

Notice and Agenda

Regular Meeting of the La Cañada Flintridge Design Commission

Thursday, July 16, 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 Department at (818) 790-8881.

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

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

Reasonable Accommodations

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

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

8:00 AM Design Commission Regular Meeting**Preliminary Business****Call to Order****Next Resolution: 26-15****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.

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

Public Hearings

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

Recommendation: Adoption of Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0022) for a new ground/monument sign and refacing of an existing pole sign at 808 Foothill Boulevard

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

Recommendation: Adoption of Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0039) for a new wall sign at 442 Foothill Boulevard.

Concluding Business

- Commissioners' Comments
- Staff Comments

Adjournment**Motion to Adjourn**

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

54954.2.

Antonio Gardea
Deputy Director of Community Development

CITY OF **LACANADA FLINTRIDGE**
Design Commission Agenda Report

Meeting Date: July 16, 2026

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

Presenter: Kurtis Fabela, Assistant Planner

Proposed Action: Adopt Design Commission Resolution No. 26-XX approving Design Review (DEV-2026-0022) for a new ground/monument sign and refacing of an existing pole sign at 808 Foothill Boulevard

Environmental Impact: None

Background:

St. George's Episcopal Church currently occupies the property at 808 Foothill Boulevard and proposed a new ground/monument sign, as well as the refacing of an existing, and legal nonconforming, pole sign located along the lot's frontage on Foothill Blvd. The church is located along the south side of Foothill Boulevard and west of Commonwealth Avenue.

Discussion/Analysis:

The main church building is located south of the property's entrance and driveway along its Foothill Blvd frontage. The ground sign and existing, legal nonconforming pole sign are located the eastern corner of the church's primary driveway along Foothill Blvd, between the commercial buildings located at 834 and 820 Foothill Blvd. The signage has already been installed, and Design Review approval and building permits were not obtained, therefore, Design Review approval is requested.

Ground Sign

The installed ground sign, as shown on the plan from top to bottom, includes the following: the address number, "808", center-justified at the top of the sign in bolded yellow text; the name of the church, "St. George's Campus & Community", shown in a white and bolded center-justified serif font; and two (2) columns of white tenant panels with four (4) panels per column for a total of eight (8) panels. The background of the sign is dark green, and the sign contains two white posts on each side; however, the applicant agreed with staff's recommendation to paint the posts with the same dark green color to make the sign more recessive due to its location along Foothill Boulevard, balance the amount of bright white color on the sign with the inclusion of the proposed tenant panels, and match the dark green background of the main rectangular portion of the sign. In all, the new ground sign seeks to use a similar design and color palette as the previous ground sign that was located in the same area. The new sign is larger and includes the tenant panels. The existing external lighting fixture for the ground sign is not currently operational but is intended to be

repaired/restored to provide external illumination. In addition to lighting, there is maintained landscaping around the base of the monument sign. For reference, the previous and new ground signs are shown in Image #1 and #2, respectively:

Image #1

Image #2



The proposed tenant panels show the names of different groups, organizations, and other associations of the church with logos and “tenant” names of differentiated fonts, styles, colors, and sizes. Though tenant panels are typically used for a commercial purpose with unified styling, sizing, and color palettes to improve commercial viability and legibility for multi-tenant commercial settings, panels for institutional or public/semi-public uses do not commonly use tenant panels for the same purpose. The panels in this context show the incidental services, programs and groups within the church and are not equivalent to separate businesses in a commercial context. Due to this, staff does not have a concern with a differentiation in panel style based on the church’s non-commercial context.

The new ground sign was installed without the required building permits, as well as Design Commission approval. Due to this, the installed ground sign shown on the provided plan does not comply with the 6'-0" maximum height allowed for ground signs and will be required to be revised. The installed ground sign is 78 inches high, which is six inches (6") inches taller than the maximum allowed height. A condition of approval is included in the draft resolution indicating that the ground sign will need to be reduced in height by six inches (6") to comply with Zoning Code Section 11.37 – Sign Regulations. Though the height will need be altered to comply with the sign ordinance, the sign provides a width of 78 inches and a sign area of 12 square feet, which complies with the 96-inch maximum width and 30 square-foot maximum area requirements for ground signs, respectively.

Pole sign

The existing pole sign is non-illuminated and legal nonconforming, as pole signs and oversized ground signs, are not currently permitted by the sign ordinance. The black pole sign has two white vinyl faces that sit within a black cabinet. Though the refacing shown on the plans was completed without Design Commission approval, the previous face of the pole sign had fading plastic inserts that showed clear signs of aging and weathering. The new vinyl faces of the pole sign have a multi-colored logo on the upper left-hand side of the sign, followed by two center justified lines of text in the upper right that states, “Faith” in a blue script-like font on the top line of text, and

“REIMAGINED” located below, which contains underlined, all capitalized, and multi-colored letters in a bolded sans-serif font. On the bottom half of the pole sign face, two lines of black, center justified, and all capitalized letters read “ST. GEORGE’S” in the upper line, which are bolded, and “EPISCOPAL CHURCH” on the lower line of text in non-bolded letters. Both sides of the cabinet (facing east and west) include new vinyl inserts with the new design. The previous and refaced pole signs are shown in Image #3 and #4, respectively:

Image #3



Image #4



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 context of the current use and to provide clear description of the church site from its frontage along Foothill Boulevard and the driveway entrance that leads to the main portion of the church property. The refaced cabinet on the existing pole sign does not change in the structure and only includes a rescaling of the logo and text redesign of the panels. In all, the signage is consistent with the general plan and the Downtown Village Specific Plan (DVSP) and provides visibility of the institutionally zoned church property. The signage is not visually detrimental to other businesses along the commercial corridor, is not located directly next to neighboring signage, and utilizes the existing pole sign structure and location of the previous monument sign to rehabilitate and refresh the site's signage.

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

The signage is not located within the public right-of-way and will not create traffic or pedestrian

hazards. The new ground sign incorporates an existing, ground mounted lighting fixture from the previous ground sign that provides external and indirect illumination but is not directed toward the sidewalk and street. Where the ground sign is not large enough to have amplified visibility from vehicular traffic on Foothill Boulevard, the pole sign is visible to eastbound traffic on Foothill Boulevard; however, it will not introduce adverse impacts or hazards on vehicular traffic due to the proposed neutral tones, appropriate and proportional size of the lettering, general design, and lack of illumination. In all, the signage will not contribute to a distracting or hazardous appearance and are located in an open portion of the lot containing the church's driveway, sited a sufficient distance away from neighboring signage and businesses.

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 ground/monument sign's white lettering and yellow accent colors contrast well with the dark green background, with no impact on nearby signs. In addition, the refaced pole sign includes text that has greater legibility and clarity relative to the previous sign design with clear black lettering that contrasts with the white background. The new face of the pole sign is clear and visible to automobiles and pedestrians moving along Foothill Boulevard, and the monument sign provides clear direction and information on a lower, human scale from the perspective of vehicles and pedestrians entering through the church's driveway on Foothill Boulevard. Only the ground/monument sign includes illumination through a subdued and indirect external lighting fixture, where the lighting does not have potential for impact on neighboring businesses and signage due to its orientation and location..

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 character of the Foothill Boulevard corridor and the property's institutional zoning designation. The proposed signage is consistent with previous signage at 808 Foothill Boulevard but includes new sizing for the monument sign, with both signs containing newer and refreshed designs. The ground sign that existed prior to the new sign maintained a similar, dark and recessive color and design, but the new sign is taller in height and includes more detailed information regarding the existing use of the property on the tenant panels. Though tenant panels are typically used for a commercial purpose with unified styling, sizing, and color palettes to improve commercial viability and legibility for multi-tenant commercial settings, panels for institutional or public/semi-public uses do not commonly use tenant panels for the same purpose. The pole sign is legal nonconforming due to its excessive height but has a practical purpose in conveying the church's name and current use of property to vehicles passing eastbound on Foothill Boulevard. Communicating these details along Foothill Boulevard would be difficult to do without the pole sign given the church's location south of Foothill at the end of the relatively deep and narrow driveway adjacent to the signs. Due to this, the structure of the pole sign is not changing and only includes a rehabilitated and refreshed design of the face's vinyl insert.

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-2026-0022) at 808 Foothill Boulevard.

Attachments:

1. Draft Design Commission Resolution No. 26-XX
2. Project Plans and Signage Photos



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-2026-0022) FOR NEW GROUND/MONUMENT SIGN AND REFACING OF AN EXISTING POLE SIGN AT 808 FOOTHILL BOULEVARD (ST. GEORGE'S EPISCOPAL CHURCH).

WHEREAS, a request by Mynor Loarca was submitted for Design Review approval for a new ground/monument sign and refacing of an existing pole sign at 808 Foothill Boulevard; said request attached hereto and incorporated herein by reference; and

WHEREAS, the Design Commission, on July 16, 2026, held a public hearing and considered the request; and

WHEREAS, the Design Commission reviewed the facts contained in the agenda report dated July 16, 2026, regarding the application for Design Review approval at 808 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 context of the current use and to provide clear description of the church site from its frontage along Foothill Boulevard and the driveway entrance that leads to the main portion of the church property. The refaced cabinet on the existing pole sign does not change in the structure and only includes a rescaling of the logo and text redesign of the panels. In all, the signage is consistent with the general plan and the Downtown Village Specific Plan (DVSP) and provides visibility of the institutionally zoned church property. The signage is not visually detrimental to other businesses along the commercial corridor, is not located directly next to neighboring signage, and utilizes the existing pole sign structure and location of the previous monument sign to rehabilitate and refresh the site's signage.

B. *The design and layout of the proposed signage will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or pedestrian hazards.* The signage is not located within the public right-of-way and will not create traffic or pedestrian hazards. The new ground sign incorporates an existing, ground mounted lighting fixture from the previous ground sign that provides external and indirect illumination but is not directed toward the sidewalk and street. Where the ground sign is not large enough to have amplified visibility from vehicular traffic on Foothill Boulevard, the pole sign is visible to eastbound traffic on Foothill Boulevard; however, it will not introduce adverse impacts or hazards on vehicular traffic due to the proposed neutral tones, appropriate and proportional size of the lettering, general design, and lack of illumination. In all, the signage will not contribute to a distracting or hazardous appearance and are located in an open portion of the lot containing the church's driveway, sited a sufficient distance away from neighboring signage and businesses.

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 ground/monument sign's white lettering and yellow accent colors contrast well with the dark green background, with no impact on nearby signs. In addition, the refaced pole sign includes text that has greater legibility and clarity relative to the previous sign design with clear black lettering that contrasts with the white background. The new face of the pole sign is clear and visible to automobiles and pedestrians moving along Foothill Boulevard, and the monument sign provides clear direction and information on a lower, human scale from the perspective of vehicles and pedestrians entering through the church's driveway on Foothill Boulevard. Only the ground/monument sign includes illumination through a subdued and indirect external lighting fixture, where the lighting does not have potential for impact on neighboring businesses and signage due to its orientation and location.

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 character of the Foothill Boulevard corridor and the property's institutional zoning designation. The proposed signage is consistent with previous signage at 808 Foothill Boulevard but includes new sizing for the monument sign, with both signs containing newer and refreshed designs. The ground sign that existed prior to the new sign maintained a similar, dark and recessive color and design, but the new sign is taller in height and includes more detailed information regarding the existing use of the property on the tenant panels. Though tenant panels are typically used for a commercial purpose with unified styling, sizing, and color palettes to improve commercial viability and legibility for multi-tenant commercial settings, panels for institutional or public/semi-public uses do not commonly use tenant panels for the same purpose. The pole sign is legal nonconforming due to its excessive height but has a practical purpose in conveying the church's name and

current use of property to vehicles passing eastbound on Foothill Boulevard. Communicating these details along Foothill Boulevard would be difficult to do without the pole sign given the church's location south of Foothill at the end of the relatively deep and narrow driveway adjacent to the signs. Due to this, the structure of the pole sign is not changing and only includes a rehabilitated and refreshed design of the face's vinyl insert.

Section 3. Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2026-0022) for a new ground/monument sign and refacing of an existing pole sign at 808 Foothill Boulevard, subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 16th day of July, 2026

Ara Markari
Chair of the Design Commission

ATTEST:

Antonio Gardea
Secretary to the Design Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
Design Review (DEV-2026-0022)
808 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-2026-0022).
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-2026-0022), 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 ground/monument sign shall be reduced in height by six inches (6") to comply with the maximum allowed height of 72 inches for ground signs. The plans shall be revised and submitted to staff for approval prior to submittal for building permits.

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ATTACHMENT 2



The outside posts we going to Painted Green to match the sing.









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

Meeting Date: July 16, 2026

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

Presenter: Chris Gjolme, Planner

Proposed Action: Adoption of Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0039) for a new wall sign at 442 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 tenant space is located at the east end of a four-unit building, defined by its stepped mansard, extensive storefront glazing and common blue sign band above the entries. Another smoothie shop (shown below) has occupied the subject space for the last several years.



Discussion/Analysis:

A new wall sign centrally located on the sign band above the tenant space is proposed, consistent with the location of previous signs over the years. The sign would be comprised by a multicolored circular logo and copy. Composite material (PVC) would be used throughout, pinned directly to the fascia. The logo face would be a digital-printed overlay, with "Zeke Swirls" in black cursive font set against an orange, ivory, and teal field. Main copy would be "Smoothies & Bowls" in a matching black font, raised ½ inch, and set against an ivory and teal field mirroring the outline of the copy.

Logo height would be 25 inches; maximum copy height would be 17 ¼ inches, achieved by the capital "S" and "B", with remaining letter height approximately 10-14 inches in height. Overall sign length, inclusive of the logo, would be just over 13 feet. Total sign area would be 19 square feet, supported by the tenant space's 20-foot frontage. Several uplifts are currently in place and may be utilized to provide external illumination at night.



Although the composition of the sign is simple and straightforward, the sign's free form design is legible, with a coordinated vibrant color palette that provides strong contrast against the background. Shadowing from the roof overhang should not significantly impair or diminish the sign's outward impression. Proper spacing and fit would also be achieved considering the three-foot-tall sign band and much lesser logo and copy height. This would be an improvement relative to the previous business sign, which employed noticeably larger letters throughout. Lastly, the sign appears to be slightly bottom justified, consistent with the previous sign's location, and not to the extent that would be distracting.

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 retail 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 new retail use, centered relative to the tenant space and would not adversely affect other signs on the common sign band. As a replacement sign on a multi-tenant

building fronted by a small parking lot and setback from Foothill Boulevard, 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 sign band common to the building to achieve good visibility from Foothill Boulevard to the extent possible. Existing external illumination would provide for visibility of the business at night, without adverse external effects. The sign's design and coloring are more elaborate than other signs on the building, but this is an aesthetic enhancement and upgrade to the general character of the building.

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 use that will be operating in the subject building. The new sign is elevated and would achieve good visibility and legibility during daytime hours. Exterior lighting would provide business exposure at night. Use of composite components ensures durability and minimal maintenance while the associated vinyl overlays would be shielded in part by the roof overhang.

Options:

1. Adopt Design Commission Resolution No. 26-xx approving Design Review (DEV-2026-0039).
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-2026-0039) for a new wall sign at 442 Foothill Boulevard (Zeke Swirls Smoothies & Bowls) with conditions.

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-2026-0039) FOR A NEW WALL SIGN AT 442 FOOTHILL BOULEVARD

WHEREAS, a request by Kendall Credi / Carter Permit Consulting has been received for Design Review approval for a new wall sign at 442 Foothill Boulevard (Zeke Swirls Smoothies & Bowls), said request incorporated herein by reference; and

WHEREAS, the Design Commission, on July 16, 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 July 16, 2026 regarding the application for Design Review approval at 442 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 retail 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 new retail use, centered above the tenant space and would not adversely affect other signs on the common sign band. As a replacement sign on a multi-tenant building fronted by a small parking lot and set back from Foothill Boulevard, 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 sign band common to the building to achieve good visibility from Foothill Boulevard to the extent possible. Existing external illumination would provide for visibility of the business at night, without adverse external effects. The sign's design and coloring are more elaborate than other signs on the building, but this is an aesthetic enhancement and upgrade to the general character of the building.

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 use that will be operating in the subject building. The new sign is elevated and would achieve good visibility and legibility during daytime hours. Exterior lighting would allow for business exposure at night. Use of composite components ensures durability and minimal maintenance while the associated vinyl overlays would be shielded in part by the roof overhang.

Section 3. Based on the above findings, the Design Commission of the City of La Cañada Flintridge hereby approves Design Review (DEV-2026-0039) for a new wall sign at 442 Foothill Boulevard (Zeke Swirls Smoothies & Bowls) subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 16th day of July, 2026.

Ara Markari
Chair of the Design Commission

ATTEST:

Antonio Gardea
Secretary to the Design Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
Design Review (DEV-2026-0039)
442 Foothill Boulevard / Zeke Swirls Smoothies & Bowls

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-2026-0039).
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-2026-0039), except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 12 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

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

#



ATTACHMENT 2

ADDRESS:
Zeke Swirls
442 Foothill Blvd
La Cañada Flintridge, CA 91011

ADDRESS:
Zeke Swirls
442 Foothill Blvd
La Cañada Flintridge, CA 91011

APN: 5820009015

LEGAL DESCRIPTION:

TRACT NO 5676 THAT PART BETWEEN NE
PROLONGATION OF NW AND SE LINES OF
LOT 36 OF LOT 42

PROPERTY OWNER:

Four Store Frankel FLP; Craig Frankel (Mgr of GP)
Craig Frankel C/O Beth Lopez-Duben & Associates
28212 Kelly Johnson Parkway Suite 250
Valencia, CA 91355
Phone Number - (714)721-8070
E-mail Address - cfrankel03@yahoo.com
(please email urgent correspondences)



A LOCATION PLAN
NTS

PLEASE thoroughly read all content when examining proofs BEFORE approving your order.

It is the clients responsibility to advise the designer of any errors. By approving your order you acknowledge that the contents of the information is correct. You acknowledge that all punctuation, spelling, design, and content are approved. Any changes requested after the design has been approved will be at the clients expense.

DESCRIPTION OF WORK				IMPORTANT! PLEASE READ
SQ. FT	QTY	ITEM	NOTES	
				This drawing is for your approval. Your order will be custom manufactured to these specifications. Please read carefully before signing the attached drawing. By replying APPROVED you are accepting this rule. If certain information is not on the proof that you need, please contact us and we will send a new proof. Your order is important to us. We always try to meet your expectations. Please check for accuracy in the WORDING, SPELLING, LAYOUT, FONT, SIZE, ORIENTATION, QUANTITY, COLOR and whether SINGLE or DOUBLE sided.. Significant changes from the original specifications may result in additional charges and/or delays in production. By replying APPROVED and returning the attached artwork in the e-mail you are indicating that you have checked our work and are accepting responsibility for its accuracy. PLEASE NOTE PRODUCTION WILL NOT BEGIN UNTIL PROOF HAS BEEN CONFIRMED. PLEASE ENTER APPROVED OR REJECTED IN THE E-MAIL SUBJECT LINE



1507 Railroad St.
Glendale, CA 91204
p 323.467.4467 f 323.467.4494

sales@dzinersign.com
www.dzinersign.com
1-877-EXPOSE Me

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OF THE MATERIALS PROPOSED FOR USAGE.

ALL ON SITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

REVISION: 1
06/04/2026

DRAWN BY: R.C.

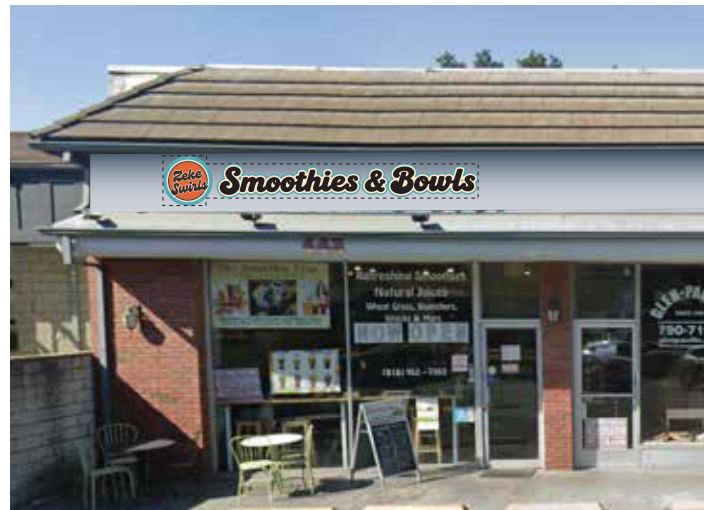
REVISED BY: R.C.

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CUSTOMER SIGNATURE & DATE

Zeke Swirls	CLIENT
442 Foothill Blvd	LOCATION
La Cañada Flintridge, CA 91011	
RC	DESIGNER
05.28.26	DATE PREPARED
AS NOTED	SCALE
	PROJECT ID

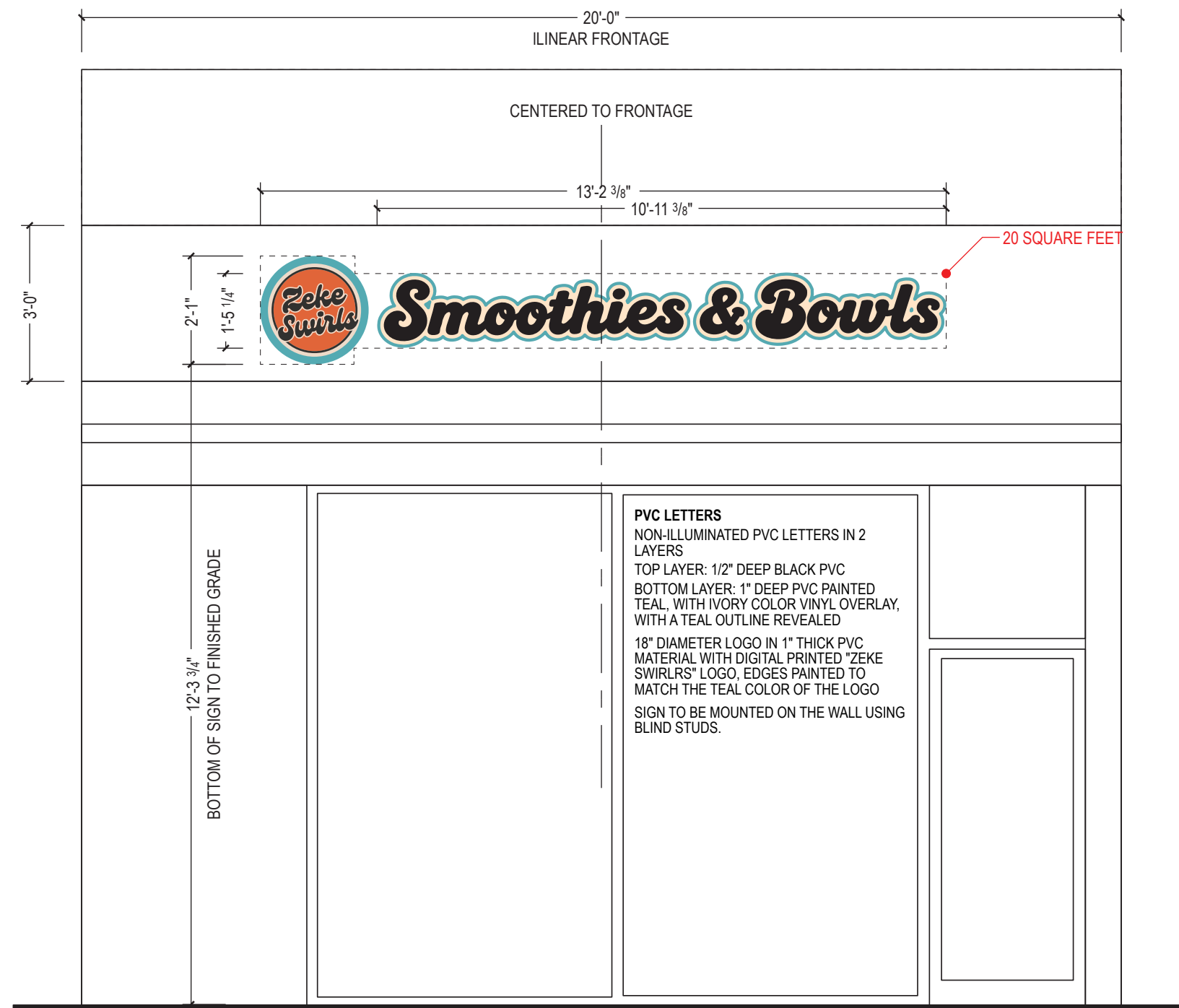
LOCATION ELEVATION



B EXISTING FRONTAGE



Ⓒ EXISTING FRONTAGE
1/8" = 1' - 0"



(A) PROPOSED FRONTAGE
3/8" = 1' - 0"

PLEASE thoroughly read all content when examining proofs BEFORE approving your order.

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DESCRIPTION OF WORK				IMPORTANT! PLEASE READ
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REVISION: 1
06/04/2026

DRAWN BY: R.C.

REVISED BY: R.C.

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CUSTOMER SIGNATURE & DATE

Zeke Swirls

442 Foothill Blvd

La Cañada Flintridge, CA 91011

RC

05.28.26

AS NOTED

Age Group	Percentage
18-24	10%
25-34	20%
35-44	30%
45-54	25%
55-64	15%
65-74	10%
75-84	5%
85+	5%

PROJECT ID

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