
Commerce Avenue



Photo Courtesy of Bolton Hall

Restoration Proposal

for

Councilmember Wendy Greuel

Council District 2

AUGUST 30, 2005 • TUJUNGA, CALIFORNIA

Vision

Provide a vital and vibrant environment for the public in an Olde Towne setting. Encourage additional mercantile and food oriented businesses to foster public interest in supporting our community.

Mission Statement

- Restore and maintain historical character of Olde Towne Tujunga
- Retain the eclectic nature of Olde Towne Tujunga
- Attract community participation
- Proceed with any possible immediate improvements on our own
- Design a proposal to present for the Community Development Block Grant funds.

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ACKNOWLEDGEMENTS

Photo Credits: Lloyd Hitt, Bolton Hall Museum, Cindy Cleghorn, Susan & John Van-Es, John VanVliet, Elaine Brown, Charlotte Leu.

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Commerce Owners & Business Restoration Association (COBRA)

Is a group of concerned property and business owners who are concerned about the future of Commerce Avenue. We came together because Commerce Avenue has languished due to apathy on the part of past property and business owners. We intend to restore Commerce Avenue to its past glory. The concerned property and business owners are:

Family Clothing Outlet
• Anthony Abel

Sevenhills Cafe
• Elaine Brown
• Lloyd Moore
• Anders Troedson

Bernadette's Boutique
• Tumara Grijalva

Commerce Bargain
• Rafael & Anna Herrera

R.E. Smith Company
• Bob Smith

The Electric Connection
• Kim Hopkins

Happy Inflatables USA, Inc.
• Tikran Bayat

Pashkova Studios
• Tania Pashkova

Jeremy's Electric
• Jeremy Jover

Merithew's Hardware
• Jeff Mivelaz

Foothill Performing Arts
Council
• Tim Borquez

Commerce Produce & Deli
• Jerry Hovsepian

KEJ Properties
• Karen Flathers
• Erik Margolin

Commerce Partners
• Jillian Walker
• Joanne Suzuki

Cathy's Beauty Salon
• Darin Wilbert
• Cathy Alvarez

Crumpets
• Susan & John Van-Es

Rudy's Upholstery
• Werner Reinisch

HNS Imaginary Sounds
• Henrik Matevosian

Pennington Evans Antiques
• David Evans
• Marcus Pennington

Dick's Barber Shop
• Dick Starsmere

Rio
• Marta Gutierrez

Tujunga Flowers & Gifts
• Christine

Petta Printing
• James Petta

Golden Sage Signing
Services, Inc.
• Bunny Feranda

Deby Ray's Music
• Deborah Ray

C&M Printing, Copying,
Mailing
• Cindy Cleghorn
• Mark Seigel

Cleghorn Family Trust
• Kenneth & Maxine Cleghorn

Soto's Beauty Salon
• Marta Soto

Bolton Hall Museum
• Lloyd Hitt

Best Building Maintenance
• Carlos Duarte

Richard & Charlotte Leu
• Charlotte Leu

American Art, Inc.
• James Bray

American Foothill Publishing
• Doris Horwith

COBRA

POINT OF CONTACTS:

Jillian Walker – 818-352-1717
Deborah Ray 818-951-0793
Susan Van-Es 818-352-2988

The list above is not in any particular order.

The Commerce Plan

COBRA CAPABILITY

1. Street Lighting
 - a. Store Front Lights
 - b. Accent Lighting on Buildings
 - c. White lights in trees
 - d. Lights along rooflines
 - e. Alley Lighting – DWP program
2. Sidewalk Improvements
 - a. Interim sidewalk restoration to include
 - 1) Steam cleaning
 - b. Landscaping
3. Signage
 - a. Obtain and post 63 "No Dumping" Signs
 - b. Purchase and install "Welcome to Commerce" sign
 - c. Banners on light posts
 - d. Directional signage
 - e. Historical Plaques – Signage on buildings indicating history of the site/building
4. Corner Intersection Improvements
 - a. Landscaping
5. Landscaping
 - a. Plazas between properties where vacant land exists
 - b. At islands
 - c. At crosswalks
 - d. Tree wells with grates
6. Sidewalk Furniture Improvements
 - a. Drinking Fountain
 - b. Pet Drinking Fountain
 - c. Trash receptacle
7. Building Frontages
 - a. Awnings
 - b. Facade Improvements
 - c. Paint – COBRA will assist building owners in selecting colors in accordance with the Foothill Blvd. Corridor Specific Plan
7. Marketing
 - a. Promote Commerce Avenue businesses
 - b. Commerce Street Faire

CITY PROJECT ASSISTANCE

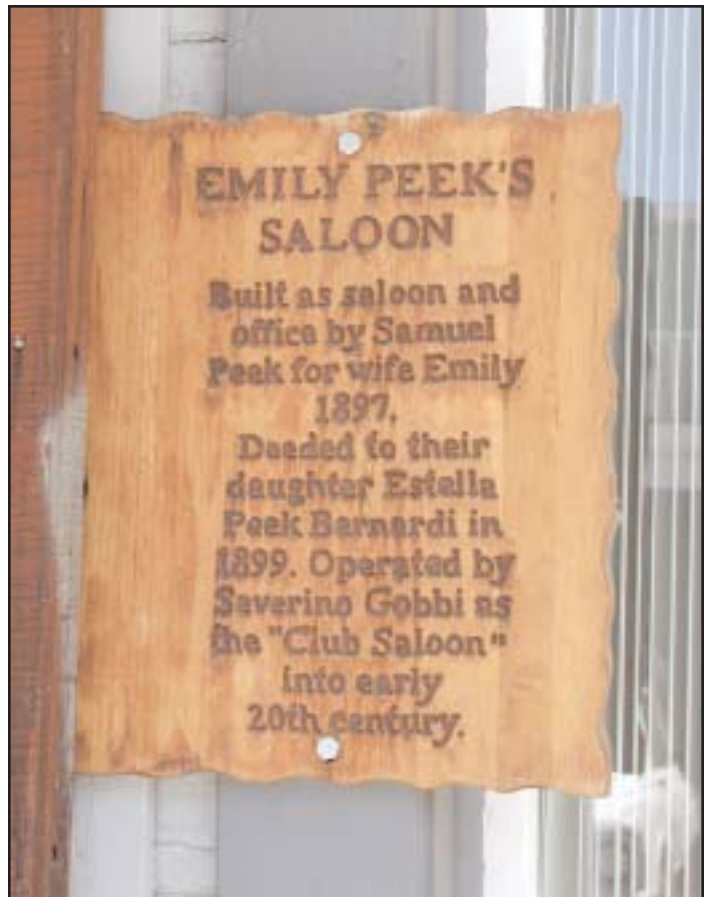
1. Street Lighting – Replace existing lamp posts with circa 1920 Olde Towne style lamp posts.
 - a. Doubles along Commerce (*see photo samples page 6*)
 - b. Install electrical for tree lighting (*see estimates pages 14-15*)
2. Sidewalk and Street Improvements, including drainage
 - a. Cut, replace, repair sidewalks along Commerce Avenue in its entirety between Foothill and Valmont (refer to photos for severe problem areas)
 - b. Corner Improvements
 - c. Sidewalk grinding
 - 1) See drawing
 - 2) Flatwork
 - 3) Drainage
 - 4) Gutters
 - 5) Corner island including landscaping & seating
 - 6) Lighting
 - d. Repair Commerce Avenue between Foothill Blvd. and Valmont.
3. Crosswalks – at Foothill Boulevard, Tujunga Canyon Boulevard, between Tujunga Canyon Boulevard and Valmont (new) and at Valmont
 - a. Add crosswalk between Tujunga Cyn Blvd and Valmont
 - b. Islands
4. Signage
 - a. Request City to post Speed Limit and No-U-Turn signs (DOT)
 - b. No skateboarding signage
 - c. Building Signage to FBCSP requirements upon change of use
5. Landscaping
 - a. Plazas between properties where vacant land exists
 - b. at Islands
 - c. at Crosswalks
 - d. Outside seating w/planters
6. Street furniture
 - a. seating at curb corners
 - b. half circle seating (*see photo sample page 6*)
7. Permits
 - a. Request assistance in obtaining needed permits
 - b. Request for permits be waived/reduced for the major work to be done.
8. Alleys
 - a. Repave & widen alleys to original width

The list order above is not in any particular order and does not constitute priority. Cost estimates have been obtained for various items listed above for discussion with the city.

Exemplary Examples



Exemplary Examples



Existing Store Facade Improvements

COMPLETED OR IN PROCESS BY OWNERS — BEFORE & AFTER



10064 Commerce – American Art, Inc.
Oldest Building on Commerce Avenue. Built in 1912. Original Haines Canyon Water Co.



10034 Commerce – C&M



10031 Commerce – Crumpets

Existing Store Facade Improvements

COMPLETED OR IN PROCESS BY OWNERS — BEFORE & AFTER



9937 Commerce – Electric Connection (formerly AdMart)



10062 Commerce – J.B. Insurance



9925 Commerce - Sevenhills Café

Existing Store Facade Improvements

COMPLETED OR IN PROCESS BY OWNERS — BEFORE & AFTER



10039 and 41 Commerce – Cathy's Beauty Salon and Bernadette's Boutique



10047 Commerce – Commerce Market Place

Properties Adding Awnings

9925 Commerce – Sevenhills Café

10031 Commerce – Crumpets

10064 Commerce – American Art, Inc.

10065-67-69 Commerce – Evans Pennington Antiques

10068 Commerce – Commerce Bargain

Current Commerce Avenue Curbs & Sidewalks



Channel Islands Sidewalk Grinding

Pat Rifley
License# 743806

461 Las Palomas Dr.
Port Hueneme, CA 93041
PH (805) 985-7201
Fax (805) 985-4674

Estimate

Date	Estimate #
8/23/2005	20388

Attn: John

Name / Address
Cobra Neighborhood Council 10034 Commerce Ave Tujunga, California

Service	Proposed Work	Qty	Per Spot	Total
Sidewalk Grinding	Grind to reduce trip hazards on Commerce Ave between Valmount and Foothill in the City of Tujunga For concrete work, sidewalks, curbs and gutters see: KALBAN, INC 9075 Greenoaks Blvd Sun Valley, California 91352 818-504-1065 Fax 818-504-1067	313	25.00	7,825.00
Total				\$7,825.00

Thanks for the opportunity to bid your work.
Work can begin immediately upon acceptance.

Signature Pat

Acceptance _____

• • • CHANNEL ISLANDS • • •

SIDEWALK GRINDING

Quick • Easy • Efficient

Repair dangerous and unsightly sidewalk hazards at a mere fraction of the cost of entire sidewalk replacement! Our quick & quiet concrete grinding process levels walking paths with ease. A safe and beautiful sidewalk is just a phone call away!



BEFORE

DANGEROUS TRIP HAZARD



AFTER

EASY REPAIR SOLUTION

Benefits

- 90% Less \$ Than Replacement
- Reduces Trip Liabilities
- Meets A.D.A. Standards
- Quick & Quiet Procedure
- Servicing So. California Over 2 Decades!

**AVOID
SAFETY
HAZARDS!**



CALL FOR A
FREE
ESTIMATE

805 **985-7201**

Member, Community Associations Institute,
Ventura County Contractors Association
Lic. #743806

461 Las Palomas Dr. Port Hueneme, CA 93041

Donahue Electric Inc.

PO Box 811220
Los Angeles, Ca. 90081-1220

Estimate

Date	Estimate #
7/12/2005	358

Name / Address
Historic Old Town Commerce c/o Crumpets 10031 Commerce Ave. Tujunga, CA 91042

Work Requested By:	Susan Chan
Terms	Net 30
Architect/Engineer	N/A
Plan Date	N/A
Streets	N/A

Job Name	Job; Street Address	City, State, Zip
Tree Outlets	Commerce Street	Tujunga, CA 90031

Qty	Description
63	<p>This quote is to provide outlets in the trees along both sides of Commerce street between Foothill Blvd. and Valmont. The total number of trees is said to be 63. Each outlet is to be routed under an existing sidewalk and into the nearest adjacent store for the power. The customer has been told that this will result in exposed conduits on the face of many of the shops involved.</p> <p>Furnish and install a weather proof GFCI protected outlet in the planter of each sidewalk tree along Commerce Street, between Foothill Blvd. and Valmont.</p> <p>Excluded from this quote is the cost of any permits. Per the instructions from the client this bid is being made under the assumption that the permits will be paid for by others. Also excluded are all costs arising from existing conditions not specifically addressed above. Also excluded are all unusual administration costs (e.g. certified payroll, notary fees, additional bonding, etc.) The bid is based on normal working hours and all over-time costs are excluded.</p> <p>Approved BY _____ Print Name _____ (X) (if applicable) _____ Date _____</p> <p>By signing this estimate or issuing a P.O.# or other equivalent means of approving the work to be performed you are attesting to the fact that you have the authority to obligate the person and/or company to whom this estimate is addressed to pay for the work described in this estimate. You are further agreeing to pay for said work according to the terms and conditions shown on this estimate.</p>

A 5% per month late fee may be added to any invoice not paid according to the terms shown above.	Total	\$111,825.00
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Phone #	(213) 627-1557	Fax #	(213) 623-4132	E-mail	res18dex@verizon.net	C10 Lic #826988
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Donahue Electric Inc.

PO Box 811220
Los Angeles, Ca. 90081-1220

Estimate

Date	Estimate #
7/12/2005	359

Name / Address
Historic Old Town Commerce c/o Crumpets 10031 Commerce Ave. Tujunga, CA 91042

Work Requested By:	Susan Van Erp
Terms	Net 30
Architect/Engineer	N/A
Plan Date	N/A
Streets	N/A

Job Name	Job; Street Address	City, State, Zip
Street Lights	Commerce Street	Tujunga, CA 90031

Qty	Description
	This bid is to perform the work required to add 30 customer supplied street lights along both sides of Commerce Street between Foothill Blvd. and Valmont. This bid assumes that there is available from the City street lighting power sufficient to power these added loads.
3,600	Saw-cut the existing concrete and/or asphalt surface, break and remove the cut concrete and/or asphalt. Dig the trench and then fill and compact the dirt in the trench. Priced per linear foot.
100	Additional charge for street crossing with a trench of a low traffic street. Price per foot.
100	Additional charge for street crossing with a trench on a street of medium traffic volume. Priced per foot.
10,200	Pour and finish concrete over trench. Cost per square foot.
600	Replace asphalt over trench. Priced per square foot.
20	Furnish and install new concrete bases for light poles.
1	Furnish and install conduit and wire as required to feed new light poles.
20	Install only customer supplied light poles on new concrete bases furnished and installed under this contract.
Excluded from this quote is the cost of any permits. Per the instructions from the client this bid is being made under the assumption that the permits will be paid for by others. Also excluded are all costs arising from existing conditions not specifically addressed above. Also excluded are all unusual administration costs (e.g. certified payroll, notary fees, additional bonding, etc.) The bid is based on normal working hours and all over-time costs are excluded.	
Approved BY: _____	
Print Name: _____	
PO # (if applicable) _____	
Date _____	
By signing this estimate or issuing a P.O.# or other equivalent means of approving the work to be performed you are attesting to the fact that you have the authority to obligate the person and/or company to whom this estimate is addressed to pay for the work described in this estimate. You are further agreeing to pay for said work according to the terms and conditions shown on this estimate.	

A 5% per month late fee may be added to any invoice not paid according to the terms shown above.	Total	\$247,290.00
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Phone #	(213) 627-1557	Fax #	(213) 623-4132	E-mail	res18dxc@verizon.net	C10 Lic #826988
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THE SHOFSTALL
DEVELOPMENT COMPANY CA #767663
409 E. MAUNA LOA AVE.
GLENORA CA.91740



-----Phone:(626)233-8200 E-Mail sdccorp1@aol.com-----

PROPOSAL

July 13, 2005

Historic Old Town Commerce, Tujunga
C/O Crumpets/ Susan Van Es
10031 Commerce Ave.
Tujunga, CA 91042

Dear Susan,

I would like to thank you for giving us the opportunity to aid you in the bidding of this project. The total amount for the construction work on the property located on Commerce Street in Tujunga, described as The Commerce Street Lighting Project is in the amount of \$249,850.00. Inclusions and exclusions are listed on the following page and are pursuant to the project.

The payment terms are expected to be NET 30 Days. However, since the organization herein called "Historic Old Town Commerce, Tujunga" does not appear to be an established legal entity in the State of California we will need to either have the funds placed in an escrow account before work begins or if you prefer they can be paid through the city or other legal agency. If the funds are to be paid to us through another agency please have an authorized representative of that agency sign and fill out the acceptance area of this proposal.

Thanks again and please call if you have any questions or concerns at the numbers listed above.

Earle W. Shofstall II

The Shofstall Development Company

THE SHOFSTALL
DEVELOPMENT COMPANY CA #767663
409 E. MAUNA LOA AVE.
GLENORA CA.91740



-----Phone:(626)233-8200 E-Mail sdocorp1@aol.com-----

July 13, 2005

Historic Old Town Commerce, Tujunga
C/O Crumpets/ Susan Van Es
10031 Commerce Ave.
Tujunga, CA 91042

Inclusions:

1. Saw-cut, remove and dispose of approximately 10,800 square feet of concrete and asphalt.
2. Dig a trench for the new electrical light conduits approximately 3600 feet.
3. Perform traffic control required for four street crossings.
4. Furnish and install electrical conduit, wire and pole bases for twenty new light poles that will be furnish by the client.
5. Install client supplied light poles.
6. Refill and compact electrical trench.
7. Patch concrete and asphalt where removed for electrical trench.

Exclusions:

1. Plans and engineering
2. Permits
3. Bonding
4. Abatement of any hazardous materials **(existing)**
5. Any unknown obstructions and /or physical conditions below the surface.
6. Construction Water.
7. Furnish and light poles.

Approved and Accepted By: _____

On Behalf Of Named Company Or Agency _____

Purchase Or Work Order Number (if applicable) _____

Date Approved _____

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3853
 CONNECTION TEL 18144534293
 SUBADDRESS
 CONNECTION ID
 ST. TIME 06/22 11:48
 USAGE T 00'46
 PGS. 2
 RESULT OK

JUN-22-2001 FRI 11:43 AM LAKE SHORE IND INC

FAX NO. 814 453 4293

P. 01/02

Lake Shore Industries, Inc.

ISIGNS
 502-7103

1817 POPLAR ST.
 (814) 456-4277

P.O. BOX 59
 (800) 451-0163

ERIE, PA 16512-0059
 FAX (814) 453-4293

FED. I.D.
 25-1004380

EMAIL: info@lisisigns.com

WEBSITE: www.lisisigns.com

SIGN DIVISION

ALUMINUM CASTING DIVISION

MARKERS DIVISION

QUOTATION

DATE 06/22/01

QUOTE # Q09203

SALESPERSON

MERCHANTS ASSOCIATION
 OF SUNLAND/TUJUNGA
 9929 COMMERCIAL AVENUE
 TUJUNGA CA 91042

RE: FAX: 818-353-0504

ATTN:

TERMS:

10% DEPOSIT REQUIRED ON ALL ORDERS (\$50 MINIMUM/UNDER \$100-PAYMENT WITH ORDER)
 PAYMENT ACCEPTED BY CHECK, MONEY ORDER, MASTERCARD, OR VISA

WE ARE PLEASED TO QUOTE YOU THE FOLLOWING--SUBJECT TO CHANGE WITHOUT NOTICE.

DELIVERY: 6 WEEKS

ALL PRICES F.O.B. ERIE, PA.

ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION
		FURNISH ONLY:	\$	\$
1	1	18" WIDE X 24" HIGH MACON DESIGN DOUBLE FACE CAST ALUMINUM SIGN WITH IVORY PAINTED BACKGROUND, DARK GREEN PAINTED RAISED COPY AND SAGE GREEN ACCENTS AT THE TOP. THE SIGN IS TO READ: HISTORIC OLDE TOWNE 1913	728.00	728.00
			<i>-almost black Hunter Green</i>	
2	1	SCROLL BRACKET	30.00	30.00
3	1	FORREST CIRCLE STYLE CAP	33.00	33.00

Cast Aluminum Street Signs



Cast Aluminum Town Entrance Signs



LSI
Lake Shore Industries

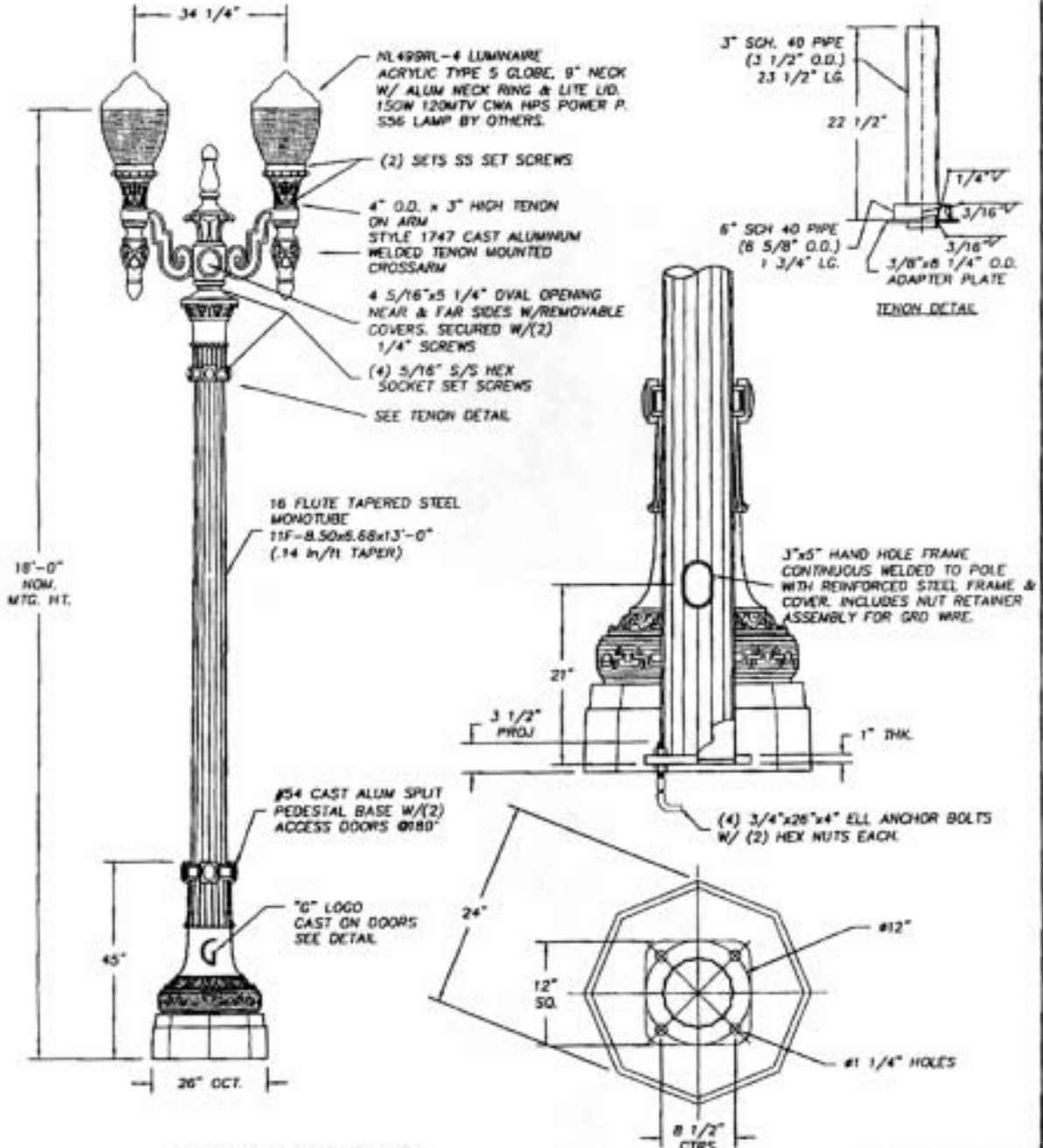
Nationwide 1-800-458-0463
Faxline 1-814-453-4293



DOOR DETAIL W/ CAST "G"
 "G" PROJECTS 3/16"
 ABOVE DOOR SURFACE
 SCALE: 1/8 SIZE

MATERIAL SPECIFICATIONS
 MONOTUBE: CHEM & PHYSICAL PROPERTIES OF A585 GRA
 PLATE, BAR: ASTM A36
 ANCHOR BOLTS: ASTM A307 FULL GALV
 ANCHOR BOLT NUTS: ASTM A563 GR. A GALV. TO A153
 MISC. HDWE: (STN. STL) AISI 300 SERIES (18-8)
 MISC. HDWE: (STEEL) ASTM A307 H.D. GALV TO ASTM A153
 ARM CASTING: CAST ALUMINUM A356-7B
 ORNAMENTAL BASE: CAST ALUMINUM A319-D
 H.M. FRAME: ASTM-A36 M0050
 H.M. COVER: C1010 STL
 STEEL PIPE: ASTM A501
 FINISH PAINT: PER SALES ORDER

WELDED ASSEMBLIES HEAT TREATED TO T6 TEMPER



DESIGN NO. B1747-54-B13-Y2

		ORNAMENTAL LIGHTING STANDARD MONTROSE SHOPPING PARK GLENDALE, CALIFORNIA	
R2	MTG HEIGHT WAS 18'-0" ERROR	7/1/04	LOF REQ. NCAAZ080 S.O. ENG. REF. # CAD
R1	ADDED "G" ON DOORS LUMINAIRE MMS ML3108-4	8/21/04	Union Metal CORPORATION R02
REVISIONS		DRAWN MR DATE 1/5/04 CHECKED, TMB	
		DRAWING NO. N1747-54-B13	

Sample Public Notification of
Commerce Avenue Restoration Project



COMMERCE MERCHANTS

OPEN 4
BUSINESS

**THE COMMERCE AVENUE
RESTORATION PROJECT**

For Information Contact (818) xxx-xxxx

Thank You

Thank you for your time and consideration. We look forward to working with you on restoring our historic Commerce Avenue and building a better future.

Sunset Blvd. (Commerce Ave.) below Tujunga Canyon



Photo Courtesy of Bolton Hall
