



**CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES**

**REGULAR ADJOURNED MEETING
Monday, February 26, 2007**

**CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763**

CALL TO ORDER

Chairman Flores called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chairman Lenhert led those present in the salute to the flag.

ROLL CALL

Present: Chairman Flores, Commissioners Lenhert, Johnson, Sahagun and Vodvarka, Community Development Director Clark, City Planner Lustro, Associate Planners Frazier-Burton and Lai and City Attorney Robbins

MINUTES

The minutes of the February 12, 2007 Planning Commission meeting were presented for approval. Commissioner Johnson moved to approve, Commissioner Vodvarka seconded, there being no opposition to the motion, the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6.a PUBLIC HEARING - CASE NUMBER 2007-6
Project Address: 9303 Central Avenue
Project Applicant: Laurie M. Woll Trust
Project Planner: Steve Lustro, AICP, City Planner
Request: Precise Plan of Design and Variance for a 6,171 square-foot office/medical building

City Planner Lustro reviewed the staff report.

Commissioner Sahagun asked if staff had received any calls or comments from the public regarding the project. City Planner Lustro replied that staff has not received any phone calls, messages or communication from the public.

Commissioner Johnson asked about the parking situation at Dr. Woll's current location and whether she is the only practitioner in the building. City Planner Lustro confirmed that Dr. Woll is the only practitioner at her current location. She also has an office in Glendora that she splits time with so she is not at her Montclair office every day during the week.

Commissioner Vodvarka asked about the floor plan; on the second floor, there is a break room and two restrooms adjacent to the waiting area and he was wondering why a restroom was not incorporated within the break room for the employees. City Planner Lustro deferred the question to the project architect.

Robert Laird, principal of Architecture One, 143 Harvard Avenue, Suite F, Claremont, the architect for the project, stated that City Planner Lustro did a great job presenting the project and made his job very easy. He stated they were there to basically answer any questions and clarify any issues. In response to Commissioner Vodvarka's question, it is not really a requirement to have an employee restroom near the break area, it is just a lunchroom/break area and the restrooms proposed will serve employees and patients.

Chairman Flores asked about the drainage and knew the water from the building will be flowing toward San José Street and that the existing catch basin will collect most of it, but wanted to know if any of the water would be going toward Central Avenue. Mr. Laird corrected Chairman Flores and stated that the property will drain to the southwest away from San José Street. The original cul-de-sac was located in the proposed parking area and the original catch basins were relocated. They are proposing catch basins near the southwest property line where it abuts the neighboring property and ties into the original storm drain lines that run through the site. So, it is not sheet flowing to San José Street or the alley; it is all staying in the parking lot and going into the storm drain system. That is all being handled through the grading plan and the WQMP.

Commissioner Sahagun asked about the alley adjacent to the project site and if any work was going to be done in conjunction with the construction. Mike Hudson, City Engineer, stated that since there will be temporary access off the alley to the parking lot until the development to the south is completed, he would anticipate some minor alley improvements in order to make that an entrance into the parking lot, but upon completion of the development to the south, the alley access will be closed off and the alley restored to its previous condition. The Commission then entered into a general discussion about alley maintenance and use unrelated to the subject project.

Commissioner Johnson asked for clarification that there are nine exam rooms and one office. Mr. Laird replied in the affirmative. Commissioner Johnson stated that she thought there would be at least one more office to accommodate an additional practitioner if needed. Mr. Laird stated that Dr. Woll might be better able to answer the question, but he knew she did not use the office much and rotated from exam room to exam room. The office you see on the plans is basically her private office

Commissioner Vodvarka moved that, based upon evidence submitted, there will be no significant impact on the environment as a result of the construction of the proposed office/medical building, and that a DeMinimis finding of no impact on fish and wildlife and Negative Declaration have been prepared, seconded by Vice Chairman Lenhart, there being no opposition to the motion, the motion passed 5-0.

Commissioner Johnson moved to grant the variance request for a reduction in the required front and rear yard building setbacks and the minimum required number of parking spaces per the submitted site plan, by adopting Resolution No. 07-1648, subject to making the four required findings and subject to the 49 conditions of approval, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 5-0.

Vice Chairman Lenhart moved to approve the Precise Plan of Design request under Case No. 2007-6 for the site plan, elevations, colors and materials associated with the proposed office/medical building and related on- and off-site improvements per the submitted plans and as described in the staff report, subject to the 49 conditions of approval, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 5-0.

1. This approval is for the following:
 - a. Variances to allow the following:
 - i. An approximate 58'-0" front yard setback from the southwest property line rather than the Code-required minimum of 75 feet.
 - ii. A minimum rear yard setback of 5'-0" rather than the Code-required minimum of 20 feet.

- iii. A total of 19 parking spaces, instead of the Code-required 29 spaces (if the ground floor is leased for office use) or 35 spaces (if the ground floor is leased for medical-related uses).
 - b. A Precise Plan of Design for the construction of a two-story, 6,171 square-foot office/medical building on a 12,482 square-foot parcel in the C-2 zoning district at 9303 Central Avenue as depicted on the submitted plans and described in the staff report.
2. Precise Plan of Design (PPD) approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check toward eventual construction of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
3. The applicant and/or property owner shall ensure that a copy of the Planning Commission approval letter, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
4. Prior to submittal of grading plans or other improvement plans, the applicant shall receive approval for a Water Quality Management Plan (WQMP) in accordance with the State of California Santa Ana Regional Water Quality Control Board Guidelines for San Bernardino County to Joe Rosales, NPDES Coordinator. WQMP Guidelines may be purchased from the City of Montclair or are available for review on-line at: www.swrcb.ca.gov/rwqcb8/html/san_bernardino_permit.html. The Water Quality Management Plan shall be prepared by a Registered Civil Engineer or other qualified professional as may be authorized in the guidelines.
5. The applicant/developer shall comply with all requirements of the Subdivision Map Act and the Montclair Municipal Code with respect to the lot line adjustment (LLA 2005-1) currently being processed. Said lot line adjustment has been approved by the City Council but requires the following:
 - a. Dedication of a deed restriction regarding pedestrian and vehicular access to San José Street and the west alley of Rose Avenue.
 - b. Recordation of an agreement regarding mutual rights of ingress, egress and parking.

6. Prior to issuance of building permits, the applicant shall submit the following documents for review and approval by the City Engineer:
 - a. A preliminary soils report, addressing the geology, stability of the site, and grading requirements.
 - b. A comprehensive grading and drainage plan prepared by a registered civil engineer in conformance with the Appendix to Chapter 33 of the Uniform Building Code and the requirements of the City. An advance plan check fee, in an amount to be determined by the City Engineer, shall be required at the time of plan submittal. Prior to the commencement of grading or any clearing of the site, a grading permit shall be obtained from the Building Division. A disabled-accessible path-of-travel shall be provided from the building entrance to the southwest property line, where the path will eventually connect to the path-of-travel required for the proposed project at 9309-9379 Central Avenue (Case No. 2005-35 'A'). Sidewalks, pathways and curb cuts shall comply with the Americans with Disabilities Act of 1990 (ADA). The maximum cross-slope on a sidewalk or path-of-travel shall not exceed two percent (2%).
 - c. Dedication to the City of Montclair and/or other public agencies easements for water, storm drains, sanitary sewers and other utilities, if applicable.
 - d. Street improvement plans for San José Street and the west alley of Rose Avenue, if applicable, to the satisfaction of the City Engineer. Plans shall comply with State and/or City disabled-accessible requirements for ramps, street access, and parking. Street improvement plans shall include, but not be limited to, removal and replacement of P.C.C. curb, gutter and sidewalk and A.C. pavement, and installation of one (1) concrete standard streetlight on San José Street in a location satisfactory to the City Engineer. Disabled-accessible path-of-travel shall be maintained through drive approaches.
 - e. Plans for erosion control and stormwater pollution prevention. A general construction permit may be required. Contact Joe Rosales, NPDES Coordinator, at 909/625-9470 for requirements.
 - f. A letter of non-interference from any utility company that may have rights of easement within the property boundaries.
 - g. "Will-serve" letters from all utilities serving the site. The subdivider/developer will be required to coordinate with the various

public utilities for the necessary improvements for said utilities to service the site.

7. Prior to issuance of building permits, the applicant shall:
 - a. Submit five complete sets of plans for the project, including building elevations, colors and materials, electrical, plumbing, mechanical, landscaping, lighting, and accessibility details, plus two sets of soils, structural and Title 24 calculations for review and approval by the Building and Planning Divisions. Contact the Building Division at 909/625-9430 for an appointment to submit plans.
 - b. Submit detailed plans for all exterior building-mounted and pole lighting for review and approval by the Planning and Building Divisions. All lighting shall incorporate 90-degree cut-off style luminaires and flat lenses. Submitted plans shall include a photometric analysis of all exterior lighting. Pole lighting shall be a maximum height of 20'-0" as measured from adjacent grade to top of luminaire. Luminaire and pole styles shall be coordinated and identical to those in the proposed project immediately to the south.
 - c. Submit detailed landscaping and irrigation plans for review and approval by the Planning and Building Divisions. The landscape plan shall include the following:
 - i. Four (4) Lagerstroemia indica (Crape Myrtle) street trees approximately 20 feet on center through the radius of the San José Street cul-de-sac.
 - ii. Planting plan for the Caltrans right-of-way along the eastbound Interstate 10 on-ramp for the length of the project limits.

All street trees shall be minimum 24-inch box size and double-staked per City standards.
 - d. Submit a revised site plan illustrating the following:
 - i. Replacement of the existing chain-link fence along the Caltrans right-of-way with a decorative iron or tubular steel fence, 8'-0" in height and painted gloss black.
 - ii. Replacement of the existing chain-link fence along the easterly property line and through the San José Street cul-de-sac with a decorative iron or tubular steel fence, 8'-0" in height and painted gloss black, or a decorative masonry wall, 8'-0" in height.

- iii. Black concrete shall be used for the trash enclosure floor.
 - iv. The entire length of the pedestrian path-of-travel from the southwest property line to the disabled-accessible loading area shall be constructed of a decorative material that contrasts with the parking lot.
 - v. Submit a detailed sign program addressing all building-mounted signs, including placement, size, and type of illumination, if desired.
- e. Clearly indicate on submitted plans disabled-accessible path(s) of travel to the public right-of-way and all required disabled-accessible parking lot signs.
 - f. Submit three (3) complete sets of plans for an approved, automatic fire sprinkler system directly to the Fire Marshal's office for review and approval, including two sets to be microfilmed/digitally imaged. The system shall conform to national standards. The system shall be equipped so to provide a signal to an UL-listed monitoring station in the event of a water flow or tampering.
 - g. Pay all required Montclair Fire Department fees.
 - h. Pay adopted transportation development impact fee in effect at time of building permit issuance. Adopted fee at the time of preparation of this report is \$10,380 (\$1,682 x 6.171).
 - i. Pay adopted school fees directly to the Ontario-Montclair School District and the Chaffey Joint Union High School District in effect at the time of building permit issuance.
- 8. Exposed raceways shall be prohibited on all building-mounted signs.
 - 9. Prior to any future changes to the approved sign program, an application shall be submitted to the Planning Division for review and approval by staff or the Planning Commission.
 - 10. Temporary promotional signs shall comply with Chapter 11.72 of the Montclair Municipal Code, including, but not limited to the following:
 - a. Temporary banners for the purpose of announcing the grand opening or advertising promotions shall require banner permits from the Planning Division prior to installation.
 - b. Promotional window signs shall not occupy more than 25 percent of the aggregate window area.

- c. At no time shall pennants, inflatable signs, "human" signs, other similar advertising devices be utilized on the property or off-site.
11. No structures shall be constructed within or over existing City storm drain easements. If development plans require placement of buildings or other structures within these easements, the storm drain shall be relocated to the satisfaction of the City Engineer and new easements dedicated to the City. Storm drains shall be designed in accordance with San Bernardino County Flood Control District requirements. Any work within existing easements shall require a construction permit issued by the City prior to commencement of any such work.
12. The applicant shall be permitted temporary vehicular access to the subject property from the west alley of Rose Avenue until such time that a 20-foot wide, unobstructed drive aisle can be provided from the adjacent commercial development at 9309-9379 Central Avenue, for which plans are currently under review (Case No. 2005-35 'A'). At such time that said access can be provided from the adjacent property on an uninterrupted basis, the temporary alley access shall be permanently closed through construction of the split-face masonry wall depicted on the submitted plans.
13. No pay telephones or vending machines shall be located on the exterior of any building.
14. All utility services to the building(s) shall be installed underground. Pad-mount transformers and/or switches shall be acceptable, provided they are screened from public views with walls or landscaping to the satisfaction of the City Planner. Electrical and fire suppression service shall rise within the interior of the building. Roof ladders, electric meters and panels shall also be located entirely inside the building.
15. All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, vents, transformers, or similar equipment, whether located on the ground or on the roof of the structure, shall be concealed on all sides from public view in a manner that is compatible with the architectural design of the building and to the satisfaction of the Planning Division. This shall include line-of-sight from Interstate 10.
16. All roof-mounted equipment, satellite dish antennas, and other similar apparatus shall be screened from public view in a manner incorporated into the architectural design of the building to the satisfaction of the Planning Division.
17. All trash enclosures shall be constructed of masonry consistent with the primary type and color of that used on the building. The construction of

such trash enclosure(s) shall conform to City standards and shall have a solid roof matching the architecture that of the main building. Trash enclosure doors to the west alley of Rose Avenue shall be closed and locked except when bins are being accessed by the rubbish hauler. Locking mechanisms on the alley side shall be keyed per Burrtec Waste Industries requirements.

18. Above-grade concrete support pedestals for all proposed freestanding light poles throughout the project site shall be enhanced with stone veneer consistent with that used on the main building.
19. All decorative exterior lighting shall incorporate illumination sources of an appropriate wattage so as to not create any nuisance glare to the adjacent parking areas, private roadways, public rights-of-way, or neighboring properties. Should the applicant desire to install any building-mounted wide area lighting, it shall consist of fixtures set at 90 degrees to the building wall and incorporating fully cut-off lenses so as to direct illumination down to the surface to be illuminated. All soffit lighting installed within the building shall be flush-mounted so that the lens or bottom of the fixture is flush with the underside of the soffit. The use of wall packs, barnlighters, other similar unshielded luminaries, or decorative lighting installed solely for the purpose of illuminating the roof shall be prohibited. "Wall-washers" or decorative landscape lighting shall be subject to review and approval by the Planning Division.
20. All landscape planting areas shall have 100 percent irrigation coverage by an automatic irrigation system.
21. Landscape maintenance shall be subject to immediate and periodic inspections by the City. The property owner shall be required to remedy any defects in grounds maintenance and replace any trees, shrubs, vines, or groundcover with a similar species, size, and quantity that are lost due to unauthorized removal, disease, windstorm, or other natural disaster as indicated by the City inspector, within two weeks after notification. Inspections shall be based on automatic landscape irrigation schedule, plant maintenance, weed and rubbish control, landscape plan approval, and any other area that is incidental to grounds maintenance.
22. All new trees incorporated into the project shall be trimmed and maintained per guidelines established and approved by the International Society of Arboriculture (ISA).
23. The applicant and/or property owner shall be responsible for maintaining the building's signs, lighting, landscaping, and all improvements in good working order at all times. Any accumulation of trash, weeds, or debris on the property shall be removed immediately so as not to present a public nuisance. Graffiti on the building or associated improvements shall be

removed immediately by the applicant/property owner upon notification by the City.

24. Construction drawings submitted to the Building Division for plan check review shall comply with Montclair Security Ordinance No. 357, including, but not limited to, adherence to the following standards:
 - a. The numerical address of the building shall be displayed on the southwest building elevation, in the upper left corner of the outside wall of the break room, just below the top cornice. Numerals shall be Helvetica font, minimum 10 inches in height, minimum one inch in depth, and in a color that adequately contrasts with the background to which they are attached.
 - b. The facility shall be provided with a minimum maintained illumination level of one (1) foot-candle from dusk until termination of business every business day. During all other hours of darkness, a minimum of one-quarter (.25) foot-candles of illumination shall be maintained at grade.
25. The applicant shall be required to install a "STOP" sign at the temporary parking lot exit into the west alley of Rose Avenue to the satisfaction of the City Engineer.
26. Prior to the commencement of framing for buildings or delivery of lumber or other materials to any location within the development limits, the applicant shall construct an all-weather access to the building location. An all-weather access is defined as base course A.C. pavement to a minimum depth of 2½ inches and having a minimum width of 20'-0". This 20-foot width shall be maintained free and clear of construction equipment, materials and debris at all times during construction.
27. Discharge of wastewater into the sanitary sewer system shall conform to Chapter 9.20 of the Montclair Municipal Code.
28. Payment of all outstanding sewer reimbursement fees as imposed by a district, if any, or any assessments shall be required. Contact Michael Hudson, City Engineer, at 909/625-9441 for fees.
29. Regional Sewerage Supplemental Capital Outlay fees are required in accordance with Section 9.20.440 of the Montclair Municipal Code and the Inland Empire Utilities Agency (IEUA). Contact Michael Hudson, City Engineer, at 909/625-9441 for fees.
30. On-site sanitary sewers serving the development shall be designed to City standards and shall be privately maintained.

31. No soil shall be imported or exported to or from the project site from an adjacent building site or from other sources for construction purposes without first obtaining approval from the City Engineer. A plan satisfactory to the City Engineer shall be prepared showing the proposed haul route within the City. Subject plan shall include provisions for street sweeping and cleanup. Applicant/contractor shall comply with all NPDES requirements.
32. Underground Service Alert shall be notified 48 hours prior to any excavation at (800) 422-4133.
33. All off-site and on-site trenching and excavation shall conform to CAL-OSHA standards. Excavations that exceed five feet in depth require a CAL-OSHA permit.
34. The applicant shall grant to the City the right to restrict pedestrian and vehicular access from the subject property to both San José Street and the west alley of Rose Avenue. Access to the project trash enclosure is exempt from this condition.
35. A 20-foot wide, unobstructed roadway capable of supporting firefighting apparatus shall be maintained within 150 feet of the structures prior to and for the duration of construction. This access shall be required to remain unobstructed throughout construction. Roadway is subject to Fire Department approval prior to commencement of construction.
36. The applicant/developer is responsible for reasonable periodic clean-up of the construction site to avoid hazardous accumulation of combustible trash and debris.
37. Landscaping adjacent to the entrance drives should be of low profile types not to exceed 8'-0" in height when mature (with the exception of trees).
38. All Fire Department access and fire lanes shall be clearly posted as "No Parking, Fire Lane." Signs shall be designed and mounted in accordance with Montclair Fire Department standards.
39. A fire hydrant system shall be required to provide the necessary water flow to the proposed structure. Exact number, location, and design of hydrants shall be determined by the Fire Marshal's office when building plans are received. Hydrants shall be operational prior to commencement of the framing stage of construction.
40. In the event that any portion of any structure is to be used for the purpose of a public assembly, the developer/architect shall contact the Fire Marshal's Office for requirements prior to submission of building plans.

41. The developer shall contact the Fire Marshal's Office for drive access requirements prior to gutter and curb-line placements.
42. In those structures covered by CAC Title 19, all drapes, hangings, curtains, drops and all other decorative material shall be made from non-flammable material, or shall be treated and maintained in a flame-retardant condition by means of a flame-retardant solution or process approved by the State Fire Marshal.
43. The applicant/developer shall install approved emergency lighting to provide adequate illumination automatically in the event of any interruption of electrical service.
44. An approved, emergency keyed access system shall be required to facilitate access by Fire Department personnel in the event of an emergency during non-business hours. Forms are available at Montclair Fire Department Headquarters, 8901 Monte Vista Avenue, for those occupancies requiring such a system.
45. A Certificate of Occupancy is required prior to occupancy of each building. Issuance of a Certificate of Occupancy by the Building Official shall be contingent upon Fire Department inspection and approval of all conditions.
46. Prior to issuance of a Certificate of Occupancy, the applicant shall:
 - a. Submit to the Building Division electronic images of all plans and records, which are submitted for the purpose of obtaining a building permit, to the Building Division. Electronic images shall meet the City's Electronic Archiving Policy.
 - b. Submit to the Engineering Division electronic images of the Water Quality Management Plan. Electronic images shall comply with the City's Electronic Archiving Policy.
 - c. Obtain written permission from Caltrans to permanently maintain the landscape right-of-way along the eastbound Interstate 10 on-ramp for the length of the project limits.
 - d. Complete all approved street improvements along the San José Street cul-de-sac, and the west alley of Rose Avenue.
 - e. Remove all on-site utility poles and overhead utility lines and place underground.
 - f. Install all approved landscaping and exterior lighting.
 - g. Install all ADA-required parking stalls and parking lot signs.

47. Prior to issuance of a Certificate of Occupancy, the person or corporation responsible for the preparation of the Water Quality Management Plan shall certify in writing to the Building Official that all conditions and requirements of the Water Quality Management Plan have been implemented or complied with. For projects, developments, or properties intended to be leased or sold, developer shall also submit evidence to the Building Official that lessee or purchaser has been advised in writing of lessee's or purchaser's on-going maintenance responsibilities with respect to the requirements of the Water Quality Management Plan.
48. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
49. The applicant shall agree to defend, at its sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval; or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees for any damages, loss, court costs and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of its obligations under this condition.

6.b CASE NUMBER 2007-3

Project Address:	5515 Holt Boulevard
Project Applicant:	Vardan Isayan
Project Planner:	Carol Frazier-Burton, Associate Planner
Request:	Precise Plan of Design for a single-tenant sign program

Associate Planner Frazier-Burton reviewed the staff report.

Vice Chairman Lenhart asked about sign number 1, how far west of the driveway would the sign be located? Associate Planner Frazier-Burton stated that it will be where the existing sign is located. Vice Chairman Lenhart expressed a concern that motorists exiting the Holt Boulevard driveway would not be able to clearly see oncoming traffic and asked if the new sign would be larger. Associate Planner Frazier-Burton replied no and advised that the sign is on the corner and sits back from the street.

City Planner Lustro added that both Signs 1 and 2 will be required to have their leading edge set back at least five feet from the back of the public sidewalk so there will be clear sight distance.

Chairman Flores stated that he goes to the car wash frequently and questioned the detail shop shown on the site plan along the south side of the property. Associate Planner Frazier-Burton replied that the detail shop building is existing and has been there since the car wash was built.

Vice Chairman Lenhert moved that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, in that the project involves the approval of a sign program to govern the replacement of existing monument signs and the installation of building-mounted signs, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

Commissioner Johnson moved to approve the Precise Plan of Design for a single-tenant sign program under Case No. 2007-3, subject to the nine conditions of approval, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 5-0.

1. This Precise Plan of Design (PPD) approval is for a single-tenant sign program at 5515 Holt Boulevard. The approved components of the sign program, as shown on the submitted plans, include the following:
 - a. Signs #1 and #2 – Complete replacements of the existing monument signs at the intersection of Holt Boulevard and Vernon Avenue and along the Holt Boulevard frontage. Overall sign structure dimensions are 7'-10" high by 10'-4" wide. Sign faces shall be aluminum with stucco finish and reverse cut-out copy. Monument signs shall be located a minimum of 5'-0" away from the back of the public sidewalks along Holt Boulevard and Vernon Avenue. The westerly monument sign shall be located outside the required corner cut-off area pursuant to Section 11.38.050.M of the Montclair Municipal Code. Monument sign heights shall be measured from adjacent sidewalk grades.
 - b. Sign #3 – One (1) wall-mounted, non-illuminated menu board on the south end of the west-facing wall of the car wash tunnel. Sign dimensions are 5'-0" high by 20'-0" wide with a Plexiglas face and vinyl copy. No additional signs shall be added to or "tacked on" to the approved menu board on a temporary or permanent basis.
 - c. Sign #4 – One (1) non-illuminated channel letter sign attached to the west-facing elevation of a new, 30-inch high aluminum fascia to be installed on all four sides of the existing trellis structure over the fueling and vacuum positions. Sign copy shall be a maximum of 22 inches in height and shall read: "Montclair CAR WASH" with a sunburst-like logo over the "M."

- d. Sign #5 – One (1) non-illuminated channel letter sign attached to the north-facing elevation of the aforementioned 30-inch high aluminum fascia. Sign copy shall be a maximum of 14 inches in height and shall read: "FULL SERVICE CAR WASH."
2. Sign copy shall be installed in the locations illustrated on the applicant's submittal. Where applicable, all building façades upon which the new signs and logos are to be installed shall be completely patched, covered or painted over, subject to Planning Division approval, in order that no markings of the former signs will be visible.
3. Precise Plan of Design (PPD) approval of the sign program shall be valid for a period of 12 months and shall automatically expire on the anniversary date of Planning Commission approval, unless the applicant is diligently pursuing building plan check toward eventual installation of the signs. The applicant and/or property owner shall be responsible to apply for extension of time at least 30 days prior to expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
4. Any future changes to the approved sign program shall require City review and approval prior to implementation.
5. Prior to submittal for plan check, the applicant shall:
 - a. Correct the dimensions of the monument sign panel containing the business name.
 - b. Revise the colors of the fuel price panel sign copy and background so that the sign copy is a light color and the background is a dark color. Further, the background shall have an opaque backing so that only the sign copy on the fuel price panels illuminates.
6. Building permits shall be obtained from the City of Montclair for Signs #1, 2, 4, and 5 and for the addition of the aluminum fascia to the existing trellis prior to commencement of work. Submission of structural drawings and engineering calculations will be required. Contact the Building Division at (909) 625-9430 for specific requirements, fees and to schedule an appointment for plan submittal.
7. No later than June 1, 2007, the applicant shall:
 - a. Restore the landscaping in the planters around the utility vaults on the east and west sides of the auto detail building.
 - b. Replace the door to the trash enclosure per City standard detail.

- c. Install four (4), *Cupaniopsis anacardioides* (Carrotwood) street trees along the Vernon Avenue frontage, minimum 30 feet on center, to replace the street trees required as part of the approved landscape plan and have since been removed. Street trees shall be minimum 24-inch box size and double-staked per City standards. Three of the trees shall be planted north of the northerly driveway along Vernon Avenue and one tree shall be planted south of the driveway.
8. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning and Building Divisions when work has been completed. The applicant shall inform the Planning and Building Divisions and schedule appointments for such inspections.
9. The applicant shall agree to defend, at its sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval; or, in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees for any damages, loss, court costs and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of his obligations under this condition.

INFORMATION ITEMS

Commissioner Sahagun commented that in response to a request he made a couple of years ago, a "KEEP CLEAR" legend was stenciled in the southbound lanes of Monte Vista Avenue at Harvard Street to allow residents to more easily exit the neighborhood and it has helped tremendously. He asked that staff consider doing the same in the northbound lanes at Rosewood Street once the storm drain construction is completed to allow easier access into and out of that neighborhood. City Engineer Hudson responded that staff will consider implementing that suggestion.

Commissioner Johnson asked about westbound Palo Verde Street and when it would be opened to traffic again. City Engineer Hudson replied that a jacking operation for the storm drain project is currently underway at Palo Verde Street and Monte Vista Avenue. The operation is expected to be finished by the end of the week provided that we don't have any inclement weather or other unexpected delays. At that time, Monte Vista Avenue will be paved up to the intersection and northbound traffic should be restored. We are not anticipating any problems other than the possibility of rain tomorrow and, assuming that we are able to get to the intersection as planned, most of the work effort will then be concentrated on Palo Verde east to Central Avenue, where the project ends and that is expected to take another few weeks. Therefore, he is hoping by the end of

March, we will have all the storm drain construction completed and Palo Verde Street will be opened back up to normal traffic in both directions.

Commissioner Vodvarka commented that he does business with Montclair Sewing Center and the last time he was there, he noticed that the sign advertising the business is no longer on their monument sign. He questioned the owners of the property about why their sign was not there, but he was wondering if there was a way they could advertise on their sign. City Planner Lustro responded that at the meeting two weeks ago, Commissioner Vodvarka brought up the same issue. Staff subsequently conducted a site visit and observed that both Montclair Sewing Center and the neighboring business in the same building are identified on the existing monument sign.

Chairman Flores asked about the temporary fence at Central and Moreno that was damaged by a wayward vehicle and has not yet been repaired. It would be better to just take the fence down. City Planner Lustro stated that the damaged fence was referred to Code Enforcement to follow up with the Plaza to have them repair it at least on a temporary basis. The City is pursuing obtaining landscape easements from General Growth along the street frontages of both former gas station sites in order to landscape the perimeters similar to what has been done with some of the vacant lots on Holt Boulevard as a temporary aesthetic improvement until General Growth decides what they are going to do with both of those parcels. Once the landscape improvements are constructed, the fences would either be removed or moved to the back of the landscaped areas. We are waiting for legal descriptions to be drawn up so that we can obtain the easement and move forward with plans.

Chairman Flores wanted to correct a comment he made at a previous meeting regarding the parking lot west of Islands. It appears that only a portion of that parking lot is in disrepair, not the entire parking lot.

Chairman Flores adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary