Notice and Agenda

Regular Meeting
of the
La Cañada Flintridge Design Commission

Thursday, June 18, 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 3 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 Division 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: 26-14**

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 agendized for a future meeting.

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 May 21, 2026.

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.

   Recommendation: Adopt 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.

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: Vice Chair Pollara called the Regular Meeting to order at 8:03 a.m.

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

STAFF PRESENT: Assistant Director Gardea, Planner Gjolme, Assistant Planner Fabela, Senior Management Analyst II Brancheau and Management Analyst Karaguozian.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Pollara

COMMENTS FROM THE PUBLIC: None.

REORDERING OF AND ADDITIONS TO THE AGENDA: None.

CONSENT CALENDAR:

A **MOTION** was made by Commissioner Yuhan, seconded by Commissioner Bethel, and carried 3 – 0, (Chair Markari was absent) to approve the Design Commission minutes from May 7, 2026.

1. **Approval of Minutes of the Design Commission Meeting:**
   a) Design Commission Regular Meeting of May 7, 2026.
   (Approved 3 – 0, as recommended)

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.

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

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

The following individual provided public comment: Jason Sarceda.

Vice Chair Pollara closed the public hearing at 8:24 a.m.

A **MOTION** was made by Vice Chair Pollara, seconded by Commissioner Yuhan and carried 3 – 0, (Chair Markari was absent) to adopt the proposed Design Commission Resolution No. 26-xx approving Design Review (DEV-2022-0095) for a new illuminated wall sign at 1111 Foothill Boulevard.

Draft

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.

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

Vice Chair Pollara opened the public hearing at 8:39 a.m.

The following individual provided public comment: Justin Calabro

Vice Chair Pollara closed the public hearing at 9:06 a.m.

A **MOTION** was made by Vice Chair Pollara, seconded by Commissioner Bethel and carried 3 – 0, (Chair Markari was absent) to adopt the 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) with added conditions to allow non-illuminated wall signs with no raceway and the ground signs as submitted.

CONCLUDING BUSINESS:

Comments from Commissioners
None.

Comments from Staff
Assistant Director Gardea mentioned the cancellation of the June 4th meeting due to staff unavailability.

ADJOURNMENT

A **MOTION** was made by Commissioner Bethel, seconded by Commissioner Yuahn, and carried 3 – 0, (Commissioner Bethel was absent) to adjourn the Regular Design Commission meeting at 9:08 a.m.

_____
Antonio Gardea, AICP
Assistant Director of Community Development

Minutes approved by the Design Commission on _____.

Draft

CITY OF LA CAÑADA FLINTRIDGE

Design Commission Agenda Report

Meeting Date:	June 18, 2026
Subject:	**Design Review (DEV-2026-0030); Apelian; 1101 Foothill Boulevard:** A request to allow a new reverse channel letter wall sign at 1101 Foothill Boulevard.
Presenter:	Chris Gjolme, Planner
Proposed Action:	Adopt Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0030) for a new wall sign at 1101 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:

The three-sided building is located at the corner of Foothill Boulevard and Hill Street and accentuated by a black wrap-around awning. Over the years, a number of retail businesses occupied the building, the last of which was the Bruce K. Smith salon. A new salon, Beauty by Nayera, leased the space and tenant improvements are currently underway. In concert, the Design Commission is considering the application for new signage.

Discussion/Analysis:

A new wall sign on the fascia above the shop's angled entry is proposed, consistent with the location of previous signs over the years. The sign would be comprised by a large logo and subordinate copy below. Black reverse channel/halo letters are proposed throughout, ending a trend of externally-illuminated signs. Several goose-neck lights have been removed that previously lit the front of the building.

The logo would be in cursive, fashioned in the form of a stylized capital "B". Smaller copy below would be "Beauty by Nayera", also in capital letters. Logo height would be 29 inches; copy height below would be less than five inches. Spacing between the logo and copy would result in an overall sign height of 38 inches, contained within the 44-inch tall fascia. Total sign area would be 6.5 square feet — much less than the 15.3 square feet indicated on the plan, which was calculated using only the sign's 38" height and 58" width — and less than the 35 square-foot maximum allowance based on the building's frontage. In general, the stylish sign is efficient and well-coordinated with the building's contemporary aesthetic.

Scaling is an issue; the logo seems large for the space while, contrarily, the copy below is usually small. The text size could be difficult to read. Borders along the top and bottom of the sign also appear somewhat taxed. Thus, it is recommended that the size of the logo be reduced and the copy size increased. Staff regards a 10-15 percent reduction to the size of the logo as appropriate. This would yield a height of 25-26 inches. In conjunction, the lower copy should be increased to roughly six inches in height to ensure better legibility and proportion between the components. Equal borders along the top and bottom of the sign would remain.

The use of halo-lit letters is strongly encouraged for signs on buildings with little or no setback from the street, considering their more subtle effect. As was just recently discussed with the 'Strut Fitness' sign, nothing in the code prohibits a lighted sign on the building or in the immediate area. Moreover, the overall lighting effect of the new sign will be comparable to, or perhaps less than, previous signs that were externally lit by multiple goosenecks on the building. With this said, the external effect of halo lighting on the lower copy is questionable; the clustering of small letters could result in a blurring effect and impaired legibility. As such, non-illuminated letters should be considered for the "Beauty By Nayera" copy. This would result in a more subtle presentation and add emphasis to the focal logo. In addition, it would address recent concerns of potential light pollution along the subject block. Staff is not aware of new business hours as of this writing, but a shut-off time for the sign when the salon closes each night could also be considered. Conditions addressing these items are included in the draft resolution.

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 salon 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 sign is specific to the salon use, 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 works well with the building's contemporary aesthetic and would be appropriately positioned on the subject building to achieve good visibility from Foothill Boulevard and Hill Street to an extent. Externally illuminated signs have been previously used on the building and the change to subtle reverse channel/halo letters would not result in undue increased intensity or an adverse effect on the prevailing nighttime ambient.

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 new salon that will be operating in the subject building. The new sign is elevated and angled and would achieve good visibility and legibility during daytime hours. Backlighting of the focal logo would provide adequate business exposure at night. Use of aluminum and composite components ensures durability and minimal maintenance.

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-2026-0030) for a new wall sign at 1101 Foothill Boulevard (Beauty By Nayera) with conditions.

Attachments:

1. Draft Design Commission Resolution
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-2026-0030) FOR A NEW WALL SIGN AT 1101 FOOTHILL BOULEVARD

WHEREAS, a request by Dvin Apelian has been received for Design Review approval for a new wall sign at 1101 Foothill Boulevard (Beauty by Nayera), said request incorporated herein by reference; and

WHEREAS, the Design Commission, on June 18, 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 June 18, 2026 regarding the application for Design Review approval at 1101 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. 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 salon 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 sign is specific to the salon use, 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 works well with the building's contemporary aesthetic and would be appropriately positioned on the subject building to achieve good visibility from Foothill Boulevard and Hill Street with the scaling revisions as recommended by staff. Externally illuminated signs have been previously used on the building and the change to subtle reverse channel/halo letters would not result in undue increased intensity or an adverse effect on the prevailing nighttime ambient.

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 new salon that will be operating in the subject building. The new sign is elevated and angled and with the incorporation of the recommended modifications would achieve good visibility and legibility during daytime hours. Backlighting of the focal logo would provide adequate business exposure at night. Use of aluminum and composite components ensures durability and minimal maintenance.

Section 3. Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2026-0030) for a new wall sign at 1101 Foothill Boulevard (Beauty by Nayera), subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 18th day of June, 2026.

_____
Ara Markari
Chair of the Design Commission

ATTEST:

_____
Antonio Gardea
Secretary to the Design Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
Design Review (DEV-2026-0030)
1101 Foothill Boulevard / Beauty by Nayera

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-2026-0030).

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-2026-0030), 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 lower sign copy shall be increased to six inches (6”) in height.

12. Equal borders along the top and bottom of the sign shall be provided.

13. Size of the stylized logo shall be a maximum height of 26 inches.

14. Sign lighting shall be shut off at the end of the night when the business is closed.

# # # # #

ATTACHMENT 2

BEAUTY BY NAYERA

1101 Foothill Blvd.
La Canada, Ca 91011

ABA SIGNS
13136 Saticoy St. Unit N
North Hollywood, Ca
91605

818.482.5088
abasigns84@gmail.com
abasign.com

Contractor

Divine Signs Inc
C45 1074646
9520 Via Salerno,
Burbank, CA 91504
DivineSignsLA@gmail.com

Job Name:
Beauty By Nayera

Address:
1101 Foothill Blvd.
La Canada, CA 91011

Sales Rep:
Armen Bubushyan
E-mail:
abasigns84@gmail.com

Designer:
Anna Martirosyan

Design Number:
0001

Original Date:
Mar 28, 2026

Scale: As Noted

Revisions:

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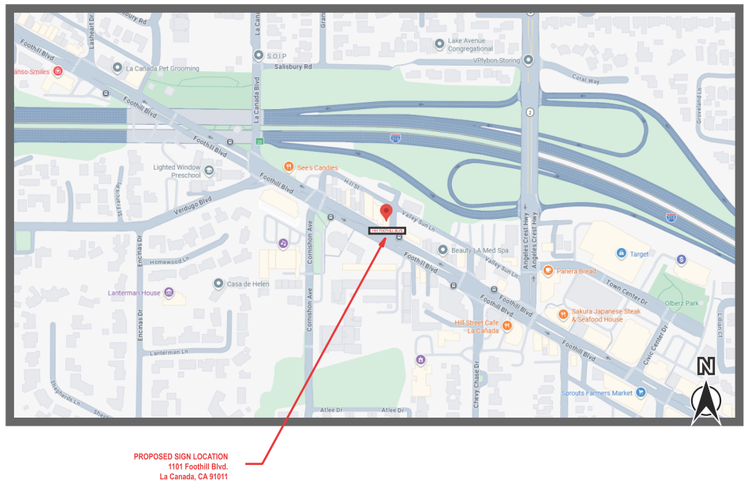

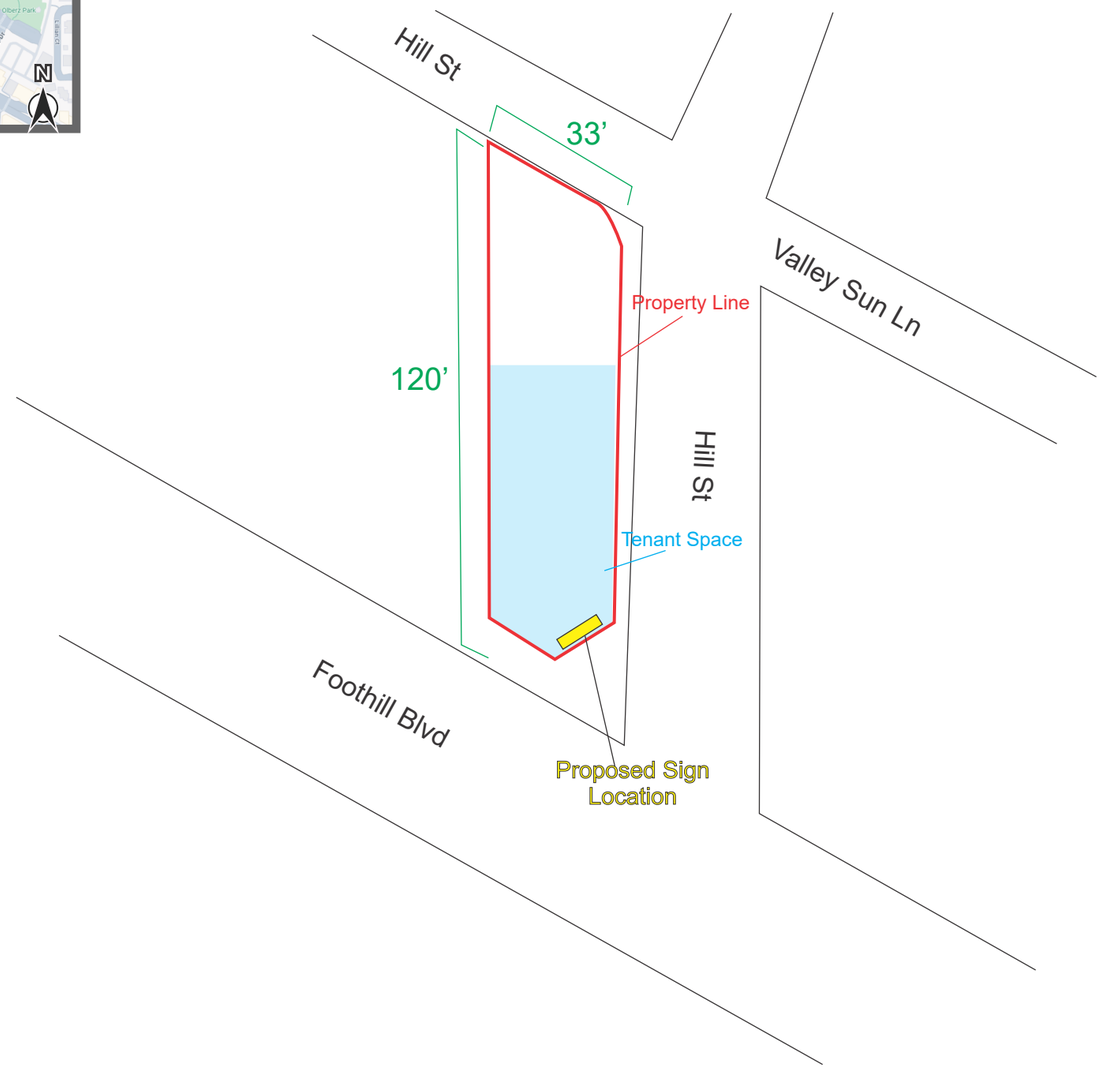

1 VICINITY MAP
Scale: NTS

ABA SIGNS
13136 Saticoy St. Unit N
North Hollywood, Ca
91605

818.482.5088
abasigns84@gmail.com
abasign.com

Contractor

Divine Signs Inc
C45 1074646
9520 Via Salerno,
Burbank, CA 91504
DivineSignsLA@gmail.com

Job Name:
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CURRENT CONDITION

PROPOSED SIGNAGE

1 PROPOSED SIGNAGE
Scale: NTS

ABA SIGNS
13136 Saticoy St. Unit N
North Hollywood, Ca
91605

818.482.5088
abasigns84@gmail.com
abasign.com

Contractor

Divine Signs Inc
C45 1074646
9520 Via Salerno,
Burbank, CA 91504
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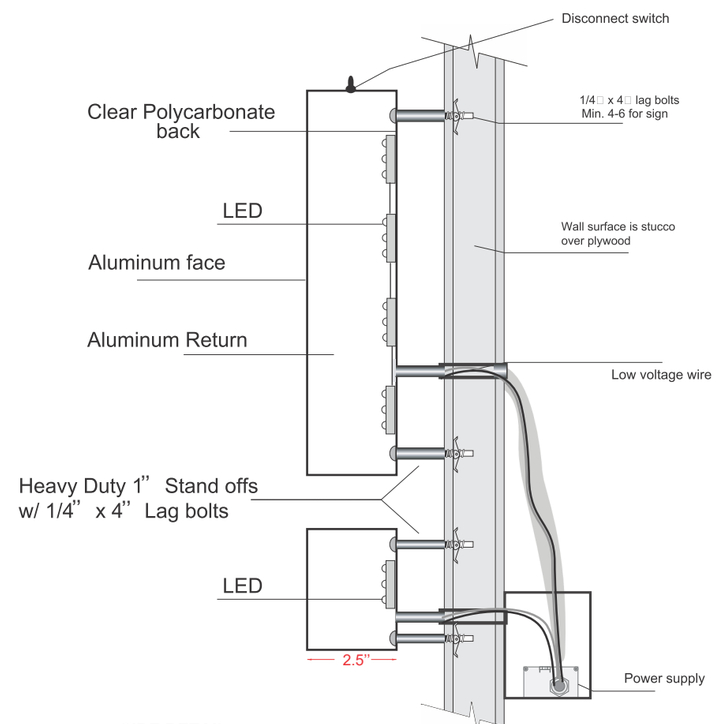
15.3 total sq. ft.

1 **FRONT DETAIL**
Scale: nts

A **Qty: One (1) Required** **Scale: NTS**

NEW SIGN
Manufacture and install Reverse ILLUMINATED Channel Letters to exterior wall

Letters:	**Reverse Illuminated Channel Letters**
Faces:	**Aluminum face painted matte black**
Returns:	**2″ returns painted black to match face**
Illumination:	**30v00K LED illumination**
Note:	**N/A**



1 **SIDE DETAIL**
Scale: nts

1 ATTACHMENT DETAIL
Scale: NTS

ABA SIGNS
13136 Saticoy St. Unit N
North Hollywood, Ca
91605

818.482.5088
abasigns84@gmail.com
abasign.com

Contractor
Divine Signs Inc
C45 1074646
9520 Via Salerno,
Burbank, CA 91504
DivineSignsLA@gmail.com

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Address:
1101 Foothill Blvd.
La Canada, CA 91011

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Armen Bubushyan
E-mail:
abasigns84@gmail.com

Designer:
Anna Martirosyan

Design Number:
0001

Original Date:
Mar 28, 2026

Scale: As Noted

Revisions:

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CITY OF LA CAÑADA FLINTRIDGE

Design Commission Agenda Report

Meeting Date: June 18, 2026

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

Presenter: Kurtis Fabela, Assistant Planner

Proposed Action: Receive and file.

Environmental Impact: None.

Background:
On May 7, 2026, the Design Commission approved Design Review – Sign Only (DEV-2026-0009) for new wall and window signs at 930 Foothill Boulevard, currently occupied by Coldwell Banker. Resolution 26-11, approving the wall and window signage at the subject address, was adopted at the meeting.

Initially, staff received plans with no scale for the renderings but were provided measurements from the applicant. The applicant stated that the painted wall sign on the west side of the building would have a circular logo with a four-foot (4’-0”) diameter, as well as lettering with a total width of six feet (6’-0”) and letter height of five inches (5”).

To verify that the sign renderings were accurate relative to the measurements proposed by the applicant, staff used the two-foot (2’-0”) tall storefront overhang for reference in order to confirm the size and dimensions of the proposed signage. Staff subsequently found that the circular logo had a two-foot (2’-0”) diameter based on calibrated measurements, as well as lettering with a total length of four feet and nine inches (4’-9”) and a letter height of five inches (5”). Upon review of the renderings and the sign’s dimensions, staff confirmed with the applicant that staff’s measurements of the rendering were more accurate as opposed to the dimensions provided by the applicant.

After installation, the west wall sign was identified to have exceeded staff’s measurements. The west wall sign reflects the dimensions originally provided by the applicant at the time the application was submitted.

Discussion/Analysis:
The final circular logo placed on the building face has a diameter of four feet (4’-0) rather than the two-foot (2’-0”) diameter and contains lettering approximately one-foot (1’-0”) greater in overall width, for a total width of 6’-0”. The letters, however, are consistent and do not exceed the approved five-inch (5”) height. Total sign area, however, remains compliant and within the 35-square-foot limit for the building.

The signage installed on the wall does not exactly match the scale shown in the approved

renderings due to discrepancies between the staff's calibrated rendering dimensions and those provided by the applicant. In short, the logo as shown on the building as part of the applicant's submittal was undersized relative to the actual scale of the rendering. Nonetheless, the overall design and location remain the same with no impact on the findings that are included in Resolution 26-11, which is attached for reference.

This information is being provided to the Design Commission to document a field adjustment only, since the location and design have been approved. The signage maintains a compliant size and maintains a near-identical appearance to the original rendering that is legible, clear, and does not pose a hazard to pedestrians, vehicle traffic, or interfere with neighboring signage. Moreover, it is now apparent that a two-foot sign would have been too small for the space with an awkward external effect. The approved sign rendering and wall sign as applied on the building face are shown in the following images, respectively:

Rendering from Approved Plans – above left; Installed Sign – above right

As this is an information item presented for clarification, no formal action is required by the Design Commission at this time. Staff will revise the approved plans moving forward.

Recommendation:
Receive and file.

Attachments:
1. Design Commission Resolution No. 26-11

ATTACHMENT 1

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 26-11

A RESOLUTION OF THE DESIGN COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING DESIGN REVIEW (DEV-2026-0009) FOR NEW WALL AND WINDOW SIGNS AT 930 FOOTHILL BOULEVARD (COLDWELL BANKER).

WHEREAS, a request by Thomas Atamian was submitted for Design Review approval for a new wall and window sign at 930 Foothill Boulevard; said request attached hereto and incorporated herein by reference; and

WHEREAS, the Design Commission, on May 7, 2026, held a public hearing and considered the request; and

WHEREAS, the Design Commission reviewed the facts contained in the agenda report dated May 7, 2026, regarding the application for Design Review approval at 930 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 from the west side of the building, and from its frontage along Foothill Boulevard. The signage approved by the Design Commission for the previous business located at 930 Foothill Boulevard maintained a similar window signage design but did not have a mounted or painted wall sign like that which is proposed within the current request. Though the wall sign is new and differs from wall signs in the immediate area in location and composition, the unit and building are located with an exposed building face near the adjacent parking lot which provides an additional option for signage placement and is unique to the subject unit.

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. The proposed signage is limited to the area of the unit's front windows and a portion of the western building face for the painted wall sign. Though the painted wall sign is visible to eastbound traffic on Foothill Boulevard, it will not introduce adverse impacts or hazards on vehicular traffic due to the proposed neutral tones, appropriate and proportional size, general design, and lack of illumination. 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 wall sign's black letters and logo contrast well with the backdrop of the white negative space along the building's west wall, with no impact on nearby signs. The signage is clear and visible to automobiles and pedestrians moving south along Foothill Boulevard, and the black lettering provides clear information of the business's name and branding. The painted wall sign is separated from the adjacent business located on 942 Foothill Boulevard by an approximately 85-foot-wide parking lot, and the window sign does not impact visibility from Foothill Boulevard due to its subtle, neutral design and placement on the storefront's open windowpanes. Neither the wall or window signs are illuminated and incorporate neutral black and white tones that easily and subtly complement and contrast with the earthtones of the building face.

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 sign is clear, minimal, and understated, consistent with the commercial character of the Foothill Boulevard corridor. The proposed signage on the window is consistent with previous business signage at 930 Foothill Boulevard but includes the addition of a west-facing painted wall sign on the side of the building. Though the window signage placement is slightly irregular due to the location and differing sizes of the mullions on the storefront and could be placed on a single window pane in a column format, the column format in a singular windowpane would create an imbalance of signage and would not be centered due to the presence of four windowpanes without an odd-numbered center window. The current proposed window sign uses the benefit of the considerable width of the storefront to provide a more balanced and minimal appearance that does not crowd the text and individual logos of the sign.

Section 3. Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2026-0009) for a new wall and window sign at 930 Foothill Boulevard, subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 7th 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-2026-0009)
930 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-2026-0009).

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-2026-0009), 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.

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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. 26-11 was duly adopted by the Design Commission of the City of La Cañada Flintridge at a regular meeting held on the 7th day of May, 2026, by the following vote:

AYES:	COMMISSIONER:	MARKARI, POLLARA, YUHAN
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	BETHEL
ABSTAIN:	COMMISSIONER:	NONE

Dated: May 7, 2026

Antonio Gardea, AICP
Secretary to the Design Commission