

Notice and Agenda

Regular Meeting of the La Cañada Flintridge Design Commission

Thursday, May 21, 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 Design Commission, you may do so during the **Comments from the Public** period noted on the agenda, which is limited up 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 Design Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Design 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 office of the City Clerk at (818) 790-8880 or via [e-mail at tgarcia@lcf.ca.gov](mailto:tgarcia@lcf.ca.gov).

SB 343 – Any writings relating to an agenda item distributed to a majority of the City Council less than 72 hours prior to the meeting will be available for public review in the City Clerk's Office 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 Number: 26-12****Roll Call**

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

Pledge of Allegiance**Comments from the Public**

Please note: This is the opportunity for members of the public to comment on items listed on the Consent Calendar or on any items not appearing on the agenda. Because of restrictions contained in California Law, the Design Commission may not discuss or act on any item not on the agenda but may briefly respond to statements made or ask a question for clarification. The Chair may also request a brief response from staff to questions raised during public comment or may request a matter be agendaized for a future 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 Design Commission when the matter is considered. Please state your name for the record and sign in at the podium prior to making comment(s).

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) Design Commission Action Minutes

- a) Design Commission Regular Meeting of May 7, 2026.

Public Hearings

- 2) **Design Review (DEV-2022-0095); Sarceda; 1111 Foothill Boulevard (Strut Fitness Studio):** A request to install a new illuminated wall sign at 1111 Foothill Boulevard.

Recommendation: Adopt Design Commission Resolution No. 26-xx approving Design Review (DEV-2022-0095) for a new illuminated wall sign at 1111 Foothill Boulevard.

- 3) **Design Review (DEV-2026-0012); RNF Signs; 555 Foothill Boulevard (Wells Fargo):** A request to allow new wall and monument and ground signs at 555 Foothill Boulevard.

Recommendation: Adoption of Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0012) for new wall and monument and ground signs at 555 Foothill Boulevard (Wells Fargo).

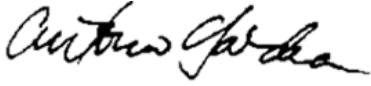
Concluding Business

- 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
Deputy Director of Community Development



REGULAR COMMISSION MEETING

CALL TO ORDER: Chair Markari called the Regular Meeting to order at 8:07 a.m.

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

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

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 Vice Chair Pollara, seconded by Commissioner Yuhan, and carried 3 – 0, (Commissioner Bethel was absent) to approve the Design Commission minutes from April 2, 2026 with corrections and April 16, 2026.

- 1. Approval of Minutes of the Design Commission Meeting:**
 - a) Design Commission Regular Meeting of April 2, 2026.
(Approved 3 – 0, as recommended)

- Approval of Minutes of the Design Commission Meeting:**
- b) Design Commission Regular Meeting of April 16, 2026.
(Approved 3 – 0, as recommended)

PUBLIC HEARINGS:

- 2. Design Review (DEV-2026-0009) Coldwell Banker Realty; 930 Foothill Boulevard.**

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

Chair Markari opened the public hearing at 8:12 a.m.

The following individual provided public comment: Thomas Atamian.

Chair Markari closed the public hearing at 8:15 a.m.

A **MOTION** was made by Vice Chair Pollara, seconded by Commissioner Yuhan and carried 3 – 0, (Commissioner Bethel was absent) to adopt the proposed Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0009) for new wall and window signs located at 930 Foothill Boulevard.

CONCLUDING BUSINESS:

Comments from Commissioners

Chair Markari mentioned that Solez will be closing and leaving its current location.

Comments from Staff

Assistant Director Gardea discussed the transition to CivicPlus and the related technical issues, noting that staff was exploring ways to incorporate the renderings into the staff reports.

ADJOURNMENT

A **MOTION** was made by Commissioner Yuhan, seconded by Vice Chair Pollara, and carried 3 – 0, (Commissioner Bethel was absent) to adjourn the Regular Design Commission meeting at 8:20 a.m.

Antonio Gardea, AICP
Assistant Director of Community Development

Minutes approved by the Design Commission on _____.

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

Meeting Date: May 21, 2026

Subject: **Design Review (DEV-2022-0095); Sarceda; 1111 Foothill Boulevard (Strut Fitness Studio):** A request to install a new illuminated wall sign at 1111 Foothill Boulevard.

Presenter: Chris Gjolme, Planner

Proposed Action: Adopt Design Commission Resolution No. 26-xx approving Design Review (DEV-2022-0095) for a new wall sign at 1111 Foothill Boulevard.

Environmental Impact: None

Fiscal Impact: None

Background:

Strut Fitness Studio (below) has been in business at 1111 Foothill Boulevard for the last five years. Signage was previously comprised by several window signs, most of which have since been removed at the request of the City. The low-profile building is distinguished by its recessed entries and considerable front glazing, which limits opportunities for permanent signage. A 22-inch-tall strip of fascia runs along the top of the building, however, and is the most viable location for a new wall sign.



Discussion/Analysis:

DESCRIPTION & EVALUATION:

An aluminum cabinet sign with attached halo-lit lettering is proposed. The new sign would be centrally mounted on the fascia above the entry. A single line of copy is proposed; "Strut Fitness" in 12-inch-tall black capital letters in a standard sans serif font style. Letter material would also be aluminum. Overall cabinet height would match the 22-inch fascia height. Sign length would be 13.8 feet for a total area of approximately 25 square feet, accommodated by the building's 47-foot frontage. Cabinet depth would be minimal at two inches. The mounting and section details indicate that two-inch deep letters would be pinned off the cabinet face by one-half inch for a total sign depth of 4.5 inches. Staff has confirmed with the applicant that the cabinet's depth is adequate to house the electrical wiring and the power supply for the new sign.

The sign's central location on the fascia above the entry is sensible given the building's architectural character and proximity to Foothill Boulevard, which ensures the sign will be fairly prominent and well seen. It appears the sign's face would be painted to match the gray fascia color. This will have the highly positive effect of blending the cabinet with the fascia and emphasizing the free-form letters. Return colors should match to ensure consistency throughout the sign and further dilute the rectangular form of the cabinet.

The use of halo-lit letters is encouraged for signs on buildings with little or no setback from the street, considering their more subtle effect. In this instance, however, even halo lighting must be carefully regarded since none of the other businesses that comprise the subject block employ lighted signs. Nothing in the code prohibits a lighted sign on the building or in the immediate area. Other nearby businesses that have defined the block for years perhaps regarded lighted signs as unnecessary at the time of their inception, while newer businesses appear to have followed the trend.

Staff does note that the subject business is unique to the block. The studio has a synergy that differs from the surrounding retail and office uses, evidenced by a higher volume of clients and hours of operation that extend until 10:00 o'clock nightly, well beyond most neighboring businesses. Whether this justifies a lighted sign is uncertain, but the distinction is valid and should be considered by the Design Commission.

Should lighting be allowed, it is strongly recommended that a dimmer is included as part of the internal mechanism in order to limit brightness and create the most subtle ambient possible while still achieving the goal of a sign that is visible at night. A 10 p.m. shut-off time for the sign, matching the business's nightly closing time, is also recommended. This has been included as conditions of approval should the Design Commission take action to approve the sign as submitted.

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 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 fitness studio 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 sign is specific to the fitness studio use and is consistent with the design and composition of the subject building. It is centered on the subject building and is not proximate to neighboring signs. As a new sign on the front of a single-tenant building, it has 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 sign would be appropriately positioned on the subject building to achieve good visibility from Foothill Boulevard. An illuminated sign is unique to the subject block, as is the fitness studio use and its nighttime hours of operation. Use of halo back lighting, installation of a dimming controller and a required shut-off time each night would limit the sign's external effect and its impact on the prevailing nighttime ambient in the area.

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 sign relates directly to the fitness studio that has operated in the subject building for several years. Sign copy would achieve good visibility and legibility during day and nighttime hours while its simple cabinet form and aluminum composition ensure durability and limited maintenance in the future.

Options:

- 1. Adopt Design Commission Resolution No. 26-xx approving Design Review (DEV-2022-0095).
- 2. Discuss and provide direction to staff.

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-2022-0095) for a new wall sign at 1111 Foothill Boulevard (Strut Fitness Studio) with conditions.

Attachments:

- 1. Draft Design Commission Resolution No. 26-xx.
- 2. Project Plan



ATTACHMENT 1

RESOLUTION NO. 26-xx

A RESOLUTION OF THE DESIGN COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING DESIGN REVIEW (DEV-2022-0095) FOR A NEW WALL SIGN AT 1111 FOOTHILL BOULEVARD

WHEREAS, a request by Jason Sarceda has been received for Design Review approval for a new wall sign at 1111 Foothill Boulevard (Strut Fitness Studio), said request incorporated herein by reference; and

WHEREAS, the Design Commission, on May 21, 2026, held a public hearing and conducted design review of the request; and

WHEREAS, the Design Commission has reviewed the facts contained in the agenda report dated May 21, 2026 regarding the application for Design Review approval at 1111 Foothill Boulevard, and heard and considered the testimony of the applicant and the public; 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 above 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 fitness studio 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 sign is specific to the fitness studio use and is consistent with the design and composition of the subject building. It is centered on the subject building and is not proximate to neighboring signs. As a new sign on the front of a single-tenant building, it has 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 sign would be appropriately positioned on the subject building to achieve good visibility from Foothill Boulevard. An illuminated sign is unique to the subject block as is the fitness studio use and its nighttime hours of operation. Use of halo backlighting, installation of a dimming controller and a required shut-off time each night would limit the sign's external effect and its impact on the prevailing nighttime ambient in the area.

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 new wall sign relates directly to the fitness studio that has operated in the subject building for several years. Sign copy would achieve good visibility and legibility during day and nighttime hours while its simple cabinet form and aluminum composition ensure durability and limited maintenance 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-2022-0095) for a new wall sign at 1111 Foothill Boulevard (Strut Fitness Studio), subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 21st day of May, 2026.

Ara Markari
Chair of the Design Commission

ATTEST:

Antonio Gardea
Secretary to the Design Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
Design Review (DEV-2022-0095)
1111 Foothill Boulevard / Strut Fitness Studio

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-2022-0095).
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-2022-0095), 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. The sign shall include a dimmer/controller in order to reduce brightness if deemed necessary by the City.
12. Sign lighting shall be turned off each night at 10:00 p.m. / close of business.

#

Design Review (DEV-2022-0095)
Design Commission Resolution
May 21, 2026
Page 5 of 5

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Antonio Gardea, Secretary to the Design Commission of the City of La Cañada Flintridge, California, DO HEREBY CERTIFY that the foregoing Resolution No. 26-xx was duly adopted by the Design Commission of the City of La Cañada Flintridge at a regular meeting held on the 21st day of May, 2026, by the following vote:

AYES: COMMISSIONER:
NOES: COMMISSIONER:
ABSENT: COMMISSIONER:
ABSTAIN: COMMISSIONER:

Dated: May 21, 2026

Antonio Gardea, AICP
Assistant Director of Community Development



ATTACHMENT 2

STRUT FITNESS – SIGNAGE PLAN

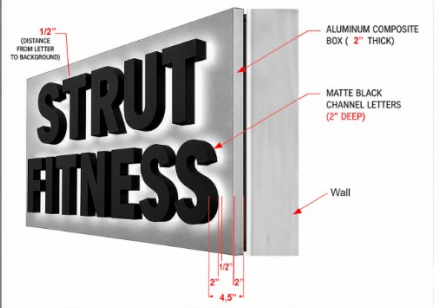
PROJECT ADDRESS: 1234 Foothill Blvd.
La Cañada Flintridge, CA 91011
PREPARED BY: Glendale Signs Corp



SIGN SPECIFICATIONS

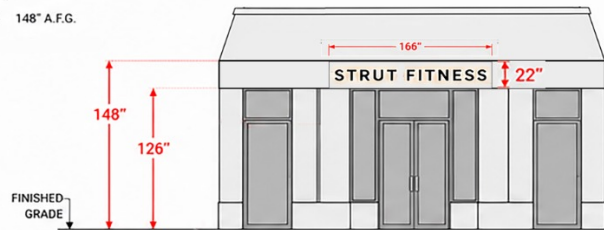
WALL SIGN – BACKLIT CHANNEL LETTERS

- Text: STRUT FITNESS
- Overall Size: 166" W x 22" H
- Letter Style: Custom Sans Serif
- Illumination: Backlit (LED – White 6500K)
- Material (Letters): Aluminum channel letters
- Finish (Letters): Matte Black
- Finish (Backer Box): Silver Metallic
- Mounting: Flush mounted to building fascia
- Raceway / Wireway: All electrical wiring and LED power supply enclosed inside aluminum composite box (raceway)
- Power Supply: LED power supply located inside aluminum composite box (raceway), accessible from behind sign

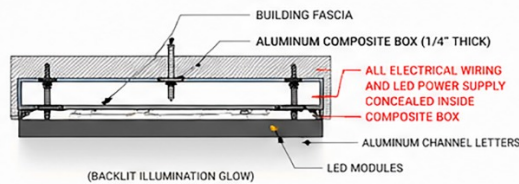


DIMENSIONS & ELEVATION (From Finished Grade)

- Bottom of Sign: 126" A.F.G.
- Top of Sign: 148" A.F.G.



MOUNTING DETAIL – PLAN VIEW (NTS)



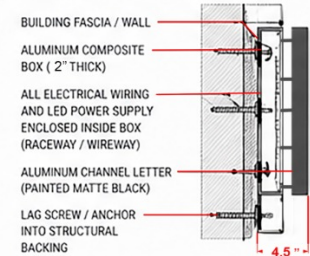
SIGN AREA CALCULATION

Sign Area: 166" x 22" = 3,652 in² = 25.36 sq ft
(Complies with City of La Cañada Flintridge Municipal Code)

GENERAL NOTES

- All signage is non-illuminated except as noted (backlit).
- Colors shown are for representation only.

MOUNTING DETAIL – SECTION VIEW (NTS)



MOUNTING NOTES

- Aluminum composite box mounted flush to fascia with lag screws into structural backing.
- All electrical wiring and LED components are fully enclosed inside the aluminum composite box.
- No visible wiring. Single power penetration point, properly sealed and weatherproofed.
- No structural modifications to building.

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

Meeting Date: May 21, 2026

Subject: **Design Review (DEV-2026-0012); RNF Signs; 555 Foothill Boulevard (Wells Fargo):** A request to allow new wall and monument and ground signs at 555 Foothill Boulevard.

Presenter: Kurtis Fabela, Assistant Planner

Proposed Action: Adopt Design Commission Resolution No. 26-XX approving Design Review (DEV-2026-0012) for new wall and monument and ground signs at 555 Foothill Boulevard.

Environmental Impact: None.

Background:

An existing bank at 555 Foothill Boulevard, Wells Fargo, proposed a signage restoration and remodel project including the installation of a new wall sign, the refacing of an existing wall and monument sign, and the replacement of five existing and on-site directional signs. The existing and stand-alone commercial building is located at the northwest corner of the Foothill Boulevard and Indianola Way intersection. The property contains a two-story commercial building is a colonial revival style structure, including architectural features such as a symmetrical façade, full-width second floor veranda, white columns and railings, and a red brick exterior.

The building currently contains a yellow, illuminated wall sign on the front façade and a monument sign at the corner of the lot with a red background and yellow lettering. A parking lot surrounds the building to the west side and northern rear, with the primary pedestrian entrances located on the western and eastern sides of the building. Within the scope of the request, the existing signs will be replaced with signage of a different color palette to adhere to changes to Wells Fargo's national brand and a new secondary wall sign will be installed on the west entrance of the building with a likeness similar to the new primary wall sign on the front of the building face. The property also contains existing directional signs that are being replaced with new signs in the same locations, indicating the entrances and exits for the parking lot and ATM drive-up service lanes.

Discussion/Analysis:

New Wall Signs

Two new wall signs are proposed within the scope of the request. The first wall sign is a replacement of the existing 21 square-foot illuminated wall sign, which reads "WELLS FARGO" in yellow acrylic lettering on the front of the building facing Foothill Boulevard. The replacement sign maintains the "WELLS FARGO" business name displayed on the existing signage, and both contain acrylic illuminated channel letters, 1/2-inch returns, and Clarendon serif font. However, the new replacement sign is marginally larger with a proposed sign area of 24 square feet and new 18-inch-high red lettering which is replacing the existing yellow lettering. The replacement wall sign is shown in the

following image:

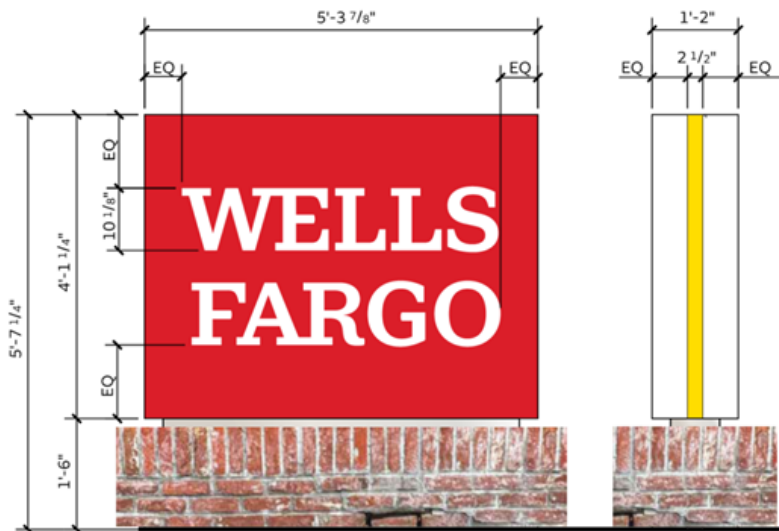


In addition to the replacement of the existing wall sign, a new non-illuminated wall sign is proposed on the side of the building above the west entrance. The new sign reads "WELLS FARGO" in the same serif font as the wall sign facing Foothill Boulevard, has a proposed signage area of five (5) square feet, eight-inch-high solid red letters, and 3/8-inch returns. Currently, no signage exists for the entrances on the western and eastern sides of the building. The new wall sign will face the western portion of the parking lot that maintains access from Foothill Boulevard. No new wall sign is proposed on the eastern side of the building. The new wall sign is shown in the following image:



New Monument Sign

At the southeast corner of the lot, the request includes the replacement, or refacing, of an existing monument sign with a new monument sign of the same size, dimensions, background, and lettering, but with new white lettering that will replace the existing yellow lettering to match Wells Fargo's national branding changes. The new sign maintains a red background, white ten-inch-high lettering that reads "WELLS FARGO," and an overall signage thickness of two inches. The monument sign is 5'-7" tall and 5'-4" wide, which complies with the 6'-0" and 8'-0" height and width requirements for ground signs, respectively. In addition, the new monument sign has a proposed sign area of 22 square feet which complies with the 30 square-foot allowance for ground signs. The replacement monument sign is shown in the following image:



New Directional Signs

Five (5) existing directional signs are being replaced with new signs at the Foothill Boulevard and Indianola Way entrance and exit, as well as the ATM drive-up service lane entrance. Directional signs are exempt from review under Zoning Code Section 11.37; however, the proposed replacement directional signs exceed maximum parameters, specifically size and height limits, that allow directional signs to be exempted from Design Commission considerations and are subject to Design Review approval. Per Zoning Code Section 11.37 – Sign Regulations, to be considered a review-exempt sign, directional on-site signage is limited to one sign per vehicular entrance or exit, no exceeding two square feet in area or three feet in height from grade to top of sign. Though the five proposed directional signs each have a maximum height of three feet and are located at a vehicular entrance or exit, the signs are four square feet in area and cannot be exempted from review. However, the directional signs are largely like-for-like replacements in the location of the existing signs with only changes to color and size and are not externally or internally illuminated. The change to the directional signage will not impact nearby businesses or other signage, will not pose a risk or hazard to pedestrians and vehicles, and are introduced to replace existing worn and weathered signage with new signs of greater contrast that improve visibility of the directional information presented on the signs. The directional signs are illustrated in the project plans on pages nine through 16 of Attachment #2.

Overall, the proposed signage is compliant with Zoning Code Section 11.37 – Sign Regulations, as two wall signs and one monument sign are allowable for each commercial property per code. The property's maximum allowed signage area is 100 square feet based on the subject building's 100-foot-long frontage along Foothill Boulevard. The total proposed signage area of 51 square feet, in compliance with the maximum allowed standard for the property. When including the directional signs, the total proposed signage area of 71 square feet is also compliant with the limit for the building. Though the existing wall sign is being replaced with a marginally larger sign, when viewed against the building and sightlines along Foothill Boulevard, this change in signage is not distinctively disruptive to other signage, improves the clarity and legibility of the sign, and the sign remains compliant with all sign requirements in Zoning Code Section 11.37 – Sign Regulations in addition to the replacement monument sign and new wall sign on the western side of the building.

The existing wall and monument signs have experienced wear and weathering, with the new signage remedying this concern while incorporating Wells Fargo's brand refresh with limited alterations to the existing signage design. In addition, the most prominent and visible entrance from the property's parking lot on the west side of the building will now contain a new five-square-foot wall sign where one did not previously exist. 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 primary commercial, with the closest

residential uses located to the northeast of the subject lot. The proposed signage will not impact 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. This request includes a standalone signage restoration and remodel project not adopted for the project through conditions of approval or a development agreement for another project. The proposed signage compliments the unique colonial revival architectural style of the existing building, is consistent with signage proposed within the Mixed Use 2 (DVSP) zone, and includes a mix of new and replacement signage that 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, does not include elements of illumination, and will not create traffic or pedestrian hazards. Though the illuminated wall and monument signs are visible to traffic on Foothill Boulevard, it will not introduce adverse impacts or hazards on vehicular traffic due to the proposed design, appropriate and proportional size, and internal and diffused illumination. The window signage is also clear, legible, and will not contribute to a distracting or hazardous appearance. The wall sign on the west side of the building is separated from the United States Postal Service office to the west by the subject property's parking lot with hedges and vegetation between the property lines. The structure is mostly isolated from all other businesses on the northwest corner of the intersection of Foothill Boulevard and Indianola Way, and due to this, the proposed signage will not interfere with the use of other properties or signage in the area. The new directional signs will replace existing worn and weathered signage with new signs of greater contrast that improve visibility of the directional information presented on the signs and will not create a risk or hazard.

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 automobiles and pedestrians along Foothill Boulevard, and with the new wall sign located on the west side of the building, this characteristic also applies to customer visibility within the parking lot area. The new illuminated replacement wall sign is marginally increasing in size by three square feet and will be located in the same location as the existing sign with an updated red color. Though red is a regularly discouraged sign color on commercial properties, the red wall signs that are proposed blend effectively with the red brick of the structure and are not of size which would be considered excessive along the building's front façade. The white veranda, railing, and columns that act as the immediate background to the new red wall signs provide contrast for legibility and clarity of the logo. The existing monument sign is being replaced with a sign of the same size and red background, but with new white lettering instead of the existing yellow logo to reflect Wells Fargo's brand refresh. The new directional signs, though proposed with a brighter white background and replacing more recessive grey and red signs, will replace existing worn and weathered signage with new signs of greater contrast that improve visibility of the directional information presented on the signs.

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, consistent with the commercial character of the Foothill Boulevard corridor and the architectural style of the subject commercial building. The existing Wells Fargo wall, monument, and directional signage have been located on the property for approximately 15 years and have weathered overtime. The new signage would allow for a renewed period of new signage on the property for the same business, ensuring that the worn signage is replaced, while incorporating the business's new branding refresh with signage that is appropriate for the site, building, and nearby area within the Foothill Boulevard commercial corridor.

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-2026-0012) at 555 Foothill Boulevard.

Attachments:

1. Draft Design Commission Resolution No. 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-2026-0012) FOR NEW WALL AND MONUMENT AND GROUND SIGNS AT 555 FOOTHILL BOULEVARD (WELLS FARGO).

WHEREAS, a request by RNF Signs was submitted for Design Review approval for new wall and monument and ground signs at 555 Foothill Boulevard; said request attached hereto and incorporated herein by reference; and

WHEREAS, the Design Commission, on May 21, 2026, held a public hearing and considered the request; and

WHEREAS, the Design Commission reviewed the facts contained in the agenda report dated May 21, 2026, regarding the application for Design Review approval at 555 Foothill Boulevard heard and considered the testimony of the applicant and the public; 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 primary commercial, with the closest residential uses located to the northeast of the subject lot. The proposed signage will not impact 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. This request includes a standalone signage restoration and remodel project not adopted for the project through conditions of approval or a development agreement for another project. The proposed signage compliments the unique colonial revival architectural style of the existing building, is consistent with signage proposed within the Mixed Use 2 (DVSP) zone, and includes a mix of new and replacement signage that*

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, does not include elements of illumination, and will not create traffic or pedestrian hazards. Though the illuminated wall and monument signs are visible to traffic on Foothill Boulevard, it will not introduce adverse impacts or hazards on vehicular traffic due to the proposed design, appropriate and proportional size, and internal and diffused illumination. The window signage is also clear, legible, and will not contribute to a distracting or hazardous appearance. The wall sign on the west side of the building is separated from the United States Postal Service office to the west by the subject property's parking lot with hedges and vegetation between the property lines. The structure is mostly isolated from all other businesses on the northwest corner of the intersection of Foothill Boulevard and Indianola Way, and due to this, the proposed signage will not interfere with the use of other properties or signage in the area.

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 automobiles and pedestrians along Foothill Boulevard, and with the new wall sign located on the west side of the building, this characteristic also applies to customer visibility within the parking lot area. The new illuminated replacement wall sign is marginally increasing in size by three square feet and will be located in the same location as the existing sign with an updated red color. Though red is a regularly discouraged sign color on commercial properties, the red wall signs that are proposed blend effectively with the red brick of the structure and are not of size which would be considered excessive along the building's front façade. The white veranda, railing, and columns that act as the immediate background to the new red wall signs provide contrast for legibility and clarity of the logo. The existing monument sign is being replaced with a sign of the same size and red background, but with new white lettering instead of the existing yellow logo to reflect Wells Fargo's brand refresh. The new directional signs, though proposed with a brighter white background and replacing more recessive grey and red signs, will replace existing worn and weathered signage with new signs of greater contrast that improve visibility of the directional information presented on the signs.

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, consistent with the commercial character of the Foothill Boulevard corridor and the architectural style of the subject commercial building. The existing Wells Fargo wall, monument, and directional signage have been located on the property for approximately 15 years and have weathered overtime. The new signage would allow for a renewed period of new signage on the property for the same business, ensuring that the worn signage is

replaced, while incorporating the business's new branding refresh with signage that is appropriate for the site, building, and nearby area within the Foothill Boulevard commercial corridor.

Section 3. Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2026-0012) for a new wall and monument and ground signs at 555 Foothill Boulevard, subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 21st day of May, 2026

Ara Markari
Chair of the Design Commission

ATTEST:

Antonio Gardea
Secretary to the Design Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
Design Review (DEV-2026-0012)
555 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-2026-0012).
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-2026-0012), 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.

#

Design Review (DEV-2026-0012)
Design Commission Resolution
May 21, 2026
Page 6 of 6

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Antonio Gardea, Secretary to the Design Commission of the City of La Cañada Flintridge, California, DO HEREBY CERTIFY that the foregoing Resolution No. 26-XX was duly adopted by the Design Commission of the City of La Cañada Flintridge at a regular meeting held on the 21st day of May, 2026, by the following vote:

AYES: COMMISSIONER:
NOES: COMMISSIONER:
ABSENT: COMMISSIONER:
ABSTAIN: COMMISSIONER:

Dated: May 21, 2026

Antonio Gardea, AICP
Secretary to the Design Commission



ATTACHMENT 2

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

LA CANADA
BE # 144444
555 FOOTHILL BLVD,
LA CANADA, CA 91011

02/23/2026

Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868
www.AGI.net



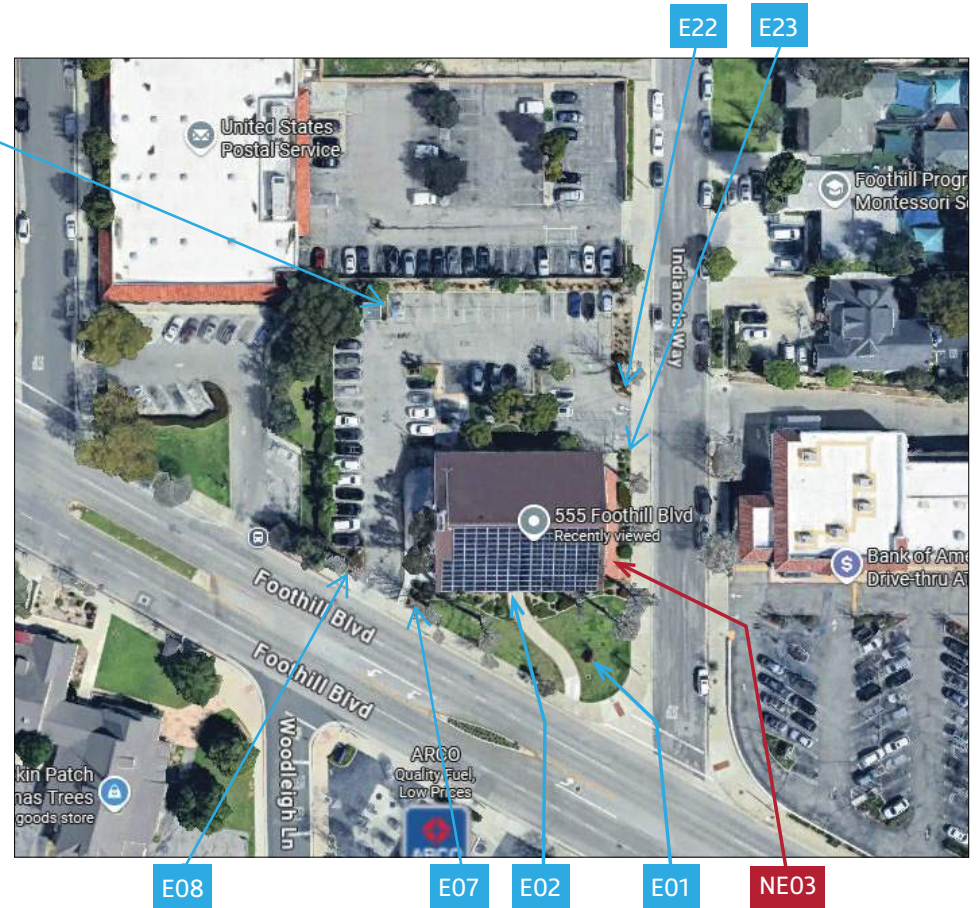
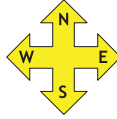
Brand Book Approval
LL Required Change(s)
Permit Change(s)

Revision Log		
Date	Requested Revision	Requested by
02/23/26	Added closer photo renderings	Municipality



SIGN LEGEND

SIGN #	EXISTING SIGN	SF	RECOMMENDED SIGN	SF	QTY
E01	Monument	21.8	WFR2-M-22-NI-WR	22	1
E02	Channel Letters	20	WFR2-RCH-RW-FHI-H-18	24	1
NE03	None		WFR2-RCPL-H-8	5	1
E06	Directional		WFR2-EW-DS-PM-28-36	3.89	1
E07	Directional		WFR2-EW-DS-PM-28-36	3.89	1
E08	Directional		WFR2-EW-DS-PM-28-36	3.89	1
E22	Directional		WFR2-EW-DS-PM-28-36	3.89	1
E23	Directional		WFR2-EW-DS-PM-28-36	3.89	1



SITE PLAN

N.T.S

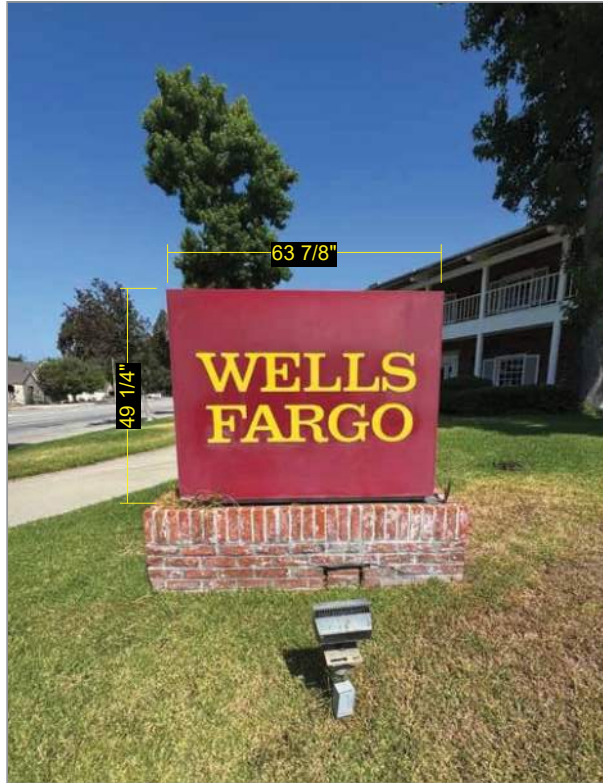
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BACK SIDE



BACK SIDE



EXISTING CONDITIONS

SCALE: NTS



PROPOSED CONDITIONS

SCALE: NTS

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED

Square Footage: 24 SqFt

E02



Restoration Area: 62.3 SqFt

EXISTING CONDITIONS

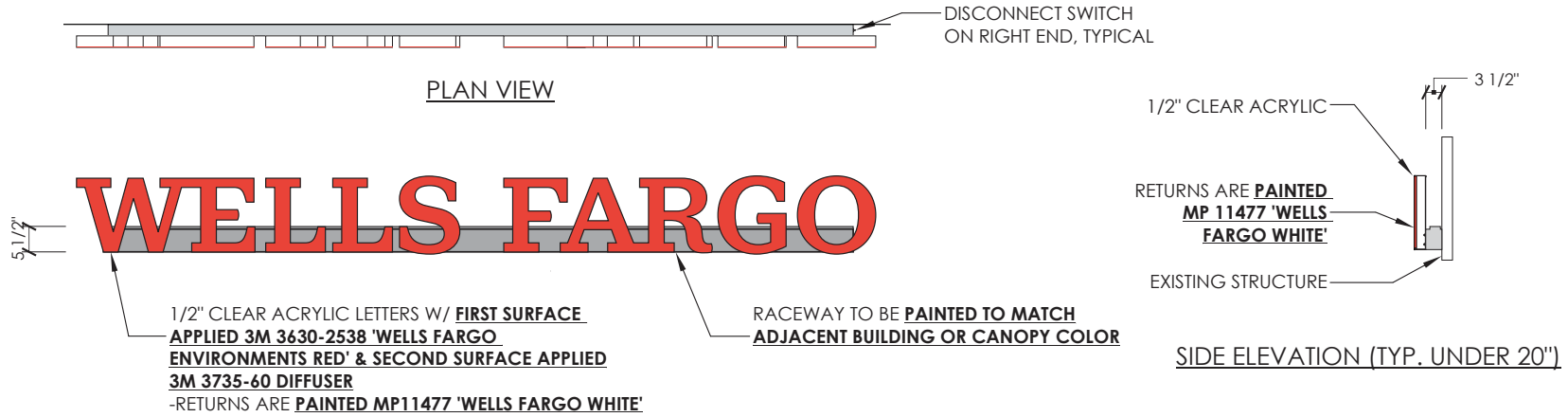


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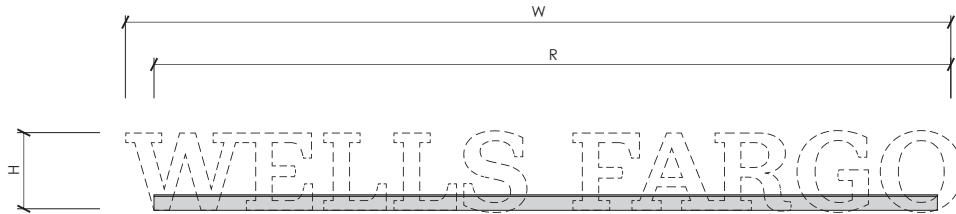
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ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED

Square Footage: 24 SqFt



FRONT ELEVATION (TYP. UNDER 20")



WHITE FACE ILLUMINATED								
QTY	CHANNEL LETTER SIZE	W	H(H1)	D	R	R1	R2	SF
	WFR2-XCH-RW-FHI-H-18	16'-3 1/4"	1'-6"	2 1/2"	15'-1"	-	-	24

Square Footage: 5 SqFt

EXISTING CONDITIONS



NE03



SW 9500
UltraWhite
Interior / Exterior

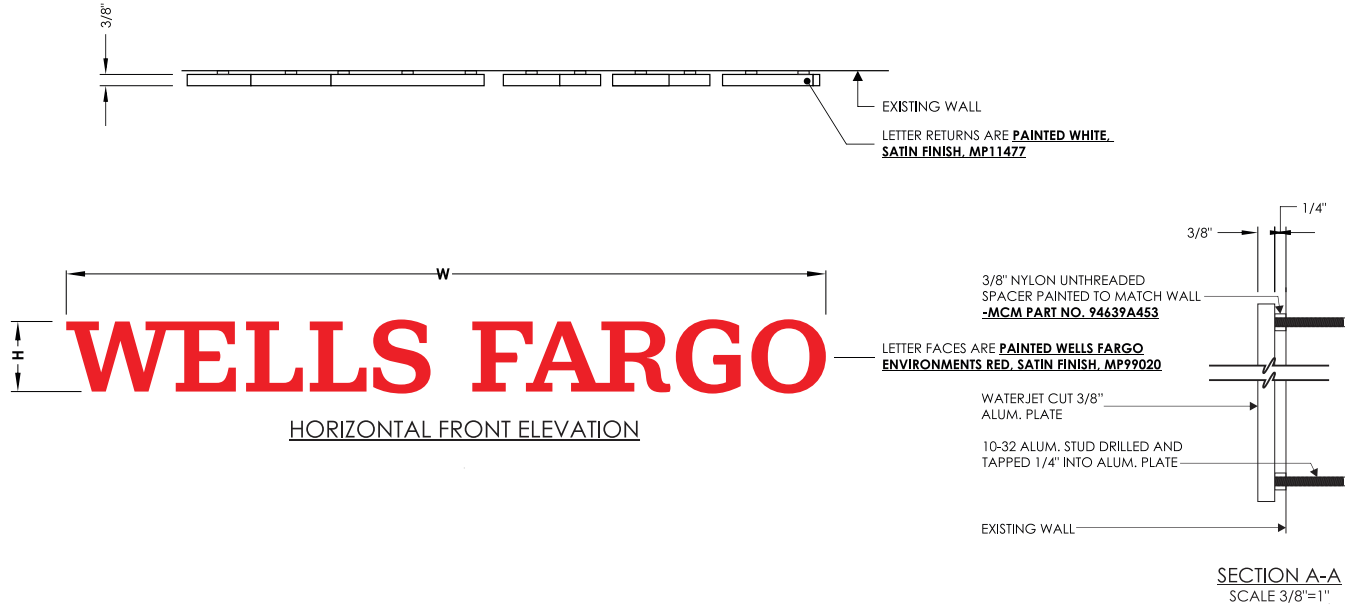
WELLS FARGO

PROPOSED ELEVATIONS

SCALE: NTS



Square Footage: 5 SqFt

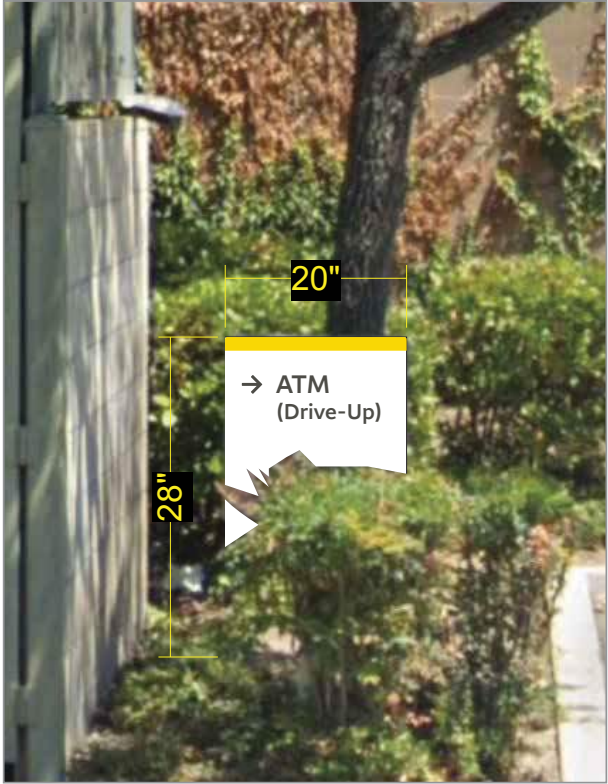


CHANNEL LETTER TYPE	PLATE LETTERS TYPE				
	W	H(H1)	D	STAND-OFF	SF
WFR2-RCPL-H-8	7'-2 3/4"	8"	3/8"	1/4"	5

Square Footage: 3.89 SqFt



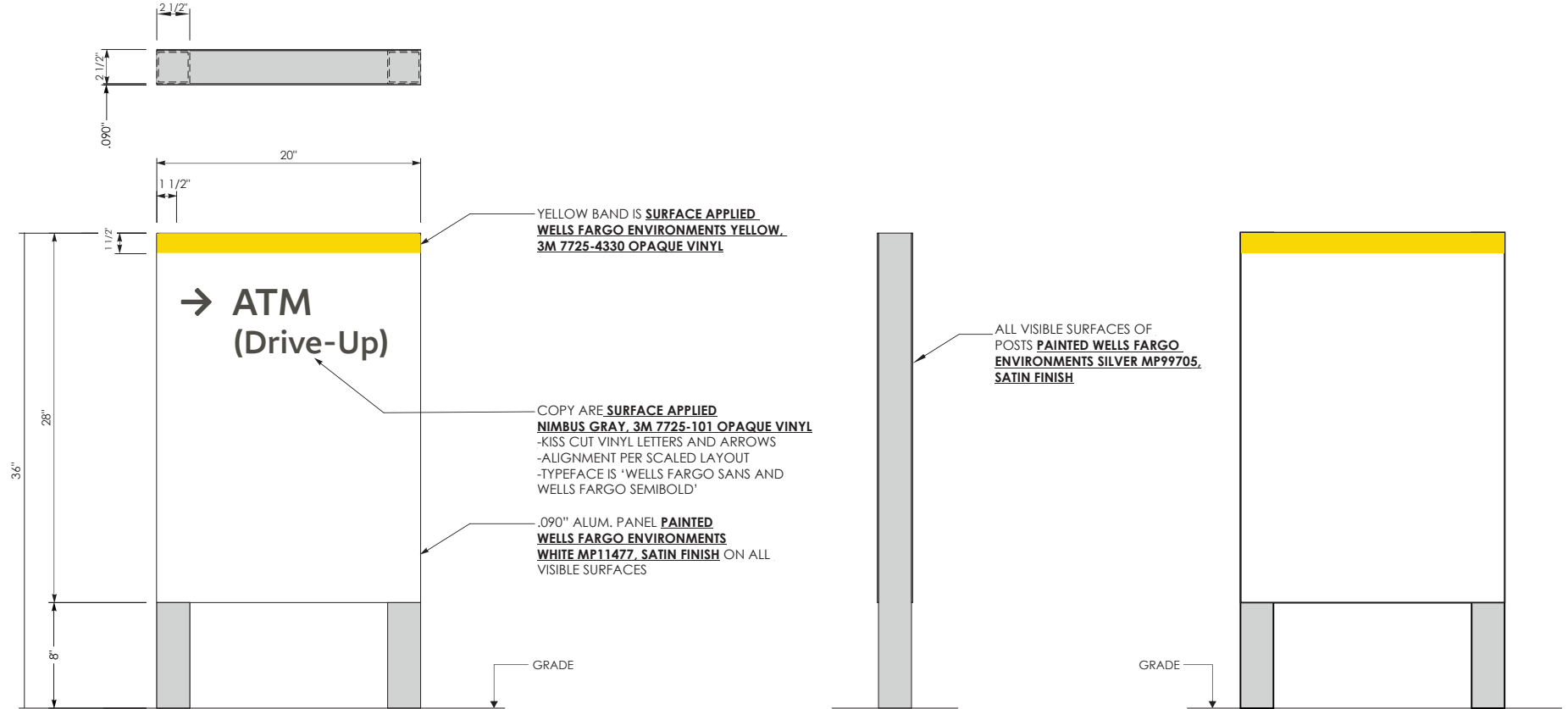
EXISTING CONDITIONS SCALE: NTS



PROPOSED CONDITIONS SCALE: NTS

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED

Square Footage: 3.89 SqFt



Square Footage: 3.89 SqFt



BACK SIDE



EXISTING CONDITIONS

SCALE: NTS



BACK SIDE



PROPOSED CONDITIONS

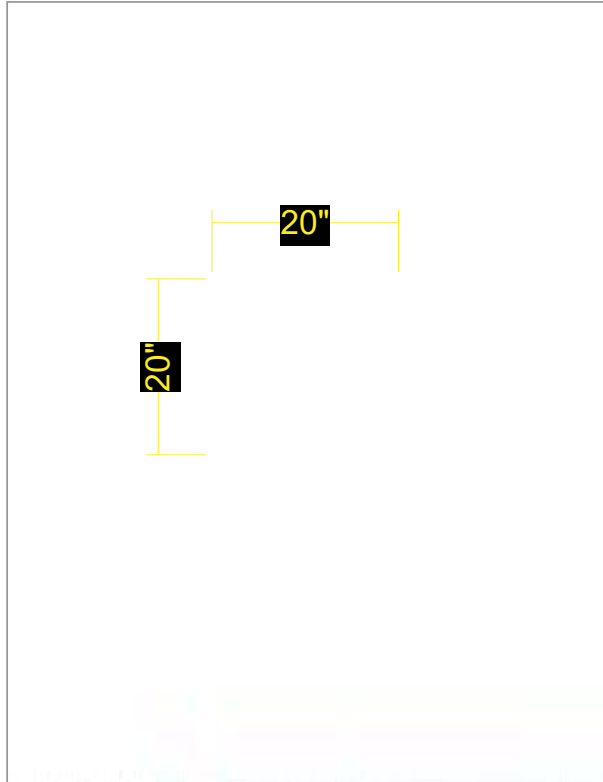
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BACK SIDE

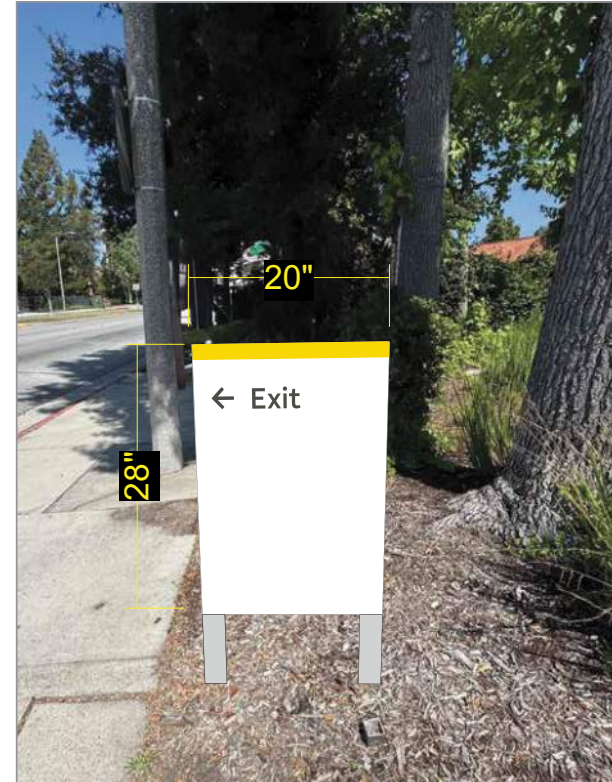


EXISTING CONDITIONS

SCALE: NTS



BACK SIDE

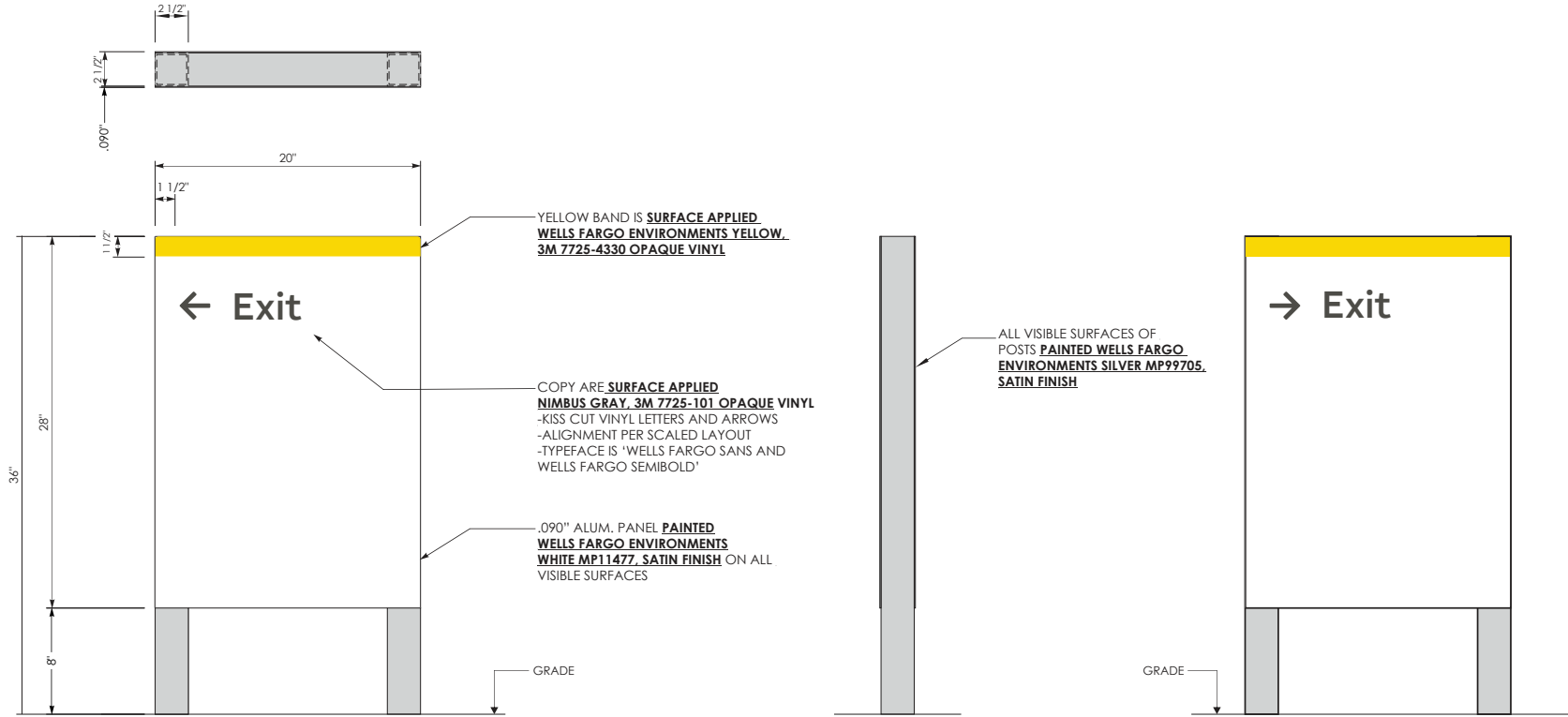


PROPOSED CONDITIONS

SCALE: NTS

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED

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Square Footage: 3.89 SqFt



BACK SIDE

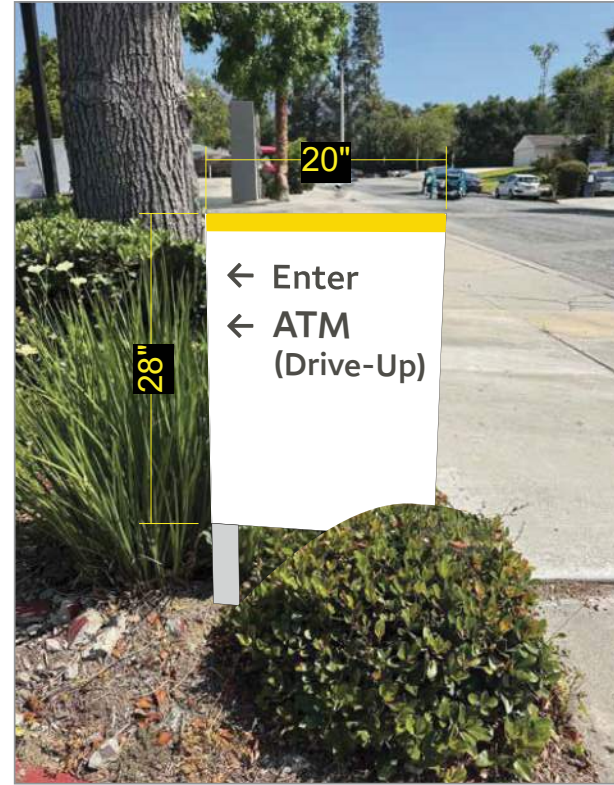


EXISTING CONDITIONS

SCALE: NTS



BACK SIDE



PROPOSED CONDITIONS

SCALE: NTS

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED

Square Footage: 3.89 SqFt



BACK SIDE

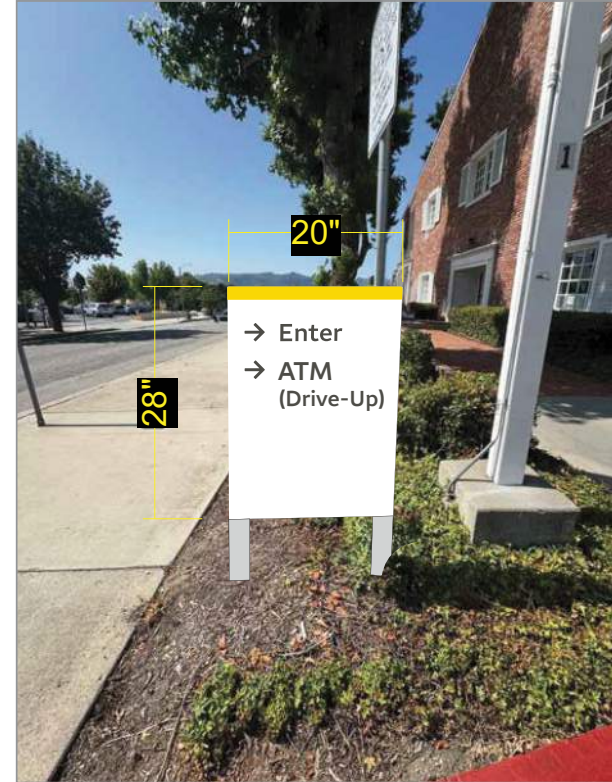


EXISTING CONDITIONS

SCALE: NTS



BACK SIDE



PROPOSED CONDITIONS

SCALE: NTS

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED

Square Footage: 3.89 SqFt

