrated in this staff report.
- The sign is located in the Downtown Commercial (C-1) zone visible from East Fourth Street. The sign is made of a heavy plastic and acrylic material that has a matte black surface with white lettering as shown in Figure 1. Staff has determined that the sign materials are compatible with the building's exterior façade, including the font of the sign, and the sign will not be made of highly reflective materials as it will be painted with a matte finish.
- Letter or painted signs on the building face are not proposed and will not be required by Staff as the business is not a typical commercial structure that can accommodate this kind of sign. The proposed projecting sign is a permitted sign type.
- Corporate design standards will not be used and will not require variance and no illumination is to be provided. The sign will be mounted perpendicular to the building façade, which will limit any obscuring of significant architectural details.
- The La Center Downtown Design Plan and Guidelines provides guidance for sign designs in the Downtown Overlay. LCMC 8.60.070(1)(b through h) and LCMC 8.60.070(3)(a)(iii) includes applicable downtown design plan and guidelines requirements as detailed in this report. Therefore, this requirement is met.
- Each business is allocated a total maximum sign area that can be distributed between allowed wall, freestanding, and projecting signs. The total sign area allocated to the business shall not exceed one square foot per linear foot of primary frontage plus one-half square foot per linear foot of secondary frontage and frontage abutting a parking lot. The business only has primary frontage, which is a total of fifty feet. Therefore, the business is allowed fifty square feet of maximum sign area. The recently approved freestanding sign (Permit File #2022-032-SIGN) in the front lawn of the business is nine square feet. The proposed projecting sign is two-and-a-half square feet. Therefore, the total sign area between the two signs is eleven-and-a-half square feet and are meeting this requirement.
- Businesses are allowed to have one projecting sign. The sign face area must be less than three square feet and the lowest portion of a projecting sign cannot be less than eight feet from ground level. However, the eight-foot height restriction does not apply as the sign will extend over private property owned by the business. The projecting sign cannot project more than six feet from the building face and not extend above the roof line. The sign face area, as defined by LCMC 8.60.150, is approximately two and a half square feet, which is less than the maximum allowed. The sign will be attached with hanging brackets that are to not exceed twenty-four inches and, therefore, would not project more than thirty-four inches from the building face and will not extend above the roof line, meeting these requirements.
- The applicant is not proposing a wall sign, freestanding sign, portable sign, direction sign, illuminated sign, electronic reader board, digital video display, or window displays as allowed in LCMC 8.60.070(a).

As a **condition of approval**, the applicant shall adhere to the projecting sign dimensional requirements pursuant LCMC 18.60.070(a)(iii).

As a **condition of approval**, the applicant shall construct the sign using the approved plans as shown in Attachment A with like materials and font of the front lawn sign.



City of La Center, Washington  
**LCMC 18.155 Downtown Overlay District**

**18.155.020 Applicability**

*The downtown overlay standards apply to all new commercial, mixed-use, and multifamily buildings within the downtown overlay zone as designated on the city's zoning map. These standards also apply to major exterior redevelopment or rehabilitation with costs exceeding 80 percent of the assessed value of the building and land. For exterior improvements exceeding this threshold, the requirement is that only the proposed improvements meet the standards of this chapter. The standards in this chapter do not apply to the following:*

*(4) Exterior building improvements less than 80 percent of the building and land assessed valued.*

**Finding(s):**

- The proposed projecting sign is an exterior improvement of the site and does not exceed eighty percent of the assessed value of the building and land. In addition, LCMC 18.155 does not contain requirements regulating signs in downtown. Therefore, Staff finds the downtown overlay standards do not apply.

## **CONCLUSIONS & DECISION**

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of La Center's Municipal Code. Therefore, the subject application is hereby APPROVED subject to the following conditions of approval:

1. The applicant shall adhere to the projecting sign dimensional requirements pursuant LCMC 18.60.070(a)(iii).
2. The applicant shall construct the sign using the approved plans as shown in Attachment A with like materials and font of the front lawn sign.

## **APPEALS**

Decisions on sign permits are appealable to the City Council per 8.60.030(2)(d).



Bryan Kast  
Public Works Director

## **Attachments**

- Attachment A: Sign permit application materials

# Attachment A





# SIGN PERMIT APPLICATION

City of La Center, Planning  
Services 210 E 4th St  
La Center, WA 98629  
Ph. 360.263.7665  
www.ci.lacenter.wa.us

**Location of Sign:** Stonhill Coffee House  
Including address  
209 E 4th St.  
La Center, WA 98629

**Sign Installer:** Name/Company: STONHILL COFFEE  
Phone: 360-909-1599

**Applicant:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
*SAME AS OWNER*

**Property Owner:**

Name: ERIC STENBERG  
Address: 209 E 4th St.  
LACENTER WA 98629  
Phone: 360-909-1599  
Email: stonhillcoffeehouse@comcast.net

**Sign Type:** Select all that apply

<input type="checkbox"/> Banner	<input type="checkbox"/> Digital/Reader Board	<input type="checkbox"/> Freeway Facing	<b>Zone:</b>
<input type="checkbox"/> Monument	<input type="checkbox"/> Directional	<input type="checkbox"/> Portable	<input type="checkbox"/> Commercial
<input type="checkbox"/> Wall	<input type="checkbox"/> Two-Sided	<input type="checkbox"/> Window Display	<input type="checkbox"/> Residential
<input type="checkbox"/> Canopy	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Business Complex	<input checked="" type="checkbox"/> Projecting

Zone: \_\_\_\_\_

**Sign Details:** Height: 3' Width: 1' Digital Square Footage: \_\_\_\_\_ Total Square Footage: 3

**Documents Needed with Submittal:**

- **Sign Design** (Scaled drawing showing height, width, area, color, illumination, # and location of sign)
- **Site Plan** (Documenting existing signs, setbacks and/or facade dimensions.)
- **Landscape Plan** (if required)
- **Lighting Plan** (if required)

**Property Owner Signature:** \_\_\_\_\_

**Date:** 1.3.2023

**Applicant Signaure:** \_\_\_\_\_

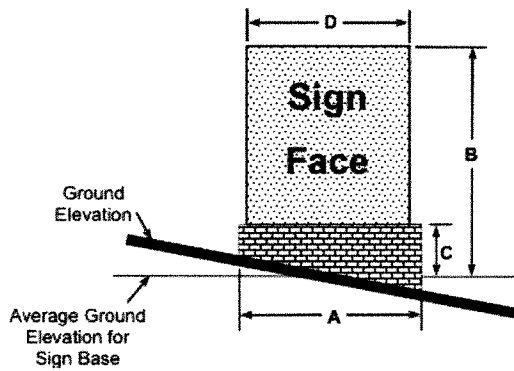
**Date:** 1.3.2003

**Office Use Only**

<b>File #:</b> _____	<b>Date Received:</b> _____
<b>Permit #:</b> _____	<b>Date Paid:</b> _____
<b>Planner:</b> _____	<b>Fee Paid:</b> _____

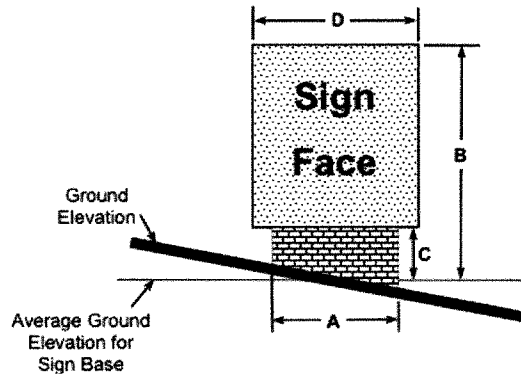
# SIGN DIMENSIONAL STANDARDS

Monument Sign (Figure 8.60.050(1))



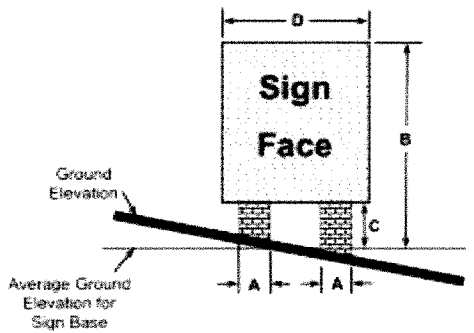
$A \geq 100\%$  of  $D$  and  $\leq 120\%$  of  $D$   
 $B$  = Sign Height  
 $C \geq 20\%$  of  $B$   
 $D$  = Sign Width

Single Pedestal Sign (Figure 8.60.050(2))



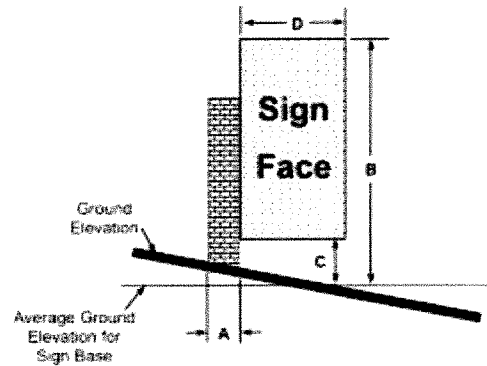
$A \geq 50\%$  of  $D$  or  $\geq 50\%$  of  $B$ , whichever is greater  
 $B$  = Sign Height  
 $C \geq 20\%$  of  $B$   
 $D$  = Sign Width

Dual Pedestal Sign (Figure 8.60.050(3))



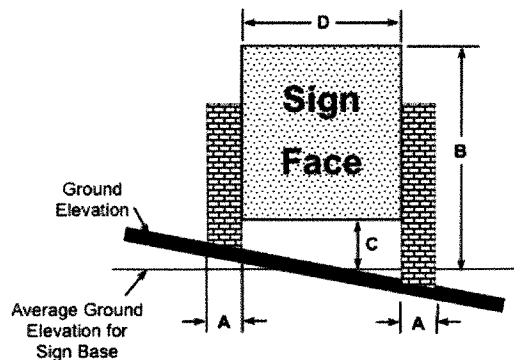
$A \geq 15\%$  of  $D$  or  $\geq 15\%$  of  $B$ , whichever is greater  
 $B$  = Sign Height  
 $C \geq 20\%$  of  $B$   
 $D$  = Sign Width

Single Pylon Sign (Figure 8.60.050(4))

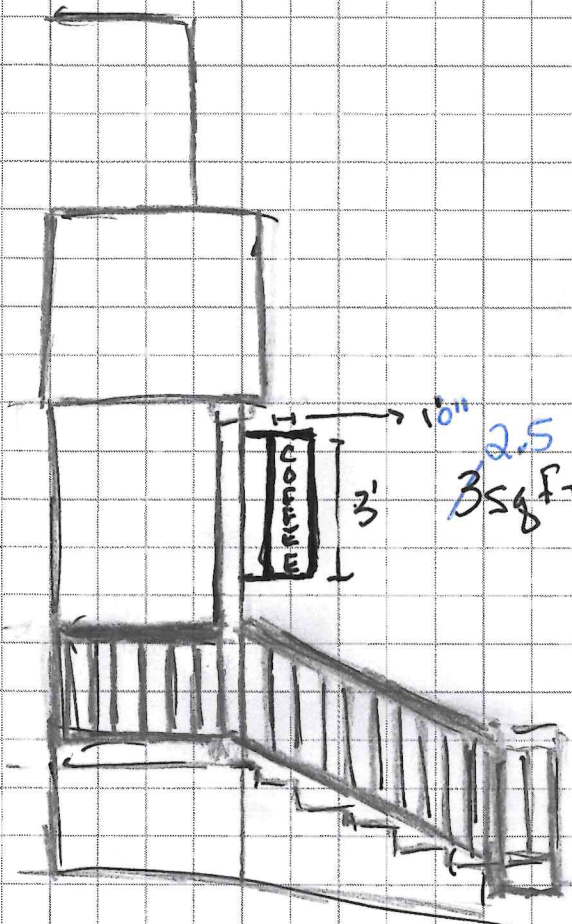


$A \geq 15\%$  of  $D$  or  $\geq 15\%$  of  $B$ , whichever is greater  
 $B$  = Sign Height  
 $C \geq 20\%$  of  $B$   
 $D$  = Sign Width

Dual Pylon Sign (Figure 8.60.050(5))



$A \geq 15\%$  of  $D$  or  $\geq 15\%$  of  $B$ , whichever is greater  
 $B$  = Sign Height  
 $C \geq 20\%$  of  $B$   
 $D$  = Sign Width



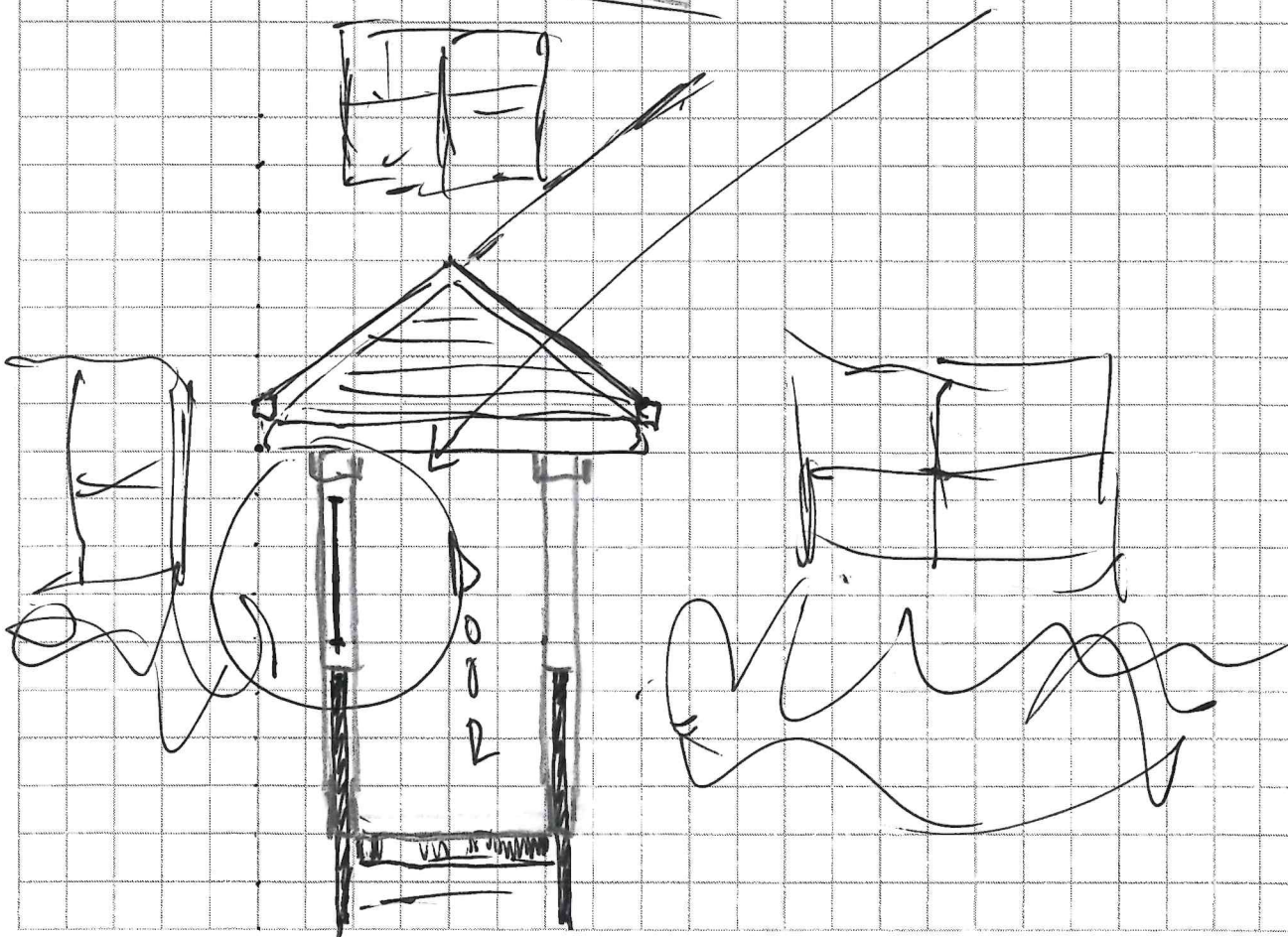
Black Sign  
w. the white  
letters - Similar  
to sign ~~for~~ on  
Front LAWN

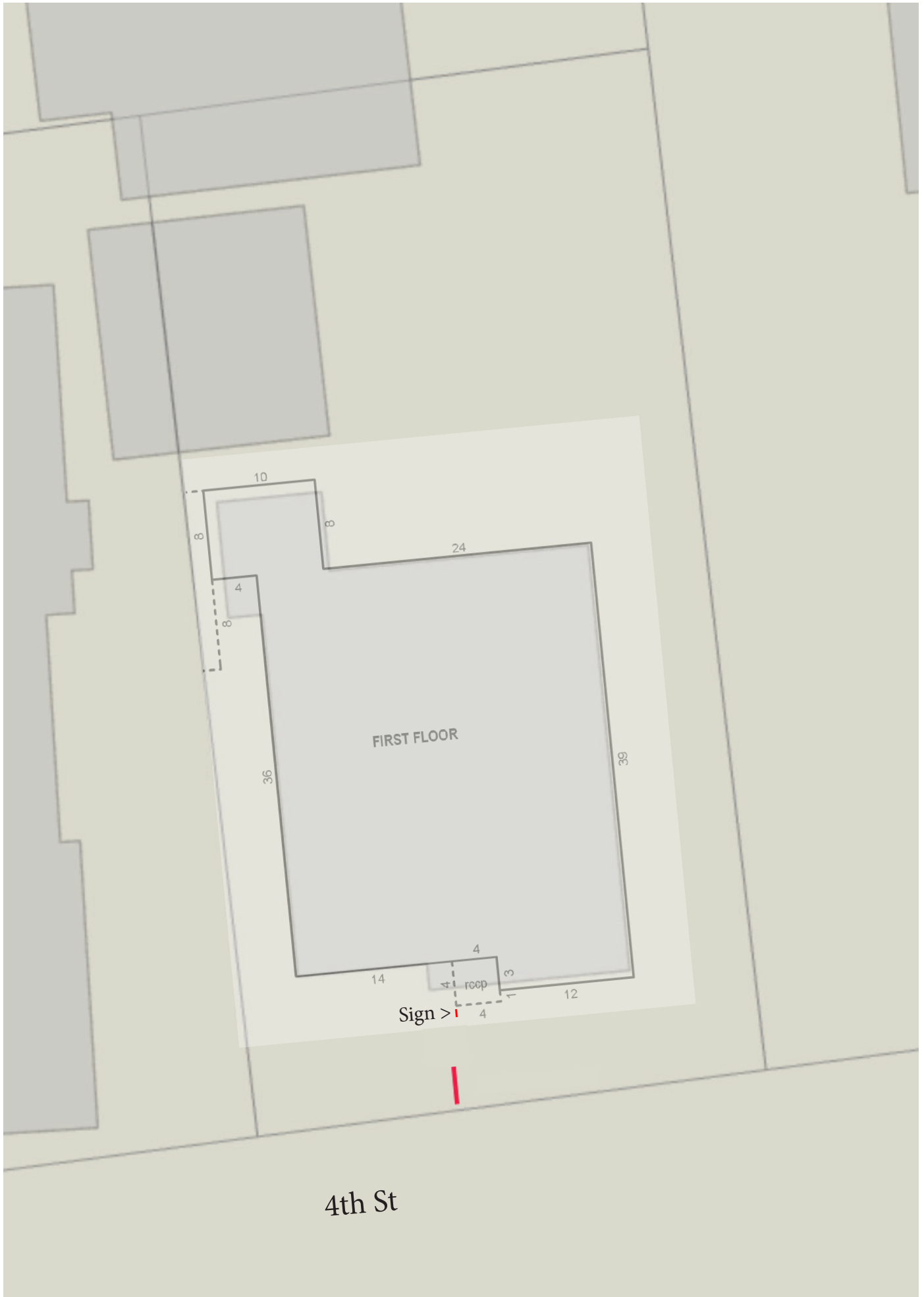
WHEN Looking at the ENTRANCE

The sign will BE on your

LEFT ~~to~~ LEFT ENTRANCE

POST Top of STAIRS





4th St