

**MINUTES OF A MEETING OF THE DESIGN COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON APRIL 7, 2016**

- I. **CALL TO ORDER:** Chairman Moldafsky called the meeting to order at 7:35 a.m.
- II. **ROLL:** Also present were Vice Chairman Hoopes and Commissioners King, Balcazar, and Roberts.
- III. **PLEDGE OF ALLEGIANCE:** The Flag Salute was recited.
- IV. **COMMENTS FROM THE PUBLIC:** There were none.
- V. **CONSENT CALENDAR:** 3-17-2016 Design Commission minutes. Approved 4-0-1. Chairman Moldafsky abstained.
- VI. **CONTINUED PUBLIC HEARINGS:**

A. Design Review 13-02; Hill Street Café; 1004 Foothill Blvd.; continued review of restaurant expansion and remodeling, outdoor dining patio and parking lot landscaping.

Roger Cantrell gave a brief staff report. He explained that the proposed design is appropriate as it relates to neighboring buildings. He did indicate that there is an issue with the trellis members being undersized and that they will be addressed in a condition of approval. Mr. Cantrell presented a City alternate design where windows are recessed and are also addressed in a condition of approval. Staff recommended extending the eave to overlap as seen from the north.

Staff recommended that the color board be reviewed outdoors at the subject location with large samples so they are easy to view. As to the landscape plan, Pistach trees are proposed. Because this property is a major focal point and entrance into the City, staff would like to ensure that the landscaping that is installed is attractive. Public Works has been contacted and the utilities under the sidewalk preclude the planting of any street trees in front of the restaurant.

Renderings were shown and staff explained that the trellis extension to the west would be modest.

Staff recommended approval and positive findings.

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The Commission confirmed that the non-conforming pole sign and roof sign would be removed as part of the project.

Applicant, Binny Um, stated that both he and the owner have attempted to address the Commission's design concerns over the last few years by including a lot of details. He did clarify that the rendering that was submitted by the applicant might be slightly different than the proposed design.

The Commission asked about paint samples to which the applicant, Binny Um, replied, that he would bring a color chart to the next Design Commission meeting. It was agreed that the colors should be finalized in the field.

Balcazar asked if the applicant agreed with staff's recommendation to extend the eave.

Commissioner King asked questions about the trellis on the west side of the building and why it "dies" into the building. The applicant stated that the trellis is not straight relative to the building line. Ms. King asked if a tree will be placed in the angled area of the building patio area. Mr. Um indicated that he will discuss this with the landscaper.

The Commissioners expressed that they were concerned that there is a lot of existing items that are not called out on the plans.

The public hearing was opened for public comment.

Commissioner Roberts asked about which Brisbane box trees on the site can be transplanted and which ones can be reused on the property or elsewhere in the City.

Staff indicated that in the planter, a small Tabebuia tree can survive there.

The Commission instructed the applicant to rework existing landscape areas and had a discussion about moving existing trees on the property.

The monument sign was also discussed. The Commission conveyed that they looked forward to seeing the color and materials. Vice Chairman Hoopes said that he liked the extension of the eyebrow over the entrance, though he is concerned that it might not provide enough rain protection for patrons. Additionally, the Commission discussed how the building is not square and that extending the trellis might be difficult to adequately square it off. Commissioner Roberts indicated that there should be a condition to have the landscaping growing in the planter.

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Commissioner Roberts suggested that staff work with the applicant to explore locations for pockets of landscaping. Commissioner Hoopes said he liked the trellis over the patio and Commissioner Roberts said he was happy with it as well. It was discussed that ideas for landscaping might be shared with the Public Works Department. Planner Chris Gjolme indicated that the landscaping on the patio wall could pinch the space and suggested that the window depth be six inches.

Commissioner Roberts asked that if the trees and grate were put in the project that the roots and grates could be placed to grow underneath the patio. It could be placed so that it does not block signage and could up light the trees. Director Stanley mentioned that trees would provide more shade and Mr. Roberts said that he envisions the tree in the notch at the north side of the building between the street and the patio. He explained that the Brisbane box trees could be moved closer to the street, but that it still would be on private property and a grate would need to be placed around it.

City Facility and Maintenance Superintendent, Gonzalo Venegas, indicated to the Commission that he would have to speak with the Public Works Director about trees placed near the back side of the public right of way and how they might impact existing underground utilities.

The Commission asked if there were certain things that should be shown on the plans. Director Stanley said that a survey of the public right of way and existing utilities would help.

Commissioner Balcazar asked if tables would be added to the restaurant and if there are any additional parking requirements that have to be dealt with.

Commissioner Roberts looked at the floor plan with respect to table layout and Mr. Um was asked to show the Commission where the property line is called out on the plans.

M/S/C – Hoopes/Balcazar to approve the project with the following conditions:

1. The windows on the north elevation should be recessed a minimum of 4 inches in depth.
2. The extension of the eyebrow on the building shall overlap on the west side of the building per the staff alternative.
3. Increase the member size of the trellis.

4. All colors and materials are to be approved in the field for review by the Commission.
5. The Commission shall review landscaping concepts separately for the rest of the application.
6. Final review and approval is required for the monument sign design and wall sign.
7. Approve the location of the signage for the monument and for the wall sign.

Approved – 5-0.

VII. PUBLIC HEARINGS:

A. **Design Review 16-04;** Honeybird; 714 Foothill Blvd.: new wall sign.

Planner Chris Gjolme gave a brief staff report and explained that the applicant is requesting a new wall sign at the prospective new Honeybird restaurant. The design is straightforward and simple. It is proposed to be flush mounted to the building and will be constructed out of plastic. The size complies with code and is designed to be just under 18 inches. This is within the required limit for the site. The font consists of all black, lower-case letters which gives a refinement and nuance to the building and is the business's corporate logo. This contrasts well with the light-colored building face. Proposed is exterior lighting near the location where the sign will be affixed to the building.

Staff supports the sign and recommends approval.

Vice Chairman Hoopes expressed concern over the trees as he believes that when one is traveling west on Foothill Boulevard, they will not be able to see the sign. He asked if the applicant might consider moving the sign where it would be a bit more visible to which Planner Gjolme said that the applicant might consider doing so. The applicant, Phil Lee, thought about placement in a different way by trying to keep the name of the business straightforward, yet understated. He believes his sign will be visible enough if placed as currently proposed. Commissioner Roberts expressed further concern about the lack of additional signage within the window space. The applicant stated that he is trying to keep the inside of the restaurant very open and visible to the public from the street.

The Commission also suggested outdoor seating and options for seating within the parking area which the applicant was receptive to and indicated they might

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approach staff at a later date about requesting to do so. The Commissioner Roberts asked the applicant if he would be requiring rear signage to which the applicant replied that he might consider approaching the City at a later date about that as well.

M/S/C - King/Roberts to approve the project. Approved 5-0.

- VIII. OTHER BUSINESS:** There was none.
- IX. COMMENTS FROM THE COMMISSIONERS:** The Commissioners had questions pertaining to trees at the Ralphs shopping center and the color of the building at Partners Trust.
- X. COMMENTS FROM STAFF:** Staff spoke further about the trees at the Ralphs shopping center and explained that they will be replaced.
- XI. ADJOURNMENT:** The meeting was adjourned at 8:59 a.m.