

**MINUTES OF A MEETING OF THE DESIGN COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON MARCH 18, 2010**

- I. **CALL TO ORDER:** Chairman Vavoulis called the meeting to order at 7:30 a.m.
- II. **ROLL:** Present were Commissioners Hoopes, Roberts, Tobias, Planner Gjolme, Director of Community Development Stanley and Consulting Architect Cantrell. Commissioner Friedmann arrived at 7:34 a.m.
- III. **PLEDGE OF ALLEGIANCE:** The Flag Salute was recited.
- IV. **COMMENTS FROM THE PUBLIC:** There were no comments.
- V. **CONSENT CALENDAR:**
  - A. Minutes - March 4, 2010 DC Meeting. Approved 4-0 with one change.
- VI. **CONTINUED PUBLIC HEARINGS:**
  - A. **Design Review 08-24;** 2197 Rockridge Terrace; new 3-unit condominium building. Final review and approval.

Consultant Cantrell gave an overview of the revisions since the last meeting and noted that all outstanding items had been addressed and final project approval was accordingly recommended.

Commissioner Roberts inquired about specs/samples for the exterior light fixtures proposed, which were provided by the applicant. He noted that their placement was odd and had revised their locations on his set of plans.

Applicant Augie Augustin reviewed the revised locations for the light fixtures.

Chairman Vavoulis confirmed that the applicant did not have any issues with the alternate placement.

Commissioner Hoopes commented on Sheet A1.0 and noted that stairs indicated along the east side were not captured on the east elevation in the corresponding location. He confirmed with the applicant that the stone veneer would continue along the base of the building where adjacent to the stairs and lower walkway.

Chairman Vavoulis verified that the issue would be confirmed prior to plan check and permit issuance.

Commissioner Roberts noted the importance of capturing minor issues at this stage of the process.

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Commissioner Tobias stated he was fine with the project and appreciated the efforts by the applicant.

Chairman Vavoulis noted that there was consensus with the building subject to relocation of the exterior lights per Commissioner Roberts' direction and verification of the east stairway and use of stone veneer along the building's base per Commissioner Hoopes' comment.

Applicant Augustin presented a color and material board for the Commission's review.

Commissioner Tobias confirmed that the orange element was the balcony material. The wood stain looked a little bright and he preferred a darker brown color for the balcony material.

Chairman Vavoulis encouraged discussion on the proposed landscaping.

Commissioner Roberts noted that the *correa alba* may not do well in the shady locations along the north face of the building. He preferred to see *pittosporum crassifolium* used near the entries to the units. He also preferred a 15-gallon planting size for the manzanita and crimson-spot rockrose.

No other comments were made.

M/S/C Hoopes/Tobias to approve the project with the following conditions: Exterior lighting to be relocated around the balconies in accord with Commissioner Robert's revised plan; stone veneer to continue along the base of the building where adjacent to the stairs and lower walkway on the east side; use *pittosporum crassifolium* in the planters near the entries to the units; increase planting size for the manzanita and crimson-spot rockrose to 15-gallon. Unanimous 5-0.

The Commission thanked the applicant for a good presentation.

**B. Design Review 10-02; 966 Foothill Blvd.; Flintridge Tailoring; new wall signs.**

Planner Gjolme noted the revisions to the proposal since the last meeting and explained that direction from the subcommittee had been largely followed. Approved of the wall and blade signs was recommended.

Commissioner Friedmann acknowledged and appreciated the changes but noted that the spool logo had been shrunk and was now contained within the field. He was also concerned with the legibility of the wall sign considering the brown/red

palette proposed. He preferred the “Flintridge” copy to utilize the font style of the business logo and wanted to see a different color for blade sign hanger.

Commissioner Roberts agreed with the concern over the red/brown color combination and preferred an alternative scheme.

Applicant / business owner Emil Balthazar noted that the colors are negotiable but the projecting spool is tougher to incorporate into the sign.

Commissioner Tobias agreed that cutting the spool out as part of the panel would be a challenge but applying it as a separate element is not difficult. He was concerned with the compressed effect of the spool within field as proposed.

Commissioner Hoopes agreed and noted the needed break in form that the projecting spool achieves.

Applicant Balthazar inquired about the Commission’s preference for the blade sign lettering.

Commissioner Hoopes preferred painted letters for the blade sign given its composition and thickness. He also thought the hanger should be thinner than the sign and a different color for contrast.

Commissioner Friedmann noted that a shadowing/depth effect on the blade sign letters was needed to match the wall sign.

The Commission discussed colors and decided that the final palette would be reviewed and approved by Commissioner Friedmann.

M/S/C/Vavoulis/Roberts to approve the signage with the following conditions: the composition and color of the wall sign shall be in accord with Commissioner Friedmann’s alternative design and shall be subject to his final review and approval; painted letters with a shadowing effect shall be used for the blade sign; the blade sign hanger shall use a different color than the sign itself. Unanimous 5-0.

**C. Design Review 10-04;** 1434 Foothill Blvd.; Zentmyer Properties; preliminary review of new 4,300 sq. ft. office/retail building.

Applicant Gary Zentmyer noted that the project was inspired by a collection of postcards that show old streetscapes, which were presented for the Commission. He stated that a building with the impression of 3 structures within the 60-foot wide lot just doesn’t work. It needs to be one parent structure.

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Architect Craig Edwards showed a 3D rendering of the revised building and stressed that with its simple massing, it doesn't need substantial modulation. He noted the deep recessed windows with heavy wood mullions.

Chairman Vavoulis confirmed the changes to the upper windows, which were now recessed and also utilized wood mullions.

Commissioner Hoopes really liked the project and inquired if the rear tower could be a few feet taller to better separate it from the parapet.

Commissioner Tobias appreciated the thought and effort that went into the project.

Commissioner Friedmann inquired about the use of front planters and if the renderings showed them accurately.

Mr. Zentmyer stated his intent was to saw cut the planters into the sidewalk assuming Public Works approved them.

Commissioner Friedmann noted the need for refinement within the cut to provide an appropriate border.

Chairman Vavoulis confirmed that the Commission supported the building setbacks as submitted.

Commissioner Roberts confirmed that the drive-thru was wide enough to accommodate the interior planters as shown on the renderings.

Chairman Vavoulis confirmed that the Commission was no longer concerned with the need to recess the mid-section of the building.

M/S/C Tobias/Hoopes to recommend approval of the project to the Planning Commission with an 18" minimum planter depth and border detail and additional street trees. Unanimous 5-0.

Commissioner Tobias commented on changes to projects that invariably result from Public Works review and the need to better coordinate to avoid unintended adverse consequences.

Consultant Cantrell explained that more definite direction and comments from Public Works would be obtained before the project returns to the Planning Commission for further review.

**VII. PUBLIC HEARINGS:** There were no public hearings.

**VIII. OTHER BUSINESS:** There was no other business.

**IX. COMMENTS FROM THE COMMISSIONERS:** None

**X. COMMENTS FROM STAFF:**

Director Stanley briefly mentioned Big Lots and that the City would be reviewing a new landscape plan for the property. He inquired about the possibility of a subcommittee to review the landscape plan. Commissioner Roberts agreed to represent the Commission and review the plan.

**XI. ADJOURNMENT:** The meeting was adjourned at 8:35 a.m.