

**MINUTES OF A MEETING OF THE DESIGN COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON NOVEMBER 3, 2011**

- I. CALL TO ORDER:** Chairman Moldafsky called the meeting to order at 7:30 a.m.
- II. ROLL:** Chair Moldafsky, Commissioner Hoopes, Roberts and Vavoulis, Community Development Director Stanley and Planners Gjolme and Clarke. Commissioner Tobias was absent.
- III. PLEDGE OF ALLEGIANCE:** The flag salute was recited.
- IV. COMMENTS FROM THE PUBLIC:** None.
- V. CONSENT CALENDAR:**
- A.** Minutes - October 6, 2011 and October 20, 2011 meetings.

M/S/C Hoopes/Roberts to approve both sets of minutes as submitted.
Unanimous.

- VI. CONTINUED PUBLIC HEARINGS:**
- A. Design Review 11-18 & 11-22;** Gilmore Bank; 964 Foothill Blvd.; new wall signs, awnings and exterior alterations.

Planner Gjolme gave an overview of this continued case, where rear façade changes were approved at the 10/6/2011 Design Commission meeting.

Commissioner Roberts asked to see the color board for the project. The colors shown in the PowerPoint presentation do not match the color board.

Commissioner Hoopes asked about the colors noted on the plans and on the material board. Where is the "white" color on the building?

Planner Gjolme said that the colors have been changed over time. The "White" is the sign on the rear elevation of the building.

Commissioner Roberts asked if there was a color/material sample of the existing building color which will be retained.

Designer, Dan Stein, said that they were not planning to change the building color. They liked the use of grey brick motif under the windows to match the other buildings along the block. These bricks would replace the existing stucco.

DC Minutes - 11/3/2011 Meeting

They were trying to downplay the front of the building so as to not encourage people to use it as a main entry.

Chair Moldafsky asked about the planter next to the building as shown in a photograph in the PowerPoint presentation.

Planner Gjolme said that there was no planter but you could see a reflection of the medians.

Commissioner Vavoulis said that they need to retain the architectural features on the front of the building and need to choose colors and bricks.

Commissioner Roberts agreed with Commissioner Vavoulis's comments. The grey color helped the front elevation. The Commission does not have the existing building color in front of it to review. He said that you cannot just pull color out of a color wheel. It has to be reviewed in the field. He was concerned about the proposed grey tiles under the windows. He wanted it made to look as if the tiles were original to the building.

Mr. Stein suggested a brick face under the windows.

Commissioner Roberts said that the final color should be decided in the field. This is a prime building and an important corner in the city. He needed to look at a couple of color samples in the field.

Chairman Moldafsky suggested a subcommittee to review the colors.

Mr. Stein said that the other buildings along the same block have different colors.

Planner Gjolme asked if the building could be repainted the same color.

Commissioner Hoopes said that they did not have all the materials on hand to review. They need to start from scratch with the colors at the site.

Commissioner Vavoulis said that they could agree on a couple of issues but to leave the color selection to a subcommittee to review in the field.

Mr. Stein asked if it was possible to approve the awnings so that they can be fabricated.

Commissioner Roberts said that he did not have an issue with the awning color. The intent was to maintain the existing building color which needed to be checked in the field. He noted that colors can be darker when painted on

buildings and not consistent with the small samples shown on material/color boards.

M/S/C Hoopes/Vavoulis to approve the wall-mounted sign; color on facade to be approximately maintained with fresh painting advised; Subcommittee of Commissioner Roberts to work with applicant to select final colors; It was not necessary to come back to the Commission; The quoins to be maintained; Brick element in grayish color be used under windows; Awning height adjusted to completely cover brick work above windows.

Approved 4-0.

VII. PUBLIC HEARINGS:

A. Design Review 11-25; Plaza de La Canada; 633-661 Foothill Blvd.; tenant sign program.

Planner Clarke outlined the request in accord with the staff memo, which involved a tenant sign program for the Vons center, exclusive of the TJ Maxx and Vons anchors, which already have approved signage.

The Commission had no questions for staff.

Applicant Tim Pitts representing Vons stated that there are harsh florescent lamps already lighting the individual tenant signs. Vons is going to LED lighting cabinets to replace the fluorescent lamps. Vons is amenable to routed wood faces for the cabinets. He was hopeful for some compromise and felt that internal illumination with wooded sign faces would retain the feel and character of the center.

Commissioner Roberts inquired if all the signs would retain white copy.

Mr. Pitts confirmed this and emphasized that with an approved sign program each tenant will know exactly what to do when they come in with signage.

Chairman Moldafsky had an issue with the three-sign wooden band fronting the breezeway to the east.

Mr. Pitts felt the sign band was needed for the tenants within the breezeway given their lack of exposure and visibility from the parking lot.

Commissioner Hoopes agreed with Mr. Pitts and felt some consideration for the tenants within the breezeway was needed.

DC Minutes - 11/3/2011 Meeting

Commissioner Roberts inquired what would happen if a new tenant took over two or more spaces and how this type of scenario would affect the sign program.

Planner Clarke responded that the sign program could be drafted to address certain eventualities but that significant deviation from the sign program approved would come back to the Commission for additional review.

Chairman Moldafsky confirmed that the Commission was amenable to the revised composition of the signs.

Commissioner Hoopes was considering the eventual total number of signs that could result if all tenant bays had signs. He cautioned the Commission about inadvertently allowing too many signs.

Director Stanley suggested that the allowance of signs could be based on individual tenants rather than the number of tenant spaces within the center.

Commissioner Roberts asked if it was Vons intention to change out each of the existing tenant signs in order to achieve a uniform sign program throughout the center.

Amy Russell - representing Vons - responded and confirmed Commissioner Roberts' query.

Commissioner Hoopes was uncertain about the actual height of the signs and felt additional dimensional information might be needed.

Commissioner Roberts agreed and noted the breezeway signs; he was not sure of the size of the signs, letters, panel, etc.

Commissioner Roberts strongly favored removal of the existing fluorescent lighting, which is very garish.

Commissioner Hoopes agreed.

Commissioner Roberts asked what the back of the signs would look like.

Mrs. Russell explained the signs would be fixed to a continuous beam so it looks like part of the existing architecture.

Commissioner Vavoulis felt the blade signs needed to be placed uniformly in terms of their location and height. Deviation would result in an awkward appearance.

Commissioner Roberts felt the plan should be expanded to show exactly where the signs would be located.

Planner Gjolme stressed the importance of distinguishing the allocation of signs and determining if said allocation would be based on tenants, rather than bays, since sign area allowance is typically based on tenant frontage and significant disproportion could result with a multi-bay tenant.

Planner Clarke summarized that additional information pertaining to the - height of signs, breezeway dimensions and blade sign specs were needed at this time.

M/S/C Moldafsky/Hoopes to continue the sign program for further information and detail. Unanimous 4-0.

B. Design Review 11-26; Altadena Dairy; 2271 Foothill Blvd.; change of roof color.

Planner Gjolme gave an overview of the history of the property and original plan which was approved in 1996.

Director Stanley spoke about the approval in 1996 for the dairy and also about awnings visible from public view. These issues require it to be brought to the Commission for review.

In response to a question, Tigran Duduyan, (the owner of the dairy) said that he bought the business in May, 2011.

Commissioner Vavoulis was concerned about how this case got to the Commission. He asked the applicant if he thought about contacting the City before he had the roof painted.

Planner Gjolme noted that that there was an approved plan for the building but it did not include the yellow roof color.

Mr. Duduyan thought that he would freshen the building by having it painted and that he was not adding square footage or changing the exterior of the building.

Commissioner Roberts said that he remembered the building from before the changes were made in 1996. He thought that then new design made it look like a gas station. The new roof color does not add to the building as it does not draw you to look at the bulk of the building. He thought that a dark tone would be better and more attractive. He would not mind putting some yellow

DC Minutes - 11/3/2011 Meeting

on the building. He suggested painting the roof dark blue with a lower band in yellow.

Planner Gjolme noted that it was only the roof being considered at the meeting.

Commissioner Vavoulis said that the yellow was too bright.

Commissioner Hoopes said that a white roof would be stark also. He wanted to know how to help the business. He thought that bringing in a yellow band to the building would make it more visible.

Commissioner Vavoulis said they should leave the roof as it is or provide an alternative color.

Pat Anderson spoke as a representative of west side residents rather than businesses. She said that the feeling on the west side of town was that this would not be permitted elsewhere in the city. The brightness and color are not in keeping with the west side. She noted that perception is important.

Director Stanley noted completed improvements on the west side of town, including Big Lots. He asked if there a way to reduce the impact of the roof color or dull it somehow.

Planner Gjolme said that the roof color had gotten duller over time since it was first painted.

Director Stanley noted that a dark roof color would go against energy efficiency.

Chairman Moldafsky noted that it was not an enclosed roof and that it's more like an umbrella.

The owner said it was an umbrella.

Commissioner Hoopes said that you don't normally see undecorated roofs.

Commissioner Vavoulis asked what the color was under the roof.

Director Stanley confirmed it was white.

Planner Gjolme said that the roof was less vibrant over time because of dirt and exposure.

Commissioner Hoopes said that dark blue or dark grey would make it less visible.

DC Minutes - 11/3/2011 Meeting

Commissioner Roberts said that he wished that the new color was tied in with another color.

Commissioner Roberts suggested dark blue but that it needed to be evaluated in the field. He also asked about yellow trim at the edge of the umbrella.

Ms. Anderson spoke about awnings elsewhere being converted. People think that this is a roof and not an umbrella. A blue roof with the yellow trim could work.

Commissioner Vavoulis said that a yellow trim with a grey roof could work.

Commissioner Roberts asked about painting the base of the building below the windows.

Commissioner Vavoulis asked about City funds available for façade improvements.

Director Stanley said that there are commercial grant funds which can reimburse up to 50%, with a maximum of \$2,000, for improvements.

Commissioner Vavoulis suggested using a grey roof with yellow trim at the top and bottom of the building.

Director Stanley noted the option to paint the bottom portion of the building.

Commissioner Roberts recommended repainting the roof "legendary grey" from the Dunn Edwards color wheel and that it be reviewed in the field. Retain the existing blue band on the fascia and use the yellow on the bottom portion of the building below windows if the applicant chooses to do so.

M/S/C Roberts/Hoopes Approved 4-0.

VIII. OTHER BUSINESS: None.

IX. COMMENTS FROM THE COMMISSIONERS:

Commissioner Vavoulis asked if the City knows when a new business opens in town. He wondered if there could be a mechanism to stop new businesses making changes to their buildings without City approval.

Director Stanley said that the City only knows when they apply for a business license.

DC Minutes - 11/3/2011 Meeting

Ms. Anderson said that she is informed by the City when a new business comes in and applies for a business license. The problem is that changes to buildings can start before they are contacted by the Chamber. Rules may not be communicated to the tenants by leasing agents. She cited an upcoming City Council case.

Commissioner Vavoulis said that the owner paid \$2,500 to paint the roof of the dairy. He asked if there was a mechanism to fine people for making changes to buildings without permission. The owner of this business may not have spent the money if he knew that he needed permission.

Planner Gjolme said that an advisory flyer could be mailed when business license applications are made.

Commissioner Roberts asked about the status of La Canada Liquor.

Director Stanley said that it was a pre-existing condition and that Seven Eleven could move in subject to shelving requirements. It's a by-right use and no CUP was required so there are no current restrictions on opening hours. Any external changes to the building will come to the Commission, including signs.

X. COMMENTS FROM STAFF:

Director Stanley said that an appeal to the City Council of the Sprouts case will be heard on December 5, 2011. Commissioners can show up to speak at meeting.

Commissioner Hoopes said that he will attend the City Council meeting. He noted that the size of the eastern facade is huge which makes the sign as conditioned at 4' look small.

XI. ADJOURNMENT: 9:15