



commercial kitchen, constructing a bar and dining area within the existing main theater entry area, completing exterior façade upgrades and installing new signage.

For the Commission’s reference, SMG’s façade improvement and sign plan is attached as “Exhibit A.”

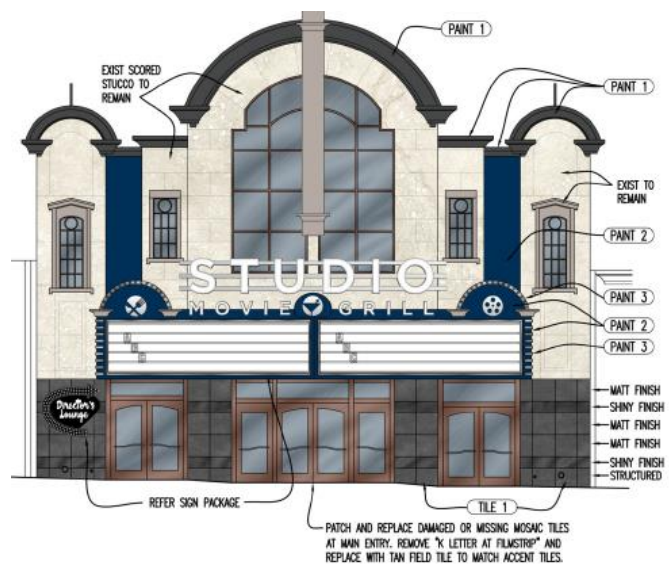
**DISCUSSION:** SMG proposes to retain the integrity of the original theater building. Nearly all of the building’s architectural detailing will remain the same. The proposed facade enhancements only include new paint, new granite tile at the main building entrance, and new signage.

### Façade Improvements

New colors and materials have been selected to not only update the building with SMG’s trademark signage and signature blue corporate color, but to also maintain the building’s ability to convey a sense of quality and durability.

The existing cream tiled exterior walls will remain intact. The recessed wall area that frames the Myrtle Avenue entrance, located just above the marquee sign, will be painted dark blue (Benjamin More Pantone 540C). All of the building’s cornice trim will be painted black (Benjamin Moore Wrought Iron 2124-10).

The main entry will be renovated with new dark gray granite tile from floor to soffit. A combination of three tile textured finishes, rough, matt, and shiny, will be used to add interest within the pedestrian realm. The tiles with the rough finish measure 24” x 24” in size and will be placed within a single row at the base. The base will transition to 24”X24” matt finish tiles that will be intersected by horizontal bands of 24”X12” tiles that will have a shiny finish. Lastly, the missing and damaged mosaic floor tiles at the main entry will be patched and repaired, and the “K” letter will be removed and filled in with matching accent tiles. Color and material samples will be available for the Commission’s review at the March 28, 2018 meeting.



### Sign Plan

The sign plan proposes to eliminate all of the existing building wall and marquee signage on the building facades fronting Lime Avenue and Lemon Avenue. New signage is only proposed on the Myrtle Avenue building façade, and consists of one new building wall sign and re-facing both the existing marquee and blade signs with corporate colors and the SMG theater branding.

The existing curvy décor element that tops the marquee sign will be replaced with three horizontal gray metal tubes. The front face and sides of the marquee cabinet will be improved with a blue aluminum background panel to cover the existing light brown color. A new marquee sign panel will also be installed on the front face. New individual reverse channel letter signs (“STUDIO MOVIE GRILL”) will be installed on the metal support tubing and the top of the marquee cabinet. Each letter will have a white metal face and sides, and will be

accentuated with halo illumination and exposed neon. Round symbols will be incorporated within the decorative arches at the top of the marquee cabinet to represent SMG's "Eat, Drink, Movies" tagline. Lastly, "STUDIO EXTREME" open face channel letters with exposed neon, and an internally illuminated channel logo will be installed on the side panels of the marquee canopy. "Studio Extreme" is SMG's logo designation for large screen movie presentations.

The existing blade sign will be improved with the same blue aluminum panel that is proposed on the marquee cabinet to cover the existing light brown background color. New signage on the blade sign consists of "STUDIO" reverse channel letters that will have white faces and returns, as well as exposed neon. The number "11" will be installed at the top of the blade sign to denote the number of theater's movie screens which will consist of silver open face letters with exposed LED bulbs.

A new building wall sign is proposed to the north of the main building entrance for the purpose of guiding pedestrians to the theater's dining area ("Director's Lounge"). The sign consists of halo lit, white reverse channel letters that are mounted on a black background panel. The border of the sign consists of an open face channel "arrow" that is bordered in LED bulbs. Staff is recommending a condition of approval (Condition No. 8) that all LED bulbs and neon used in the signage be steady burn so as not to cause impacts to vehicles passing by or to the surrounding properties.

Currently there are nine movie poster cases at the pedestrian level on both the Lime Avenue and Lemon Avenue building facades. There are also two poster cases on the South Myrtle Avenue frontage, one on either side of the entrance. SMG proposes to remove all poster cases except for one that is located to the south of the main entrance on South Myrtle Avenue. Given the sheer size of the building staff is recommending a condition of approval (Condition No. 9) requiring that the poster cases on the Lime Avenue and Lemon Avenue facades remain so that there is some visual interest at the pedestrian level and to visually break-up these large facades.

**RECOMMENDATION:** Staff recommends approval of the proposed facade improvements and sign program subject to the conditions of approval in Exhibit "B." If the Historic Preservation Commission concurs with the recommendation, then the following motion is appropriate.

### **Approve Special Review SR2018-0002**

Staff Report Exhibits

- A. Architectural Plans (Elevations and Signage)
- B. Conditions of Approval

DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL EXISTING CONDITIONS AND  
 DIMENSIONS-NOTIFY ARCHITECT  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION

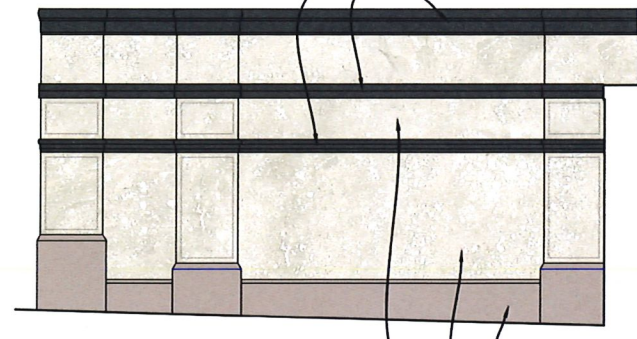
Community Development Dept  
**MAR 16 2018**  
 N. REVISION

NOT FOR CONSTRUCTION  
 HISTORIC PRESERVATION COMMISSION  
 SUBMITTAL DATED 02/28/18  
 RESPONSE TO COMMENTS 03/12/18

PROJECT NUMBER  
**170451**  
 SHEET NUMBER  
**A201**  
 ORIGINAL ISSUE DATE - 03/12/18

TYPICAL THIS ELEVATION:  
 PATCH AND REPAIR ANY DAMAGE  
 DONE BY SIGN REMOVAL AND REPAINT  
 AS NEEDED TO MATCH EXISTING (PAINT 3)

TYPICAL THIS ELEVATION:  
 REPAINT EXISTING COPING AND  
 TRIM (PAINT 1)



BUILDING EXTERIOR = 3,524 SQFT

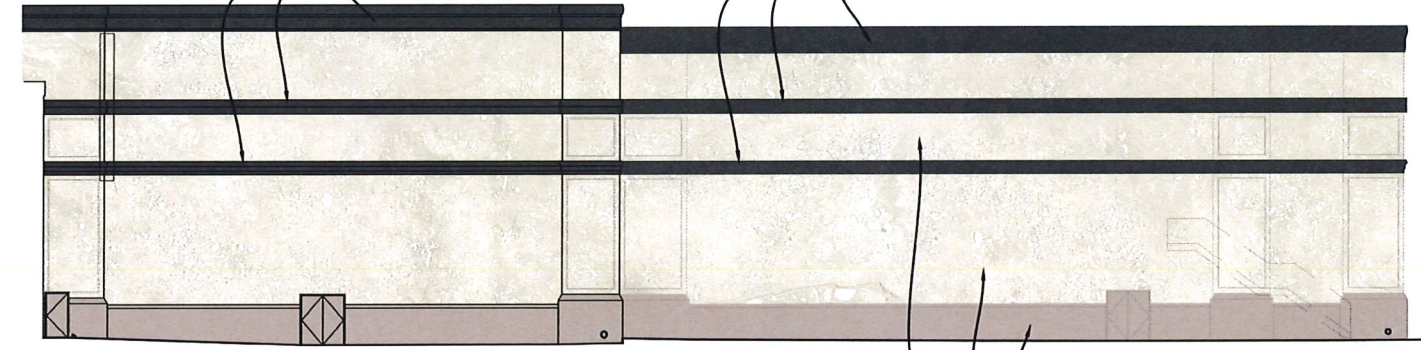
EXISTING TO REMAIN

**01 WEST ELEVATION FRONTING ALLEY**  
 SCALE: 1" = 20'-0"

TYPICAL THIS ELEVATION:  
 REPAINT EXISTING COPING AND  
 TRIM (PAINT 1)

TYPICAL THIS ELEVATION:  
 REPAINT EXISTING COPING AND  
 TRIM (PAINT 1)

TYPICAL THIS ELEVATION:  
 PATCH AND REPAIR ANY DAMAGE  
 DONE BY SIGN REMOVAL AND REPAINT  
 AS NEEDED TO MATCH EXISTING



BUILDING EXTERIOR = 8,890 SQFT

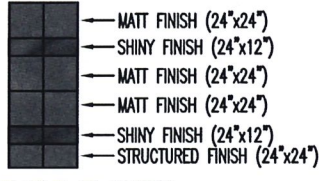
EXISTING TO REMAIN

**03 WEST ELEVATION FRONTING ALLEY**  
 SCALE: 1" = 20'-0"

EXTERIOR FINISH SCHEDULE: SEE COLOR MATERIAL BOARD FOR INFORMATION

- (PAINT 1) PRIME AND PAINT - BENJAMIN MOORE '2124-10 WROUGHT IRON'
- (PAINT 2) PRIME AND PAINT - BENJAMIN MOORE TO MATCH PANTONE 540C
- (PAINT 3) PRIME AND PAINT - TO MATCH EXISTING COLOR
- (TILE 1) REPLACE EXISTING TILE WITH NEW GRAY TILE  
 CONCEPT SURFACES \* INDUSTRY SERIES \* COLOR: IRON

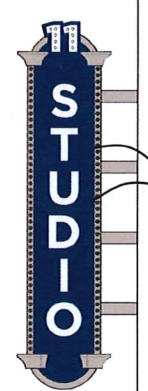
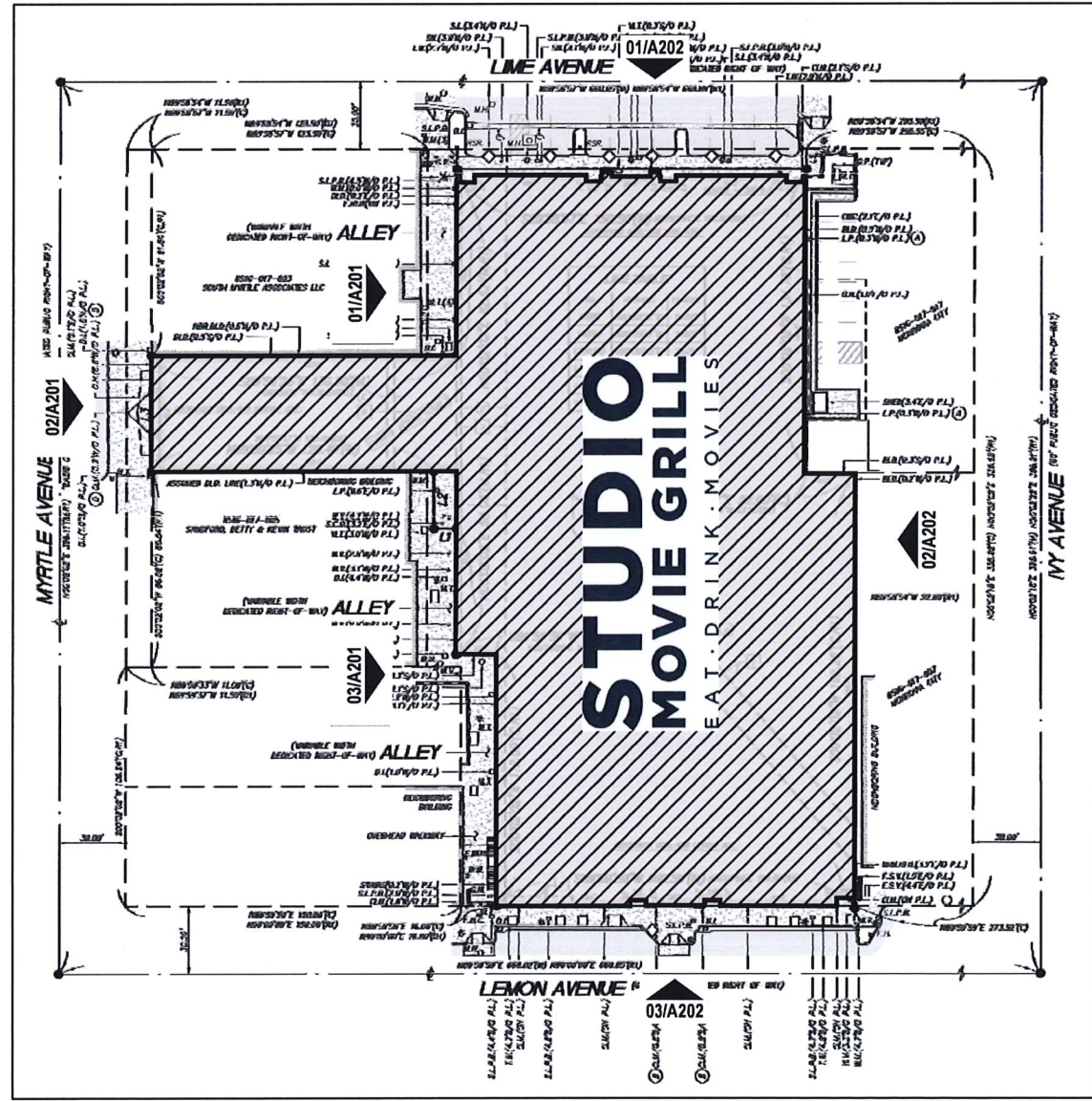
CONCEPT SURFACES  
 INDUSTRY SERIES  
 COLOR: IRON



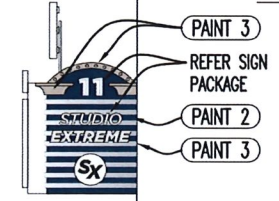
DETAIL OF TILE AT ENTRY

TOTAL BUILDING EXTERIOR = 41,689 SQFT

**KEY PLAN - SMG MONROVIA CA**

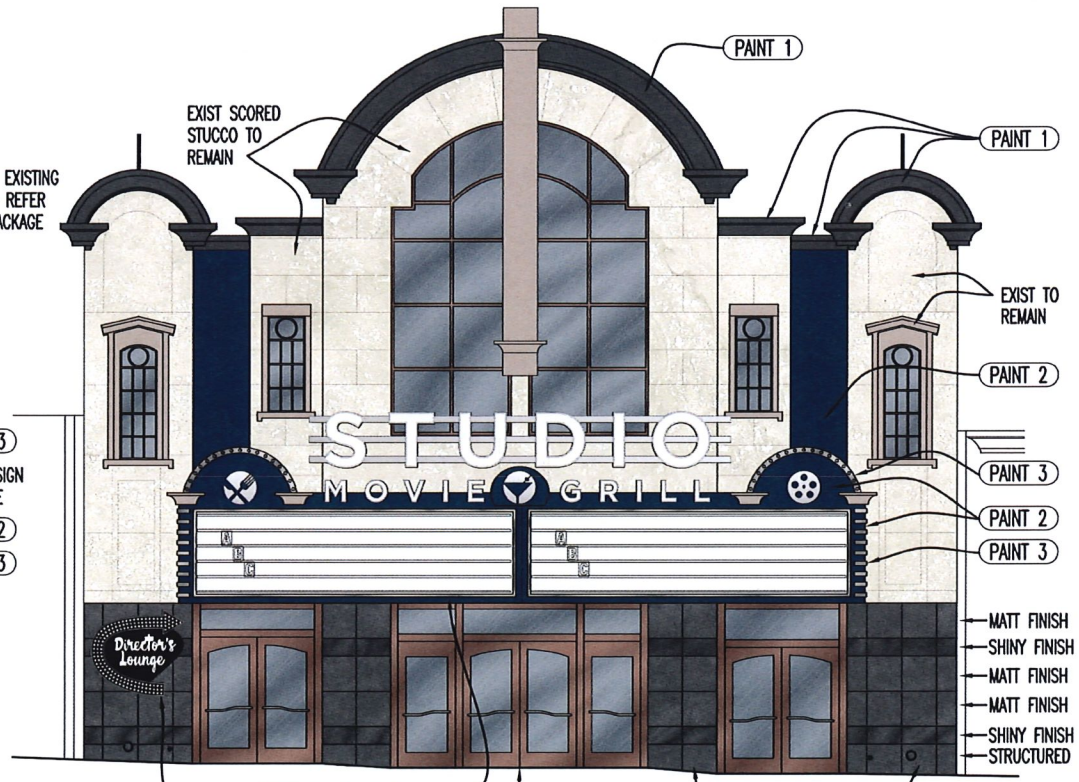


REFACE EXISTING  
 SIGN - REFER  
 SIGN PACKAGE



(PAINT 3)  
 REFER SIGN  
 PACKAGE  
 (PAINT 2)  
 (PAINT 3)

SIDE VIEW



BUILDING EXTERIOR = 1,778 SQFT

PATCH AND REPLACE DAMAGED OR MISSING MOSAIC TILES  
 AT MAIN ENTRY. REMOVE "K" LETTER AT FILMSTRIP" AND  
 REPLACE WITH TAN FIELD TILE TO MATCH ACCENT TILES.

**02 MAIN ENTRY TO THEATER  
 ENLARGED WEST ELEVATION FRONTING MYRTLE AVE.**  
 SCALE: 1/8"=1'-0"



STUDIO MOVIE GRILL - PHASE I REMODEL  
1-PLEX MOTION PICTURE THEATRE  
410 S. MYRTLE AVE.  
MONROVIA, CA 91016

SNG - MONROVIA, CA

# STUDIO MOVIE GRILL

EAT · DRINK · MOVIES

DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY  
ALL EXISTING CONDITIONS AND  
DIMENSIONS - NOTIFY ARCHITECT  
OF ANY DISCREPANCIES PRIOR  
TO BEGINNING CONSTRUCTION

NO. REVISION

NOT FOR CONSTRUCTION  
HISTORIC PRESERVATION COMMISSION  
SUBMITTAL DATED 02/28/18  
RESPONSE TO COMMENTS 03/12/18

PROJECT NUMBER  
**170451**

SHEET NUMBER

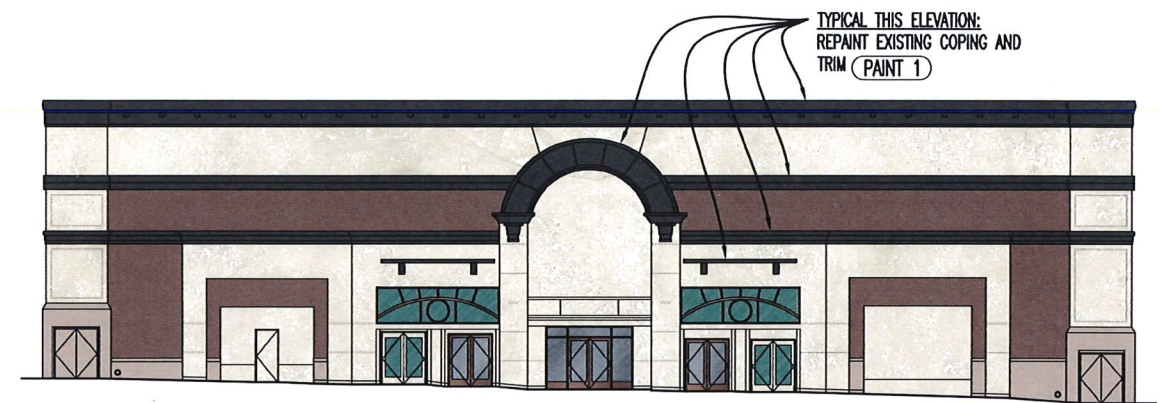
**A202**

ORIGINAL ISSUE DATE - 03/12/18

EXTERIOR FINISH SCHEDULE: SEE COLOR MATERIAL BOARD FOR INFORMATION

- (PAINT 1)** PRIME AND PAINT - BENJAMIN MOORE '2124-10 WROUGHT IRON'
- (PAINT 2)** PRIME AND PAINT - BENJAMIN MOORE TO MATCH PANTONE 540C
- (PAINT 3)** PRIME AND PAINT - TO MATCH EXISTING COLOR
- (TILE 1)** REPLACE EXISTING TILE WITH NEW GRAY TILE  
CONCEPT SURFACES \* INDUSTRY SERIES \* COLOR: IRON

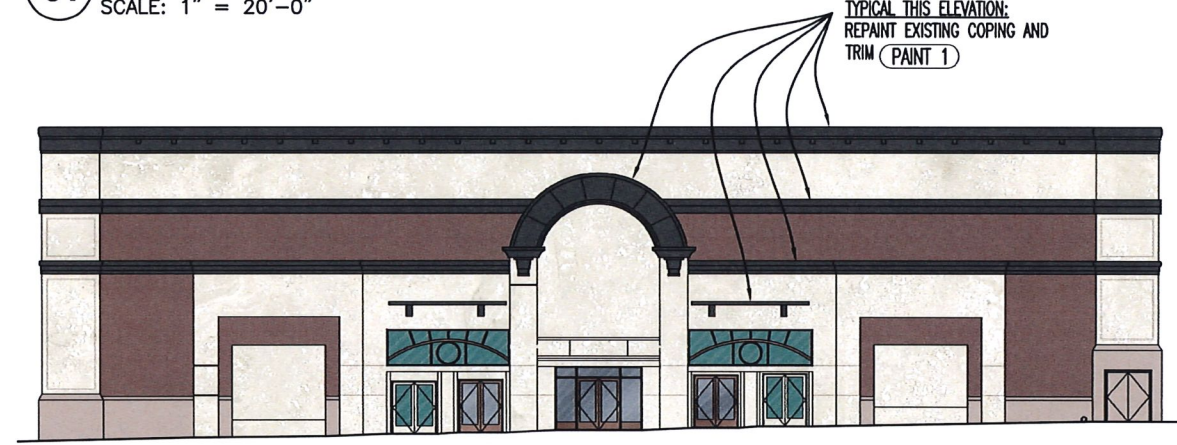
TYPICAL ALL ELEVATIONS THIS SHEET:  
PATCH AND REPAIR ANY DAMAGE  
DONE BY SIGN REMOVAL AND REPAINT  
AS NEEDED TO MATCH EXISTING



BUILDING EXTERIOR = 6,326 SQFT

**01 NORTH ELEVATION FRONTING LIME AVE.**

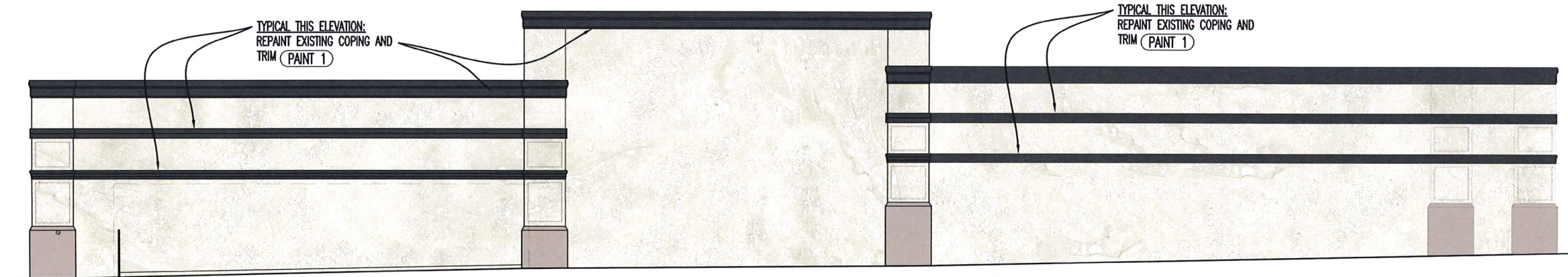
SCALE: 1" = 20'-0"



BUILDING EXTERIOR = 6,847 SQFT

**03 SOUTH ELEVATION FRONTING LEMON AVE.**

SCALE: 1" = 20'-0"

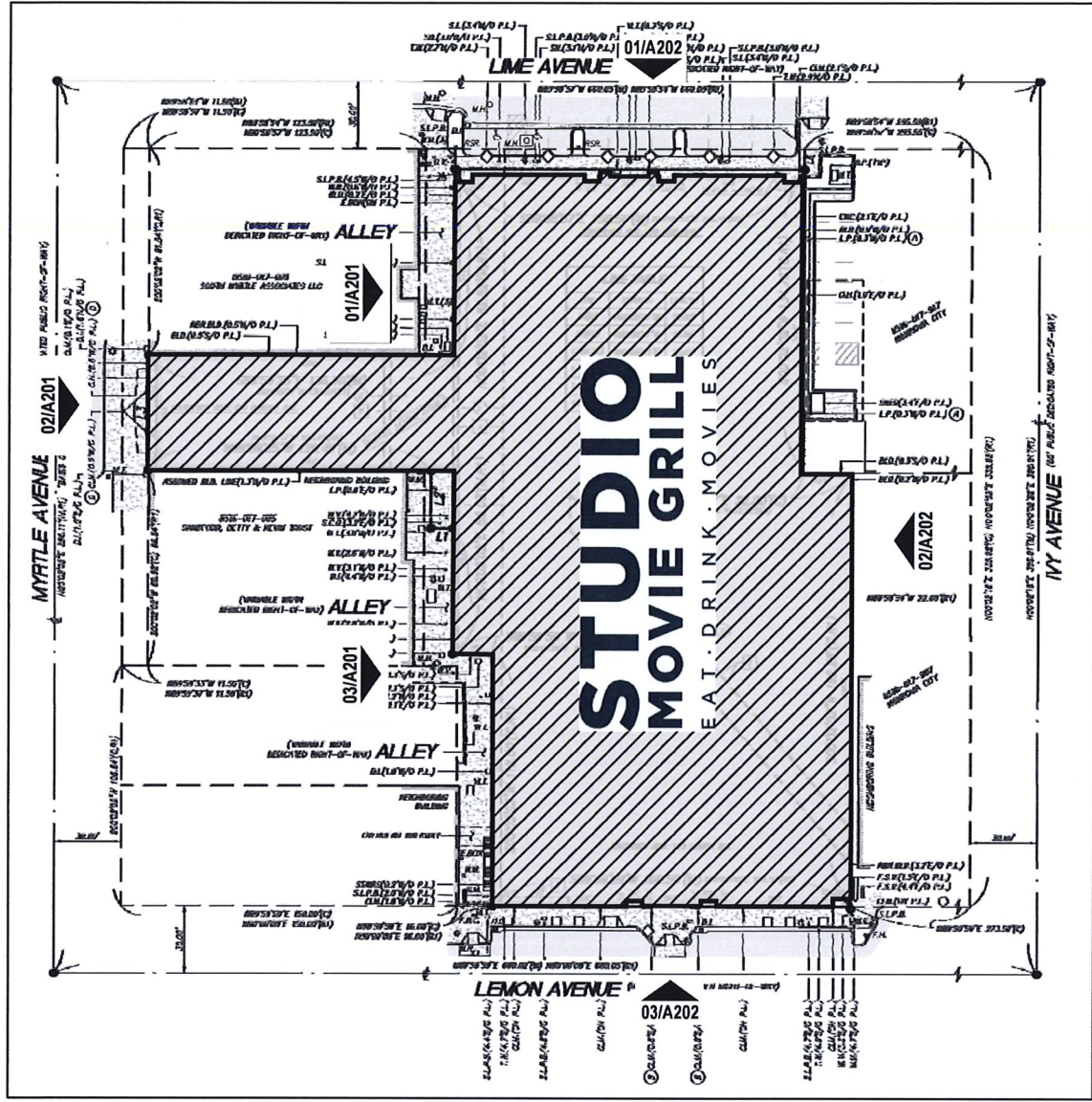


BUILDING EXTERIOR = 8,890 SQFT

**02 EAST ELEVATION FRONTING CITY HALL**

SCALE: 1" = 20'-0"

## KEY PLAN - SMG MONROVIA CA



TOTAL BUILDING EXTERIOR = 41,689 SQFT

**STUDIO MOVIE GRILL**  
 EAT · DRINK · MOVIES

DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL EXISTING CONDITIONS AND  
 DIMENSIONS - NOTIFY ARCHITECT  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION

NO REVISION

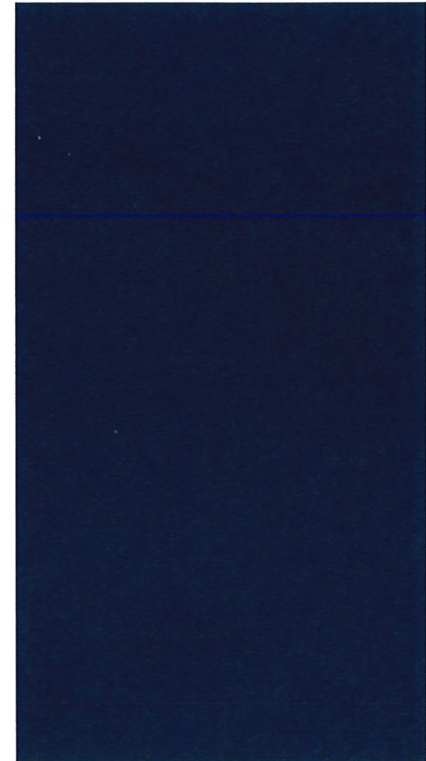
HISTORIC PRESERVATION COMMISSION  
 SUBMITTAL DATED 02/23/18

PROJECT NUMBER  
**170451**

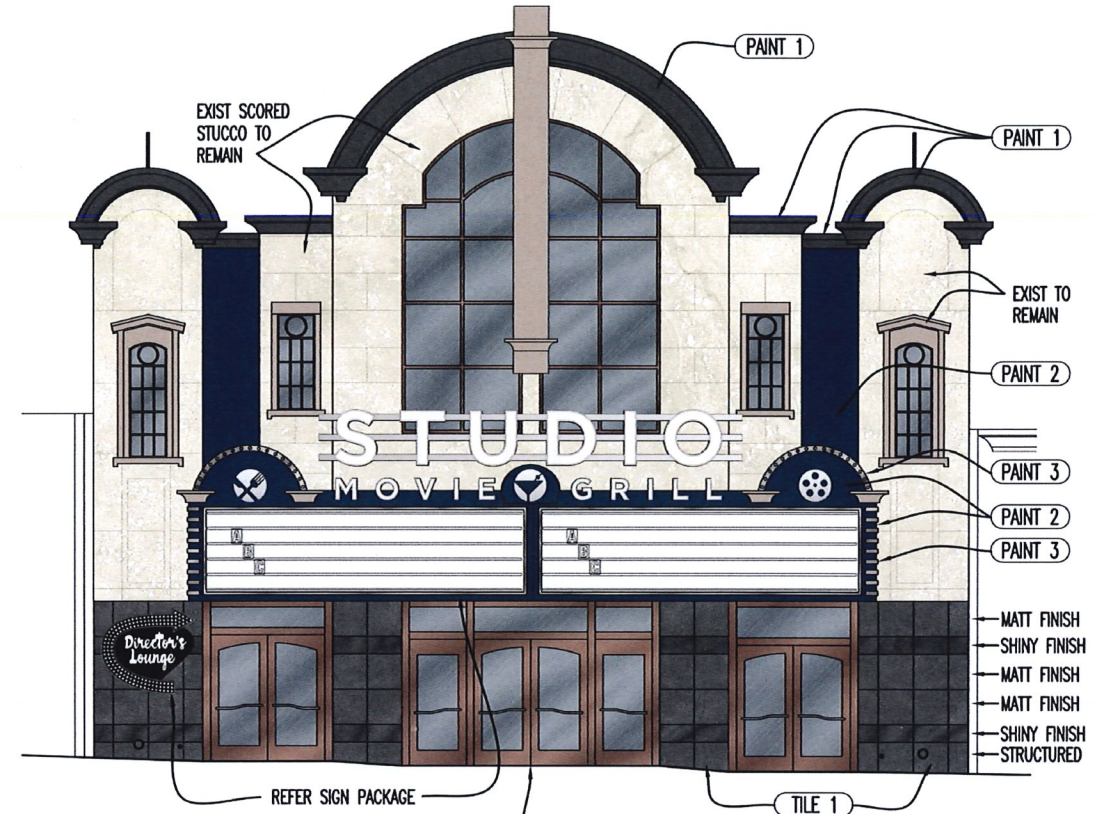
SHEET NUMBER

MATERIAL BOARD

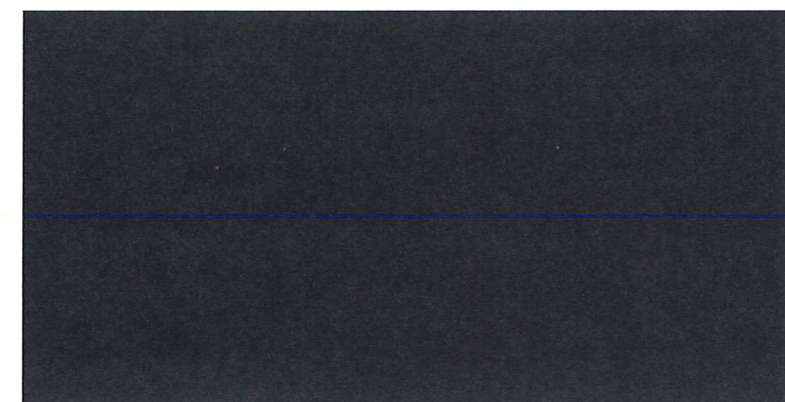
ORIGINAL ISSUE DATE - 02/23/18



PAINT 2 / PANTONE 540C

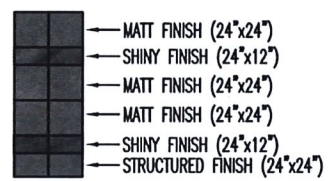


PATCH AND REPLACE DAMAGED OR MISSING MOSAIC TILES  
 AT MAIN ENTRY. REMOVE "K LETTER AT FILMSTRIP" AND  
 REPLACE WITH TAN FIELD TILE TO MATCH ACCENT TILES.



PAINT 1 / BENJAMIN MOORE WROUGHT IRON 2124-10

CONCEPT SURFACES  
 INDUSTRY SERIES  
 COLOR: IRON



DETAIL OF TILE AT ENTRY

TILE 1 / CONCEPT SURFACES, SERIES INDUSTRY, COLOR IRON:



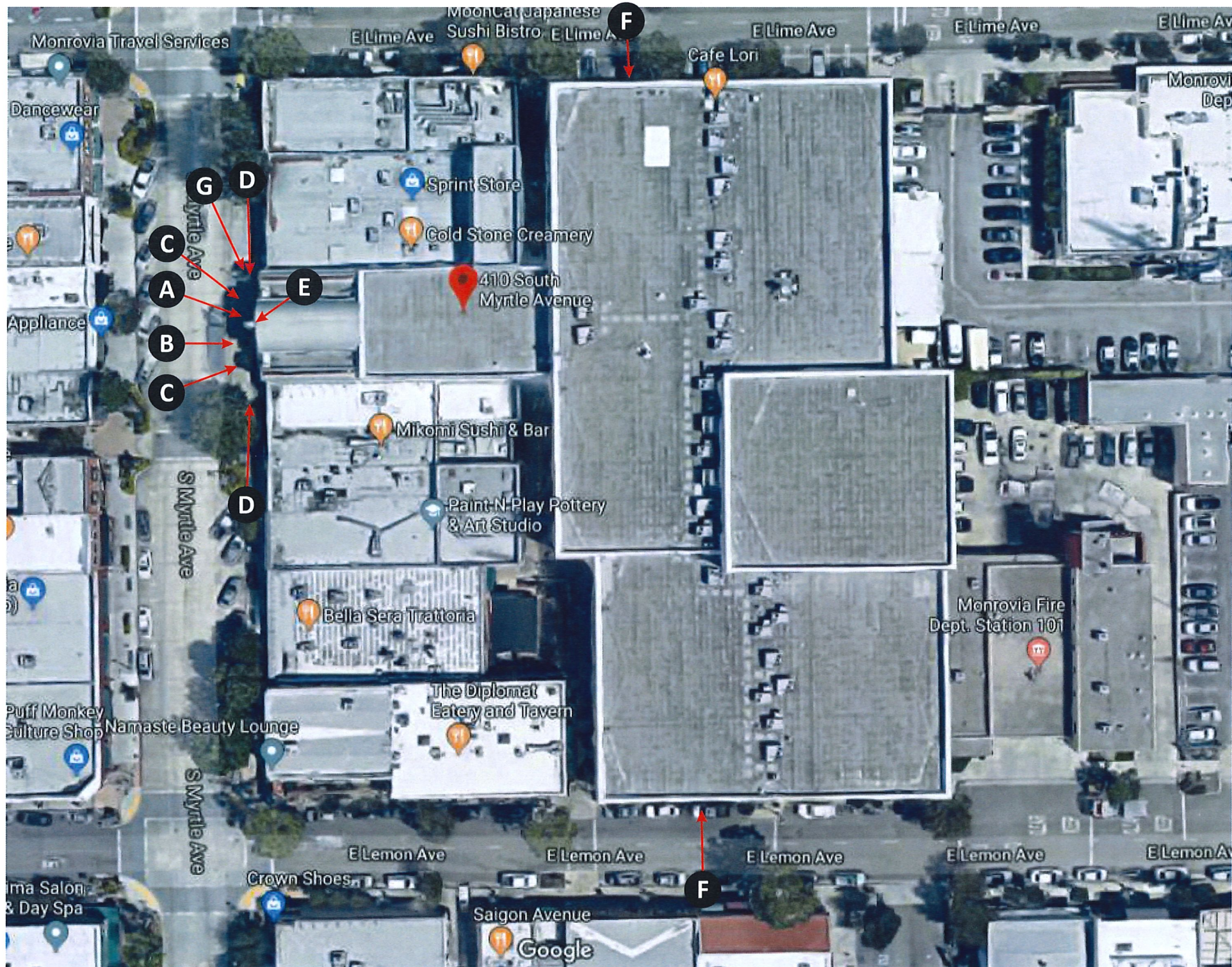
STRUCTURED FINISH  
 24" x 24"



SHINY FINISH  
 24" x 12"

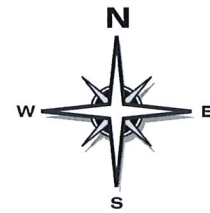


MATTE FINISH  
 24" x 24"



AERIAL VIEW

NTS



**STUDIO**  
MOVIE GRILL

Design #

0616693R7

Sheet 1 of 9

Client

STUDIO MOVIE GRILL

Address

410 South Myrtle Avenue,  
Monrovia, CA

Acct. Rep. DEBBIE MOLTZ  
Coordinator LAUREN STACKHOUSE

Designer IH

Date 10/5/17

Approval / Date

Client	
Sales	
Estimating	
Engineering	
Landlord	

Revision/Date

R1(10-25-17)JGZ. REVISE TOWER, CANOPY SIGNS AND POSTER CASE
R2(12-22-17)JGZ. INCREASE SIZE OF 'STUDIO EXTREME' LETTERS AND LOGO ON SIGN F.
R3(01-22-18)JGZ. REVISE CANOPY, BLADE AND DIRECTOR'S LOUNGE
R4(01-30-18)JGZ. REVISE DIRECTOR'S LOUNGE SIGN AND ADD BG BEHIND '10' ON SIGN E
R5(02-07-18)M. REMOVED OPTION 1 - CUSTOMER CHOSE OPTION 2
R6(02-19-18)JGZ. REVISE TO '11', UPDATE SITE PLAN
R7(3-9-18)JGZ. REVISE ELEVATIONS AND ADD SQ. FOOTAGE TABLE (3-20-18)JGZ. CORRECTIONS AND DETAILS ADDED.

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<b>West Coast</b>	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-3708 Fax (760) 734-3752
<b>Northeast US</b>	965 Banker Avenue Suite 200 Louisville, KY 40204 (502) 479-3075 Fax (502) 412-0013
<b>Florida</b>	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 424-1160
<b>Georgia</b>	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
<b>South Texas</b>	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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**FINAL ELECTRICAL  
CONNECTION BY  
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THIS SIGN IS INTENDED TO BE INSTALLED  
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APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BEAR UL LABEL(S)





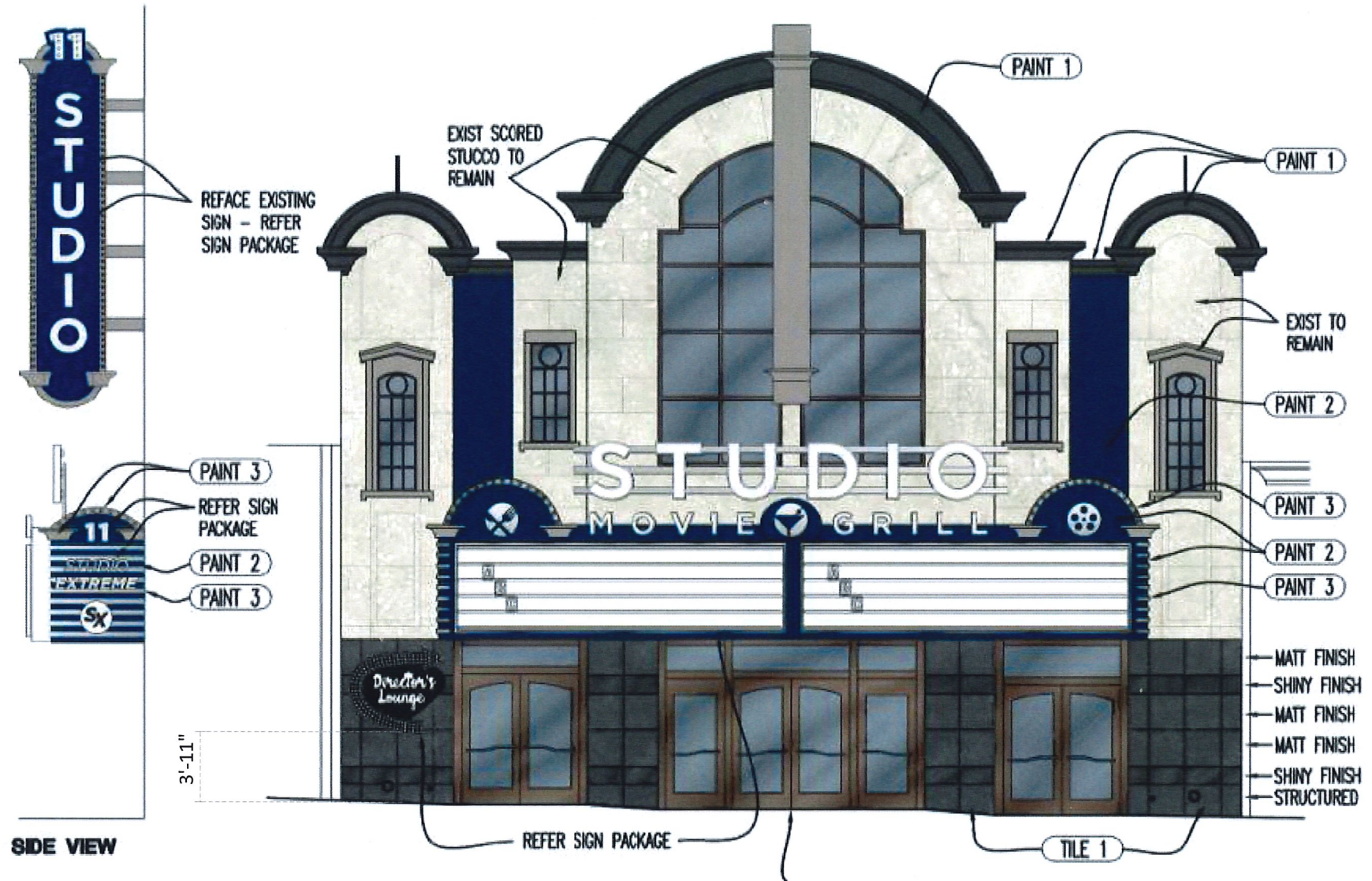
EXISTING



EXISTING

EXISTING SIGN KEY		
LOCATION	DESCRIPTION	SQ. FOOTAGE
EXTERIOR SIGNS		
A,B,C	CANOPY SIGNAGE	268.33
D	SIDE CANOPY SIGNAGE	28.0
E	BLADE SIGN	59.66
F1	C/L - NORTH AND SOUTH ELEV.	301.92
F2	MARQUEE - NORTH AND SOUTH ELEV.	345.0
TOTAL		1002.91

PROPOSED SIGN KEY		
LOCATION	DESCRIPTION	SQ. FOOTAGE
EXTERIOR SIGNS		
A	STUDIO MOVIE GRILL	112.71
B	DIALS	10.08
C	MARQUEE CABINETS	180.84
D	SIDE CANOPY SIGNAGE	21.58
E	BLADE SIGN	59.66
G	DIRECTOR'S LOUNGE	25.5
TOTAL		410.37



MAIN ENTRY TO THEATER

PROPOSED

Design #

0616693R7

Sheet

2 of 9

Client

STUDIO MOVIE GRILL

Address

410 South Myrtle Avenue,  
Monrovia, CA

Acct. Rep. DEBBIE MOLTZ  
Coordinator LAUREN STACKHOUSE

Designer IH

Date 10/5/17

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

- R1(10-25-17)JGZ: REVISE TOWER, CANOPY SIGNS AND POSTER CASE
- R2(12-22-17)JGZ: INCREASE SIZE OF 'STUDIO EXTREME' LETTERS AND LOGO ON SIGN F.
- R3(01-22-18)JGZ: REVISE CANOPY, BLADE AND DIRECTOR'S LOUNGE.
- R4(01-30-18)JGZ: REVISE DIRECTOR'S LOUNGE SIGN AND ADD BG BEHIND '10' ON SIGN E.
- R5(02-07-18)JGZ: REMOVED OPTION 1 - CUSTOMER CHOSE OPTION 2
- R6(02-19-18)JGZ: REVISE TO '11', UPDATE SITE PLAN.
- R7(3-9-18)JGZ: REVISE ELEVATIONS AND ADD SQ. FOOTAGE TABLE (3-20-18)JGZ: CORRECTIONS AND DETAILS ADDED.

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**TITLE 24 COMPLIANT**  
State of California

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 650 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



Revision/Date
R1(10-25-17)JGZ: REVISE TOWER CANOPY SIGNS AND POSTER CASE
R2(12-22-17)JGZ: INCREASE SIZE OF "STUDIO EXTREME" LETTERS AND LOGO ON SIGN F.
R3(01-22-18)JGZ: REVISE CANOPY BLADE AND DIRECTOR'S LOUNGE
R4(01-30-18)JGZ: REVISE DIRECTOR'S LOUNGE SIGN AND ADD BG BEHIND "10" ON SIGN E
R5(02-07-18)JGZ: REMOVED OPTION 1 - CUSTOMER CHOSE OPTION 2
R6(02-19-18)JGZ: REVISE TO "11", UPDATE SITE PLAN.
R7(3-9-18)JGZ: REVISE ELEVATIONS AND ADD SQ. FOOTAGE TABLE (3-20-18)JGZ: CORRECTIONS AND DETAILS ADDED.

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(760) 734-1708 Fax (760) 734-3752

**Northeast US**  
965 Baxter Avenue  
Suite 200  
Louisville, KY 40204  
(502) 479-3075 Fax (502) 412-0013

**Florida**  
2584 Sand Hill Point Circle  
Davenport, FL 33837  
(888) 420-1100 Fax (863) 424-1160

**Georgia**  
111 Woodstone Place  
Dawsonville, GA 30534  
(678) 725-8852 Fax (210) 349-8724

**South Texas**  
PO BOX 125 206 Doral Drive  
Portland, TX 78374  
(361) 563-5599 Fax (361) 543-6533

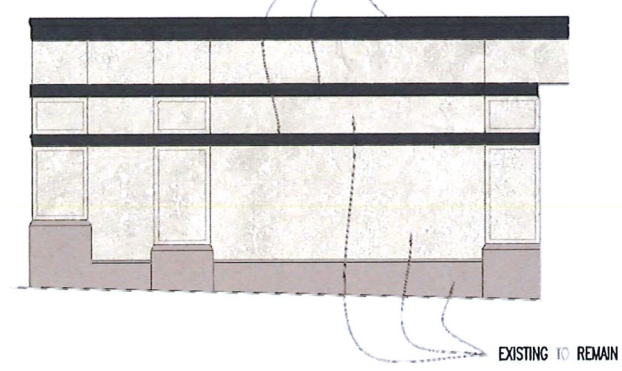
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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

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TYPICAL THIS ELEVATION:  
PATCH AND REPAIR ANY DAMAGE DONE BY SIGN REMOVAL AND REPAINT AS NEEDED TO MATCH EXISTING (PAINT 3)

TYPICAL THIS ELEVATION:  
REPAINT EXISTING COPING AND TRIM (PAINT 1)

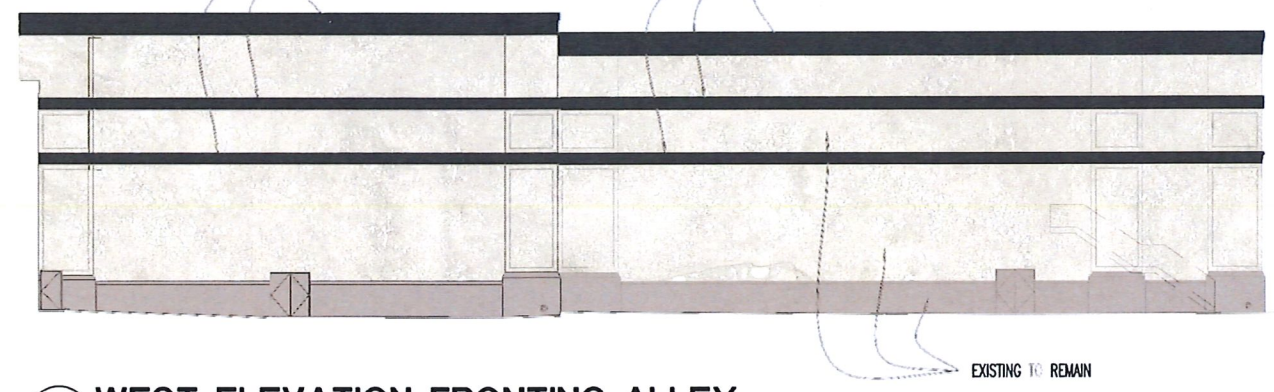


**01 WEST ELEVATION FRONTING ALLEY**  
SCALE: 1" = 20'-0"

TYPICAL THIS ELEVATION:  
REPAINT EXISTING COPING AND TRIM (PAINT 1)

TYPICAL THIS ELEVATION:  
REPAINT EXISTING COPING AND TRIM (PAINT 1)

TYPICAL THIS ELEVATION:  
PATCH AND REPAIR ANY DAMAGE DONE BY SIGN REMOVAL AND REPAINT AS NEEDED TO MATCH EXISTING



**03 WEST ELEVATION FRONTING ALLEY**  
SCALE: 1" = 20'-0"

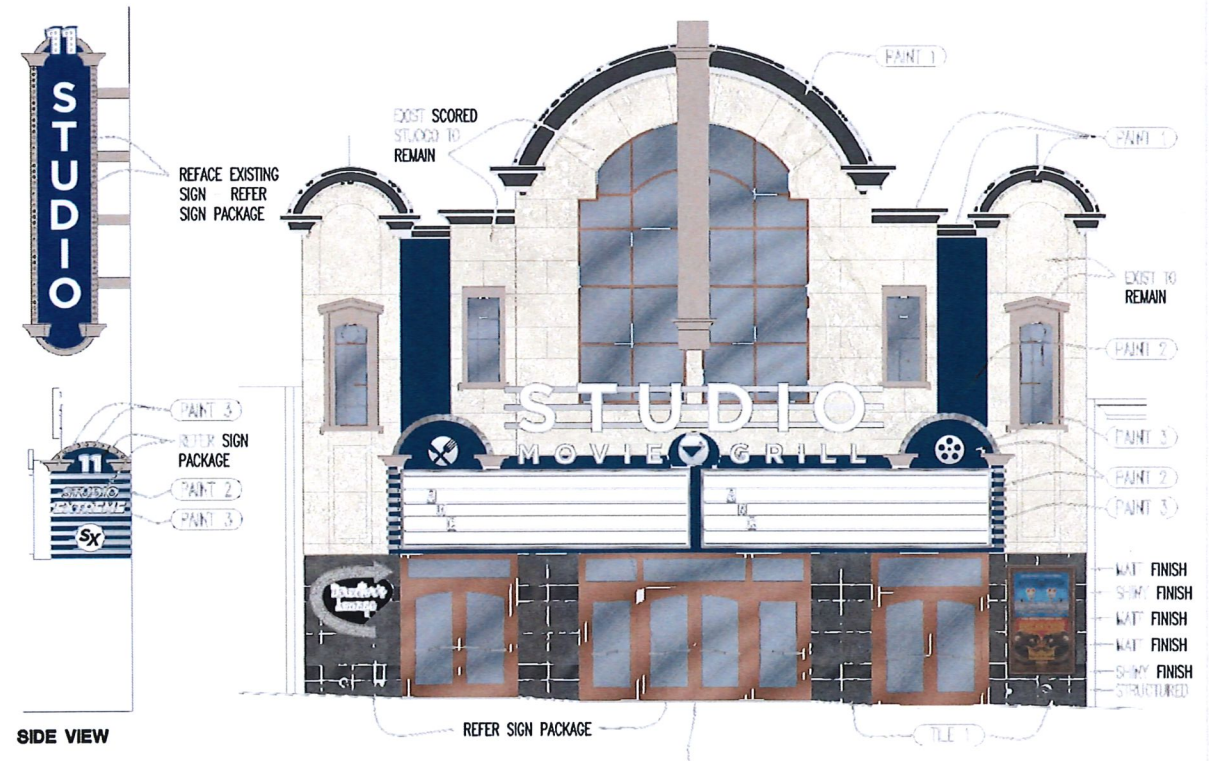
EXTERIOR FINISH SCHEDULE: SEE COLOR MATERIAL BOARD FOR INFORMATION

PAINT 1	PRIME AND PAINT - BENJAMIN MOORE "1224-10 WROUGHT IRON"
PAINT 2	PRIME AND PAINT - BENJAMIN MOORE "16 MATCH PANTONE 3490C"
PAINT 3	PRIME AND PAINT - TO MATCH EXISTING COLOR
TILE 1	REPLACE EXISTING TILE WITH NEW GRAY TILE CONCEPT SURFACES * INDUSTRY SERIES * COLOR IRON

CONCEPT SURFACES  
INDUSTRY SERIES  
COLOR IRON

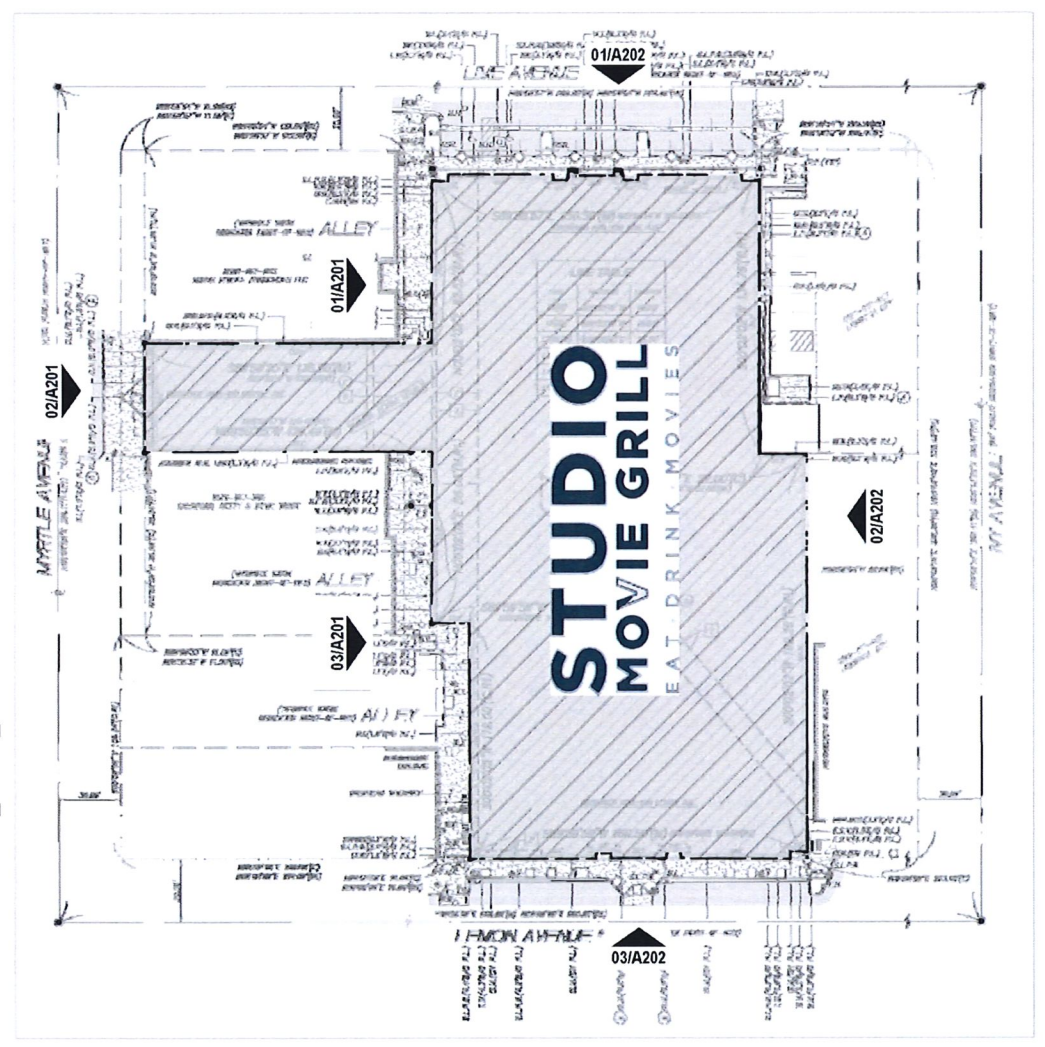
[Color swatch]	MATT FINISH (24"x24")
[Color swatch]	SHINY FINISH (24"x12")
[Color swatch]	MATT FINISH (24"x24")
[Color swatch]	MATT FINISH (24"x24")
[Color swatch]	SHINY FINISH (24"x12")
[Color swatch]	STRUCTURED (24"x24")

DETAIL OF TILE AT ENTRY



**02 MAIN ENTRY TO THEATER ENLARGED WEST ELEVATION FRONTING MYRTLE AVE.**  
SCALE: 1/8" = 1'-0"

**KEY PLAN - SMG MONROVIA CA**



Client	
Sales	
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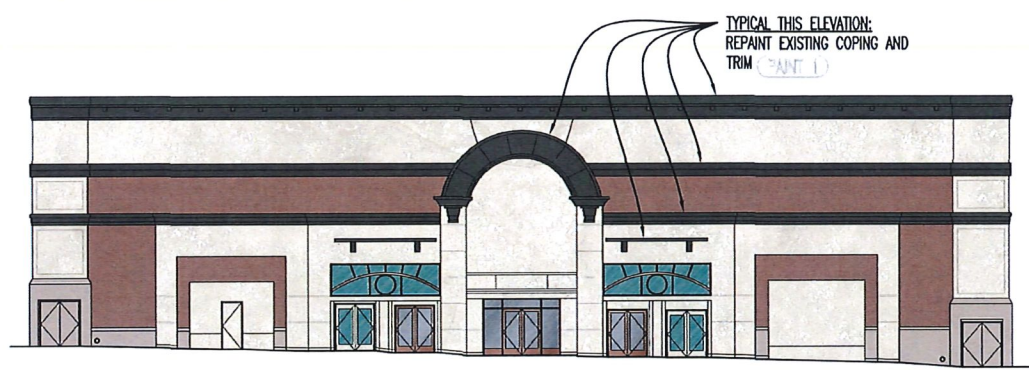
Revision/Date

R110-25-17JGZ	REVISE TOWER, CANOPY SIGNS AND POSTER CASE
R212-22-17JGZ	INCREASE SIZE OF 'STUDIO EXTREME' LETTERS AND LOGO ON SIGN F.
R301-22-18JGZ	REVISE CANOPY BLADE AND DIRECTOR'S LOUNGE.
R401-30-18JGZ	REVISE DIRECTOR'S LOUNGE SIGN AND ADD BG BEHIND '10' ON SIGN E
R502-07-18JGZ	REMOVED OPTION 1 - CUSTOMER CHOSE OPTION 2
R602-19-18JGZ	REVISE TO '11', UPDATE SITE PLAN.
R713-9-18JGZ	REVISE ELEVATIONS AND ADD SQ. FOOTAGE TABLE (8-20-18JGZ. CORRECTIONS AND DETAILS ADDED.

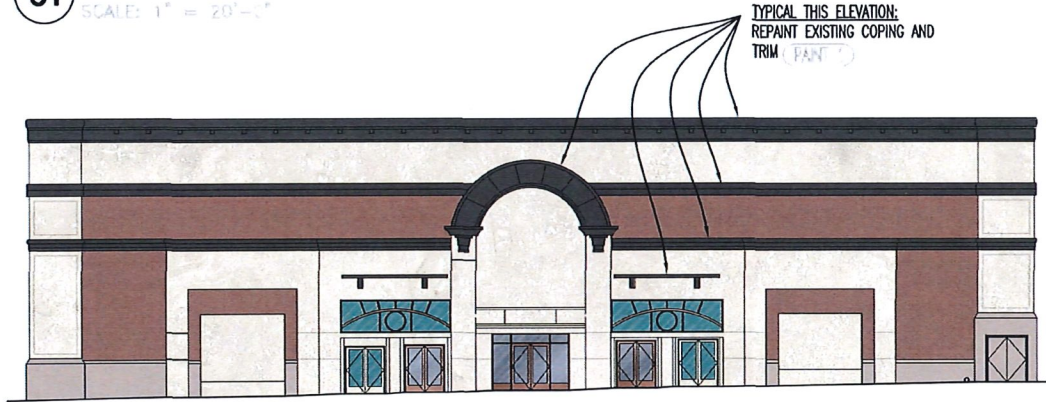
EXTERIOR FINISH SCHEDULE: SEE COLOR MATERIAL BOARD FOR INFORMATION

- (PAINT 1) PRIME AND PAINT BENJAMIN MOORE '2121-10 WROUGHT IRON'
- (PAINT 2) PRIME AND PAINT BENJAMIN MOORE TO MATCH PANTONE 5400
- (PAINT 3) PRIME AND PAINT - TO MATCH EXISTING COLOR
- (TILE 1) REPLACE EXISTING TILE WITH NEW GRAY TILE CONCRETE SURFACES \* INDUSTRY SERIES \* COLOR IRON

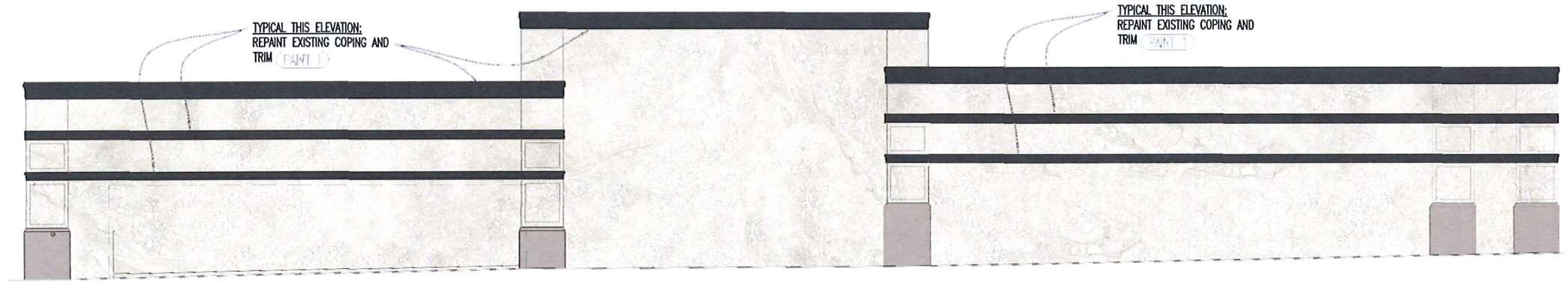
TYPICAL ALL ELEVATIONS THIS SHEET:  
PAINT AND REPAIR ANY DAMAGE  
DONE BY SIGN REMOVAL AND REPAIR  
AS NEEDED TO MATCH EXISTING



**01 NORTH ELEVATION FRONTING LIME AVE.**  
SCALE: 1" = 20'-0"

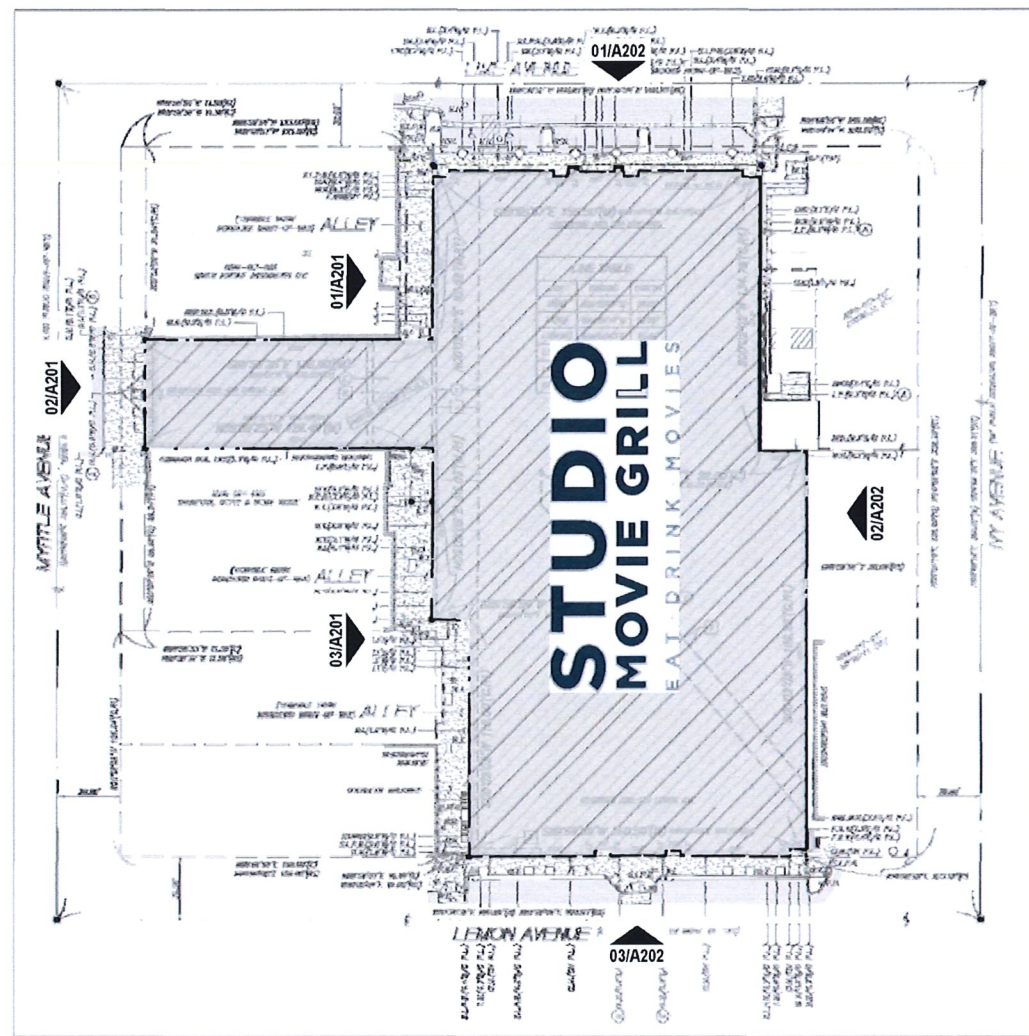


**03 SOUTH ELEVATION FRONTING LEMON AVE.**  
SCALE: 1" = 20'-0"



**02 EAST ELEVATION FRONTING CITY HALL**  
SCALE: 1" = 20'-0"

**KEY PLAN - SMG MONROVIA CA**



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<b>Northeast US</b>	965 Baxter Avenue Suite 200 Louisville, KY 40204 (502) 479-3075 Fax (502) 412-0013
<b>Florida</b>	2584 Sand Hill Point Circle Davenport, FL 33837 (888) 420-1100 Fax (888) 424-1160
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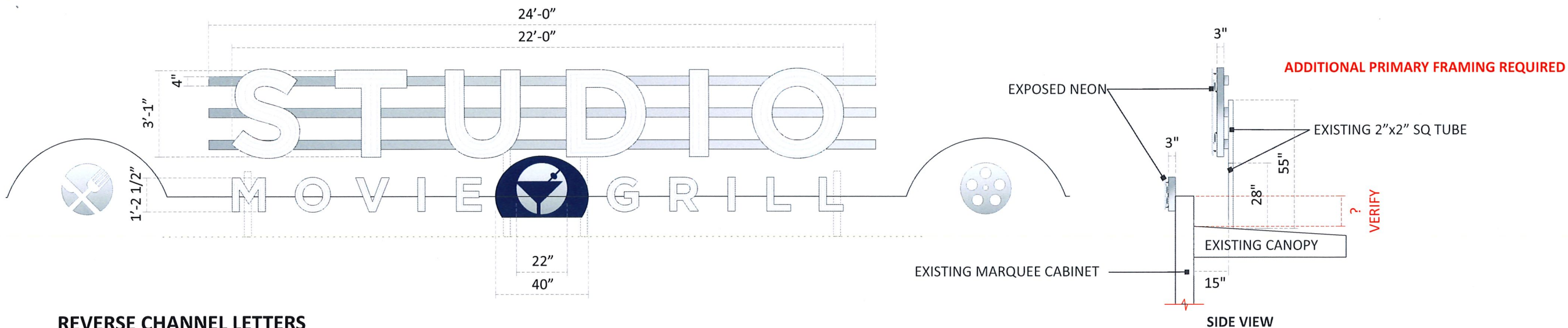
R1(10-25-17)JGZ: REVISE TOWER, CANOPY SIGNS AND POSTER CASE
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R6(02-19-18)JGZ: REVISE TO "11", UPDATE SITE PLAN
R7(3-9-18)JGZ: REVISE ELEVATIONS AND ADD SQ. FOOTAGE TABLE (3-20-18)JGZ: CORRECTIONS AND DETAILS ADDED.

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**A REVERSE CHANNEL LETTERS WITH EXPOSED NEON ON FRAME** SCALE 1/4" = 1'-0"

(1) ONE REQUIRED - MANUFACTURE AND INSTALL

NEW (3) HORIZONTAL 4"x2" TUBES PAINTED SPRAYLAT SM-171S BRUSHED ALUMINUM.

3" DEEP REVERSE CHANNEL LETTERS PAINTED WHITE - FACE AND POLISHED CHROME RETURNS.

"STUDIO" - INSTALLED ON HORIZONTAL FRAME STRUCTURE

EXPOSED TRIPLE STROKE WHITE NEON, 1 1/2" SUPPORTS

"MOVIE GRILL" - INSTALLED ON MARQUEE CABINET  
DOUBLE STROKE WHITE NEON, 1 1/2" TUBE SUPPORTS.  
REMOTE TRANSFORMERS, PLACEMENT T.B.D

REMOVE AND DISCARD EXISTING DECOR ELEMENT.  
EXISTING FRAMING TO REMAIN FOR FUTURE USE

REMOVE AND DISCARD EXISTING DECOR ELEMENT.  
EXISTING FRAMING TO REMAIN FOR FUTURE USE

REMOVE AND DISCARD (2) MARQUEE FACES

G.C TO REMOVE POSTER CASE, PATCH AND TOUCH UP

**B SINGLE FACE ALUM. PAN PANEL W/ REVERSE CHANNEL DIALS**

(1) ONE SET OF 3 REQUIRED - MANUFACTURE AND INSTALL

SINGLE FACE, ALUM. FLAT PANEL W/ 2" +/- DEEP ALUM. FABRICATED PAINTED SMG BLUE (PMS 540C) PAN PANEL ABOVE THE CANOPY W/ MATTE FINISH WITH 3" DEEP ALUM. FABRICATED REVERSE CHANNEL FABRICATED SYMBOL (DIAL).

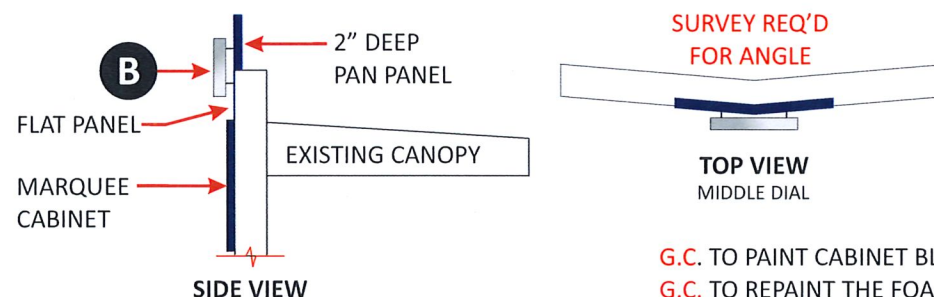
DIALS READ LEFT TO RIGHT - EAT / DRINK / MOVIES

EXTERIOR PAINTED SPRAYLAT SM-171S BRUSHED ALUMINUM FINISH T.B.D.

WHITE L.E.D. HALO ILLUMINATION. REMOTE POWER SUPPLY

CLEAR POLYCARBONATE BACKS WITH WHITE DIFFUSER FILM

2" STAND-OFFS WITH METAL TUBE SPACERS. P.T.M. PMS 540C BLUE



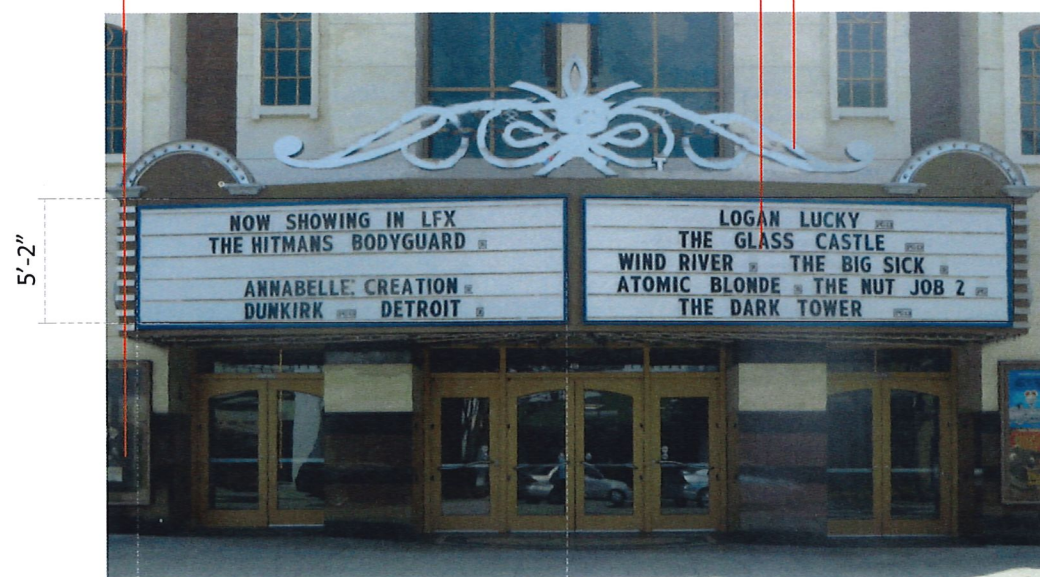
G.C. TO PAINT CABINET BLUE (PMS 540C)  
G.C. TO REPAINT THE FOAM TRIM PIECES  
WHITE

**C FACE REPLACEMENTS** SCALE: 1/4" = 1' - 0"

(2) TWO REQUIRED - MANUFACTURE AND INSTALL

NEW WHITE POLYCARBOANTE FACES WITH CLEAR ZIP TRACKS.  
250 COUNT "MODERN" 8" ON 10" BLACK ZIP CHANGE  
LETTER FONT PACKAGE AND STORAGE CABINET.  
MECHANICAL ZIP CHANGE ARM.

SURVEY REQUIRED TO OBTAIN CUT MEASUREMENTS AND V.O.  
REMOVE AND DISCARD (2) MARQUEE FACES



BEFORE 17'-6" +/-



AFTER 17'-6" +/- SCALE 1/8" = 1'-0"

Design #

0616693R7

Sheet 6 of 9

Client

STUDIO MOVIE GRILL

Address

410 South Myrtle Avenue,  
Monrovia, CA

Acct. Rep. DEBBIE MOLTZ  
Coordinator LAUREN STACKHOUSE

Designer IH

Date 10/5/17

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

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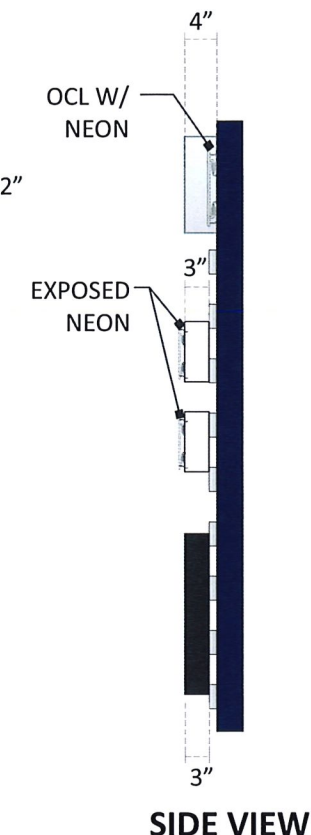
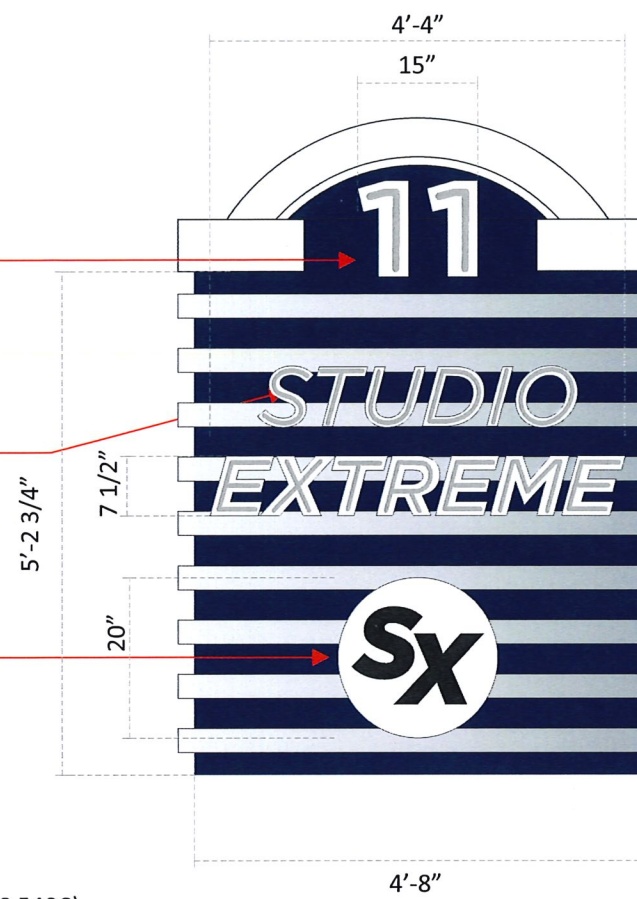


**D SIGNS ON SIDES OF CANOPY** SCALE 1/2" = 1'-0"  
(2) TWO REQUIRED - MANUFACTURE AND INSTALL

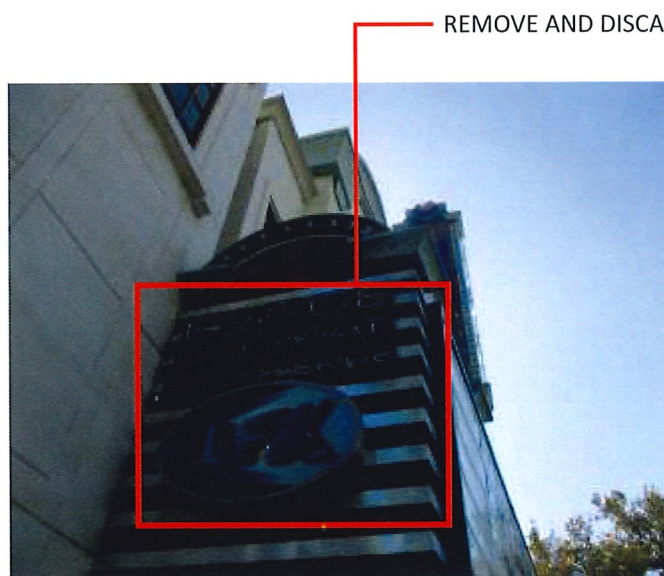
**EXPOSED NEON**  
OPEN FACE W/ 4" ALUM. RETURNS AND FACE PAINTED SILVER  
ILLUMINATED WITH WHITE, SINGLE STROKE NEON

**REVERSE CHANNEL LETTERS WITH EXPOSED NEON**  
3" DEEP REVERSE CHANNEL LETTERS PAINTED WHITE - FACE AND RETURNS. EXPOSED SINGLE STROKE WHITE NEON, 1 1/2" TUBE SUPPORTS.

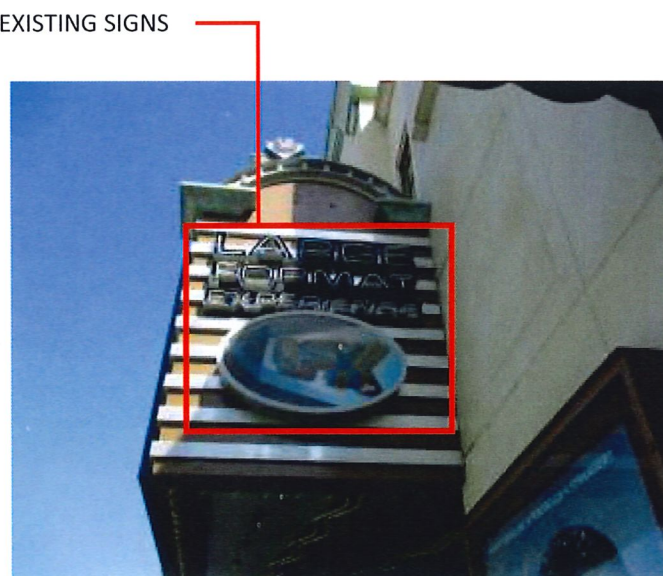
**FACE-LIT CHANNEL LOGO**  
3" ALUM. RETURNS PAINTED BLACK  
WHITE FACE WITH BLACK VINYL GRAPHICS  
INT. ILLUMINATED WITH WHITE L.E.D /REMOTE POWER SUPPLY



G.C. TO PAINT CABINET BLUE (PMS 540C)  
G.C. TO REPAINT THE FOAM TRIM PIECES WHITE



EXISTING



EXISTING



PROPOSED



PROPOSED

Design #

0616693R7

Sheet 7 of 9

Client

STUDIO MOVIE GRILL

Address

410 South Myrtle Avenue,  
Monrovia, CA

Acct. Rep. DEBBIE MOLTZ  
Coordinator LAUREN STACKHOUSE

Designer IH

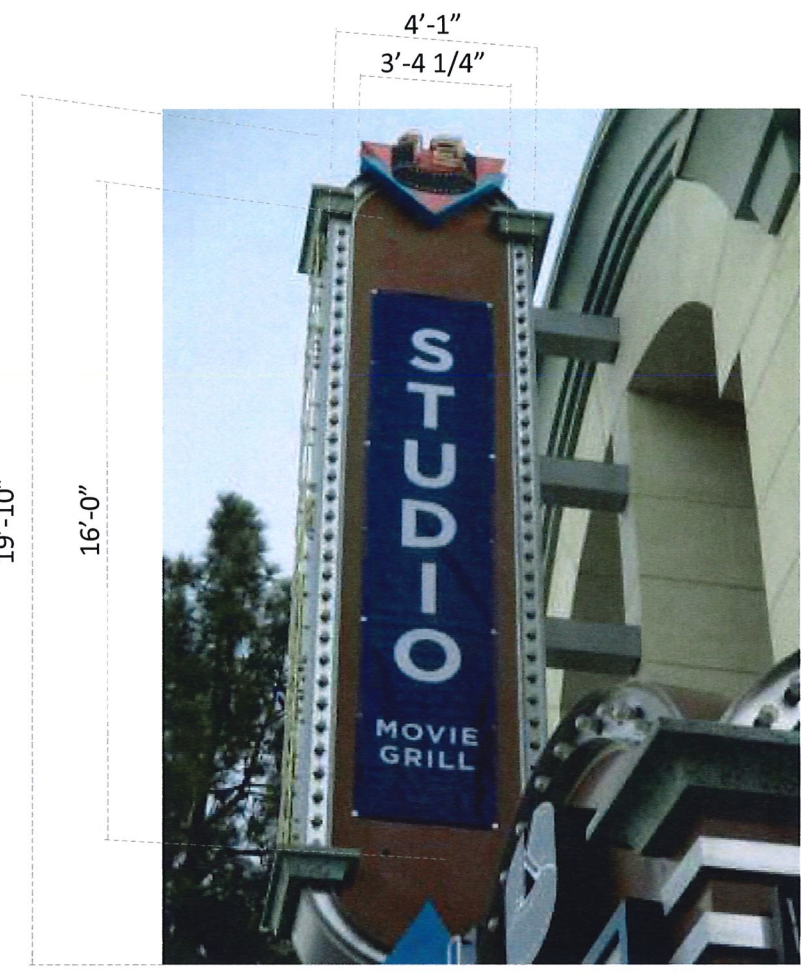
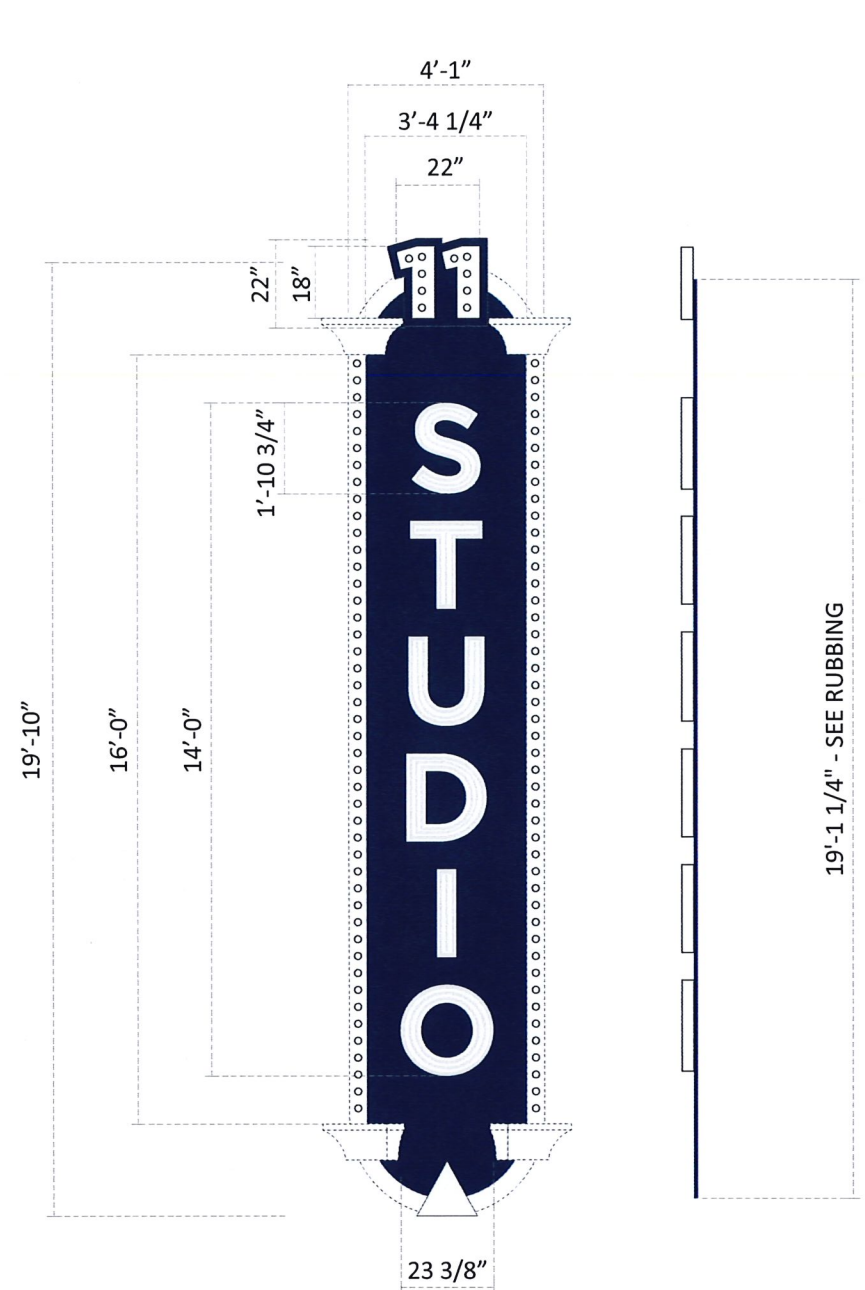
Date 10/5/17

Approval / Date

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Landlord	

Revision/Date

- R1(10-25-17)JGZ: REVISE TOWER, CANOPY SIGNS AND POSTER CASE
- R2(12-22-17)JGZ: INCREASE SIZE OF "STUDIO EXTREME" LETTERS AND LOGO ON SIGN F.
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- R4(01-30-18)JGZ: REVISE DIRECTOR'S LOUNGE SIGN AND ADD BG BEHIND "10" ON SIGN E
- R5(02-07-18)JGZ: REMOVED OPTION 1 - CUSTOMER CHOSE OPTION 2
- R6(02-19-18)JGZ: REVISE TO "11", UPDATE SITE PLAN.
- R7(3-8-18)JGZ: REVISE ELEVATIONS AND ADD SQ. FOOTAGE TABLE (3-20-18)JGZ: CORRECTIONS AND DETAILS ADDED.



EXISTING

CSI TO REPAINT THE FOAM TRIM PIECES / TRIANGLE WHITE



PROPOSED

**E BLADE SIGN** SCALE: 1/4" = 1' - 0"

TWO (2) REQUIRED - MANUFACTURE AND INSTALL "STUDIO"  
3" DEEP REVERSE CHANNEL LETTERS PAINTED WHITE - FACE AND RETURNS.  
EXPOSED TRIPLE STROKE WHITE NEON

"11"  
OPEN FACE W/ EXPOSED LED BULBS  
4" ALUM. RETURNS AND FACE PAINTED SILVER  
BULBS: FEIT ELECTRIC - 170 Lumen 3000K Non-Dimmable LED

"BACKGROUND"  
NEW HIGH GLOSS PAINTED BLUE FLAT PANELS TO COVER EXISTING BROWN BACKGROUND  
LOWER TRIANGLE SHAPE PAINTED SILVER.  
**SEE RUBBING** FOR SHAPE AND DIMENSIONS

NO CHANGES TO BLADE SIGN EDGES. NEON TO REMAIN.

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**F SIGN REMOVAL**

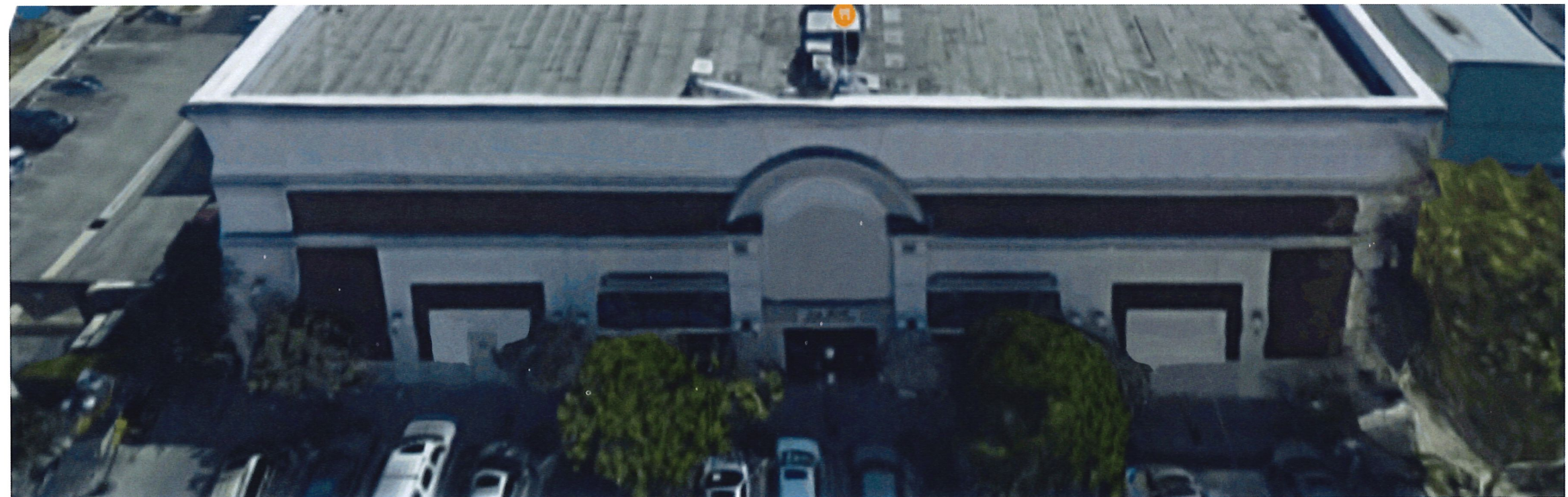
**TWO SETS REQUIRED FOR NORTH AND SOUTH ELEVATIONS (NORTH ELEVATION NOT SHOWN)**

REMOVE AND DISCARD EXISTING SIGNS  
G.C TO PATCH UP HOLES AND REPAINT



BEFORE

G.C. TO REMOVE  
POSTER CASES



AFTER

SCALE 1/16" = 1'-0"

**STUDIO MOVIE GRILL**

**Design #**  
0616693R7

**Sheet** 8 of 9

**Client**  
STUDIO MOVIE GRILL

**Address**  
410 South Myrtle Avenue,  
Monrovia, CA

**Acct. Rep. Coordinator** DEBBIE MOLTZ  
LAUREN STACKHOUSE

**Designer** IH

**Date** 10/5/17

**Approval / Date**

<b>Client</b>	
<b>Sales</b>	
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<b>Art</b>	
<b>Engineering</b>	
<b>Landlord</b>	

**Revision/Date**

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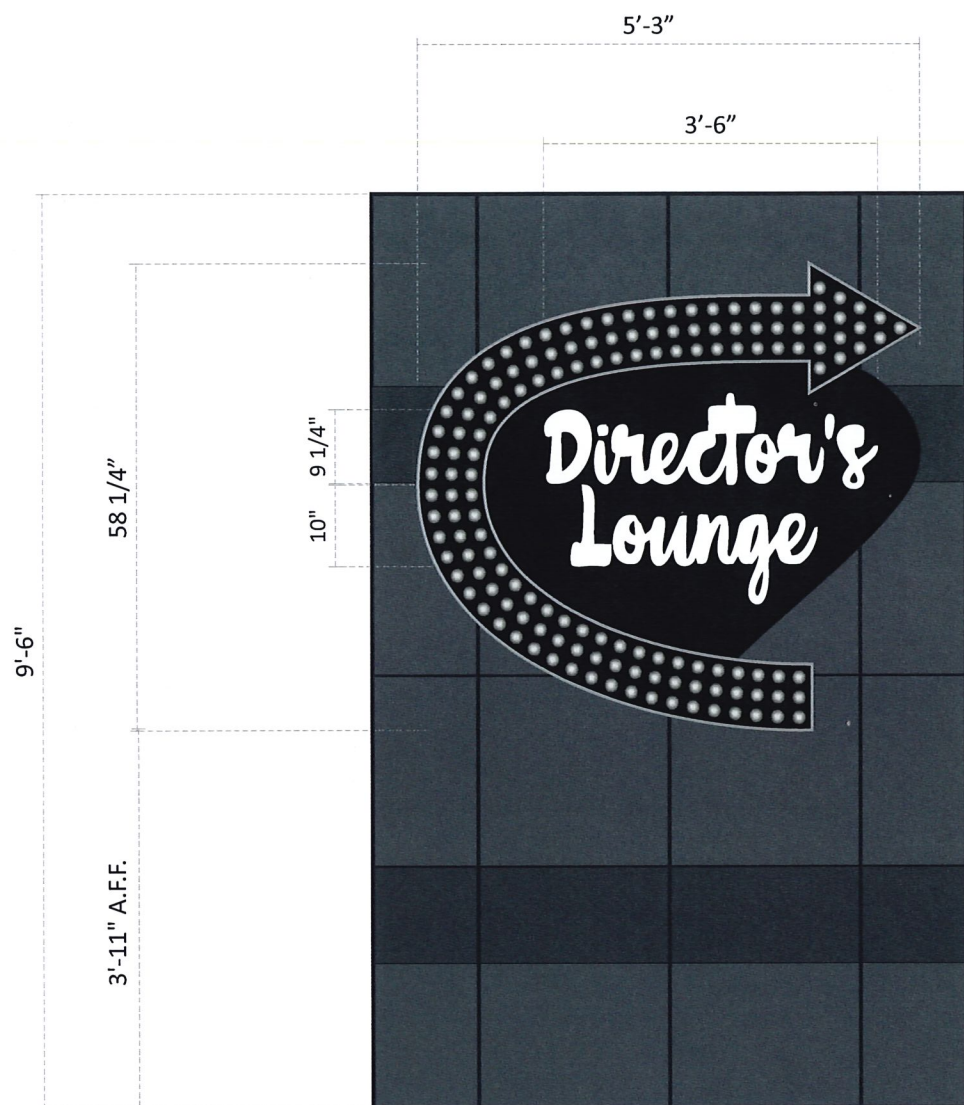
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SIDE VIEW



NIGHT VIEW



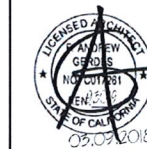
BULB DETAIL

**G WALL SIGN w/ HALO LIT LETTERS** SCALE: 1/2" = 1' - 0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL  
"DIRECTOR'S LOUNGE"  
3" DEEP REVERSE CHANNEL LETTERS PAINTED WHITE - FACE AND RETURNS. HALO LIT

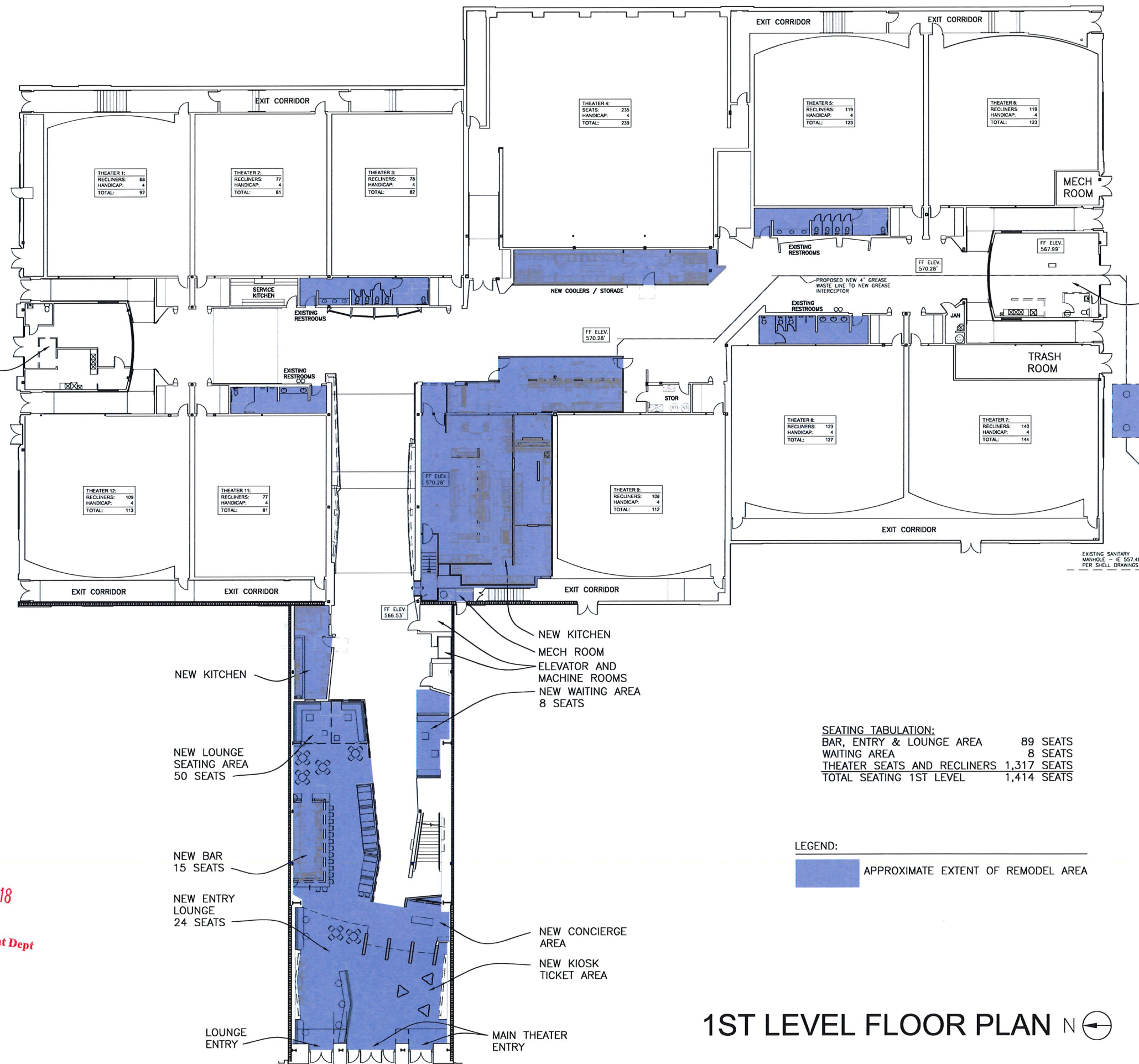
"ARROW"  
3" DEEP OPEN CHANNEL PAINTED BLACK BORDERED IN LED BULBS.

BULBS: FEIT ELECTRIC - 170 Lumen 3000K Non-Dimmable LED



STUDIO MOVIE GRILL - PHASE II REMODEL  
11-PLEX MOTION PICTURE THEATRE  
410 S. MYRTLE AVE  
MONROVIA, CA 91016  
SMG - MONROVIA, CA

EXISTING LEASED RESTAURANT TO REMAIN 888 SF



EXISTING 6" MAIN SANITARY MAIN @ 562.2 PER SHELL DRAWINGS

EXISTING VACANT LEASE SPACE TO REMAIN 905 SF

CENTER GREASE INTERCEPTOR IN CENTER PARALLEL PARKING SPACE

EXISTING SANITARY MANHOLE @ 557.48 PER SHELL DRAWINGS

- NEW KITCHEN
- MECH ROOM
- ELEVATOR AND MACHINE ROOMS
- NEW WAITING AREA 8 SEATS

- NEW LOUNGE SEATING AREA 50 SEATS
- NEW BAR 15 SEATS
- NEW ENTRY LOUNGE 24 SEATS

- NEW CONCIERGE AREA
- NEW KIOSK TICKET AREA

**SEATING TABULATION:**

BAR, ENTRY & LOUNGE AREA	89 SEATS
WAITING AREA	8 SEATS
THEATER SEATS AND RECLINERS	1,317 SEATS
<b>TOTAL SEATING 1ST LEVEL</b>	<b>1,414 SEATS</b>

**LEGEND:**  
[Blue Shaded Area] APPROXIMATE EXTENT OF REMODEL AREA

**Received**  
**MAR 16 2018**  
**Community Development Dept**

**1ST LEVEL FLOOR PLAN** N ↗

NO REVISION

**NOT FOR CONSTRUCTION**  
HISTORIC PRESERVATION COMMISSION  
SUBMITTAL DATED 02/28/18  
RESPONSE TO COMMENTS 03/12/18

PROJECT NUMBER  
**170451**

SHEET NUMBER  
**FP1**

ORIGINAL ISSUE DATE - 03/2/18

DATE: 03/08/2018  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 03/08/2018  
SCALE: 1/8" = 1'-0"





# HISTORIC PRESERVATION CONDITIONS

Studio Movie Grill  
410 South Myrtle Avenue  
Studio Movie Grill (Andrew Bucki and Amy Clark), Property Owner

## **SPECIAL REVIEW 2018-0002 (SR2018-0002)**

**March 28, 2018**

1. All approvals are subject to compliance with the Monrovia Municipal Code requirements.
2. Approval of this request does not constitute a building permit. Obtain necessary building permits with the Building Division before starting construction.
3. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
4. All of the conditions shall be complied with prior to commencement of the construction, unless an earlier compliance period is specified as part of a condition.
5. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
6. The Applicant shall, within 30 days after approval by the Historic Preservation Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval.
7. These conditions of approval shall be included and submitted with the plans for Building Plan Check.
8. All LED bulbs and neon used within the proposed signage shall operate with a steady burn so as not to cause impacts to vehicles passing by or to the surrounding properties
9. The five existing poster cases on the Lime Avenue facade and the six existing poster cases on the Lemon Avenue façade shall remain on the building to maintain visual interest at the pedestrian level.