

## **Notice and Agenda**

### **Regular Meeting of the La Cañada Flintridge Design Commission**

**Thursday, September 3, 2026 at 8:00 AM**

**City Hall  
One Civic Center Drive  
La Cañada Flintridge, CA 91011**



**Ara Markari, Chair  
Francis Pollara, Vice Chair  
Halle Yuhan, Commissioner  
Genevieve Bethel, Commissioner**

**Comments from the Public**

The public is encouraged to address the Design Commission on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, you may do so during the **Comments from the Public** period noted on the agenda. Limited to three minutes per speaker.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

**Agenda Materials**

Copies of staff reports and supporting documentation pertaining to agenda items are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area, during regular business hours, and on the City's website <https://lcf.ca.gov>. For further information regarding agenda items, please contact the Planning Department at (818) 790-8881.

**SB 343** – Any writings relating to an agenda item distributed to a majority of the Commission less than 72 hours prior to the meeting will be available for public review at City Hall during normal business hours and/or posted on the City's website.

**Levine Act** - To promote transparency and fairness in government decision-making, the Levine Act imposes contribution prohibitions and disclosure requirements. Specifically, any elected or appointed City officer is prohibited from making or attempting to influence a decision in a proceeding involving a license, permit, or other entitlement for use if the officer received a contribution of more than \$500 within the preceding 12 months from a party or their agent. (Gov. Code § 84308(c)(1).) Additionally, parties to proceedings involving a license, permit, or other entitlement for use pending before any elected or appointed City officer must disclose any campaign contributions exceeding \$500 that they made within the preceding 12 months. (Gov. Code § 84308(e)(1).) For more information please visit: <https://lcf.ca.gov/city-clerk/levine-act/>.

**Reasonable Accommodations**

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a "reasonable accommodations" policy to expedite accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office, (818) 790-8880 to make an accommodation request, or to obtain an electronic or printed copy of the policy.

**Please turn off/silence all mobile devices while meeting is in progress.**

**8:00 AM Design Commission Regular Meeting****Preliminary Business****Call to Order****Next Resolution: 26-17****Roll Call**

Ara Markari, Chair  
Francis Pollara, Vice Chair  
Halle Yuhan, Commissioner  
Genevieve Bethel, Commissioner

**Pledge of Allegiance****Comments from the Public - Public Comment cards are in the holder on the wall in the lobby.**

Limited to 3 minutes per speaker for items on the Consent Calendar, items not on the Agenda, or any issue within the subject matter jurisdiction of the Commission. Public comment is limited to a maximum of 20 minutes. Speakers not able to speak due to the 20-minute time limit will be provided with the opportunity to speak at the end of the meeting.

If the matter on which you wish to speak is an Agenda item (other than a Consent Calendar item), you will be provided the opportunity to address the Commission when the matter is considered. Please give a completed Public Comment Card to the Clerk prior to the beginning of the item.

**Consent Calendar**

Items on the Consent Calendar will be enacted by one motion and roll call vote without individual discussion. If discussion is desired, the item will be removed and considered separately.

- 1) Approval of Minutes of the Design Commission Meetings
  - a) Design Commission Regular Meeting of July 2, 2026.
  - b) Design Commission Regular Meeting of July 16, 2026.

**Public Hearings**

- 2) **Design Review (DEV-2026-0049); BK Signs / Engel & Volkers; 842 Foothill Boulevard:** A request to allow installation of two new non-illuminated wall signs at 842 Foothill Boulevard.  
**Recommendation:** Adoption of Design Commission Resolution 26-xx approving Design Review (DEV-2026-0049) for two new non-illuminated wall signs at 842 Foothill Boulevard.
- 3) **Design Review (DEV-2025-0101); AKC Permit Co. / Drybar; 657 Foothill Boulevard:** A request to allow a new illuminated wall sign and associated window signs at 657 Foothill Boulevard.  
**Recommendation:** Adoption of Design Commission Resolution 26-xx approving Design Review (DEV-2025-0101) for an illuminated wall sign and associated window signs at 657 Foothill Boulevard.

**Concluding Business**

- Commissioners' Comments
- Staff Comments

**Adjournment**

**Motion to Adjourn**

I certify under penalty of perjury that the agenda was posted on the City Hall bulletin board at One Civic Center Drive at least **72 hours** prior to the meeting, in accordance with Government Code Section 54954.2.

Antonio Gardea  
Assistant Director of Community Development



## REGULAR COMMISSION MEETING

**CALL TO ORDER:** Chair Markari called the Regular Meeting to order at 8:01 a.m.

**ROLL CALL:** Chair Markari, and Commissioners Bethel and Yuhan.  
Vice Chair Pollara was absent.

**STAFF PRESENT:** Director Koleda, Planner Gjolme, Assistant Planner Fabela and Management Analyst Karaguozyan.

**PLEDGE OF ALLEGIANCE:** Led by Chair Markari.

**COMMENTS FROM THE PUBLIC:** None.

**REORDERING OF AND ADDITIONS TO THE AGENDA:** None.

### CONSENT CALENDAR:

A **MOTION** was made by Chair Markari, seconded by Commissioner Bethel, and carried 3 – 0, (Vice Chair Pollara was absent) to approve the Design Commission minutes from May 21, 2026.

- 1. Approval of Minutes of the Design Commission Meeting:**
  - a) Design Commission Regular Meeting of May 21, 2026.  
(Approved 3 – 0, as recommended)

### PUBLIC HEARINGS:

- 2. Design Review (DEV-2026-0030); Apelian; 1101 Foothill Boulevard: A request to allow a new reverse channel letter wall sign at 1101 Foothill Boulevard.**

Planner Gjolme provided a staff report and addressed questions from the Commission.

Chair Markari opened the public hearing at 8:17 a.m.

The following individual provided public comment: Arman Bubushyan.

Chair Markari closed the public hearing at 8:21 a.m.

A **MOTION** was made by Commissioner Bethel, seconded by Commissioner Yuhan and carried 3 – 0, (Vice Chair Pollara was absent) to adopt the proposed Design Commission Resolution No.

26-xx approving Design Review (DEV-2026-0030) for a new reverse channel letter wall sign at 1101 Foothill Boulevard.

**OTHER BUSINESS:**

**3. Design Review (DEV-2026-0009): Atamian; 930 Foothill Boulevard: Information item regarding painted wall sign on the west side of the subject building.**

Assistant Planner Fabela provided a staff report and addressed questions from the Commission.

**CONCLUDING BUSINESS:**

**Comments from Commissioners**

There were none.

**Comments from Staff**

Planner Gjolme mentioned that there will be items on the agenda for the July 16th Commission meeting.

**ADJOURNMENT**

A **MOTION** was made by Commissioner Bethel, seconded by Commissioner Yuahn, and carried 3 – 0, (Vice Chair Pollara was absent) to adjourn the Regular Design Commission meeting at 8:32 a.m.

---

Antonio Gardea, AICP  
Assistant Director of Community Development

Minutes approved by the Design Commission on \_\_\_\_\_.



## REGULAR COMMISSION MEETING

**CALL TO ORDER:** Chair Markari called the Regular Meeting to order at 8:06 a.m.

**ROLL CALL:** Chair Markari, Vice Chair Pollara and Commissioners Bethel and Yuhan.

**STAFF PRESENT:** Assistant Director Gardea, Planner Gjolme, Assistant Planner Fabela and Management Analyst Karagozian.

**PLEDGE OF ALLEGIANCE:** Led by Chair Markari.

**COMMENTS FROM THE PUBLIC:** None.

**REORDERING OF AND ADDITIONS TO THE AGENDA:** None.

**CONSENT CALENDAR:** None.

### **PUBLIC HEARINGS:**

**2. Design Review (DEV-2026-0022); St. George's Episcopal Church; 808 Foothill Boulevard: A request to allow a new ground/monument sign and refacing of an existing pole sign at 808 Foothill Boulevard.**

Assistant Planner Fabela provided a staff report and addressed questions from the Commission.

Chair Markari opened the public hearing at 8:17 a.m.

The following individual provided public comment: None.

Chair Markari closed the public hearing at 8:17 a.m.

A **MOTION** was made by Vice Chair Pollara, seconded by Commissioner Bethel and carried 4 – 0, to adopt the proposed Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0022) for a new ground/monument sign and refacing of an existing pole sign at 808 Foothill Boulevard with conditions.

**3. Design Review (DEV-2026-0039); Carter Permit Consulting; 442 Foothill Boulevard: A request to allow a new wall sign at 442 Foothill Boulevard.**

Planner Gjolme provided a staff report and addressed questions from the Commission.

Chair Markari opened the public hearing at 8:37 a.m.

The following individual provided public comment: Kendall Credi.

Chair Markari closed the public hearing at 8:39 a.m.

A **MOTION** was made by Vice Chair Pollara, seconded by Commissioner Bethel and carried 4 – 0, to adopt the proposed Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0039) for a new wall sign at 442 Foothill Boulevard.

**OTHER BUSINESS:** None.

### **CONCLUDING BUSINESS:**

#### **Comments from Commissioners**

Chair Markari asked about the sign ordinance. Assistant Director Gardea stated it would return at a future meeting. Commissioner Pollara requested materials be provided before the agenda release. Commissioner Yuhan raised concerns about excessive lighting, and staff noted outreach to businesses using temporary lighting.

#### **Comments from Staff**

Assistant Director Gardea provided an update on the appealed Wells Fargo item, which will be brought before the City Council in August.

### **ADJOURNMENT**

A **MOTION** was made by Commissioner Yuhan, seconded by Commissioner Bethel, and carried 4 – 0, to adjourn the Regular Design Commission meeting at 8:48 a.m.

---

Antonio Gardea, AICP  
Assistant Director of Community Development

Minutes approved by the Design Commission on \_\_\_\_\_.

CITY OF **LA CANADA FLINTRIDGE**  
**Design Commission Agenda Report**

**Meeting Date:** September 3, 2026

**Subject:** **Design Review (DEV-2026-0049); BK Signs / Engel & Volkers; 842 Foothill Boulevard:** A request to allow installation of two new non-illuminated wall signs at 842 Foothill Boulevard.

**Presenter:** Chris Gjolme, Planner

**Proposed Action:** Adoption of Design Commission Resolution 26-xx approving Design Review (DEV-2026-0049) for two new non-illuminated wall signs at 842 Foothill Boulevard.

**Environmental Impact:** The project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311(a).

**Fiscal Impact:** None

---

**Background:**

Engel & Volkers is moving into the space previously occupied by Keller Williams Realty and two new wall signs are proposed. The setting is the consistent block of street front businesses along the south side of Foothill between Beulah and Commonwealth. The subject tenant space is marked by a false front gable clad in gray stucco and red awnings to the front and rear. Only signage is proposed at this time, but repainting the building (from gray to white) may occur in the future.

**Discussion/Analysis:**

The new sign would be centered below the gable and above the entry, just above the red awning spanning the storefront. It would follow the established business logo, consisting of a single line of copy ("ENGEL & VOLKERS") comprised of black capital letters in a sans-serif font and the distinctive red ampersand. Letters would be composed of one-inch-thick acrylic (fco) pinned directly to the fascia. The sign code allows for a maximum of 35 square feet of sign area (35-foot building frontage) and a maximum 18-inch letter height. Letter height would be 13 inches. With a span of 12'-6", total sign area would be 13.7 square feet.

**ENGEL & VÖLKERS**

Matching address numbers are also proposed along the far left and right sides of the fascia. This is apparently also part of the business's image/branding. Ten-inch numbers, similarly fashioned, are

proposed. Address numbers on the brick fascia adjacent to the entry would be removed.

A second, smaller sign is proposed along the rear elevation, positioned to the right of the entry above an existing window. Material, color and design would match the front wall sign. This sign would be mounted on a ½" white rectangular backer pinned directly to the fascia. The rear elevation is shown to be repainted in white with a new awning added above the entry. To reiterate, only the wall signs (and new address numbers) are currently proposed. Repainting the building white is an appropriate color change and would not require additional review by the Design Commission. New awnings, however, if proposed in the future, would require review and approval.

In short, there are no issues with the sign's placement, which is logical, balanced and ensures good visibility and business identification. The sign design is minimalist and epitomizes the fundamental design principle that 'less is more.' Building addresses are required by the Fire Department and while the inclusion of two numbers may exceed the minimum requirement, staff has no major concern considering the amount of surplus sign area available. With this said, sign letter height and address number height is similar, so a slight increase in letter height (1-2 inches) to further distinguish the main wall sign could strengthen the overall presentation. Though not required, the applicant may consider it.

#### FINDINGS:

The following findings are required for Design Review approval (Design Review Sec. 11.47.030) :

**A. The design and layout of the proposed development is consistent with the general plan and any design criteria adopted for specialized areas, such as designated historic or other special districts, planned developments, master plans, or specific plans, or adopted for the project through conditions of approval or development agreements.**

The subject building is within the City's Downtown Village Specific Plan (DVSP) area, which encourages a mix of uses to enhance commercial vitality, and the continued professional office use of the space contributes to that objective. Signage supports commercial vitality and in this instance the proposal's location and overall composition work well to achieve that objective without compromising the character of the subject building or the greater immediate area.

**B. The design and layout of the proposed development will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or pedestrian hazards.**

The signs are specific to the proposed use, appropriately positioned on the front and rear facades and would not adversely affect other signs on adjacent buildings. As replacement signs in a similar location on a longstanding commercial building along Foothill Boulevard, the new signs have no potential to interfere with neighboring properties nor create adverse traffic or pedestrian hazards.

**C. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this title and the general plan.**

The new wall signs would be appropriately positioned on the building to achieve good visibility from Foothill Boulevard and the alley and parking area to the rear. Illumination is not proposed or required considering the continued office use of the space. The sign's design and composition are simple, clear, and raise no issues.

**D. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance that might reasonably be expected.**

The new wall signs relate directly to the new use that will be operating in the subject building. The new signs are elevated and would achieve good visibility and legibility during daytime hours. Use of composite components ensures durability and minimal maintenance and ease of repair/replacement if needed in the future.

**Options:**

Refer to Recommendation below.

**Recommendation:**

It is recommended that the Design Commission take the following action(s):

1. Open the public hearing, receive public testimony, close the public hearing and consider; and
2. Adopt Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0049) for new wall signs at 842 Foothill Boulevard (Engel & Volkers) with conditions.

**Attachments:**

1. Draft Design Commission Resolution 26-xx
2. Project Plans



# ATTACHMENT 1

# **CITY OF LA CAÑADA FLINTRIDGE**

## **RESOLUTION NO. 26-xx**

### **A RESOLUTION OF THE DESIGN COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING DESIGN REVIEW (DEV-2026-0049) FOR NEW WALL SIGNS AT 842 FOOTHILL BOULEVARD**

**WHEREAS**, a request by BK Signs was received for Design Review of new wall signs at 842 Foothill Boulevard (Engel & Volkers), said request incorporated herein by reference; and

**WHEREAS**, the Design Commission, on September 3, 2026, held a public hearing and conducted design review of the request; and

**WHEREAS**, the Design Commission reviewed the facts contained in the Agenda Report dated September 3, 2026, regarding the application for Design Review approval at 842 Foothill Boulevard, and heard and considered the testimony of the applicant and the public; and

**WHEREAS**, the replacement of on-premises signage accessory to (appurtenant to) an existing commercial building is determined Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (Accessory Structures); and

**WHEREAS**, based on the evidence presented by the application materials, staff report, and public testimony, the Design Commission hereby resolves as follows:

**Section 1.** The above recitals are true and correct, and incorporated herein by reference.

**Section 2.** Findings Required for Design Review Approval. The Design Commission hereby finds as follows:

A. The design and layout of the proposed development is consistent with the general plan and any design criteria adopted for specialized areas, such as designated historic or other special districts, planned developments, master plans, or specific plans, or adopted for the project through conditions of approval or development agreements because the subject building is within the City's Downtown Village Specific Plan (DVSP) area, which encourages a mix of uses to enhance commercial vitality, and the continued professional office use of the space contributes to that objective. Signage supports commercial vitality and in this instance the proposal's location and overall composition work well to achieve that objective without compromising the character of the subject building or the greater immediate area.

B. The design and layout of the proposed development will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or pedestrian hazards because the signs are specific to the proposed use, appropriately positioned on the front and rear facades and would not adversely affect other signs on adjacent buildings. As replacement signs in a similar location on a longstanding commercial building along Foothill Boulevard, the new signs have no potential to interfere with neighboring properties nor create adverse traffic or pedestrian hazards.

C. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this title and the general plan because the new wall signs would be appropriately positioned on the building to achieve good visibility from Foothill Boulevard and the alley and parking area to the rear. Illumination is not proposed or required considering the continued office use of the space. The sign's design and composition are minimalist and elegant and raise no issues.

D. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance that might reasonably be expected because the wall signs relate directly to the new use that will be operating in the subject building. The new signs are elevated and would achieve good visibility and legibility during daytime hours. Use of composite components ensures durability and minimal maintenance and ease of repair/replacement if needed in the future.

**Section 3.** Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2026-0049) for new wall signs at 842 Foothill Boulevard (Engel & Volkers) subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

**PASSED, APPROVED AND ADOPTED** this 3<sup>rd</sup> day of September 2026.

---

Ara Markari  
Chair of the Design Commission

ATTEST:

---

Antonio Gardea  
Secretary to the Design Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
Design Review (DEV-2026-0049)  
842 Foothill Boulevard / Engel & Volkers

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plans submitted, labeled Design Review (DEV-2026-0049).
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Design Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Division.
4. All structures, site work and other features including but not limited to, buildings, signs, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the project plans labeled Design Review (DEV-2026-0049), except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 12 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees and assessments to the City of La Cañada Flintridge, as established by ordinance, resolution or policy of the City Council.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul this Design Review approval. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Design Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. Patching and painting of the sign area shall be required prior to permit issuance and sign installation. Verification to this effect shall be provided to staff.

# # # # #



# ATTACHMENT 2



**B.K. SIGNS**  
INCORPORATED  
SIGN INSTALLATION & MANUFACTURING

# ENGEL & VÖLKERS

The purpose of these submittal is to clarify the information provided to us. It is our intent to manufacture and install the signs in this package without errors. However, it is vitally important for all parties concerned to thoroughly review this submittal and ensure that the information contained within is error free. By approving this submittal package, the signer is declaring that everything in this package is correct - or is to be changed as indicated. BK Signs Inc. will only be held responsible for signs produced as indicated in these approved submittal. BK Signs Inc. has no responsibility for changes not authorized herein.

*Kris Schatzberg*

## PERMIT PACKAGE



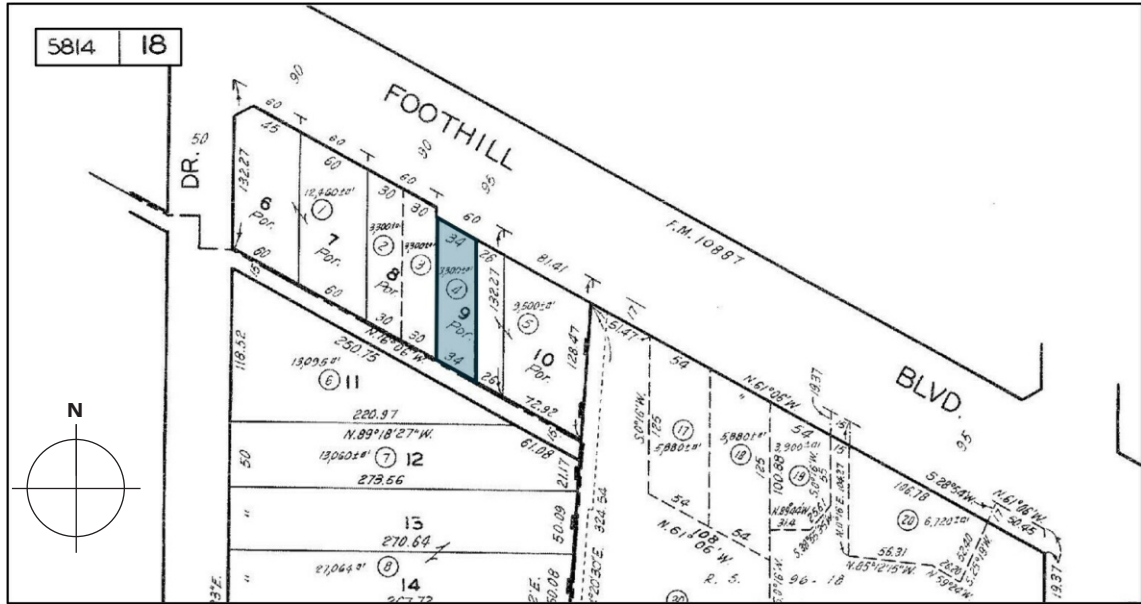
**1028 W. Kirkwall Road**  
**Azusa, CA 91702**  
  
**License #746856**  
  
**Tel. (626) 334-5600**  
**Fax (626) 334-5611**

|                                  |                     |                                      |
|----------------------------------|---------------------|--------------------------------------|
| Design Number:<br>26-08042026    | Date:<br>08.04.2026 | Site Location:<br>842 Foothill Blvd. |
| Project Name:<br>Engel & Volkers |                     | La Canada, CA 91011                  |
| Client:<br>Engel & Volkers       | Page:<br>01 OF 06   | Drawn By:<br>S Coronado              |
|                                  |                     | Revised:<br>08.12.26                 |

|                                |       |
|--------------------------------|-------|
| Design Approval:               |       |
| LL/Property Owner Approval By: | Date: |
| Client Approval By:            | Date: |

This is an original drawing created by B.K. Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by B.K. Signs, Inc. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of B.K. Signs, Inc. All of any part of this design (except registered TM) remain the property of B.K. Signs, Inc.

By signing this approval you agree to the sizes, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.



SITE PLAN / ARIAL VIEW

NTS

Kris Schatzberg

|                                                                                                                                                                                                                                                                                                                                                                    |                                  |                     |                                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------|--------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><br/><b>B.K. SIGNS</b><br/>INCORPORATED<br/><small>SIGN INSTALLATION &amp; MANUFACTURING</small></div> <div><b>1028 W. Kirkwall Road</b><br/><b>Azusa, CA 91702</b><br/><br/><b>License #746856</b><br/><br/><b>Tel. (626) 334-5600</b><br/><b>Fax (626) 334-5611</b></div> | Design Number:<br>26-08042026    | Date:<br>08.04.2026 | Site Location:<br>842 Foothill Blvd. | Design Approval:               | <div>This is an original drawing created by B.K. Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by B.K. Signs, Inc. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of B.K. Signs, Inc. All of any part of this design (except registered TM) remain the property of B.K. Signs, Inc.</div> <div>By signing this approval you agree to the sizes, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.</div> |
|                                                                                                                                                                                                                                                                                                                                                                    | Project Name:<br>Engel & Volkers |                     | La Canada, CA 91011                  | LL/Property Owner Approval By: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                    | Client:<br>Engel & Volkers       |                     | Page:<br>02 OF 06                    | Client Approval By:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                    |                                  |                     | Drawn By:<br>S Coronado              |                                | Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                    |                                  |                     | Revised:<br>08.12.26                 |                                | Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



NORTH ELEVATION

NTS

Kris Schatzberg

ONLY SIGNS N1,N3 AND N4  
ARE BEING PROPOSED ON  
THIS ELEVATION: OMIT ALL  
OTHER ELEMENTS.



1028 W. Kirkwall Road  
Azusa, CA 91702  
License #746856  
Tel. (626) 334-5600  
Fax (626) 334-5611

|                                  |                     |                                      |
|----------------------------------|---------------------|--------------------------------------|
| Design Number:<br>26-08042026    | Date:<br>08.04.2026 | Site Location:<br>842 Foothill Blvd. |
| Project Name:<br>Engel & Volkers |                     | La Canada, CA 91011                  |
| Client:<br>Engel & Volkers       | Page:<br>03 OF 06   | Drawn By:<br>S Coronado              |
|                                  |                     | Revised:<br>08.12.26                 |

|                                |       |
|--------------------------------|-------|
| Design Approval:               |       |
| LL/Property Owner Approval By: | Date: |
| Client Approval By:            | Date: |

This is an original drawing created by B.K. Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by B.K. Signs, Inc. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of B.K. Signs, Inc. All of any part of this design (except registered TM) remain the property of B.K. Signs, Inc.

By signing this approval you agree to the sizes, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.



Kris Schatzberg

SOUTH ELEVATION

NTS

ONLY SIGN N2 IS BEING  
PROPOSED ON THIS  
ELEVATION: OMIT ALL  
OTHER ELEMENTS.



1028 W. Kirkwall Road  
Azusa, CA 91702  
License #746856  
Tel. (626) 334-5600  
Fax (626) 334-5611

|                                  |                     |                                      |
|----------------------------------|---------------------|--------------------------------------|
| Design Number:<br>26-08042026    | Date:<br>08.04.2026 | Site Location:<br>842 Foothill Blvd. |
| Project Name:<br>Engel & Volkers |                     | La Canada, CA 91011                  |
| Client:<br>Engel & Volkers       | Page:<br>04 OF 06   | Drawn By:<br>S Coronado              |
|                                  |                     | Revised:<br>08.12.26                 |

|                                |       |
|--------------------------------|-------|
| Design Approval:               |       |
| LL/Property Owner Approval By: | Date: |
| Client Approval By:            | Date: |

This is an original drawing created by B.K. Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by B.K. Signs, Inc. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of B.K. Signs, Inc. All of any part of this design (except registered TM) remain the property of B.K. Signs, Inc.

By signing this approval you agree to the sizes, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.

151-1/2"

13"

ENGEL & VÖLKER

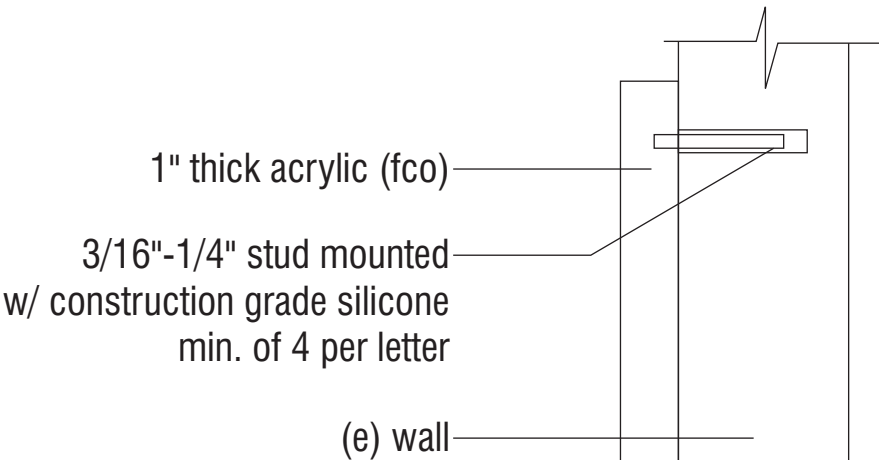
**N1** FRONT VIEW (MAIN ID SIGN)  
12.07 ft<sup>2</sup>

23"

10"

842

**N3 N4** FRONT VIEW (ADDRESS NUMBERS) - 2 SETS  
1.35 ft<sup>2</sup>



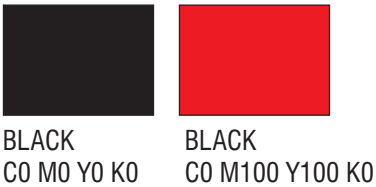
**SCOPE OF WORK:**

manufacture and install one (1) new set of non-illuminated fco  
1" thick acrylic letters and two (2) sets of new non-illuminated  
fco 1" thick acrylic address numbers.

**GENERAL CONSTRUCTION DETAILS:**

material: 1" thick black - glossy color  
installation: threaded pins

**COLOR CHART**



**SECTION DETAILS**  
typ.

Kris Schatzberg

**N1 N3 N4** PROPOSED NEW SIGNS

NTS

|                                                                                                                                                                                 |                                                                                                                  |                                  |                     |                                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                     |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------|--------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|-------|
| <br><b>B.K. SIGNS</b><br>INCORPORATED<br><small>SIGN INSTALLATION &amp; MANUFACTURING</small> | 1028 W. Kirkwall Road<br>Azusa, CA 91702<br><br>License #746856<br><br>Tel. (626) 334-5600<br>Fax (626) 334-5611 | Design Number:<br>26-08042026    | Date:<br>08.04.2026 | Site Location:<br>842 Foothill Blvd. | Design Approval:               | <div>This is an original drawing created by B.K. Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by B.K. Signs, Inc. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of B.K. Signs, Inc. All of any part of this design (except registered TM) remain the property of B.K. Signs, Inc.</div> <div>By signing this approval you agree to the sizes, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.</div> <div>Page 22 of 48</div> |                      |                     |       |
|                                                                                                                                                                                 |                                                                                                                  | Project Name:<br>Engel & Volkers |                     | La Canada, CA 91011                  | LL/Property Owner Approval By: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Date:                |                     |       |
|                                                                                                                                                                                 |                                                                                                                  | Client:<br>Engel & Volkers       |                     | Page:<br>05 OF 06                    | Drawn By:<br>S Coronado        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Revised:<br>08.12.26 | Client Approval By: | Date: |
|                                                                                                                                                                                 |                                                                                                                  |                                  |                     |                                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                     |       |



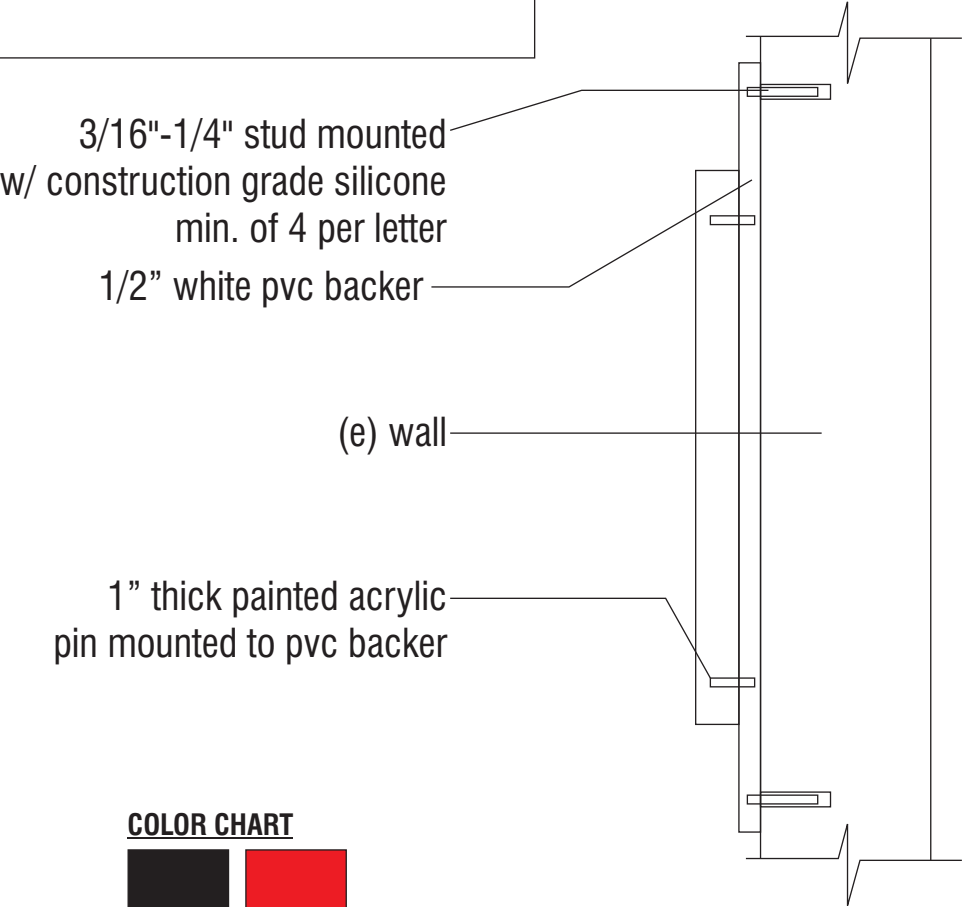
**N2** FRONT VIEW (REAR SIGN)  
11.16 ft²

**SCOPE OF WORK:**

manufacture and install one (1) new set of non-illuminated fco  
1/2" thick 7-1/2"x87-1/2" black and red acrylic letters and one new  
17"x94-1/2" white 1/2" thick pvc material backer (matte finish).

**GENERAL CONSTRUCTION DETAILS:**

installation: threaded pins



**COLOR CHART**



BLACK  
CO M0 Y0 K0

BLACK  
CO M100 Y100 K0

**SECTION DETAILS**

typ.

**N2** PROPOSED NEW SIGN

NTS

Kris Schatzberg

|                                                                                                                                                                                 |                                                                                                                                                     |  |                                  |                     |                                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------|---------------------|--------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|
| <br><b>B.K. SIGNS</b><br>INCORPORATED<br><small>SIGN INSTALLATION &amp; MANUFACTURING</small> | <b>1028 W. Kirkwall Road</b><br><b>Azusa, CA 91702</b><br><br><b>License #746856</b><br><br><b>Tel. (626) 334-5600</b><br><b>Fax (626) 334-5611</b> |  | Design Number:<br>26-08042026    | Date:<br>08.04.2026 | Site Location:<br>842 Foothill Blvd. | Design Approval:               | <div>This is an original drawing created by B.K. Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by B.K. Signs, Inc. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of B.K. Signs, Inc. All of any part of this design (except registered TM) remain the property of B.K. Signs, Inc.</div> <div>By signing this approval you agree to the sizes, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.</div> |                     |       |
|                                                                                                                                                                                 |                                                                                                                                                     |  | Project Name:<br>Engel & Volkers |                     | La Canada, CA 91011                  | LL/Property Owner Approval By: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date:               |       |
|                                                                                                                                                                                 |                                                                                                                                                     |  | Client:<br>Engel & Volkers       | Page:<br>06 OF 06   | Drawn By:<br>S Coronado              | Revised:<br>08.12.26           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Client Approval By: | Date: |
|                                                                                                                                                                                 |                                                                                                                                                     |  |                                  |                     |                                      |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |       |

Page 23 of 48

CITY OF **LA CAÑADA FLINTRIDGE**  
**Design Commission Agenda Report**

**Meeting Date:** September 3, 2026

**Subject:** **Design Review (DEV-2025-0101); AKC Permit Co. / Drybar; 657 Foothill Boulevard:** A request to allow a new illuminated wall sign and associated window signs at 657 Foothill Boulevard.

**Presenter:** Kurtis Fabela, Assistant Planner

**Proposed Action:** Adopt Design Commission Resolution No. 26-XX approving Design Review (DEV-2025-0101) for a new illuminated wall sign and window signs at 657 Foothill Boulevard.

**Environmental Impact:** The project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311(a).

---

**Background:**

A hair salon business (Drybar) occupying the commercial space at 555 Foothill Boulevard, submitted a request for consideration of new signage, including a new internally illuminated suspended wall sign and window signs. The tenant space is located within the Plaza De La Cañada shopping center on the north side of Foothill Boulevard, between Oakwood Avenue and Renetti Lane. The Plaza De La Cañada shopping center is developed as an L-shaped commercial mall with one-story units and two anchor tenant spaces (Gelson's and T.J. Maxx).

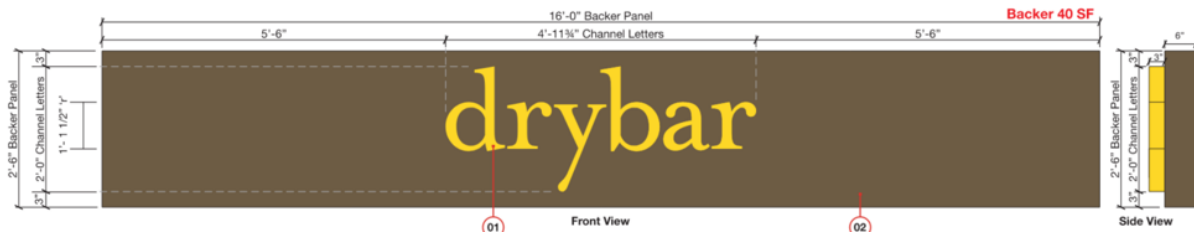
**Discussion/Analysis:**

The unit's maximum allowed signage area is 30 square feet based on the subject building's 30-foot-wide storefront; however, due to the lot's 430-foot distance from Foothill Boulevard, a 50 percent bonus is permitted for sign area, which translates to a 45 square-foot maximum for the business. In all, the total proposed signage area of 43 square feet complies with the maximum allowed standard for the property. The signage size and placement are described in detail below.

*New Suspended Wall Sign*

One new, internally illuminated suspended wall sign under the shopping center's common roof overhang is proposed for the commercial unit within the scope of the request. The 40 square-foot wall sign reads, "drybar", in lower case, yellow acrylic face-lit channel letters with three-inch returns. The yellow letters are centered on a 16' by 2'-6" brown aluminum backer panel suspended from the structure's overhang. Though the letters have a 24-inch height, which exceeds the 18-inch maximum letter height for new wall signs, the store's frontage is approximately 430 feet from Foothill Boulevard which allows for a 50% letter height bonus, or a maximum letter height of 27 inches. The new suspended wall sign is shown in Image 1:

Image 1



### *New Window Signs*

The sign request also includes four (4) new vinyl window signs on the face of the storefront; however, only the yellow sign located on the door that reads, “drybar”, counts as sign area, subject to discretionary review by the Design Commission. This primary window sign is two square feet in area with a letter height of ten inches. The sign also includes a hairdryer graphic that consists of one square-foot of sign area. In total, the “drybar” lettering and hairdryer logo consist of three square feet.

The additional sign located on the lower half of the front door contains the operating hours and generic contact information for the business’. This window sign is incidental signage, located no higher than four feet from grade, and is less than four square feet in size which is exempt from review by the Design Commission. This sign does not count toward sign area.

The two signs located on each side of the door are subject to review by the Design Commission. These signs are not defined as incidental signage, but are defined by the Zoning Code’s sign ordinance (Chapter 11.37) as permanent window signage that is exempt from contributing to overall sign area. Permanent window signs are exempted from area considerations if they do not exceed six inches in height and no portion of the signage is higher than four feet above adjacent grade. The sign on the window panel to the left of the door includes the business’s website address on the top line written in capitalized text as, “DRYBARSHOPS.COM”, with the business’s phone number centered on the line below. The sign is five inches tall and consists a white serif font style. The sign on the right side of the door also contains two centered lines of characters, with the top line incorporating social media logos, followed by the business’s social media handle on the bottom line written as, “drybarshopsus”, in lowercase letters. The sign is approximately 5.7 inches tall and also contains a white serif font style. The new window signage is shown in Image 2:

Image 2



### Plaza De La Cañada Sign Program

The Plaza De La Cañada shopping center maintains an approved sign program, included as attachment #3, which permits ministerial approval of signage consistent with the parameters and design standards of the program; however, the proposed signage for the subject commercial unit deviates from these standards, and therefore, the new signage requires Design Commission consideration and approval. The proposed suspended wall sign employs a brand-specific color palette and exceeds the dimensions permitted for suspended wall signs in the shopping center. In addition to the suspended sign, the addition of window signage requires review by the Design Commission as this type of signage is not outlined within the approved sign program. Though the sign project is not consistent with the approved sign program for the Plaza De La Cañada shopping center, owner approval of the signage design was provided to staff and the sign remains compliant with all sign requirements outlined in Zoning Code Section 11.37 – Sign Regulations. The sign program's maximum dimensions and required design criteria for suspended walls signs within the shopping center are shown in Image 3:

Image 3



New Proposed Sign

Scale: 1/4" = 1'-0"

.090 Aluminum Fabrication w/ routed out face and wood pattern vinyl overlay.  
Letters are acrylic, backed up w/ translucent vinyl overlay.  
Internally illuminated.

Overall, the proposed signage is compliant with the sign ordinance (Section 11.37). Although a total of five (5) signs are proposed, only the suspended wall sign and the primary window sign on the front door are counted as sign area; therefore, the project complies with the two-sign maximum limit for the commercial space. No other concerns or issues are apparent and positive findings are recommended.

#### FINDINGS:

The following findings are required for design review approval of signs (Sign Ordinance Sec. 11.37.060.E.1).

**A. The design and layout of the proposed signage is consistent with the general plan and any design criteria adopted for specialized areas, such as designated historic or other special districts, planned developments, master plans, or specific plans, or adopted for the project through conditions of approval or development agreements;**

The signs' arrangement, material, font style and color work well with the composition of the subject building to provide clear description of the business's name. The area of the Downtown Village Specific Plan (DVSP) that the property is located in is primarily commercial, with the closest residential uses located further to the northwest and southwest of the subject lot. The proposed signage will not impact or be directly visible from these areas, is consistent with the commercial character along the Foothill Boulevard corridor, and no guidelines or development standards for specialized areas or overlay zones exist or apply to the property that would impact the design and location of the proposed signage. The signage deviates from an approved sign program for the property, however, owner approval has been provided and the signage is compliant with the development standards outlined in Zoning Code Section 11.37 – Sign Regulations. This request includes a standalone signage project not adopted for the project through conditions of approval or a development agreement for another project. The proposed signage is consistent with signage proposed within the Mixed Use 2 (DVSP) zone and does not significantly alter the character of the area or the property.

**B. The design and layout of the proposed signage will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or**

**pedestrian hazards;**

The signage is not located within the public right-of-way and will not create traffic or pedestrian hazards. The internally illuminated suspended wall sign is located approximately 430 feet from Foothill Boulevard and is not visible from the west along Oakwood Avenue due to the orientation of the sign toward the south, therefore, it will not introduce adverse impacts or hazards on vehicular traffic due to its location and setback from the public right-of-way. Though the proposed suspended sign is larger than the comparable neighboring signs in the commercial center and is not consistent with the direction of the sign program, it will not interfere with the use of other properties or signage in the area due to its limited deviation from the sign program with a limited six-inch increase in the sign's height. The window signage is also clear, legible, and will not contribute to a distracting or hazardous appearance.

**C. The design of the proposed signage is compatible with the character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this title and the general plan;**

The new signage is clear and visible to pedestrians and vehicles within the shopping center and parking lot. Though the new internally illuminated suspended wall sign deviates from the approved sign program, the proposed sign maintains a limited six-inch height increase and three-inch return depth increase (projecting letters instead of routed out aluminum face) when compared to the maximum parameters for the sign program, which does not significantly impact the visible scale of the sign when compared with existing signage in the shopping center. In addition, though the suspended sign does not contain a wood pattern overlay as required by the sign program, the color brown is still utilized to blend with the architectural character and style of the shopping center and nearby signage. The sign also proposes yellow lettering instead of the sign program's prescribed white text color, which is attributed to Drybar's national branding and color palette.

**D. The design of the proposed signage will provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance that might reasonably be expected.**

The signage is clear, minimal, and understated, and is consistent with the commercial character of the Foothill Boulevard corridor and the architectural style of the subject commercial building. The use of acrylic and aluminum materials for the suspended wall sign ensures that the colors and composition of the signage will remain aesthetically appealing when introduced to general wear and weather conditions. In addition, the vinyl window applications will be less impacted by weathering due to the location of the window panels under the building's overhang.

**Recommendation:**

It is recommended that the Design Commission take the following action(s):

1. Open the public hearing, receive public testimony, close public hearing and consider; and
2. Adopt Design Commission Resolution No. 26-XX approving Design Review (DEV-2025-0101) at 657 Foothill Boulevard.

**Attachments:**

1. Draft Design Commission Resolution No. 26-XX
2. Project Plans
3. Approved Sign Program for Plaza De La Cañada Flintridge



# ATTACHMENT 1

## CITY OF LA CAÑADA FLINTRIDGE

### RESOLUTION NO. 26-XX

#### **A RESOLUTION OF THE DESIGN COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING DESIGN REVIEW (DEV-2025-0101) FOR A NEW ILLUMINATED WALL SIGN AND WINDOW SIGNS AT 657 FOOTHILL BOULEVARD (DRYBAR).**

**WHEREAS**, a request by AKC Permit Co was submitted for Design Review approval for a new illuminated wall sign and window signs at 657 Foothill Boulevard; said request attached hereto and incorporated herein by reference; and

**WHEREAS**, the Design Commission, on September 3, 2026, held a public hearing and considered the request; and

**WHEREAS**, the Design Commission reviewed the facts contained in the agenda report dated September 3, 2026, regarding the application for Design Review approval at 657 Foothill Boulevard heard and considered the testimony of the applicant and the public; and

**WHEREAS**, the replacement of on-premises signage accessory to (appurtenant to) an existing commercial building is determined Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (Accessory Structures); and

**WHEREAS**, based on the evidence presented by the application materials, staff report, and public testimony, the Design Commission hereby resolves as follows:

**Section 1.** The above recitals are true and correct, and incorporated herein by reference.

**Section 2.** Findings Required for Design Review Approval. The Design Commission finds as follows:

A. *The design and layout of the proposed signage is consistent with the general plan and any design criteria adopted for specialized areas, such as designated historic or other special districts, planned developments, master plans, or specific plans, or adopted for the project through conditions of approval or development agreements; The signs' arrangement, material, font style and color work well with the composition of the subject building to provide clear description of the business's name. The area of the Downtown Village Specific Plan (DVSP) that the property is located in is primarily commercial, with the closest residential uses located further to the northwest and southwest of the subject lot. The proposed signage will not impact or be directly visible from these areas, is consistent with the commercial character along the Foothill Boulevard corridor, and no guidelines or development standards for specialized areas or overlay zones exist or apply to the property*

that would impact the design and location of the proposed signage. The signage deviates from an approved sign program for the property, however, owner approval has been provided and the signage is compliant with the development standards outlined in Zoning Code Section 11.37 – Sign Regulations. This request includes a standalone signage project not adopted for the project through conditions of approval or a development agreement for another project. The proposed signage is consistent with signage proposed within the Mixed Use 2 (DVSP) zone and does not significantly alter the character of the area or the property.

B. *The design and layout of the proposed signage will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or pedestrian hazards;* The signage is not located within the public right-of-way and will not create traffic or pedestrian hazards. The internally illuminated suspended wall sign is located approximately 430 feet from Foothill Boulevard and is not visible from the west along Oakwood Avenue due to the orientation of the sign toward the south, therefore, it will not introduce adverse impacts or hazards on vehicular traffic due to its location and setback from the public right-of-way. Though the proposed suspended sign is larger than the comparable neighboring signs in the commercial center and is not consistent with the direction of the sign program, it will not interfere with the use of other properties or signage in the area due to its limited deviation from the sign program with a limited six-inch increase in the sign's height. The window signage is also clear, legible, and will not contribute to a distracting or hazardous appearance.

C. *The architectural design of the proposed signage is compatible with the character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this title and the general plan;* The new signage is clear and visible to pedestrians and vehicles within the shopping center and parking lot. Though the new internally illuminated suspended wall sign deviates from the approved sign program, the proposed sign maintains a limited six-inch height increase and three-inch return depth increase (projecting letters instead of routed out aluminum face) when compared to the maximum parameters for the sign program, which does not significantly impact the visible scale of the sign when compared with existing signage in the shopping center. In addition, though the suspended sign does not contain a wood pattern overlay as required by the sign program, the color brown is still utilized to blend with the architectural character and style of the shopping center and nearby signage. The sign also proposes yellow lettering instead of the sign program's prescribed white text color, which is attributed to Drybar's national branding and color palette.

D. *The design of the proposed signage will provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance that might reasonably be expected.* The signage is clear, minimal, and understated, and is consistent with the commercial character of the Foothill Boulevard corridor and the architectural style of the subject commercial building. The use of acrylic and aluminum materials for the suspended wall sign ensures that the colors and composition of

the signage will remain aesthetically appealing when introduced to general wear and weather conditions. In addition, the vinyl window applications will be less impacted by weathering due to the location of the window panels under the building's overhang.

**Section 3.** Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2025-0101) for a new wall and window signs at 657 Foothill Boulevard, subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

**PASSED, APPROVED AND ADOPTED** this 3<sup>rd</sup> day of September, 2026

---

Ara Markari  
Chair of the Design Commission

ATTEST:

---

Antonio Gardea  
Secretary to the Design Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
Design Review (DEV-2025-0101)  
657 Foothill Boulevard

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the plans submitted, labeled Design Review (DEV-2025-0101).
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Design Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. All structures, site work and other features including but not limited to, buildings, signs, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the project plans labeled Design Review (DEV-2025-0101), except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 12 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees and assessments to the City of La Cañada Flintridge, as established by ordinance, resolution or policy of the City Council.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul this Design Review approval. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Design Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.

# # # # #



# ATTACHMENT 2

Site Plan



**01** - Channel Letters on Backer Panel  
-Various Decals

**Ready for approval authority.  
This is not a final approval.**

**drybar**

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

**PRODUCTION**

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. **This is not intended to be an accurate scaled drawing.** Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

Pantone Color:  
108C  
Yellow Trans Vinyl:  
3M 3530-15 Yellow

Pantone Color:  
White

Pantone Color:  
420C  
Gray Trans Vinyl:  
Oracal Matte  
Lt Gray #72

Pantone Color:  
Brown - TBD

Print Method

CMYK Digital Print



**O-1** Site Plan  
Scale | Not To Scale

|                                                                                                                                                                                                                                                 |                                    |                                                                                                    |                                                                            |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                         |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <div><p>Your Brand<br/>Realized™</p></div> <div><p>251 Boot Road<br/>Downingtown, PA 19335</p><p>610.518.5881<br/>610.518.5244<br/>info@prosign.net</p></div> | <p><b>SITE PLAN   OVERVIEW</b></p> | <p><b>REVISIONS:</b><br/>0 PM - Removed signs per Permit<br/>Issues, adjusted Decals per same.</p> | <p><b>PM:</b> EM<br/><b>DESIGNER:</b> PN</p> <p><b>DATE:</b> 11/7/2025</p> | <p>Copyright, Pro Sign Company, 2025</p> <p>DWG:<br/>Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1_PRD_DRYBAR-657 FOOHILL<br/>BLVD-LA CANADA,CA.cdr</p> <p>ART:<br/>Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528_Various Files in Folder.eps</p> | <p>Job File Locations</p> <p>DWG:<br/>Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1_PRD_DRYBAR-657 FOOHILL<br/>BLVD-LA CANADA,CA.cdr</p> <p>ART:<br/>Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528_Various Files in Folder.eps</p> | <p>Page<br/>1</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|



drybar

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

PRODUCTION

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

Pantone Color:  
108C  
Yellow Trans Vinyl:  
3M 3530-15 Yellow

Pantone Color:  
White

Pantone Color:  
420C  
Gray Trans Vinyl:  
Oracal Matte  
Lt Gray #72

Pantone Color:  
Brown - TBD

Print Method

CMYK Digital Print



- Building Elevations:**
- Overall height: 136"
  - Building frontage dimensions: 30'-2 3/4"
  - Height to grade: 106"

**NOTE: Black of windows are for visual representation ONLY!  
No Black Vinyl to be applied to windows.**

0-2 Dimensions for Store Front  
Scale | Not To Scale



Your Brand  
Realized™

251 Boot Road  
Downingtown, PA 19335

610.518.5881  
610.518.5244  
info@prosign.net

PHOTO RE-IMAGE | OVERVIEW

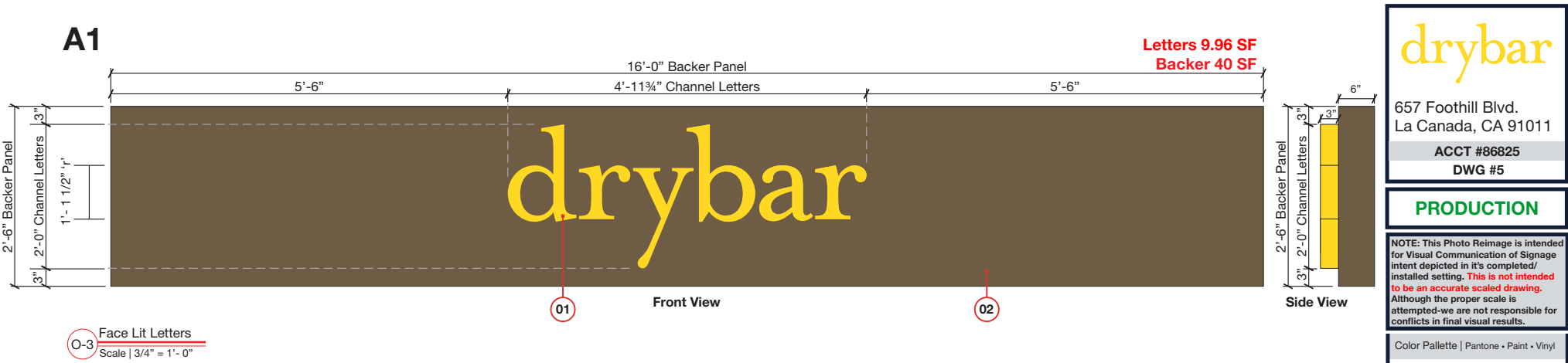
REVISIONS:  
A PM: (Removed pages per Permit  
Issues, adjusted Decals per same.

PM: EM  
DESIGNER: PN

DATE: 11/7/2025

Copyright, Pro Sign Company, 2025  
DWG:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1\_PRD\_DRYBAR-657 FOOHILL  
BLVD-LA CANADA,CA.cdr  
ART:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528\_Various Files in Folder.eps

Job File Locations



- 01** - 24" High Face Lit Channel Letters
- Mounted to Aluminum Backer Painted with Matthews Paints
  - Principal Qwik Mod1, 7100k Tru White LEDs
  - Principal 12V Power Supply Qwik Box Slim Single - 1.1 Amps
  - Quick Shut Off Toggle Switch on Letter Return

**Trans Vinyl**  
3M 3630-15 Yellow applied  
First Surface to 3/16" White  
Acrylic Face Panels



PERSPECTIVE VIEW

- 02** - 30"h x 16'-0"w x 6"d Aluminum Backer
- Painted with Matthews Paints to Match existing wood TBD
  - To be mounted where pre-existing wood was located.
- SEE PAGE (4) FOUR FOR DETAILS**

**NOTE: Wooden Brackets to be relocated lower and LL to provide Matthews Paints brown paint color to match building color**



NIGHTTIME VIEW

**drybar**

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

**PRODUCTION**

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. **This is not intended to be an accurate scaled drawing.** Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

Pantone Color: 108C  
Yellow Trans Vinyl: 3M 3630-15 Yellow

Pantone Color: White

Pantone Color: 420C  
Gray Trans Vinyl: Orscale Matte Lt Gray #72

Pantone Color: Brown - TBD

Print Method

CMYK Digital Print

**STOP**  
MORE  
INFORMATION  
REQUIRED

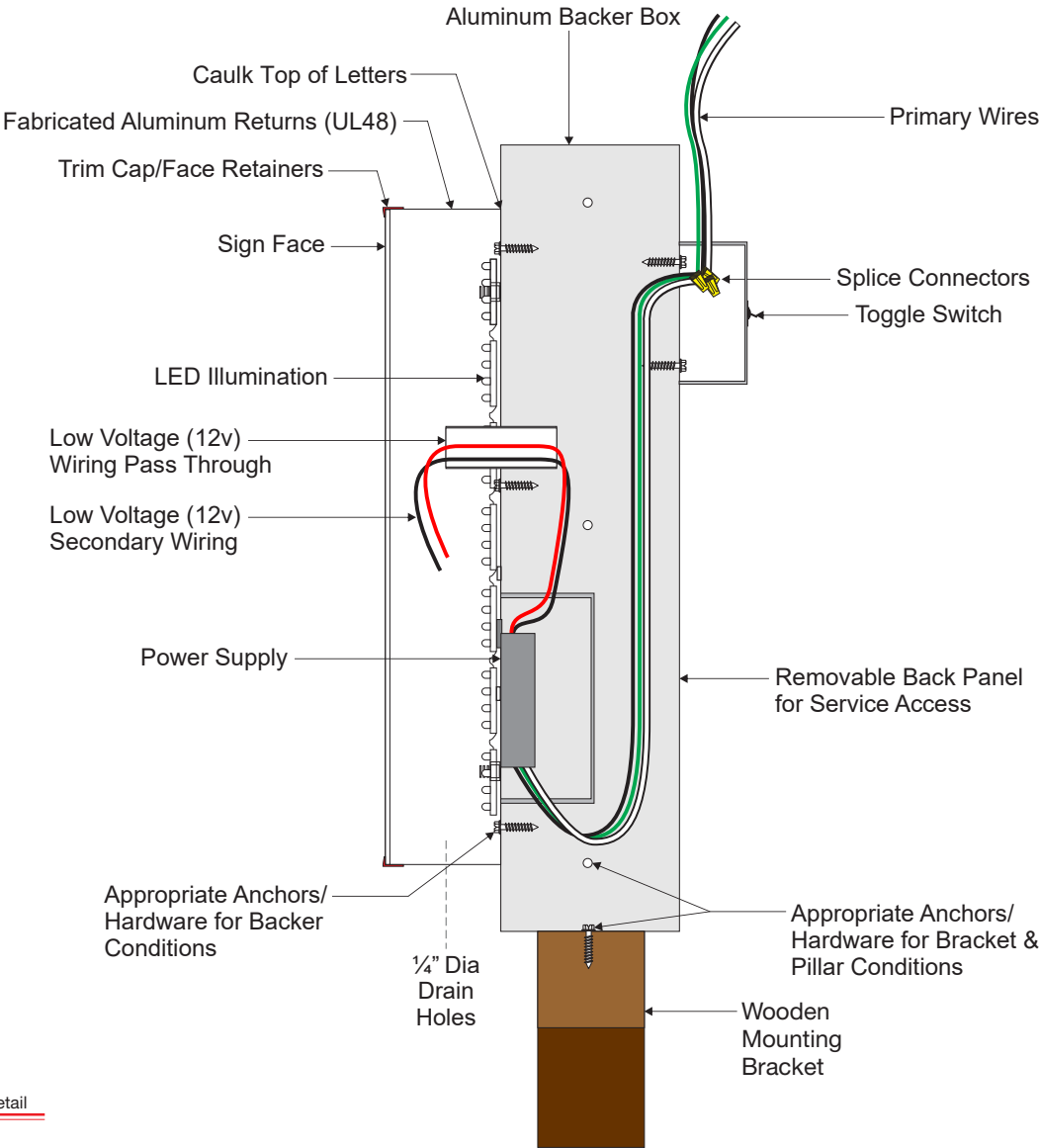
- ☒ DIMENSIONS/COLORS
- ☐ MATERIAL
- ☐ MOUNTING TYPE
- ☐ OTHER
- ☐ Site Survey for Project

Approved by \_\_\_\_\_ Date \_\_\_\_\_

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ CORRECT & RESUBMIT

|                                                                                                                                      |                                                                                      |                                                                                             |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                              |                   |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <p>Your Brand Realized™</p> <p>251 Boot Road<br/>Downingtown, PA 19335</p> <p>610.518.5881<br/>610.518.5244<br/>info@prosign.net</p> | <p>24" CHANNEL LETTERS   OVERVIEW</p> <p>QTY: (1) ONE SET OF 24" CHANNEL LETTERS</p> | <p>REVISIONS:</p> <p>1. PM - Removed pages per Permit Issues, adjusted Decals per same.</p> | <p>PM: EM<br/>DESIGNER: PN</p> <p>DATE: 11/7/2025</p> | <p>Copyright, Pro Sign Company, 2025</p> <p>THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE USED, DUPLICATED OR DISCLOSED IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPOSER AS A RESULT OF OR IN CONNECTION WITH THE SUBMISSION OF THIS DATA, THE DEFEEER SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING CONTRACT.</p> | <p>Job File Locations</p> <p>DWG: Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1_PRD_DRYBAR-657_FOOTHILL BLVD-LA CANADA,CA.cdr</p> <p>ART: Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528_Various Files in Folder.eps</p> | <p>Page<br/>3</p> |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|

A1



drybar

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

PRODUCTION

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/installed setting. This is not intended to be an accurate scaled drawing. Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

Pantone Color:  
108C  
Yellow Trans Vinyl:  
3M 3530-15 Yellow

Pantone Color:  
White

Pantone Color:  
420C  
Gray Trans Vinyl:  
Orcale Matte  
Lt Gray #72

Pantone Color:  
Brown - TBD

Print Method

CMYK Digital Print



O-1 S/F Wall Sign Mounting Detail  
Not To Scale

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ CORRECT & RESUBMIT



Your Brand  
Realized™

251 Boot Road  
Downingtown, PA 19335  
610.518.5881  
610.518.5244  
info@prosign.net

24" CHANNEL LETTERS | OVERVIEW

QTY: (1) ONE SET OF 24" CHANNEL LETTERS

REVISIONS:  
1. PM - Removed paper per Permit  
Issues, adjusted Decals per same.

PM: EM  
DESIGNER: PN

DATE: 11/7/2025

Copyright, Pro Sign Company, 2025  
THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY  
INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE  
USED, DUPLICATED OR DISCLOSED IN WHOLE OR PART  
FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS  
PROPOSAL. IF A CONTRACT IS AWARDED TO THIS  
PROPOSER AS A RESULT OF OR IN CONNECTION WITH  
THE SUBMISSION OF THIS DATA, THE DEFEEER SHALL  
HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE  
EXTENT PROVIDED IN THE RESULTING CONTRACT.

Job File Locations

DWG:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1\_PRD\_DRYBAR-657 FOOTHILL  
BLVD-LA CANADA,CA.cdr

ART:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\  
20528\_Various Files in Folder.eps

Page  
4

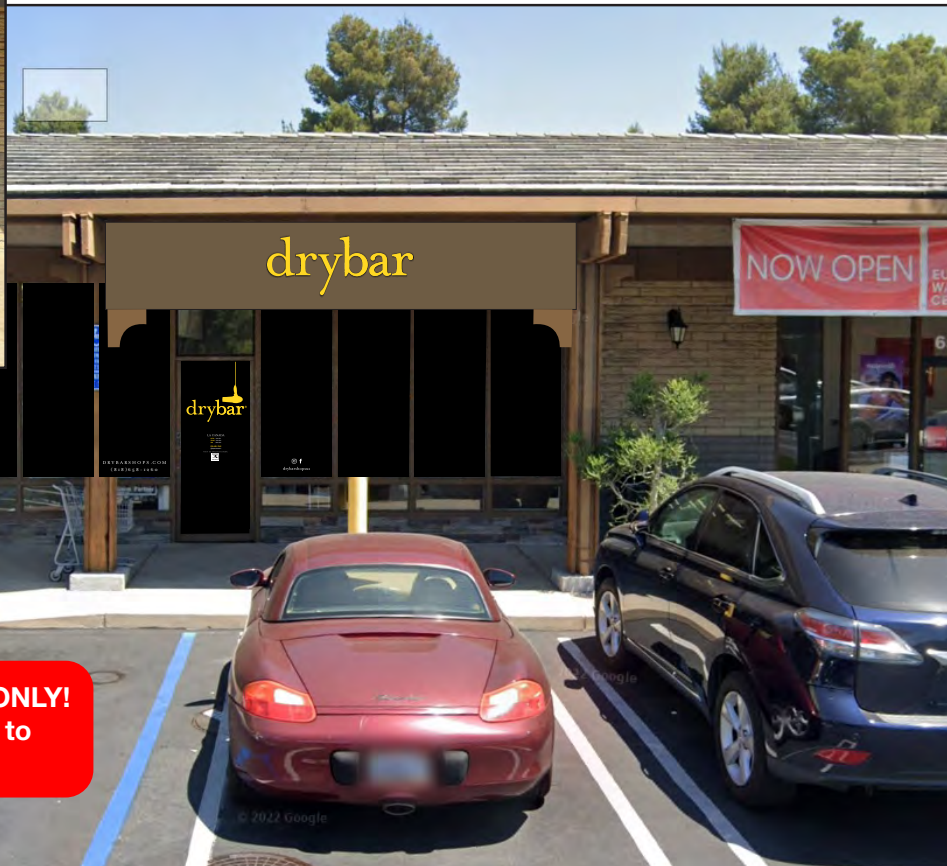
Letters XX SF  
Backer XX SF

**No current signage exists**



**Letters 9.96 SF**  
**Backer 40 SF**

## Proposed



**NOTE: Black of windows are for visual representation ONLY!  
No Black Vinyl to be applied to windows, Black is used to  
show decals better on the page.**

0-6 Photo Re-Image  
Scale | Not To Scale



*Your Brand  
Realized™*

251 Boot Road  
Downingtown, PA 19335

 610.518.5881  
 610.518.5244  
 [info@prosign.net](mailto:info@prosign.net)

PHOTO RE-IMAGE | OVERVIEW

**REVISIONS:**  
5. PN - Removed pages per Permit  
Issues, adjusted Decals per same.

PM: EM  
DESIGNER: PN

DATE: 11/7/2025

Copyright, Pro Sign Company, 2025

Job File Locations

DWG:  
Y:\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1\_PRD\_DRYBAR-657 FOOTHILL  
BLVD-LA CANADA.CA.cdr

ART:  
Y:\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528 Various Files in Folder.eps

Page  
5

drybar

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

## PRODUCTION

**NOTE:** This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. **This is not intended to be an accurate scaled drawing.** Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

 Pantone Color:  
**108C**  
Yellow Trans Vinyl:  
**3M 3630-15 Yellow**

 Pantone Color:  
**White**

 Pantone Color:  
**420C**  
Gray Trans Vinyl:  
**Oracle Matte**  
**Lt Gray #72**

 Pantone Color:  
**Brown - TBD**

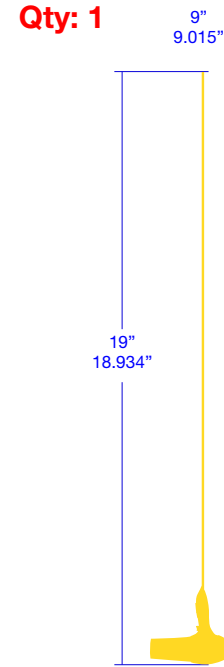
Print Method

 CMYK Digital Print





Opaque Vinyl  
3M 180-25 Yellow



drybar

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

PRODUCTION

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. **This is not intended to be an accurate scaled drawing.** Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

Pantone Color:  
108C  
Yellow Trans Vinyl:  
3M 3530-15 Yellow

Pantone Color:  
White

Pantone Color:  
420C  
Gray Trans Vinyl:  
Oracle Matte  
Lt Gray #72

Pantone Color:  
Brown - TBD

Print Method

CMYK Digital Print



Approved by \_\_\_\_\_ Date \_\_\_\_\_

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ CORRECT & RESUBMIT



251 Boot Road  
Downingtown, PA 19335  
610.518.5881  
610.518.5244  
info@prosign.net

VINYL DECALS | OVERVIEW

REVISIONS:  
1. PM - Removed pages per Permit  
Issues, adjusted Decals per same.

PM: EM  
DESIGNER: PN

DATE: 11/7/2025

Copyright, Pro Sign Company, 2025  
THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE USED, DUPLICATED OR DISCLOSED IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPOSER AS A RESULT OF OR IN CONNECTION WITH THE SUBMISSION OF THIS DATA, THE DEFEEER SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING CONTRACT.

Job File Locations

DWG:  
Y:\WWellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1\_PRD\_DRYBAR-657\_FOOTHILL BLVD-LA CANADA,CA.cdr

ART:  
Y:\WWellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528\_Various Files in Folder.eps

Page  
7

Qty: 1

2'- 4 1/8"

28.13"

4 7/8"

4.843"

DRYBARSHOPS.COM

( 8 1 8 ) 6 5 8 - 1 2 6 0

Phone number per location

G3

DOOR VINYL

Scale:  
1 1/2" = 1'-0"

First-surface vinyl graphics as follows: Opaque 7725-10 White vinyl

Typeface: Mrs. Eaves Roman

**Opaque Vinyl**  
3M 7725-10 HP White

Qty: 1

1'- 0"

12.00"

5 11/16"

5.69"



drybarshopsus

G4

DOOR VINYL

Scale:  
3" = 1'-0"

First-surface vinyl graphics as follows: Opaque 7725-10 White vinyl

Typeface: Mrs. Eaves Roman

drybar

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

PRODUCTION

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. **This is not intended to be an accurate scaled drawing.** Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

Color Palette | Pantone • Paint • Vinyl

- Pantone Color:  
108C  
Yellow Trans Vinyl:  
3M 3530-15 Yellow
- Pantone Color:  
White
- Pantone Color:  
420C  
Gray Trans Vinyl:  
Orcale Matte  
Lt Gray #72
- Pantone Color:  
Brown - TBD

Print Method

 CMYK Digital Print



Approved by \_\_\_\_\_ Date \_\_\_\_\_

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ CORRECT & RESUBMIT



Your Brand  
Realized™

251 Boot Road  
Downingtown, PA 19335  
 610.518.5881  
 610.518.5244  
 info@prosign.net

VINYL DECALS | OVERVIEW

REVISIONS:  
1. PM - Removed pages per Permit  
Issues, adjusted Decals per same.

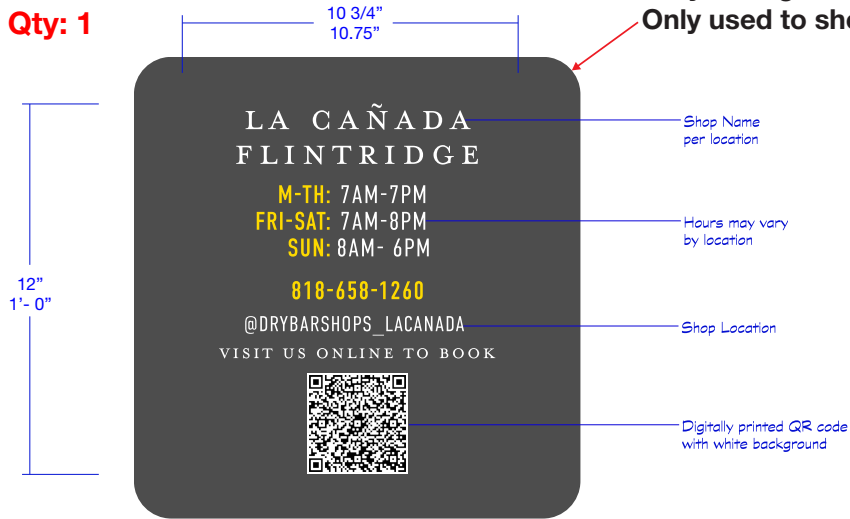
PM: EM  
DESIGNER: PN  
DATE: 11/7/2025

Copyright, Pro Sign Company, 2025  
THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE USED, DUPLICATED OR DISCLOSED IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPOSER AS A RESULT OF OR IN CONNECTION WITH THE SUBMISSION OF THIS DATA, THE DEFEEER SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING CONTRACT.

Job File Locations  
DWG:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1\_PRD\_DRYBAR-657\_FOOTHILL BLVD-LA CANADA,CA.cdr  
ART:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528\_Various Files in Folder.eps

Page  
8

Qty: 1



**Opaque Vinyl**  
3M 180-25 Yellow and  
3M 7725-10 HP White

**NOTE: Top of Decal Not to be  
Mounted Higher than (4) Four  
Feet Above Grade**



Actual shop name and hours to vary by location.

To be installed to the left of entry doors.

Typeface: Mrs. Eaves Roman & DIN Condensed

**drybar**

657 Foothill Blvd.  
La Canada, CA 91011

ACCT #86825  
DWG #5

## PRODUCTION

NOTE: This Photo Reimage is intended for Visual Communication of Signage intent depicted in it's completed/ installed setting. **This is not intended to be an accurate scaled drawing.** Although the proper scale is attempted-we are not responsible for conflicts in final visual results.

### Color Palette | Pantone • Paint • Vinyl

Pantone Color:  
108C  
Yellow Trans Vinyl:  
3M 3530-15 Yellow

Pantone Color:  
White

Pantone Color:  
420C  
Gray Trans Vinyl:  
Oracal Matte  
Lt Gray #72

Pantone Color:  
Brown - TBD

### Print Method

CMYK Digital Print



**pro signs** Your Brand Realized™

251 Boot Road  
Downingtown, PA 19335

610.518.5881  
610.518.5244  
info@prosign.net

## VINYL DECALS | OVERVIEW

**REVISIONS:**  
A, PM - Removed pages per Permit  
Issues, adjusted Decals per same.

PM: EM  
DESIGNER: PN  
DATE: 11/7/2025

Copyright, Pro Sign Company, 2025  
THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE USED, DUPLICATED OR DISCLOSED IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPOSER AS A RESULT OF OR IN CONNECTION WITH THE SUBMISSION OF THIS DATA, THE DEFEEEREE SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING CONTRACT.

### Job File Locations

DWG:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\OPE86825-1\_PRD\_DRYBAR-657 FOOTHILL BLVD-LA CANADA,CA.cdr

ART:  
Y:\W\Wellbiz Brands\Partners\Drybar\CA\La Canada\20528\DESIGN\ART\20528\_Various Files in Folder.eps

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ CORRECT & RESUBMIT

Page  
9

# Perform Properties

Property: PLAZA DE LA CANADA

Tenant: DRYBAR

Drawing Type: SIGN SHOP DWG

✓: Approved

      : Approved as Noted

      : Revise and Resubmit



06/03/2026

Signed

Date

**Landlord review is for design intent and compliance with Shopping Center criteria only. Tenant, Tenant's Architect, and Tenant's General Contractor are responsible for project compliance with all authorities having jurisdiction.**



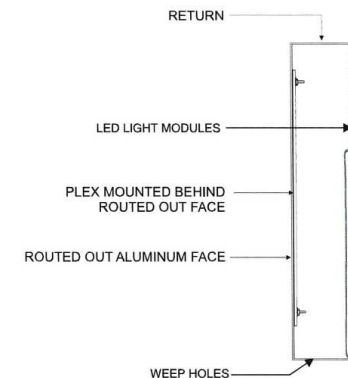
# ATTACHMENT 3



New Proposed Sign

Scale: 1/4" = 1'-0"

.090 Aluminum Fabrication w/ routed out face and wood pattern vinyl overlay.  
Letters are acrylic, backed up w/ translucent vinyl overlay.  
Internally illuminated.

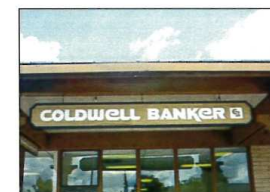


New Proposed Sign

Scale: 3/16" = 1'-0"



Conceptual Night View



Existing Conditions

Rev. 1: 07.29.11/JM/VARIOUS  
Rev. 2: 08.05.11/JM/VARIOUS  
Rev. 3: 08.11.11/JM/VARIOUS  
Rev. 4:

Project: Plaza De La Canada - Shop Tenants  
Sign Program  
Address: 635 W. Foothill Blvd.  
City/State: La Canada, CA

Design No.: 11.1139  
Job No.:  
Scale: Proportional  
Date: 06.20.2011

Revision No.: 3  
Sales: PITTS  
Design: JM  
Page: 2 OF 4

This is an original, unpublished drawing created by Coldwell Banker or its affiliate. It is not to be copied, reproduced, or otherwise used without the written permission of Coldwell Banker.